



CHALLAN
MTR Form Number-6

वसई-१			
पुस्तक	दस्तावेज	९०६	५५३
१	२०२४		



MH005085674202425E	BARCODE	Date	11/07/2024-16:47:55	Form ID	25.2
Department	Inspector General Of Registration		Payer Details		
Mode of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)		
Account Name	VSI1_VASAI NO 1 SUB REGISTRAR		PAN No.(If Applicable)	ABGPA9739F	
Location	PALGHAR		Full Name	B J ENTERPRISE	
Period	2024-2025 One Time		Flat/Block No.	A-1306, MOONSTONE, RAJHANS DREAMS.	
Account Head Details		Amount In Rs.	Premises/Building		
046401	Stamp Duty	812100.00	Road/Street	BEHIND BISHOPS HOUSE, STELLA, BARAMPUR.	
063301	Registration Fee	30000.00	Area/Locality	VASAI WEST	
			Town/City/District		
			PIN	4 0 1 2 0 2	
			Remarks (If Any)	PAN2=GMNPS4269G--SecondPartyName=CHINMAY S SENGUPTA-CA=11600000	
			Amount In	Eight Lakh Forty Two Thousand One Hundred Rupees O	
		8,42,100.00	Words	nly	
Bank Details		BANK OF BARODA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.	02003942024071101130	1393913415
Cheque/DD No.		Bank Date	RBI Date	11/07/2024-16:47:55	Not Verified with RBI
Branch of Bank		Bank-Branch	BANK OF BARODA		
Branch of Branch		Scroll No. , Date	1 , 12/07/2024		

Document ID : Mobile No. : 9225110101
 :- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
	(IS)-79-9906	0002836695202425	15/07/2024-16:48:31	IGR133	30000.00
	(IS)-79-9906	0002836695202425	15/07/2024-16:48:31	IGR133	812100.00
Total Defacement Amount					8,42,100.00



Print Date 16-07-2024 12:03:36



Document **H**andling **C**harges
Inspector General of Registration & Stamps

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Receipt of Document Handling Charges

PRN 0724150211211

Receipt Date 15/07/2024

पुस्तक क्र. ९०६-४१५३
२०२४

Received from CHINMAY SENGUPTA, Mobile number 9999999999, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 9906 dated 15/07/2024 at the Sub Registrar office S.R. Vasai 1 of the District Palghar.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN

Payment Date 15/07/2024

Bank CIN 10004152024071510581

REF No. 419700021409

Deface No 0724150211211D

Deface Date 15/07/2024

This is computer generated receipt, hence no signature is required.



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0724153911317

Receipt Date 16/07/2024

Received from CHINMAY SENGUPTA,, Mobile number 9999999999, an amount of Rs.1060/-, towards Document Handling Charges for the Document to be registered on Document No. 9906 dated 15/07/2024 at the Sub Registrar office S.R. Vasai 1 of the District Palghar.

DEFACED

₹ 1060

DEFACED

Payment Details

Bank Name SBIN

Payment Date 15/07/2024

Bank CIN 10004152024071510685

REF No. 419700109241

Deface No 0724153911317D

Deface Date 15/07/2024

This is computer generated receipt, hence no signature is required.



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

15 July 2024, 04:24:32 PM

Valuation ID 202407156685
वसई।

मूल्यांकनाचे वर्ष 2024
जिल्हा पालघर
मूल्य विभाग तालुका : वसई
उप मूल्य विभाग 8-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी
क्षेत्राचे नांव Vasai-Virar Municipal Corporation

सर्व्हे नंबर /न भू क्रमांक 37

वाषेक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
20500	76200	87400	95600	87400	

बांधीव क्षेत्राची माहेती

बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्दवाहन सुविधा -	बांधीव क्षेत्राची माहेती	मिळकतीचा प्रकार-	बांधीव क्षेत्राची माहेती
81.895 चौ मीटर	1-आर सी सी	आहे	मिळकतीचा वापर- निवासी सदनिका	मिळकतीचा प्रकार- बांधकामाचा दर-	बांधीव
			मिळकतीचे वय - 0 TO 2वर्षे	बांधकामाचा दर-	Rs. 26620/-
			मजला - 11th to 20th Floor	कार्पेट क्षेत्र-	74.45 चौ मीटर

Sale Type -
First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate= Rs.81915/-

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= ((81915-20500) * (100 / 100)) + 20500
= Rs.81915/-

- A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 81915 * 81.895
= Rs.6708428.925/-
- E) बंदिस्त वाहन तळाचे क्षेत्र
बंदिस्त वाहन तळाचे मूल्य = 13.94 चौ मीटर
= 13.94 * (76200 * 25/100)
= Rs.265557/-

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१	२०२४		

Applicable Rules = 3, 9, 18, 19, 15

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) - वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J
= 6708428.925 + 0 + 0 + 0 + 265557 + 0 + 0 + 0 + 0 + 0
= Rs.6973986/-
= ₹ एकोणसत्तर लाख त्र्याहत्तर हजार नऊ शो शहाएँशी /-

Home

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E. The Promoter is entitled to develop the said Land as per the plans, approvals, permissions sanctioned/to be sanctioned by the concerned authorities. The Promoter has disclosed to the Allottee that apart from the said Building, the Promoter is going to construct 2 (Two) more residential building on the said land adjoining to the said Land. The said 2 (Two) buildings shall be named as 'Moonstone - Wing B' & 'Moonstone - Wing C'. The said 2 (Two) buildings together with the said Building shall together referred to as the "said Project".

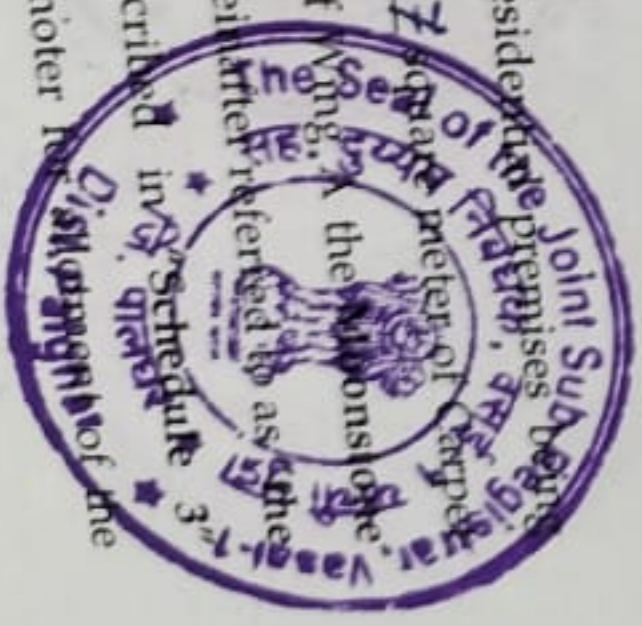
F. The said Larger Property will be developed by the Promoter in phase wise manner along with the adjacent/adjoining land parcels adjacent to the said Larger Property and/or such other property that the Promoter may deem fit and proper, as a mixed use development, consisting of, Residential and/or Commercial Complex. The buildings and such other structures which will be constructed on the said Larger Property shall always be known as "RAJHANS DREAMS- MOONSTONE" (hereinafter referred to as "the said Project").

G. The Promoter has appointed Mr. Vipul Adhia as its architect, who is duly registered with the Council of Architects ("The said Architect").

H. The Promoter has appointed Hiran M. Tanna, a private limited/proprietor/partnership company/firm who is duly qualified engineers, for the purpose of preparing structural designs and drawings of the said Building.

I. The Promoter proposes to construct the said Building in accordance with the plans as approved and sanctioned by the VVCMC and permission/s granted by VVCMC vide above referred CC with such variations and modifications which may be permitted and which the Promoter may consider necessary and desirable hereinafter.

J. The Allottee/s is/are desirous of purchasing residential premises of the said Area (as per RERA) on the 13th Floor of 57.57 sq. mtr. the said Building being constructed on the said Land (hereinafter referred to as the said Apartment" and more particularly described in Schedule 3 hereunder written) and has requested the Promoter to construct the same.



[Signature]
[Signature]
[Signature]

2	2022	2022
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WHEREAS:

A. Mr. Jayesh B. Ajmera, is the sole and absolute owner of and well sufficiently entitled to all those pieces and parcels of land lands bearing part of Survey/Hissa Nos. 37/8, 37/9, 37/14, 37/17, 37/18, 37/19, 37/20, 37/21, 37/22 and 37/23 situated at village Barampur, Taluka - Vasai, District -Palghar (hereinafter referred to as "the said Larger Property" more particularly described in "Schedule 1" hereunder written). The larger property is a part of the Rajhans dreams Layout consisting of lands bearing survey nos. from 31 to 45 situated situated at village Barampur, Taluka - Vasai, District - Palghar (hereinafter referred to as "Larger Layout"). The larger Layout consists of various Sectors and larger property is located in Sector I of the larger Layout.

B. The Vasai-Virar City Municipal Corporation ("VVCMC") which is the planning authority for Vasai-Virar Sub Region has sanctioned the building permissions for Moonstone Wing - A bearing Survey/Hissa Nos. 37/8 (Part), 37/9 (Part), 37/17 (Part), 37/18 (Part) and 37/23 (Part) situated at village Barampur, Taluka - Vasai, District -Palghar on the area admeasuring land 1446.96Sq.mtr.forming part of the said Larger Property (hereinafter referred to as the "said Land" and more particularly referred to in Schedule "2")

C. Pursuant to the application/s, the office of the Collector, Thane and Tehsildar, Vasai has granted permission for conversion of user of the said Land vide 2 separate orders bearing order no. REV/K-1/T-1/NAF/Barampur-Vasai/SR-148/2012 dated 04/10/2013 and REV/K-1/T-1/ JAMINBAB 1/KV/SR-160 A/2017 dated 24/08/2017 annexed hereto as an Annexure "1".

D. Further, VVCMC has issued a Commencement Certificate VVCMC/TP/RD/VP-0202/92/2018-19 dated 04/08/2018 for construction of a residential building consisting of Basement + Stilt + 18 (Eighteen) upper floors, known as Moonstone - A Wing" (hereinafter referred to as "the said Building") on the said Land which was subsequently amended on 08/10/2021 vide order no. VVCMC/TP/CC/VP-00202/287/2021-22 annexed hereto as an Annexure "2".



Signature

E. The Pro approval authoriti said Buil building building C'. The together

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("the Agreement") is made at Vasai on this 15th day of JULY 2024.

