

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4
दस्त क्रमांक : 16287/2024
नोंदणी :
Regn.63m

(1) विलेखाचा प्रकार

गावाचे नाव : मुंबई

(2) मोबदला

कारानामा

19873333

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

14558969.35

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1402, माळा नं: 14 वा मजला, इमारतीचे नाव: जयदीप आयकॉन, ब्लॉक नं: बिल्डिंग नं. 4.5 आणि 6, रोड : मिठागर रोड, मुंबई पूर्व, मुंबई - 400081, इतर माहिती: क्षेत्रफळ 900 चौ. फूट रेशा कार्पेट + बाल्कनीचे क्षेत्रफळ 40 चौ. फूट असे एकूण क्षेत्रफळ 940 चौ. फूट रेशा कार्पेट सोबत एक कार पार्किंग स्पेस. (माजे मुंबई पूर्व) (C.T.S. Number : 1070/A (Part) :)

(5) क्षेत्रफळ

1) 96.10 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 जयदीप रियलस्पेस एलएलपी तर्फे भागीदार मुरजी दामजी मिनात आणि जयेश मोहन दामा हयांच्या तर्फे कुलमुखत्यार म्हणून महेश मिठुभाई भानुशाली वय:-53; पत्ता:- प्लॉट नं: ऑफिस नं 501, माळा नं: 5 वा मजला, इमारतीचे नाव: जयदीप एम्फेस, ब्लॉक नं: प्लॉट नं. ए 9, रोड नं: रोड नं. 01, दत्त मंदिर जवळ, वागळे आय. ई., ठाणे, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-AAQFK9766R

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव:- श्रीनिवास वैकुंठ पै वय:-32; पत्ता:- प्लॉट नं: 502/बी, माळा नं: -, इमारतीचे नाव: श्री कृष्ण दर्शन, ब्लॉक नं: -, रोड नं: डी. पी. रोड, ए टू झेड स्टोअरच्या समोर, नीलम नगर, मुंबई पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-BRFPP9654L
2) नाव:- कविता श्रीनिवास पै पूर्वाश्रमीचे कविता गणेश कामत वय:-29; पत्ता:- प्लॉट नं: 502/बी, माळा नं: -, इमारतीचे नाव: श्री कृष्ण दर्शन, ब्लॉक नं: -, रोड नं: डी. पी. रोड, ए टू झेड स्टोअरच्या समोर, नीलम नगर, मुंबई पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-CXWPK2338E

(9) दस्तऐवज करून दिल्याचा दिनांक

22/07/2024

(10) दस्त नोंदणी केल्याचा दिनांक

24/07/2024

(11) अनुक्रमांक, खंड व पृष्ठ

16287/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

1192400

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा

मुल्याकनासाठी विचारात घेतलेला तपशील:-
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment Area Annexed to it.

मुलभ 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.

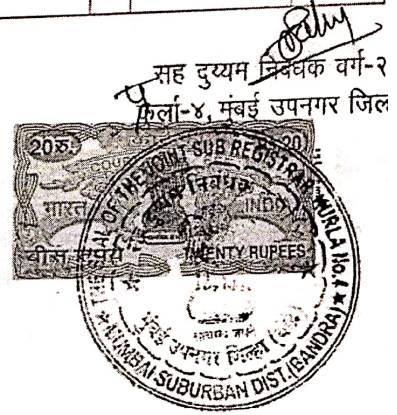
Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document. Details of this transaction have been forwarded by Email (dated 24/07/2024) to Municipal Corporation of Greater Mumbai. No need to spend your valuable time and energy to submit this documents in person.

ment Details

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
SHRINIVAS VAIKUNTH PAI AND OTHER	eChallan	00040572024070556015	MH004780995202425E	1192400.00	SD	0003026379202425	22/07/2024
	DHC		0724222813019	200	RF	0724222813019D	22/07/2024
	DHC		0724221412744	2000	RF	0724221412744D	22/07/2024
SHRINIVAS VAIKUNTH PAI AND OTHER	eChallan		MH004780995202425E	30000	RF	0003026379202425	22/07/2024

D:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



391/16287

पावती

Original/Duplicate

Monday, July 22, 2024

नोंदणी क्रं. :39म

6:55 PM

Regn.:39M

पावती क्रं.: 17440 दिनांक: 22/07/2024

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल4-16287-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्रीनिवास वैकुंठ पै

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
7:14 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.14558969.35 /-

मोबदला रु.19873333/-

भरलेले मुद्रांक शुल्क : रु. 1192400/-

1) देयकाचा प्रकार: DHC रकम: रु.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0724222813019 दिनांक: 22/07/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0724221412744 दिनांक: 22/07/2024

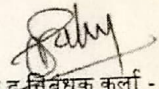
बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004780995202425E दिनांक: 22/07/2024

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला


सह दुय्यम निबंधक कुर्ला - 4

सह दुय्यम निबंधक वर्ग-२
कुर्ला-४, मंबई उपनगर जिल्हा



AGREEMENT FOR SALE

FLAT NO. - 1402
 FLOOR - 14th
 RERA CARPET AREA - 900 Sq. fts (RERA Carpet Area) + 40 Sq. fts. (Balcony Area) i.e. 940 Sq.ft. Carpet Area
 TOTAL CONSIDERATION VALUE - Rs. 1,98,73,333/-

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THIS ARTICLES OF AGREEMENT made and entered into at Mumbai, this 22nd day of ~~June~~ July, 2024.

