

509/10562

पावती

Original/Duplicate

Saturday, June 29, 2024

नोंदणी क्र. :39म

11:14 AM

Regn.:39M

पावती क्र.: 11197 दिनांक: 29/06/2024

गावाचे नाव: माहिम

दस्तऐवजाचा अनुक्रमांक: बबई5-10562-2024

दस्तऐवजाचा प्रकार : ऑनलाईन टू सेल

सादर करणाऱ्याचे नाव: पूर्ती सौरभ आगटे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00


पृष्ठांची संख्या: 115

**DELIVERED**

एकूण:

रु. 32300.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
11:33 AM ह्या वेळेस मिळेल.

  
सह दुय्यम निबंधक, मुंबई-5

सह. दुय्यम निबंधक

मुंबई शहर क्र. ५

बाजार मुल्य: रु.14882243.446 /-

मोबदला रु.20000000/-

भरलेले मुद्रांक शुल्क : रु. 1200000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.300/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624290400592 दिनांक: 29/06/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624293400582 दिनांक: 29/06/2024  
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004218390202425E दिनांक: 29/06/2024  
बँकेचे नाव व पत्ता:

**DELIVERED**

6/29/2024

**CHALLAN**  
MTR Form Number-6



GRN	MH004218390202425E	BARCODE	[Barcode]				Date	26/06/2024-16:03:08	Form ID	25.2
Department	Inspector General Of Registration		Payer Details							
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)							
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR		PAN No.(If Applicable)	ABVFS0131N						
Location	MUMBAI		Full Name	SHREE SIDDHIVINAYAK DEVELOPER						
Year	2024-2025 One Time		Flat/Block No.	1704 17TH FLOOR PARK ABODE						
Account Head Details			Amount In Rs.	Premises/Building						
0030045501	Stamp Duty		1200000.00	Road/Street						
0030063301	Registration Fee		30000.00	LADY JAMSHEDJI ROAD , SHIVAJI PARK DADAR						
				Area/Locality						
				MUMBAI						
				Town/City/District						
				PIN						
				4 0 0 0 2 8						
				Remarks (If Any)						
				PAN2-AJBPB8933F--SecondPartyName=POORTI SURABHA AGATE AND SAURABH SATISH AGTE-						
				Amount In						
				Twelve Lakh Thirty Thousand Rupees Only						
				Words						
				12,30,000.00						
Total				FOR USE IN RECEIVING BANK						
Payment Details			STATE BANK OF INDIA							
Cheque-DD Details			Bank CIN	Ref. No.	00040572024062675963	CK00BZIKH6				
Cheque/DD No.			Bank Date	RBI Date	26/06/2024-16:08:07	Not Verified with RBI				
Name of Bank			Bank-Branch		STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

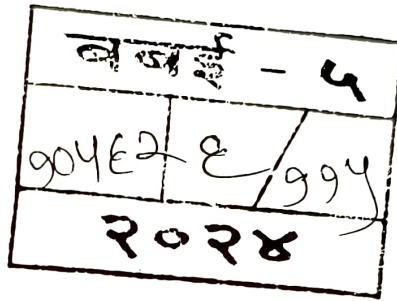
Department ID :

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोंदणी व करसंयोजक दस्तऐवजांच्या दस्तावेजाची लागू आहे. नोंदणी व करसंयोजक दस्तावेजांच्या दस्तावेजांची सादर चालवणे लागू नाही.

चलवई - ५  
 १०५६२२ / १११  
 २०२४



Print Date 26-06-2024 04:14:01



  
Pragati

  
Pragati

**AGREEMENT FOR SALE**

This Agreement for Sale ("Agreement") executed at Mumbai on this 29<sup>th</sup> day of June, 2024.