BETWEEN:

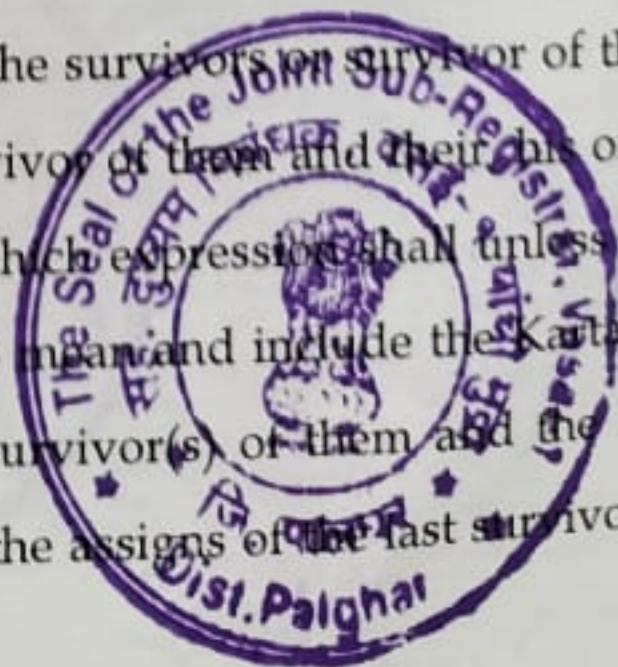
M/s. B.J. Enterprise, having its office at A/101, Garnet, Rajhans Dreams, Behind Bishops House, Barampur, Vasai Road (W) Pin code 401202 through its Sole Proprietor Mr. Jayesh B Ajmera, hereinafter referred to as the "Promoter"), which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the legal heirs, executors, administrator and assigns of the ONE PART; [PAN No.: ABGPA9739F]

AND

① CHINMAY S. SENGUPTA PANNO: GMNPS4269G
 ② SUDHA S. SENGUPTA PANNO: BIDPS0686L
 _____ PAN NO: _____

Indian Inhabitant Residing at OR a company registered in India under the Companies Act, 1956, and having its registered office at OR, partners of a partnership firm registered under the Indian Partnership Act, 1932, and carrying on its business at OR a public charitable trust registered under the Bombay Public Trusts Act, 1950, and having its registered office at OR karta of HUF having his address at A/106, RAMCHANDRA APARTMENT, OM NAGAR, AMBADI ROAD, NEAR GANPATI MANDIR, VASAI WEST. 401202.

hereinafter referred to as "the Allottee(s)" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include in the case of an individual or individuals, his/her or their respective heirs, executors, administrators and permitted assigns / in the case of a body corporate, its successors and permitted assigns / in the case of a partnership firm, the partners for the time being and from time to time constituting the firm, and the survivors or survivor of last of them, and the heirs, executors and administrators of the last survivor of them and their, his or her permitted assigns / in the case of a trust, the trustees for the time being and from time to time of the trust, and the survivors or survivor of them, and the heirs, executors and administrators of the last survivor of them and their, his or her permitted assigns / in case of Hindu undivided family, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Karta and the member(s) for the time being of the said HUF, the survivor(s) of them and the legal representatives, executors, successors, administrators and the assigns of the last survivor) of the SECOND PART;



Ajmera Sengupta Sengupta



CHALLAN
MTR Form Number-6



MH005085674202425E	BARCODE	Date	11/07/2024 16:47:55	Form ID	252
Department	Inspector General Of Registration		Payer Details		
Mode of Payment	Stamp Duty	TAX ID / TAN (If Any)		वसई-१	
	Registration Fee	PAN No.(If Applicable)	ABGPA9739F	पुस्तक	
Document Name	VSI1_VASAI NO 1 SUB REGISTRAR		Full Name	B J ENTERPRISE	
Location	PALGHAR		Flat/Block No.	A-1306, MOONSTONE, RAJHANS DREAMS,	
	2024-2025 One Time		Premises/Building		
Account Head Details		Amount In Rs.	Road/Street	BEHIND BISHOPS HOUSE, STELLA, BARAMPUR,	
046401	Stamp Duty	812100.00	Area/Locality	VASAI WEST	
063301	Registration Fee	30000.00	Town/City/District		
			PIN	4 0 1 2 0 2	
			Remarks (If Any)	PAN2=GMNPS4269G~SecondPartyName=CHINMAY S	
				SENGUPTA~CA=11600000	
			Amount In	Eight Lakh Forty Two Thousand One Hundred Rupees O	
		8,42,100.00	Words	nly	
Bank Details			FOR USE IN RECEIVING BANK		
BANK OF BARODA			Bank CIN	Ref. No.	02003942024071101130 1393913415
Cheque-DD Details			Bank Date	RBI Date	11/07/2024-16:50:30 Not Verified with RBI
Cheque/DD No.			Bank-Branch		
			BANK OF BARODA		
Name of Bank			Scroll No. , Date		
			Not Verified with Scroll		

Department ID : Mobile No. : 9225110101
 Note:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू



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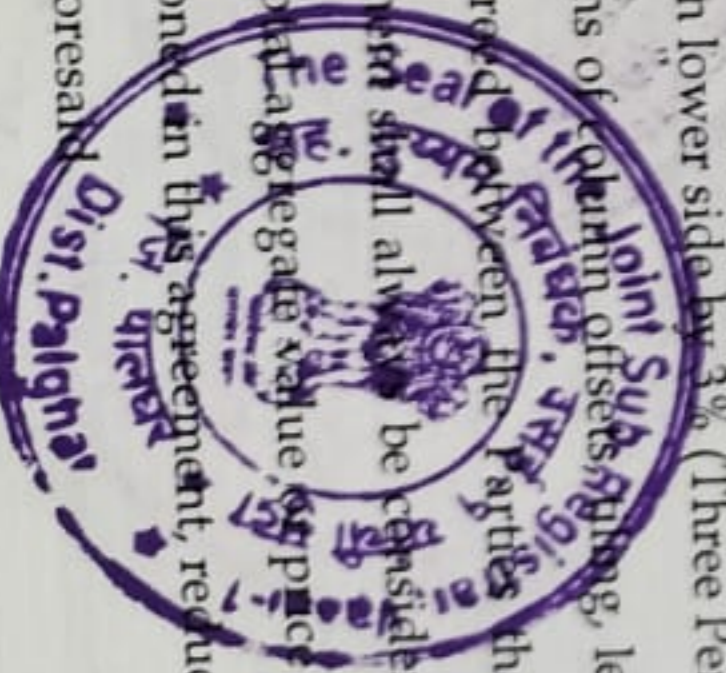
4.2 The Promoter, having agreed to sell and the Allottee(s) having agreed to purchase the said Apartment, the Allottee(s) shall pay to the Promoter an aggregate sum of Rs. 1,16,00,000/- RUPEES ONE CRORE SIXTEEN LAKHS ONLY . ONLY)
 being the total Purchase Consideration(hereinafter referred to as the "Purchase Consideration") which is aggregate of the Purchase Consideration for the said Apartment calculated only on the basis of the Carpet Area of the said Apartment. It is clarified that the amount of Purchase Consideration agreed by the Parties herein is only in respect of Carpet Area of the said Apartment. Neither the Attached Area to the Apartment nor the Car Parking Space(s) is charged or included while calculating the Purchase Consideration. The Purchase Consideration shall be payable by the Allottee(s) to the Promoter in the manner more particularly set out in "Schedule 5" hereto.

4.3 Payment by Allottee(s) to the Promoter on respective due date of entire Purchase Consideration and any other amounts payable under this agreement, is the essence of the contract.

4.4 The Allottee(s) has paid on or before execution of this agreement a sum of Rs. 51,000/- (RUPEES FIFTY ONE THOUSAND ONLY) (not exceeding 10% of the total consideration) as advance payment or application money and hereby agrees to pay to the Promoter the balance amount of Rs. 1,15,49,000/- (RUPEES ONE CRORE FIFTEEN LAKH FORTY NINE THOUSAND ONLY) to the Promoter in the manner more particularly set out in Schedule 5 hereto, time being the essence of the contract.

4.5 The Allottee(s) agrees to pay to the Promoter interest as specified in RERA, on all the delayed payments which become due and payable by the Allottee(s) to the Promoter under the terms of this Agreement from the date said Amount is payable to the date on which the payment is made by the Allottee(s) to Promoter.

4.6 The Carpet Area of the said Apartment may vary on lower side by 3% (Three Percent) of the Carpet Area, as a result of physical variations of columns, offsets, girders, ledges, plaster, skirting and structural members. It is agreed between the Parties that the carpet area as mentioned anywhere in this agreement shall always be considered as varied on lower side by 3% (Three Percent). The total aggregate value of the said Apartment is always for carpet area as mentioned in this agreement, reduced by 3% (Three Percent) due to physical variations as aforesaid.



Business
Signature
Signature

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he/she/they has/have agreed to enter into this Agreement; has/have also taken independent legal advice and only thereafter

EE. The Parties hereto are desirous to reduce in writing all the terms and conditions of this transaction and hence these presents.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AM BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. THE RECITALS FORM PART OF THE AGREEMENT:

The Parties hereby agree and confirm that all the recitals shall form integral part of this Agreement and shall be read accordingly.

2. DEFINITIONS AND INTERPRETATIONS:

In this Agreement, the following expressions used herein shall have the following meaning:-

i. "Apartment/Flat" shall mean Apartment No. 1306 situated on Floor 13th of Wing of the Building known as Moonstone as hatched in on the Floor Plan being Annexure 5 hereto;

ii. "Attached Area" to the said Apartment or "Exclusive Area" means the area which is within or attached to an Apartment and is being allotted to the Allottee(s) of the Apartment for his/her exclusive use of that Apartment to the exclusion of other Apartment users and shall include area of balconies, deck balconies, cupboard, deck or, pocket terraces, flower beds, and the like within or attached to an Apartment. This area is in addition to RERA area as given under this agreement.

iii. Building Common Areas And Building Common Facilities:-

The Building Common Areas and Building Common Facilities shall include such areas for the general use, convenience, and benefit of all Apartment owners of the said Building (except Car Parking Space(s), attached areas, independent areas, and utility areas) and shall include.



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प्लान नं.	१३	१५३
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Authenticated copy of Registration Certificate is annexed and marked herewith as "Annexure 4".

Y. Besides the above Phase which is registered under RERA as declared above the Promoter shall from time to time be registering balance development potential as per multiple phases, under RERA with the RERA Authority.

Z. It is agreed by the Allottee that no consent of Allottee(s) shall be required for constructing Building(s) and/or Wing(s) which can utilize the full FSI proposed to be utilized on the said Land.