BETWEEN

JAYDEEP REALSPACE LLP, a Limited Liability incorporated/register under the Limited Liability Partnership LLP Identification No. AAG-9707, having its registered office at 5th Floor, Jaydeep Emphases, Plot No. A9, Road No. 01, Near Datta Wagle I.E., Thane, Maharashtra 400604, hereinafter called **"The Promoter"** (which expression shall unless it be repugnant to the context or be deemed to mean and include its successor-in-title and permitted **ONE PART;**



AND

Mr. Shrinivas Vaikunth Pai & Mrs. Kavita Shrinivas Pai nee MS. Kavita Ganesh Kamat having address at 502/B, Shree Krishna Darshan, D.P. Road, Opp A to Z store, Neelam Nagar, Mulund East, Mumbai 400081, hereinafter referred to as **"the Purchaser"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individuals his/her/their heirs, executors, administrators, and in case of firm, its partners/proprietor for the time being and from time to time and the last survivor of them and in case of Company, its successor-in-title and assigns) of the **OTHER PART.**

The expression **"Purchaser"** hereinafter shall be deemed to mean and include the singular and the plural thereof (male/female).

The Promoter and Purchaser are hereinafter collectively referred to as the **"Parties"** and individually as a **"Party"**.

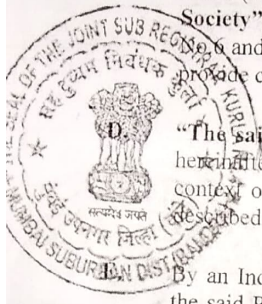
WHEREAS:

- A. The Maharashtra Housing and Area Development Authority ("MHADA" for short), is the owner of a large plot of land bearing Survey Nos. 94 and 96, Old C.T.S. No. 1070 and now bearing New C.T.S. No. 1070A, of Village Mulund (East), Taluka-Kurla, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, situated at Mithaghar Road, Mulund (East), Mumbai-400 081 (hereinafter referred to as **"the Large Land"**) and has constructed various Building on the said large land;
- B. On one portion of the said large land bearing Survey Nos. 94 and 96 (Part), Old C.T.S. No. 1070 (Part), admeasuring 384.87 Square Meters or thereabouts (hereinafter referred to as **"the said Plot No.1"**), MHADA constructed one building known as Building No. 6, consisting of Ground + 4 Upper Floors, containing 20 residential flats (hereinafter referred to as **"the Old Building No.6"**) and allotted all the said flats to various persons under the M.I.G. Scheme of MHADA;

In Witness Whereof
 [Signature] [Signature] [Signature]

करल ४		
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The said allottees of respective flats in the Old Building No.6 have with the consent of MHADA formed a Co-operative Housing Society under the name of "MULUND SHREE GANESH (M.I.G.) CO-OPERATIVE HOUSING SOCIETY LTD.", and registered the same under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM (W.T.)/ HSG (O-H) 2919/87-88 (hereinafter referred to as "the said Society"), with an object to obtain the conveyance of the Old Building No.6 and lease of said Plot No.1 from MHADA and to maintain the same, provide common services to the members etc.;



"The said Plot No.1" and "the Old Building No. 6", individually, are hereinafter collectively referred to as "the Property No.1", wherever the context or meaning thereof so admit and confirm, and more particularly described in the **First Schedule** hereunder written;

By an Indenture of Lease dated 28th April, 1997, MHADA has demised the said Plot No.1 being the land appurtenant to and underneath the Old Building No.6, unto and in favour of the said Society, for a term of 90 years commencing from 1st March 1982 renewable at the option of MHADA, at or for the annual lease rent, premium and on the terms and conditions more particularly stated therein. The execution of the said Indenture of Lease has been admitted and confirmed by MHADA and the said Society by executing the Deed of Confirmation dated 28th April, 1997 and registered the same with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. PBDR-3/692/1997;