**BETWEEN**

**M/S. SHREE SIDDHIVINAYAK DEVELOPER**, (PAN NO. ABVFS0131N) a registered partnership firm under the provisions of Indian Partnership Act, having its principal place of business at 103, Pooja, Geetanjali Nagar, Station Road, Bhayander (W), Thane - 401101, through its authorized partner Mr. Santosh V. Chitnis, (Aadhar no. 356193034834), hereinafter called as "**THE PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof mean and be deemed to include the partners or partners for the time being constituting the said firm their successors, heirs and legal representatives of the last surviving

  
Pragati

  
Pragati





30/06/2024

सूची क्र.2

दुयम निबंधक : सह दु.नि.मुंबई शहर 5

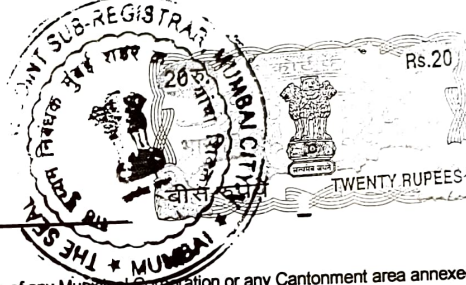
दस्त क्रमांक : 10562/2024

नोंदणी :

Regn 63m

गावाचे नाव : माहिम

(1)विलेखाचा प्रकार	जैरीमेंट टू सेल
(2)मोबदला	20000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14882243.446
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं. 1704,क्षेत्रफळ 42.96 चौरस मीटर रेरा कारपेट,17 वा मजला,पार्क अबोड बिल्डिंग,लेडी जमशेदजी रोड,शिवाजी पार्क,दादर,मुंबई - 400028... सोबत एक कार पार्किंग.(( C.T.S. Number : 1895 : ))
(5) क्षेत्रफळ	1) 42.96 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स श्री सिद्धिविनायक डेव्हलपर चे भागीदार रमेशचंद्र जी मुतडा व प्रवीण जगन्नाथ नाईक व कमल किशोर अग्रवाल व रंजन विश्वनाथ करलकर व गीतम रामनिवास कामाठीया या सर्वां करिता कु.मु व स्वतः करिता संतोष वसंत चिटणीस वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 103, पुजा, गीतांजली नगर, स्टेशन रोड, भाईदर पश्चिम, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ABVFS0131N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पूर्ती सौरभ आगटे -- वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम नं. 2, 77/एच, साधना, रानहे रोड, दादर पश्चिम, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AJBPB8933F 2): नाव:-सौरभ सतीश आगटे -- वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम नं. 2, 77/एच, साधना, रानहे रोड, दादर पश्चिम, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AIFPA6261L
(9) दस्तऐवज करून दिल्याचा दिनांक	29/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	29/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	10562/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1200000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

खरी प्रत

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of documents.

Details of this transaction have been forwarded by Email ( dated 29/06/2024 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

सह दुयम निबंधक मुंबई ५

Annexure "6"



**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51900029734**

**Project: Park Abode , Plot Bearing / CTS / Survey / Final Plot No.: 1895, 1896 at GNorth-400028, Ward GNorth, Mumbai City, 400028;**

1. **Shree Siddhivinayak Developer** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 401101.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

  - The Registration shall be valid for a period commencing from **26/06/2021** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 26-06-2021 19:10:32

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

Dated: 26/06/2021  
Place: Mumbai

विलेख - 4	
90482	C9/994
2028	

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

(Said Property No.1)

All the piece of parcel of land, hereditaments and premises situated at Plot No. 181 of Shivaji Park Scheme at Lady Jamshedji Road, Shivaji Park, Dadar, Mumbai – 400 028 bearing C.S. No. 1895 together with two buildings having ground plus 4 and ground plus 3 Floors, respectively standing thereon known as “Zenab Niwas”

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

(Said Property No.2)

All the piece and parcel of Plot of Land and structures being building and garage thereon known as “Indrasen Bhuvan” situated on Plot No. Plot No. 182, admeasuring about 271.27 sq. meters or thereabouts being new Survey Nos.1485 & 1486 and part of Cadastral Survey No.1896 of Mahim Division, at Lady Jamshedji Road, Shivaji Park, Dadar, Mumbai – 400 028

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

(Project Land)

Plot of land bearing Cadastral Survey No.1895 of Mahim Division, admeasuring about total area of 752.27 sq. meters, at Lady Jamshedji Road, Shivaji Park, Dadar, Mumbai – 400 028.

**THE FOURTH THIRD SCHEDULE ABOVE REFERRED TO:**

ALL THAT Residential premises being Flat bearing no. 1704, admeasuring 42.96 Sq. Mts. of Rera Carpet Area, thereto on the 17<sup>th</sup> Floor, of Building known as **Park Abode**, being constructed on the said project land together with right to park car in **Parking Tower**. Copy of the floor Plan showing