AA. The Allottee(s) has / have agreed to acquire from the Promoter the said Apartment for the consideration and, on the terms and conditions as set out hereinafter. The said Apartment is attached with an area admeasuring 16.88 square meter in the form of flowerbed and/or utility spaces and/or deck and/or cupboard space and/or terrace and/or niche and/or elevation feature etc., (hereinafter referred to as the "Attached Area"). As the Attached Area to the said Apartment, though for exclusive use and occupation by the Allottee(s), it is not been charged to the Allottee(s) and the Purchase Consideration agreed to be paid under this Agreement doesn't include charges for the said Attached Area to the said Apartment and the said Purchase Consideration payable by Allottee(s) is only for the carpet area of the said Apartment;

BB. The Allottee has/have agreed to acquire license to use 1 number(s) of Car Parking Space(s) (hereinafter referred to as the said "Car Parking/Stack Parking Space(s)"). The exact Car Parking Spaces shall be identified by the Promoter at or before handing over possession of the said Apartment to the Allottee.

CC. The Allottee(s) is/are aware of the fact that the Promoter have entered into or shall be entering into separate agreements with several other Allottee(s) and party(ies) in respect of the other Apartments and/or Sub-Shop, along with License to use Car Parking Space(s) (if any) in the said Building to be constructed on the said Land;

DD. The Allottee(s) has/have carefully read and understood the contents and meanings of each of the Clauses and recitals of this Agreement along with all the relevant information furnished by the Promoter and the Allottee(s)



[Signature]

[Signature]

[Signature]

No.: A/24-25/07

Dated 30-Jun-2024

B J Enterprise
A-101 Garnet Rajhans Dreams
Behind Bishop House Barampur
Vasai West
State Name : Maharashtra, Code : 27
Contact : 9225110101
E-Mail : accounts@rajhansgroup.in

Receipt Voucher

वसई-१		
रुमा	२०६६८	९५३
१	२०२४	

Received with thanks from : **MA01306 Chinmay S Sengupta/ Sudha S Sengupta**

The sum of : **INR Fifty One Thousand Only**

By : MA01306 Chinmay S Sengupta/ Sudha S Sengupta, Bharat Co-Operative Bank Ltd. (Mumbai)
 Cheque/DD : 023716 30-Jun-2024 51,000.00
 Remarks : **Being Payment Received From A/1306 Chinmay S Sengupta / Sudha S Sengupta**

FOR B J ENTERPRISE
Pa. *[Signature]* / Authorised Sign.
Authorised Signatory

**₹ 51,000.00/-

**Subject to Realisation



बसिड-१			
पुस्तक	पृष्ठ	पृष्ठ	पृष्ठ
१	१००६	१५	१५३
	२०२४		

- 3.1.1 Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force shall be deemed to be part of this Agreement.
- 3.1.2 All statutory instruments or orders made pursuant to a statute, regulation, rule, bye-law, notification, order, or any other instrument, provision; and
- 3.1.3 Any statutory provisions of which these statutory provisions are consolidated, re-enactment or modification.
- 3.1.4 Words denoting the singular shall include the plural and vice versa denoting any gender shall include all genders.
- 3.1.5 Headings to clauses, sub-clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and shall be ignored in construing the Agreement.
- 3.1.6 Any reference to the words "hereof", "herein", "hereto" or "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 3.1.7 He means she, they or it, (as may be appropriate).
- 3.1.8 The words "include" and "including" are to be construed with their full meaning and without any limitation.
- 3.1.9 " * " indicates that the said phrase or facility is applicable, only as provided.

4. SALE AND PURCHASE OF APARTMENT AND PAYMENT OF PURCHASE CONSIDERATION

- 4.1 Upon satisfaction of the title of the Promoter, the Allottee(s) is/are desirous of purchasing and acquiring from the Promoter, on what is commonly known as 'ownership basis', an Apartment bearing No. 1306 on the 13th Floor of A Wing of said building known as Moonstone having Carpet area of 57.57 square meters under (RERA carpet area) i.e. the said Apartment situated on the said Land together with use and exclusive possession of the said Attached Area to the said Apartment for the Purchase Consideration and on the terms and conditions herein contained.
- The Attached Area to the said Apartment is admeasuring 16.88 mtrs. The attached Area to the said Apartment is not charged to the Allottee(s) and the Purchase Consideration agreed to be paid under this agreement is only for the carpet area of the said Apartment and not for the Attached Area to the said Apartment. The said Apartment is shown in the floor plan thereof hereto annexed as Annexure 5.



[Signature]
[Signature]

4.2 The Promoter, having a said Apartment, the A 1,16,00,000/- RU ONLY.

being the total Pur ONLY.
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 the Apartment nor
 the Purchase Con
 Allottee(s) to the
 hereto.

4.3 Payment by All
 Consideration a
 the contract

4.4 The Allottee(s)
 Rs. 51,00,000/-
 (not exceeding
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 Rs. 1,15,49,999
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4.5 The Allottee
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4.6 The Carpet
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[Signature]

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SCHEDULE 5 ABOVE REFERRED TO
(The Payment Schedule as agreed by the Allottee(s))

Particular (Milestone)	Amount (in Rs.)
Payable within 30 days of booking	5,80,000/-
Payable on or before agreement	11,60,000/-
Payable on Completion of Plinth	17,40,000/-
Payable on completion of Silt (roof slab)	4,64,000/-
Payable on completion of 18 Habitable slab [18 slabs X Rs. 2,32,000/- per slab] Note: Amount of Rs. 2,32,000/- is payable after completion of each Slab.	41,76,000/-
Payable on completion of Internal Plaster	5,80,000/-
Payable on completion of External Plaster	5,80,000/-
Payable on completion of Lift, Electrical fittings etc.	11,60,000/-
Payable on completion of Sanitary Fitting	5,80,000/-
Payable on Possession	5,80,000/-
	1,16,00,000/-



Note: The full and final consideration amount shall be paid by the allottee to the promoter of ready possession receipt of part occupancy certificate regarding the said property regardless of milestones as mentioned above

This page forms a part of the Agreement for Sale dated 15/7/24 for sale of Apartment No. 1306 on the Floor 13th of the said Building known as Moonstone Wing A executed between B J ENTERPRISE and

① CHINMAY S. SENGUPTA
② SUDHA S. SENGUPTA
③ SUDHA S. SENGUPTA

IN WITNESS WHEREOF
respective hands and signatures
SIGNED, SEALED AND
by the within named
"Promoter"

B J ENTERPRISE through
Prop Mr. Jayesh B Ajmera
through its constituted
Mr. Dhaval Ajmera

in the presence of..
1 GAURAV S.
2. SANDDEEP

SIGNED AND DELIVERED
by the within named

1. CHINMAY
 2. SUDHA S
 3. _____
 4. _____
- in the presence of..
1 GAURAV S.
2. SANDDEEP

(Signature)

at village
Y No. 37/8, 37/
n as RAIHANS

पसई-२			
पुस्तक	पृष्ठ सं.	पृष्ठ सं.	पृष्ठ सं.
२	२००६	८५	४५३
२	२०२४		

SCHEDULE -2 ABOVE REFERRED TO
[The Description of the said "Land" (MOONSTONE- WING A)]

ALL THAT piece and parcel of land or ground situated and lying below the building named MOONSTONE, WING A (Sector 1, building no 5) at village Barampur, Taluka - Vasai, District -Palghar bearing survey Nos. 37/8 (Part), 37/9 (Part), 37/17 (Part) , 37/18 (Part), and 37/23 (Part) admeasuring around 1446.96 sq. mtrs. or thereabout and bounded as follows:

- On or towards North : St Agustines High School
- On or towards South: Residential Building named "SUNSTONE"
- On or towards East : Residential Building
- On or towards West: Residential Building named "Emerald"

SCHEDULE 3 ABOVE REFERRED TO
(The details of Flat on the said building)

All that piece and parcel of the said apartment flat no 1306 Wing A on 13th floor admeasuring 57.57 sq m. (RERA carpet), in the said Building named MOONSTONE in Sector 1, building no 5 of Raihans Dreams on the above said Land situated at village Barampur, Tal- Vasai, District -Palghar.

SCHEDULE 4 ABOVE REFERRED TO
(The details of Mortgage/Lien on the said land)

The Promoter herein have specifically informed to the Allottee(s) that presently the Promoter have taken a loan From _____ for the purpose of implementation and construction in respect of this Project named MOONSTONE, WING A.



पत्रांक-१		१८०१५३
पत्रांक	१८०१५३	१
दिनांक	२०२४	

IN WITNESS WHEREOF the parties hereto have hereunto and to subscribed their respective hands and signatures and seal the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED)

by the within named)

"Promoter"

B J ENTERPRISE through its
 Prop Mr. Jayesh B Ajmera
 through its constituted attorney
 Mr. Dhaval Ajmera



Dhaval Ajmera

in the presence of..)

- 1 GAURAV SHIRUR)
- 2 SANDEEP DAHIYA)

SIGNED AND DELIVERED

by the within named ALLOTTEE(S)

- 1. CHINMAY S. SENGUPTA)
- 2. SIDDHA S. SENGUPTA)



Sengupta



3.)

_____)

4.)

_____)

in the presence of..)

- 1 GAURAV SHIRUR)
- 2 SANDEEP DAHIYA)



Sengupta

Ajmera

Sengupta

Sengupta

वसई-१		
पुस्तक	९०६	१०३
१	२०२४	१५३

मुख्य कार्यालय, विरार

विरार (पूर्व),

ता. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६

फॅक्स : ०२५० - २५२५१०९

ई-मेल : vasairrarcorporation@yahoo.com

जागतिक क्र. : व.वि.रा.म.

दिनांक :

VWC/MC/TP/CC/VP-00202/ 2871/ 2021-22

०८/१० /2021

To,

1. Shri Jayesh B. Ajmera
A/101, Garnet, Rajhans Dreams,
Behind Bishop House,
Barampur, Vasai (West),
Tal.: Vasai, Dist.: Palghar.

2. M/s. Prithvi Arch Consultant
122, Gauri Complex, 1st Floor,
Near Bank of Baroda, Vasai (East),
Tal.: Vasai, DIST: PALGHAR

Sub: Revised Commencement Certificate for proposed Residential Building No. 05 (Wing-A) on Plot No. 1 (Old Sector-1) on land bearing S.No.31, H.No.1 & 4Pt, S.No.34, H.No.1 & 2, S.No.35, H.No.1, 2/1, 2/2, 3 & 4, S.No.36, H.No.1, 2 & 3, S.No.37, H.No.1 to 5, 7, 8, 9, 14, 17 to 23, S.No.38, H.No.1, 4, 5, 7, 8 & 9, S.No.39, H.No.1A, 1B, 2, 3, 4, 5 to 10, 12, 13, 14A, 14B, 15 to 18, S.No.40, H.No. 1, 2, 3, 4, 5, 6 & 7, S.No.41, H.No.1A, 1B, 2, 3A, 3B, 4, 5A, 5B, 6A, 6B, 7 & 8, S.No.42, H.No.1Pt, 6 & 7, S.No.43, H.No.1, 8A, 8B, 8C, 9, 10, 11A & 11B, S.No.44, H.No. 6Pt, 15, 17Pt, 20Pt, 14A & 14B, S.No.48, H.No. 6, 7, 18, 19, 20, 21 & 22, of Village: Barampur, Taluka: Vasai, Dist: Palghar.

Ref :

1. N.A Order No.: REV/K-1/T-9/NAP/SR-148/2012, dtd. 04/10/2013
2. N.A Order No.: REV/K-1/T-9/NAP/SR-160A/2012, dtd. 24/08/2017,
3. VWC/MC/TP/RDP/VP-0202/92/2018-19, dtd. 04/08/2018.
4. Your Licensed Surveyor's letter dated 07/09/2021.

Sir/ Madam,
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification No. TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vide Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPS were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective Jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt.of Maharashtra as SPA for 21 villages Arnala, Arnala Killa, Patlipada, Mukkam, Tembl, Kolhapur, Chandrapada, Tokri, Khairpada, Vasalai, Rangao, Doliv, Khardi, Khochliwada, Pall, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalam, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (1AA)/UD-13 dtd.2nd December 2020. In the capacity of Planning Authority/Planning Authority for respective Jurisdiction and SPA for 21 villages VWC/MC is functioning as per MRTP Act 1966. The details of permission are as



मुख्य कार्यालय, विरार

विरार (पूर्व),

सई, जि. पालघर - ४०१ ३०५.



दस्तावेज क्र. : ०२५० - २५२५	वसई २३ १४/०५/०६
कॅम्प	पुस्तक क्र. १०५
ई-मेल : vasavirarcorporation@yahoo.com	२०२४
गायक क्र. १, जि. पालघर	२०२४
दिनांक	२०२४

WCCMC/TP/OC/VP-0202/171/2022-23

संज्ञित : ३ बुध २०१९

To,

1) Shri Jayesh B. Ajmera.

A/101, Garnet, Rajhans Dreams,
Behind Bishop House, Barampur,
Vasai (West),

Tal.: Vasai, Dist.: Palghar.

2) M/s. Prithvi Arch Consultant
122, First Floor, Gauri Complex,
Navghar, Vasai (East),
Taluka-Vasai, Dist.: Palghar.

Sub:

Grant of Occupancy Certificate for Proposed Residential Building No.5 (Wing-A) (Basement+St+18th floor) Sector-I on land bearing S.No.31, H.No.1, 4A, 4B, & 4C, S.No.34, H.No.1 & 2, S.No.35, H.No.1, 2/1, 2/2, 3 & 4, S.No.36, H.No.1A, 1B, 2A, 2B, 3A & 3B, S.No.37, H.No.1 to 5, 7, 8, 9, 14, 17, 18, 19, 20, 21, 22 & 23, S.No.38, H.No.1A, 1B, 4, 5, 7, 8 & 9, S.No.39, H.No.1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5, 6, 7, 8, 9, 10, 12, 13, 14A, 14B, 15, 16, 17 & 18, S.No.40, H.No. 1A, 1B, 2, 3A, 3B, 4, 5A, 5B, 6 & 7A & 7B, S.No.41, H.No.2B, 4A, 4B, 7A, 7B, 8A, 8B, 3A, 3B/1, 3B/2, 5A/1, 5A/2, 5A/4, 5B/1, 5B/3, 6A/1, 6A/2, 6A/3, 6B/1 & 6B/2, S.No.42, H.No.1A, 6A & 7A, S.No.43, H.No.1B, 8A/3, 8A/4, 8A/5, 8A/6, 8B/1, 8B/2, 8C/4, S.No.44, H.No. 20A/2, S.No.48, H.No. 21A, 21B & 22, of Village: Barampur, Taluka: Vasai, Dist: Palghar.

Ref:

- 1) Commencement Certificate No. CIDCO/WSR/CC/BP-3548/W/1556 Dated 22/02/2005.
- 2) Revised Development permission No. WCCMC/TP/RDP/VP-0202/499/2021-22 Dated 08/10/2021.
- 3) Commencement Certificate No. WCCMC/TP/CC/VP-0202/287/2021-22 Dated 08/10/2021.
- 4) Development completion certificate dt 06/10/2022 from the Registered Engineer.
- 5) Structural stability certificate from your Structural Engineer vide letter dated 05/08/2022.
- 6) Drainage Completion certificate dated 08/10/2022 Receipt No.34821 dated 26/11/2017, Receipt No.23194 dated 01/01/2018, Receipt No.39841 dated 09/10/2019 for potable water supply from Vasai Virar City Municipal Corporation.
- 8) Rain water Harvesting letter dated. 16/08/2022
- 9) Report from Composting Consultant dated 07/10/2022
- 10) NOC from Lift Inspector dated 26/04/2022 and 23/06/2022.



वसई-२		
पुस्तक	२००६/१०५	१५३
१	२०२४	

०८/१०/२०२१

WCCMC/TP/CC/NP-00202/ 287/2021-22

under:

The conditions mentioned in the letter No. WCCMC/TP/CC/NP-0202/ dated / /2021 Are binding on you. The details of the layout is given below:

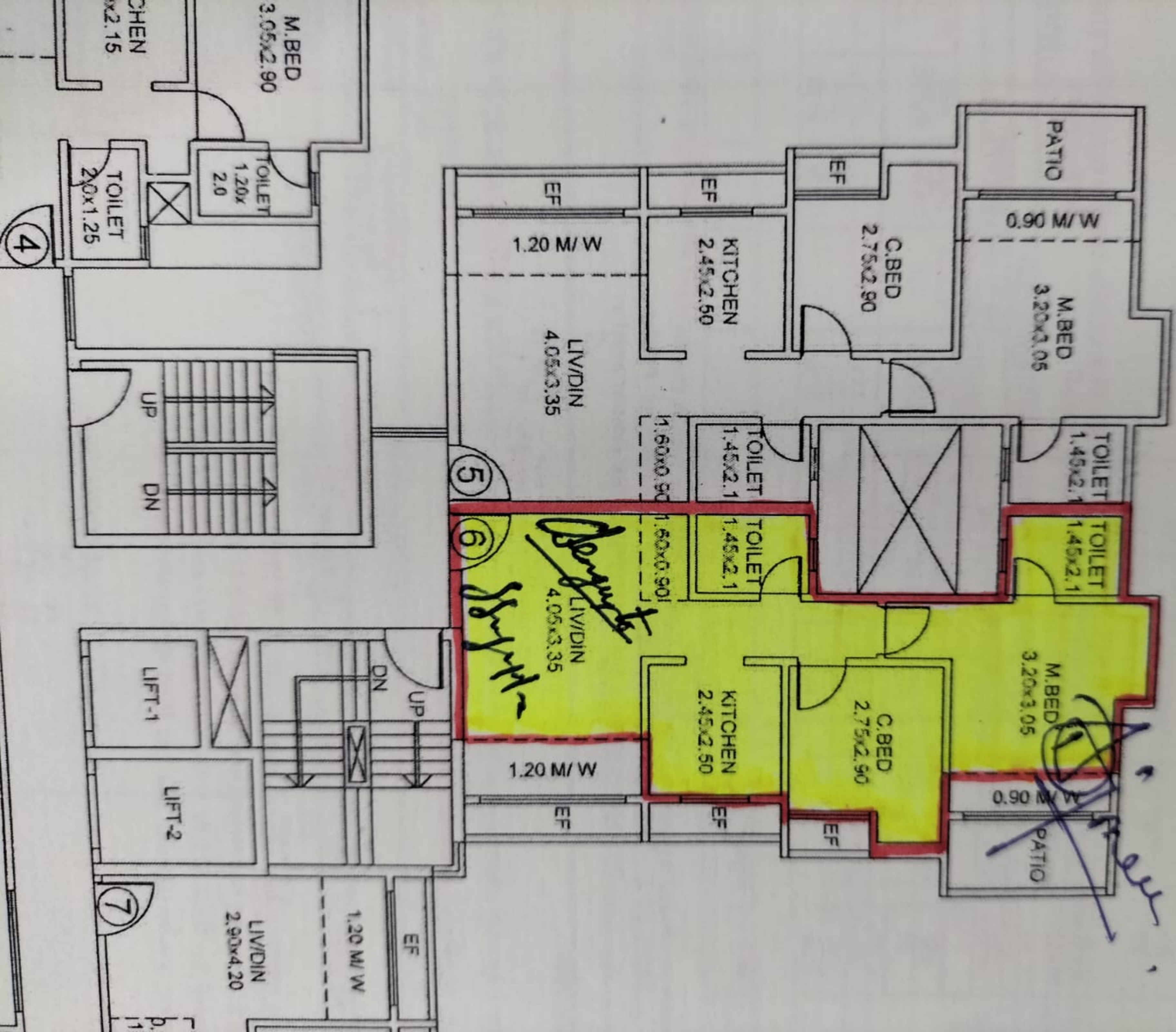
The details of the Buildings is given below:						
Sr. No.	Predominant Building	Plot No.	No of Bldg	No. of Floors	No. of flats	Built Up Area (in sq. mt.)
1.	Residential	1	5A	BS+ST+18	121	5488.59

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 2) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition/on road without permission of WCCMC.
- 3) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.
- 4) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 5) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 6) You shall construct cupboard if any, as per UDCCPR Regulation.
- 7) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of WCCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of WCCMC.
- 8) You shall provide two distinct pipelines for potable and for non-potable water.
- 9) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by WCCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of WCCMC.
- 10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.



2

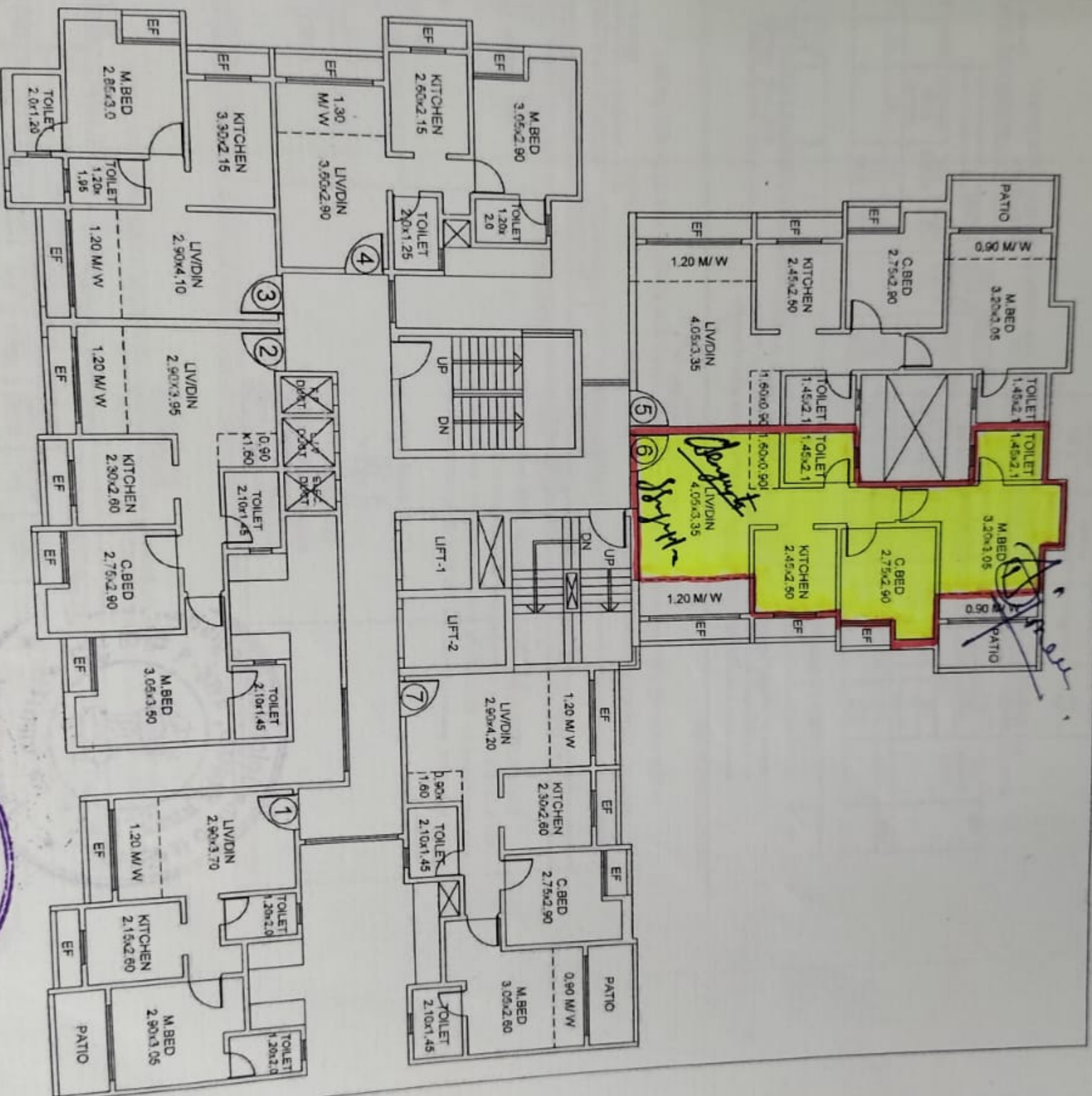
SIDDHA S. SENGLI



Annexure 5 - Apartment Marking

वसई-१		
गुणक:	००६१००९५३	
१		२०२४

This annexed plan is for sale of Apartment No 1306 on the Floor 13th of the said Building known as Moonstone Wing A, executed between B J ENTERPRISE and MR/MRS/MS (1) CHINMAY S. SENGUPTA and (2) SUDHA S. SENGUPTA



3RD, 5TH, 7TH, 9TH, 11TH, 13TH 15TH & 17TH TYPE PLAN



तहसिलदार तथा कार्यकारी दंडाधिकारी वसई घांघे कर्मालय

(महसूल शाखा)

किल्लाबंदर रोड, मालोडे-वसई गाव, ता. वसई, जि. पालघर
दुरध्वनी क्र. (०२५०) २३२२००७

पुस्तक क्र.	वसई-१
पिन ४०१२०१	२०२४
१	१५३

क्र. महसूल/क १/टे १/जमिनबाब १/काचि प्रति,
तलाठी सजा - उमेळमान

/एसआर १६०५/२०१७

दिनांक २५/०८/२०१७

विषय :- जमिनीचे रूपांतरण कर भरणा करणेबाबत.

गावाचे नाव	स.नं/हि.नं	क्षेत्र (हि.आर)	पोट घराबा	एकुण क्षेत्र (हि.आर)
बसामपुर	३७/९	०.१०.४	०.००.५	०.१०.९

संदर्भ :- १. महाराष्ट्र शासन राजपत्र भाग चार क्रमांक ३

दिनांक ०५/०१/२०१७

मधील अध्यादेश क्रमांक २/२०१७

२. मा. जिल्हाधिकारी पालघर यांचेकडील पत्र

क्र. महसूल/क.१/टे.१/एनएपी/काचि-४३५/२०१७ दिनांक २१/०६/२०१७

श्री. जयेश बाबुलाल अजमेरा रा. १०१ गार्नेट पहिला मजला बसामपुर वसई पश्चिम ता. वसई जि. पालघर यांनी या कार्यालयात दिनांक २३/०८/२०१७ रोजी अर्ज दाखल करून मौजे बसामपुर ता. वसई येथील स.नं / हि.नं ३७/९ एकुण क्षेत्र ०.१०.९ हे आर या जमिनीबाबत महाराष्ट्र शासनाचे संदर्भिय क्रमांक १ मध्ये नमुद अध्यादेशानुसार रूपांतरण कर व बिनशेती आकारणी करून मिळणोस विनंती केली आहे.

महाराष्ट्र शासन राजपत्र, भाग चार, क्रमांक ३ दिनांक ०५/०१/२०१७ मधील अध्यादेश क्रमांक २/२०१७ मध्ये नमुद केलेल्या तरतुदीनुसार महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ मध्ये आणखी सुधारणा केल्या असल्याने मा. जिल्हाधिकारी पालघर यांनी त्यांचेकडील पत्र क्र. महसूल./क.१.१/टे.१/एनएपी/काचि-४३५/२०१७ दिनांक २१/०६/२०१७नुसार दिलेल्या सुचनेनुसार रूपांतरण कर व बिनशेती आकारणी कर भरून घेणे आवश्यक आहे.

अध्यादेश क्रमांक २/२०१७ मध्ये नमुद केलेप्रमाणे सदरची जमिन महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील तरतुदीनुसार अंतिम विकास योजना राजपत्रातील प्रसिध्दीनुसार (विकास आराखडा / प्रादेशिक आराखडा) कोणत्या झोन मध्ये समाविष्ट आहे याची खात्री करून पुढील रूपांतरण कर आकारणीची कार्यवाही करणे आवश्यक असल्याने उक्त जमिन कोणत्या झोनमध्ये समाविष्ट होत आहे याबाबत वसई विार शहर महानगरपालिका यांचेकडील झोन दाखला जा.क्र./व.वि.श.म/नर/झो.दा.२७७/३८८१/२०१७-१८ दिनांक २१/०८/२०१७ सदरची जमिन महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ मधील तरतुदीनुसार रहिवास झोन मध्ये समाविष्ट होत असल्याचे दिसून येत आहे.

उक्त अध्यादेशात नमुद केलेनुसार महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ मधील तरतुदीनुसार रहिवास व वाणिज्य प्रयोजनासाठी खाली नमुद केलेप्रमाणे रूपांतरण कर व बिनशेती उमेळमाना रणणीची रक्कम अर्जादार यांनी चलनाने शासनजमा केली आहे. सोबत चलनाच्या प्रती पाठविले आहेत.



अकृषिक आकारणी		अकृषिक आकारणी			
रक्कम रुपये	चलन क्रमांक	दिनांक	रक्कम रुपये	चलन क्रमांक	दिनांक
३००/-	MH005114249	१२/०९/२०१७	१३१०/-	MH005114459	१२/०९/२०१७

मुख्य कार्यालय, विरार
विरार (पूर्व),
ठा. वसई, जि. पालघर - ४०१ ३०५.



दूरध्वनी : ०२२ - २५२५०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२२ - २५२५०३
ई-मेल : vasalvirarcorporation@yahoo.com

नामाने ठा. : व. जि. श. म.
दिनांक :

वसई-१		
पुस्तक	२००८	२०५ १५३
१	२०२४	

WCMC/TP/CCVP-00202/ 287/ 2021-22

०९/१०/२०२१

- 11) You shall submit subsoil investigation report for structural stability & Rain water harvesting purpose before Plinth completion Certificate.
- 12) You are responsible for the disputes that may arise due to Title/ Access matter. Vasal-Virar City Municipal Corporation is not responsible for any such disputes.
- 13) You shall provide flush tanks in all W.C/Ttoilets with dual valve system.
- 14) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
- 15) You shall plant the plants by taking the sapling/plants available with Vasal Virar City Municipal Corporation. You shall contact DMC, Vasal-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, WCMC under intimation to this office.
- 16) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from MSEB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and WCMC is not responsible for the lapses from your side.
- 17) You are responsible for complying with all conditions of N.A. order/sale permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case of any violation with reference to conditions of N.A. order / permissions of other Authorities, only you shall be responsible for the said violation and the same may call for actions by Concerned Authority as per their statutory provisions. Vasal Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied like validity of N.A. order etc. Only you are liable for any actions as may be contemplated by the said authority notwithstanding the permission granted by WCMC as the same need to be ensured by Concerned Authority.
- 18) You shall take all precautionary measures as per various statutory provisions including provisions as contained in National Building code of India in order to avoid injury/loss to lives and property during construction and till the property is handed over to the subsequent legitimate owner of the property. If any such incident occurs you are responsible for the same and WCMC is not responsible for your negligence, in providing various precautionary measures to avoid accidents leading to loss of life, injury or loss of property
- 19) The responsibility of obtaining any other statutory NOC as per other acts shall be with the applicant.
- 20) You are responsible for the disposal of Construction & Demolition Waste (debris) that may be generated during the demolition of existing structure & during the execution work of buildings.



पुस्तक	पृष्ठ	पृष्ठ
१	१०८	१५
१	२०२४	



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:

P99000018357

Project: MOONSTONE-WING A , Plot Bearing / CTS / Survey / Final Plot No.: 37/8,37/9,37/11,37/18 , 37/23 at Vasal, Vitar City (M Corp), Vasal, Palghar, 401202.

1. B. J. Enterprise having its registered office / principal place of business at Tehsil: Vasal, District: Palghar, Pin: 401202.

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 24/10/2018 and ending with 30/09/2024 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

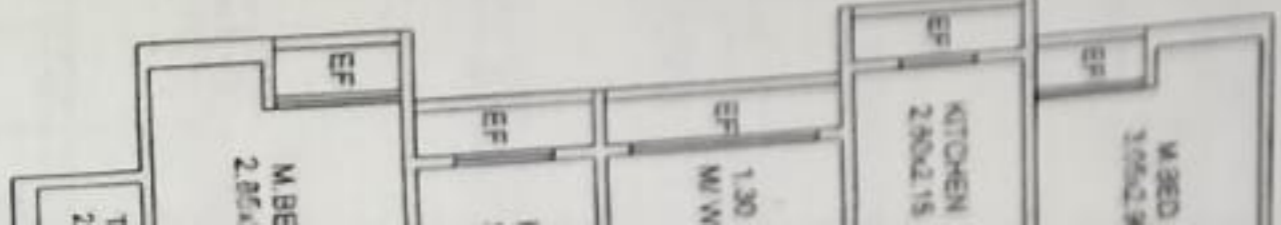
Digitally Signed by
Dr. Vasant Premchand Prabhhu
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 09-09-2021 20:14:11

Dated: 09/09/2021
Place: Mumbai

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



This annexure
Building kn
MR./MRS./A



वसई-१
पुस्तक क्र. १००६ ११३ ४५३
२०२४

अधिकार अभिलेख पत्र
[महाराष्ट्र कमीशन महसूल अधिकार अभिलेख आणि नोंदवहा (हप्ता करणे व सुविधीत ठेवणे) नियम, १९७१ यातील नियम १९]
पुस्तक क्रमांक व उपविभाग : ३७१७
पत्रिका :- वसई
दिनांक :- पातळर

पुस्तक क्रमांक व उपविभाग : ३७१७	भू.कारणा पत्राची भौगोलिक स्थानाचे नांव	क्षेत्र	आकार	चौ.ख.	चे.ज.	चाली क्रमांक
३७१७	भौगोलिक स्थानाचे नांव	१३.९०.००	१९९.००	१	(४३३)	[११३] ३५४
चाली क्रमांक व उपविभाग : ३७१७	भौगोलिक स्थानाचे नांव	१३.९०.००	१९९.००	१	(४३३)	कुळाचे नाव हरार अधिकार पुस्तक
३७१७	भौगोलिक स्थानाचे नांव	१३.९०.००	१९९.००	१	(४३३)	पुस्तक (१९०)



भूमिआभिलेख निर्णयात
महा

For View Only

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.

7/25/2019
पत्र :- वसई
पुस्तक क्रमांक व उपविभाग : ३७१७
पत्रिका :- वसई
दिनांक :- पातळर

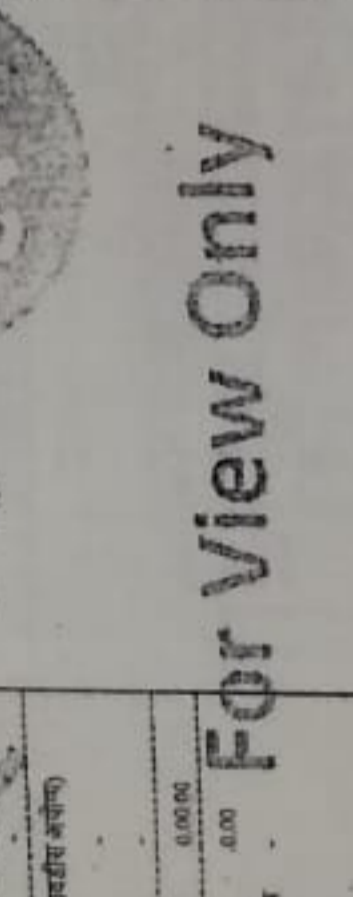
वर्ष	हंगाम	मिळविलेले स्थानाचे क्षेत्र				निर्भोज पिकासाठी क्षेत्र				हागवडीसाठी उपलब्ध नसलेली घनमान	क्षेत्र	
		मिळविलेले क्षेत्र		प्रत्येक क्षेत्रातील क्षेत्र		मिळविलेले क्षेत्र		प्रत्येक क्षेत्रातील क्षेत्र				
		जत सिंचित	अजत सिंचित	जत सिंचित	अजत सिंचित	जत सिंचित	अजत सिंचित	जत सिंचित	अजत सिंचित			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	
२०१६-१७	२०१७-१८											

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.
भूमिआभिलेख निर्णयात
महा
The Seal of the Joint Sub-Registrar, Vasai-1
पुस्तक क्रमांक व उपविभाग : ३७१७
पत्रिका :- वसई
दिनांक :- पातळर

वसई-१
पुस्तक क्र. १००६ ११३ ४५३
२०२४

अधिकार अभिलेख पत्र
[महाराष्ट्र कमीशन महसूल अधिकार अभिलेख आणि नोंदवहा (हप्ता करणे व सुविधीत ठेवणे) नियम, १९७१ यातील नियम १९]
पुस्तक क्रमांक व उपविभाग : ३७१७
पत्रिका :- वसई
दिनांक :- पातळर

पुस्तक क्रमांक व उपविभाग : ३७१७	भू.कारणा पत्राची भौगोलिक स्थानाचे नांव	क्षेत्र	आकार	चौ.ख.	चे.ज.	चाली क्रमांक
३७१७	भौगोलिक स्थानाचे नांव	१३.९०.००	१९९.००	१	(४३३)	कुळाचे नाव हरार अधिकार पुस्तक
चाली क्रमांक व उपविभाग : ३७१७	भौगोलिक स्थानाचे नांव	१३.९०.००	१९९.००	१	(४३३)	पुस्तक (१९०)
३७१७	भौगोलिक स्थानाचे नांव	१३.९०.००	१९९.००	१	(४३३)	पुस्तक (१९०)



भूमिआभिलेख निर्णयात
महा

For View Only

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.

7/25/2019
पत्र :- वसई
पुस्तक क्रमांक व उपविभाग : ३७१७
पत्रिका :- वसई
दिनांक :- पातळर

वर्ष	हंगाम	मिळविलेले स्थानाचे क्षेत्र				निर्भोज पिकासाठी क्षेत्र				हागवडीसाठी उपलब्ध नसलेली घनमान	क्षेत्र	
		मिळविलेले क्षेत्र		प्रत्येक क्षेत्रातील क्षेत्र		मिळविलेले क्षेत्र		प्रत्येक क्षेत्रातील क्षेत्र				
		जत सिंचित	अजत सिंचित	जत सिंचित	अजत सिंचित	जत सिंचित	अजत सिंचित	जत सिंचित	अजत सिंचित			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	
२०१६-१७	२०१७-१८											

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता येणार नाही.
भूमिआभिलेख निर्णयात
महा
The Seal of the Joint Sub-Registrar, Vasai-1
पुस्तक क्रमांक व उपविभाग : ३७१७
पत्रिका :- वसई
दिनांक :- पातळर

1	3	20
2	3	20

SPECIAL POWER OF ATTORNEY

पदांक	पत्रांक	वर्ष-२
Mr. DHAVAL JAYESH	9280943	
गर्नेट, राजहंस	0228	

TO ALL TO WHOM THESE PRESENTS COME I Mr. DHAVAL JAYESH, Adult, having office at, A/101, First floor, Dreams, Behind Bishops House, Barampur, Stella, Vasai, Road (W), Tal Vasai, Dist. Palghar (herein after referred to and called as "THE EXECUTANT" for the sake of brevity), SEND GREETINGS:

WHEREAS I have been authorised by M/s. B. J. Enterprises to sign on the Agreement for Sale with the prospective purchasers of Moonstone Building, Wing A, B & C, situated at village Barampur, Tal. Vasai, Dist. Palghar, (referred as "the said property" hereinafter) and due to my/our busy schedule and work it is very difficult for me/us and not possible for me/us to remain present for registration of the necessary deeds and documents in respect of the Agreement for Sale, Rectification Deeds with the prospective purchasers of the flats situated in Moonstone Building, Wing A, B & C, and therefore I cannot complete all legal formalities for registration, therefore to complete the registration of Agreement for Sale, Declarations, Deed of Confirmations, Rectification Deeds, Affidavits, Supplementary Deed, Undertakings, Indemnity Bonds, Exchange Deeds, Road Agreement, Power of Attorneys, Lease Deeds, Leave and License Agreements, Gift Deeds, Release Deeds, Conveyance Deeds, Mortgage Deeds, Deed of Reconveyance of Mortgage and other legal deeds and documents in respect of the said Property.

Therefore I, DHAVAL JAYESH AJMERA do by this Special Attorney appoint, constitute and nominate Shri. DILIP UMEEDRAK SODA an adult, residing at, Rajhans Seasons, Near Ayyappa Temple Barampur, Stella, Vasai Rd (W.), Tal Vasai, Dist: Palghar (herein after referred to and called as "THE SAID ATTORNEY" for the sake of brevity), to do for my/our legal, lawful and true attorney to do following acts, deeds and things on my behalf, that is to say:



Ajmera

Dilip U. Soda





17/2024

सूची क्र.2

दुधम निबंधक : दू.नि. वमई 1
दरम क्रमांक : 9906/2024
नोंदणी :
Regn:63m

गावाचे नाव : बरामपुर

करनामा	करनामा
11600000	
7006000	

1) पाणिकेचे नाव: वमई विहार महानगरपालिका इतर वर्णन :; इतर माहिती: गाव मीने बरामपुर, ता. वमई, जि. पालघर येथील सर्वे नं. 37, हिस्सा नं. 8(पार्ट), 9(पार्ट), 17(पार्ट), 18(पार्ट), 23(पार्ट), या जमीन मिककनी वरिज मदनिका क्र. 1306, नेगावा मजला, प. विंग, मुनमुनेन विन्डींग, विन्डींग नं. 5, मॅक्टर. 1, क्षेत्र 57.57 चौ. मीटर, कारपेट व अधिक क्षेत्र 16.88 चौ. मीटर, , गकूण क्षेत्र 74.45 चौ. मीटर व 1 कार पार्किंग ही मिककन. ((Survey Number : सर्वे नं. 37, ; HISSA NUMBER : हिस्सा नं. 8 (पार्ट), 9 (पार्ट), 17 (पार्ट), 18 (पार्ट), 23 (पार्ट), ;))

1) 74.45 चौ. मीटर

1): नाव:-मे. वी. जे. इंटरग्राईज नॉर्क प्रोपरायटर श्री जयेश बाबूलाल अजमेरा नॉर्क कु. मु. श्री प्रबल जयेश अजमेरा नॉर्क कु. मु. दिनीप यु. गोडा. वय:-57; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. प - 101, पहिल्या मजला, गार्नेट ईन राजहंस ड्रीम्स, मॅन्ला, बरामपुर, वमई प, ता. वमई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ABGPA9739F

1): नाव:-चिन्मय एस सेनगुप्ता वय:-26; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. प/106, रामचंद्र अपार्टमेंट, ओम नगर, अंबाडी रोड, गणपती मंदिर जवळ, वमई वेन्ड, ता. वमई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-GMNPS4269G

2): नाव:-सुधा एस सेनगुप्ता वय:-67; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. प/106, रामचंद्र अपार्टमेंट, ओम नगर, अंबाडी रोड, गणपती मंदिर जवळ, वमई वेन्ड, ता. वमई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-BIDPS0686L

15/07/2024	
15/07/2024	
9906/2024	
812100	
30000	

सह. दुधम निबंधक, वमई-१
वमई-१

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

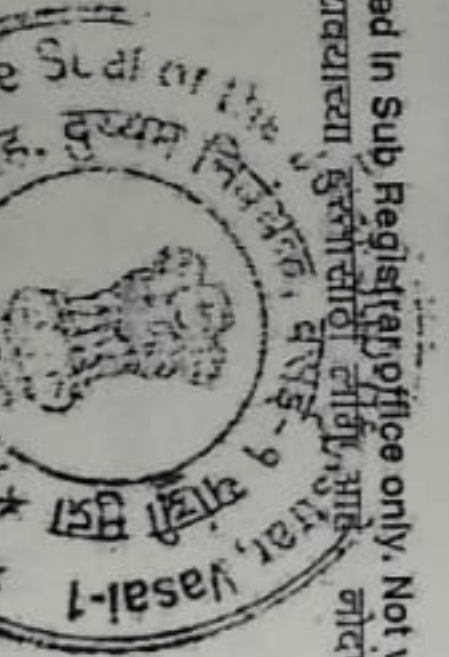
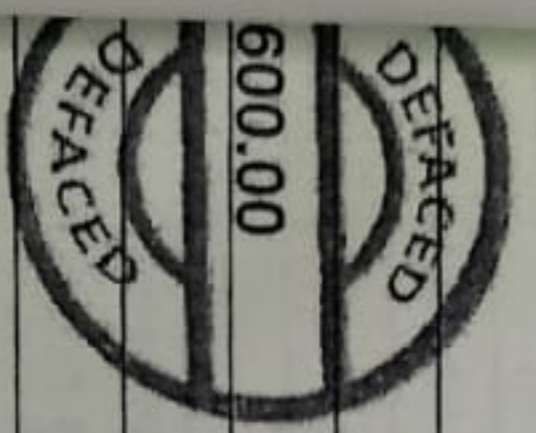


CHALLAN
MTR Form Number-6

गुण	वर्ग	काल	२
२	२३७	१	१०
			३०२९



GRN	MH004591935201920E	BARCODE	[Barcode]		Date	29/07/2019-15:28:19	FormID	242
Department	Inspector General Of Registration	Stamp Duty		TAX ID (If Any)	[Blank]			
Type of Payment	Registration Fee	Registration Fee		PAN No. (If Applicable)	[Blank]			
Office Name	VS11_VASAI NO 1 SUB REGISTRAR	Full Name		DHAVAL JAYESHKAMBERA				
Location	PALGHAR	Flat/Block No.		A/101, 1ST FLOOR, GARNET, RAJHANS				
Year	2019-2020 One Time	Premises/Building		DREAMS, BARAMPUR				
Account Head Details		Amount In Rs.		[Blank]				
990046401	Stamp Duty	500.00		Road/Street	VASAI WEST			
930063301	Registration Fee	100.00		Area/Locality	[Blank]			
				Town/City/District	[Blank]			
				PIN	4 0 1 2 0 2			
				Remarks (If Any)	SecondParty/Name=DILIP UMEDRAI GODA--			
				Amount In Words	Six Hundred Rupees Only			
				FOR USE IN RECEIVING BANK				
Payment Details		IDBI BANK	Bank CIN		Ref. No.	69103332019072913877 226203024		
Cheque/DD Details		Bank Date		RBI Date	29/07/2019-15:29:00 Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK				
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.
 This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

allan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	User ID	Defacement Amount
(S)-79-8537		0002384704201920	29/07/2019-16:14:18	IGR133	100000

906
दि. 15 जुन 2024 4:49 म.नं.

दस्त गोषवारा भाग-1

वमड1 992 / 993
दस्त क्रमांक: 9906/2024

क्रमांक: वमड1 /9906/2024

मोबदला: रु. 1,16,00,000/-

दस्त मूल्या: रु. 70,06,000/-

दस्त मुद्रांक शुल्क: रु. 8,12,100/-

मह. द. नि. वमड1 यांचे कार्यालयान

9906 वर दि. 15-07-2024


4.47 म.नं. वा. हजर केला.

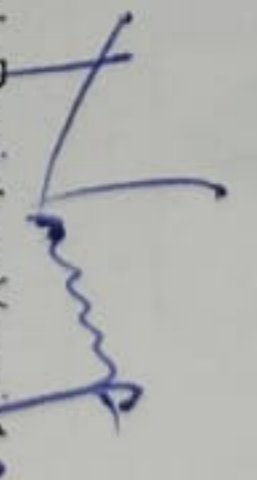


पावनी: 11746	पावनी दिनांक: 15/07/2024
मादरकरणाचे नाव: चिन्मय एस सेनगुप्ता	
नोंदणी फी	रु. 30000.00
दस्त हानाळणी फी	रु. 3060.00
पुष्टांची संख्या: 153	

हजर करणाऱ्याची मही:

एकूण: 33060.00


Sub Registrar, Vasai 1
वसई-१


Sub Registrar, Vasai 1
वसई-१

प्रकार: करारनामा

शुल्क: (मक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न
वा कोणत्याही नागरी क्षेत्रान

क्र. 115/07/2024 04 : 47 : 01 PM ची वेळ: (माद्रीकरण)

क्र. 215/07/2024 04 : 48 : 42 PM ची वेळ: (फी)

पतिका पत्र

वसई दस्तारखत हा नोंदणी करवता १९०८ अंतर्गत असलेल्या तरतुदीनुसार हे
दस्तारखत दाखल केलेला आहे. दरदस्तावीस संपूर्ण मजदुरी, निष्पत्तक व्यक्त
संश्लेषण, व सोंदला जोडलेल्या कागदपत्रांची मजदुरी तपसिली असा
दस्तावा/वेळी कागदपत्रांची मजदुरी रसम निष्पादक व कर्तव्यीयपत्र हे संपूर्ण
दस्तावा/वेळी कागदपत्रांची मजदुरी रसम निष्पादक व कर्तव्यीयपत्र हे संपूर्ण
दस्तावा/वेळी कागदपत्रांची मजदुरी रसम निष्पादक व कर्तव्यीयपत्र हे संपूर्ण
दस्तावा/वेळी कागदपत्रांची मजदुरी रसम निष्पादक व कर्तव्यीयपत्र हे संपूर्ण

दि. 15/07/2024

चिन्मय सेनगुप्ता



940	VP0202	28-Nov-17	JAYESH B. AJMERA	ENCON CONSULTANT	S.NO.31/3,33/1,2,8, 35/1,2,3,4, 36/1,2,3, 37/1,2,3,4,5,7,8,14,17,18,19,20,21,22,23, 38/1,4,5,7,8,9, 39/1A,1B,2,3,4,5,6,7,8,9,10,12,13,14A,B,15,16,17,18, 40/1 TO 7, 41,1A,B,2,3A,B,4,5,5A,B, 6, 6A, ETC	BARAMPUR	120335	7197.62	142	1	BA+L+U+G 21	1	RESI	BLDG NO.5 WING A SEC-I
941	VP0202	28-Nov-17	JAYESH B. AJMERA	ENCON CONSULTANT	S.NO.31/3,33/1,2,8, 35/1,2,3,4, 36/1,2,3, 37/1,2,3,4,5,7,8,14,17,18,19,20,21,22,23, 38/1,4,5,7,8,9, 39/1A,1B,2,3,4,5,6,7,8,9,10,12,13,14A,B,15,16,17,18, 40/1 TO 7, 41,1A,B,2,3A,B,4,5,5A,B, 6, 6A, ETC	BARAMPUR		454.56	1	1	BAS+G+IP T	1	RESC	BLDG NO.1 SET IV
942	VP5425	11-Dec-17	SANDEEP SANKHE PARTNER OF M/S. RAJ ENTERPRISES	ENCON CONSULTANT	S.NO.55/7, PLOT NO.A, S.NO.55D	CHULNE	1438	361.92	4		ST+2PT	0.30	ROW HOUSE	RH 1 TO RH 4
943	VP5554	11-Dec-17	DEEPAK H. THAKUR	ENCON CONSULTANT	S.NO.3/10 CHANDANSAR, S.NO.115/40 KOPRI	CHANDANSAR, KOPRI	11900	3557.75	119	1	ST+7, ST+4	1	RESI	BLDG NO.1 WING A (ST+7),B(ST+7), C (ST+4PT)
944	VP5264	12-Dec-17	VIGNESH D. WALUNJ & MANDA D. WALUNJ	NIRMAN ARCHITECT	CTS NO.518	MALONDE	317.7	95.64	1		ST+1	1	BUNGALOW	
945	VP5940	26-Dec-17	WALUWALA ARUN DALVI	NIRMAN ARCHITECT	CTS NO.3177, PARDI NO.57	MULGAON	269.1	239.57	1		G+1	1	ROW HOUSE	
946	VP5978	18-Jan-18	RAVINDRA RAUT	ENCON CONSULTANT	S.NO.300/9, 324/13	CHIKHALDONGR E	1970	586.94	10		G+1	0.30	ROW HOUSE	ROW HOUSE A- 1 & A 2, B-1 & B-2, C-1 & C-2, D-1 & D-2, E-1 & E-2
947	VP0199	19-Jan-18	JAGADGURU NARENDRACHARY MAHARAJ SANSTHAN P.A.HOLDER HARISHCHANDRA NAIK	ENCON CONSULTANT	S.NO.52/1/1 & 1/2/1	SHIRSAD	33600	1783.18			GROUND	0.40	MEDITATION HALL ETC	MEDITATION HALL & ALLIED ACTIVITIES BUILDING



पुस्तक क्र. 2028
पृष्ठ 949 943



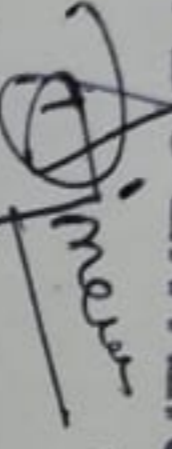
B. J. Enterprise

A/101, Garnet, Rajhans Dreams, Behind Bishop's House,
Barampur, Vasai Road, (W.), Dist. Palghar - 401 202. Tel. : 0250 - 238 4182 / 83

6. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favor of the bank, from the above name purchaser. I/we undertake to inform the society about the banks charge on the said flat as and when the society is formed.

7. Cheque should be issued only in favour of Cheque should be issued only in favour of M/S. B J ENTERPRISE, BANK OF BARODA, PAPDI BRANCH, A/C NO. 49010200000342, IFSC Code BARB0VASAIG.

Yours faithfully

For B J ENTERPRISE

Authorised Signatory

Name: DHAVAL J AJMERA

Place: Vasai

No.: A/24-25/09

Dated 7-Jul-2024

B J Enterprise

A-101 Garnet Rajhans Dreams
Behind Bishop House Barampur
Vasai West

State Name : Maharashtra, Code : 27

Contact : 9225110101

E-Mail : accounts@rajhansgroup.in

Receipt Voucher

Received with thanks from : MA01306 Chinmay S Sengupta/ Sudha S Sengupta

The sum of : INR Fourteen Lakh Thirty Four Thousand Only

By : MA01306 Chinmay S Sengupta/ Sudha S Sengupta; Bharat Co-Operative Bank Ltd. (Mumbai)

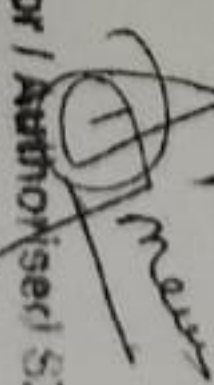
RTGS

000031200997

7-Jul-2024 14,34,000.00

Remarks : Being Payment Received From MA1306 Chinmay s sengupta /sudha s sengupta.

FOR B J ENTERPRISE


Pat riator / Authorized Signatory
Authorized Signatory

**₹ 14,34,000.00/-

**Subject to Realisation



B. J. Enterprise

A/101, Garnet, Rajhans Dreams, Behind Bishop's House,
Barampur, Vasai Road, (W.), Dist. Palghar - 401 202. Tel. : 0250 - 238 4182 / 83

DEMAND LETTER 1

Date: 15/07/2024

To,
Mr. Chinmay S Sengupta and Mrs. Sudha S Sengupta
A/106, Ramchandra Apartment, Om Nagar,
Ambadi Road, Near Ganpati Mandir,
Vasai West. 401202

Dear Madam / Sir,

Sub: Residential Flat No. Moonstone, Wing - A, Flat No. 1306.

We refer to the Agreement for Sale dated 15/07/2024, registered on 15/07/2024 vide registration no 11746, document no 1-9906-2024 with sub registrar of Vasai 1 executed by and between ourselves and yourself.

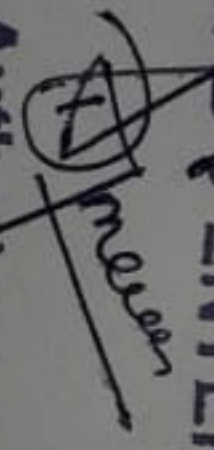
As per terms and condition of Agreement you are liable to pay the following amount.

	Amount	Remark
Agreement Value	11600000/-	
Payable as of Today	11600000/-	
Received as of Today	1485000/-	
Balance as of Today	10115000/-	Pay Immediate

The Demand is in respect of the said Residential Flat A - 1306 and as per terms of the Agreement for Sale dated 15/07/2024, you are hereby called upon to pay us, an amount of **Rs. 10115000/- (Rupees One Crore Eleven Lakhs Fifteen Thousand Only)**, which amount is due and payable by you to us as per agreed terms. Consequences set out in the Agreement for Sale shall follow in the event there is any delay and/or default in payment of the above referred amount in terms of the Agreement for Sale. The Possession of the said flat will be given after 15 days once we received Full & Final payment.

Cheque should be issued only in favour of M/S. B J ENTERPRISE, BANK OF BARODA, PAPPDI BRANCH, A/C NO. 49010200000342, IFSC Code BARB0VASAIG.

Thanking you,

For B J ENTERPRISE

Authorised Signatory



B. J. Enterprise

A/101, Garnet, Rajhans Dreams, Behind Bishop's House,
Barampur, Vasai Road, (W.), Dist. Palghar - 401 202. Tel.: 0250 - 238 4182 / 83

Date: 15/07/2024

To,
The Assistant General Manager,
State Bank of India,
RACPC, Mumbai.

Dear Sir / Madam,

I/We, M/S **B J ENTERPRISE**, here by certify that:

1. I/we have transferable rights to the property described below, which has been allotted by me/us to **Mr. Chinmay S Sengupta and Mrs. Sudha S Sengupta** herein after referred to as the purchasers subject to the due and proper performance and compliances of all the terms and conditions of the allotment letter /sale Agreement dated **15/07/2024**, registered on **15/07/2024** vide registration no **11746**, document no **1-9906-2024** with sub registrar of Vasai 1.

Description of the property

Flat No./House No.	WING - A - 1306
Building no./Name	MOONSTONE
Plot No./Survey No.(on part of the)	37/ 8part, 9part, 17part, 18part, 23part.
Street No./Name	STELLA
Locality Name	RAJHANS DREAMS
Area Name	BARAMPUR
City Name	VASAI WEST
Pin Code	401202

2. That the total consideration for this transaction is **Rs. 1,16,00,000/- (Rupees One Crore Sixteen Lakhs Only)** towards sale document.
3. The title of the property describe above is clear, marketable and free from all encumbrances and doubts.
4. I/we confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA as security for the amount advanced by the bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
5. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favor of the bank from the said purchasers, we are agreeable to accept state bank of India as a nominee of the above name purchaser for the property described above and once the nomination favoring the bank has been register and advice sent to the bank of having done so. I/we note not to charge the same without the written NOC of bank.

AGREEMENT FOR SALE

RAJHANS
-G r o u p-



MOONSTONE

PURCHASER

Shri / Smt. ① CHINMAY S SENGUPTA
② SUDHA S SENGUPTA

AT

FLAT NO. 1306 IN A WING

ON

DATED THIS 15th DAY OF JULY 20 24

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2024

वसई-१		
पुस्तक	क्र. नं.	१ १५३
१		२०२४

अनुच्छेद क्रमांक :- 25 बी

- दस्तांचा प्रकार :- करारनामा
- सादरकत्याचे नांव :- चिन्मय एस सेनगुप्ता
- तालुका :- वसई
- गावाचे नांव :- बरामपूर
- नगरभूमापन क्रमांक / सर्व्हे नं. / अंतिम भूखंड क्रमांक :- सर्व्हे नं - 37, हिस्सा नं - 8 (पार्ट), 9 (पार्ट), 17 (पार्ट), 18 (पार्ट), 23 (पार्ट)
- मूल्य दरविभाग (झोने) उपविभाग 8/76200
- मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक / प्रती चौ. मि.
- दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- 57.57 चौ मीटर कारपेट व अधिक क्षेत्र 16.88 चौ. मी.
- कारपाकिंग गच्ची - पोटमाळा
- मजला क्रमांक :- तेरावा उदवाहन सुविधा :- आहे
- बांधकाम वर्ष :- ३ घसारा
- बांधकाम प्रकार आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे :- आरसीसी
- बाजारमूल्य तक्क्यातील मार्गदर्शक सूचना क्र. ज्यान्वये दिलेली घट / वाढ
- लिव्ह अॅन्ड लयासन्सचा दस्त
निवासी / अनिवासी
1. प्रतिमाह भाडे रक्कम
2. अनामत रक्कम / अगावू भाडे
3. कालावधी
- निर्धारित केलेले बाजारमूल्य :- 70,06,000/-
- दस्तमध्ये दर्शविलेल्या मोबदला :- 1,16,00,000/-
- देय मुद्रांक शुल्क 8,12,000/- भरलेले मुद्रांक शुल्क 8,12,000/-
- देयक नोंदणी फी :- 30,000/-

लिपिक

सही दय्यम, निबंधक
सह. दय्यम निबंधक, वसई-१
वर्ग-२

प्रतिज्ञा / घोषणापत्र

मी / आम्ही १. श्री/श्रीमती :- चिन्मय एस सेनगुप्ता

मी / आम्ही २. श्री/श्रीमती :- सुधा एस सेनगुप्ता

त्यप्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणाऱ्याने कोठेही विक्री, हाण, दान, लीज, मुखत्यार, पोटगी, वा इतर अन्य प्रकारे कोठेही जडजोखमामध्ये गुंतविलेली नाही. यांची नोंदणी कायदा-१०८ मधील असणाऱ्या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदरमिळकत ही खरेदी देणार गंच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न नाल्यास त्याची सर्वस्वी जवाबदारी माझी / आमची राहिलेल्याची मी / आम्ही स्वीकारतो.



खरेदी घेणार (Purchaser)

79/9906

Monday, July 15, 2024

4:49 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11746

दिनांक: 15/07/2024

गावाचे नाव: बरामपुर

दस्तऐवजाचा अनुक्रमांक: वसई-1-9906-2024

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: चिन्मय एस सेनगुप्ता

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3060.00

पृष्ठांची संख्या: 153

एकूण:

रु. 33060.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:08 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 1

सह. दुय्यम विवेक, वसई-१
वर्ग-२

बाजार मुल्य: रु. 7006000/-

मोबदला रु. 11600000/-

भरलेले मुद्रांक शुल्क : रु. 812100/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1060/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724153911317 दिनांक: 15/07/2024

वैकचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724150211211 दिनांक: 15/07/2024

वैकचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005085674202425E दिनांक: 15/07/2024

वैकचे नाव व पत्ता:

Chengupta *Sengupta*

मुळ दस्त परत दिला



CHALLAN
MTR Form Number-6

वसई-१			
पुस्तक	दस्तावेज	य	१५३
१	२०२४		



MH005085674202425E	BARCODE	Date	11/07/2024-16:47:55	Form ID	25.2
Department	Inspector General Of Registration		Payer Details		
Mode of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)		
Registration Name	VSI1_VASAI NO 1 SUB REGISTRAR		PAN No.(If Applicable)	ABGPA9739F	
Location	PALGHAR		Full Name	B J ENTERPRISE	
Period	2024-2025 One Time		Flat/Block No.	A-1306, MOONSTONE, RAJHANS DREAMS,	
Account Head Details	Amount In Rs.	Premises/Building			
046401 Stamp Duty	812100.00	Road/Street	BEHIND BISHOPS HOUSE, STELLA, BARAMPUR,		
063301 Registration Fee	30000.00	Area/Locality	VASAI WEST		
		Town/City/District			
		PIN	4	0	1 2 0 2
		Remarks (If Any)	PAN2=GMNPS4269G--SecondPartyName=CHINMAY S SENGUPTA-CA=11600000		
		Amount In	Eight Lakh Forty Two Thousand One Hundred Rupees O		
	8,42,100.00	Words	nly		
Bank Details	BANK OF BARODA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	02003942024071101130	1393913415
DD No.		Bank Date	RBI Date	11/07/2024-16:47:55	Not Verified with RBI
Branch		Bank-Branch	BANK OF BARODA		
Branch		Scroll No. , Date	1 , 12/07/2024		



Document ID : Mobile No. : 9225110101
 :- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
(iS)-79-9906		0002836695202425	15/07/2024-16:48:31	IGR133	30000.00
(iS)-79-9906		0002836695202425	15/07/2024-16:48:31	IGR133	812100.00
Total Defacement Amount					8,42,100.00



Print Date 16-07-2024 12:03:36