- F. Similarly, by a Deed of Sale dated 28th April, 1997, MHADA has conveyed and transferred the Old Building No.6 unto and in favour of the said Society, at or for the consideration and on the terms and conditions more particularly stated therein. The execution of the said Deed of Sale has been admitted and confirmed by MHADA and the said Society by executing the Deed of Confirmation dated 28th April, 1997 and registered the same with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. PBDR-3/694/1997;
- G. By the Development Agreement dated 5th December, 2007, made between the said Society, its all 20 Members and one M/s. Aditya Enterprises the said Society had granted the redevelopment rights of the Property No.1 to the said M/s. Aditya Enterprises (hereinafter referred to as "the **Erstwhile Developer**"), at or for the consideration and on the terms and conditions more particularly stated therein. The execution of the said Development Agreement dated 5th December 2007 was admitted and confirmed by the Erstwhile Developer, the said Society and its 20 Members, by executing the Confirmation Deed dated 3rd November, 2008 and registered the same with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. BDR-7/5161/2007 (hereinafter referred to as "the **Erstwhile Development Agreement**");
- H. On another portion of the said large land bearing Survey Nos. 94 and 96 (Part), Old C.T.S. No. 1070 (Part), admeasuring 789.75 Square Meters or thereabouts (hereinafter referred to as "the said **Plot No.2**"), MHADA constructed Building known as Building Nos. 4 and 5, containing 40 residential flats (hereinafter referred to as "the **Old Building Nos. 4 & 5**");
- I. By an Indenture of Lease dated 27th June, 1998, registered with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. PBDR-

Indiana
Face
Shivisa
K.Y. Kamat

3/1141/1998, MHADA demised the said Plot No.2 ~~being the land~~ and underneath the Old Building Nos. 4 & 5, unto and in favour of the Central Warehousing Corporation (hereinafter referred to as "the CWC", for short), for a term of 99 years commencing from 1st March 1982 renewable at the option of MHADA, at or for the annual lease rent, premium and on the terms and conditions more particularly stated therein;

- J. Similarly, by a Deed of Sale dated 27th June, 1998, registered with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. PBDR-3/1143/1998, MHADA has conveyed and transferred the said Building Nos. 4 & 5 unto and in favour of the CWC, at or for the consideration and on the terms and conditions more particularly stated therein;
- K. The CWC by inviting tenders sold all 40 flats in the said Building Nos. 4 & 5 to its employees/purchaser and the highest bidder on ownership basis and handed over the possession of all the said 40 flats in the said Building Nos. 4 & 5 to the respective purchaser (hereinafter referred to as "the said Flat Owners");
- L. "The said Plot No. 2" and "the Old Building Nos. 4 & 5", individually, are hereinafter collectively referred to as "the Property No. 2", wherever the context or meaning thereof so admit and confirm, and more particularly described in the **Second Schedule** hereunder written;
- M. The owners of Flats in Building Nos. 4 & 5 had approached the said Society and requested the said Society to admit them as the members of the said Society and in pursuance thereof the Erstwhile Developer had proposed to redevelop the Property No.1 jointly with the Property No.2. Therefore, by the Supplemental Agreement dated 6th September, 2010, made between the said Society and the Erstwhile Developer, certain terms and conditions of the Erstwhile Development Agreement were modified and altered, including for the joint redevelopment of Property No.1 and Property No.2, as more particularly stated therein. The execution of the said Supplemental Agreement dated 6th September, 2010 was admitted and confirmed by the said Society and the Erstwhile Developer, by executing the Confirmation Deed dated 17th November, 2011 and registered the same with the Sub-Registrar of Assurances at Kurla, Mumbai, under Serial No. BDR-7/8564/2011 (hereinafter referred to as "the Erstwhile Supplemental Agreement");
- N. "The Plot No.1" and "the Plot No.2", individually, are hereinafter collectively referred to as "the said Property" or "the Project Land", wherever the context or meaning thereof so admit and confirm and more particularly described in the **Third Schedule** hereunder written and shown delineated in red color boundary lines on the Plan;
- O. Since the Old Building No. 6 was in a dilapidated condition, in or about the year 2011 all 20 Members of the said Society vacated their respective premises in the Old Building No.6 and handed over possession thereof to the Erstwhile Developer;
- P. However, though more than 13 years had passed since the execution and registration of the erstwhile Development Agreement, the Erstwhile Developer had failed and neglected to commence the process of redevelopment of the said Property. This led to the said Society exploring the interest of other developers in the redevelopment project of the said Property and in pursuance thereof the Promoter herein had

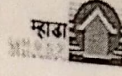
Indira
J. J. J.

Shivani
Shivani

K.G. Manwat
K.G. Manwat

Annexure- B

करल ४	
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Building Permission Cell, Greater Mumbai / MHADA

designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE



o. MH/EE/(BP)/GM/MHADA-13/1333/2023/CC/1/New

o
I/s Jaydeep Realspace LLP, C.A.
o Mulund SHREE GANESH CHSL,
Jaydeep Emphasis, Level 5, Plot
No.A-9,Road no.1,Wagle Estate,
Thane (W)-400601

Sub : Proposed redevelopment Bldg.no. 4,5 & 6, known as Mulund SHREE GANESH CHSL on the plot bearing C.T.S. No.1070-A(pt), S.no.94& 96,MHB Colony, Mithagar Road, Mulund(E),Mumbai-400081

Dear Applicant,

With reference to your application dated 12 September, 2023 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to Proposed redevelopment Bldg.no. 4,5 & 6, known as Mulund SHREE GANESH CHSL on the plot bearing C.T.S. No.1070-A(pt), S.no.94& 96,MHB Colony, Mithagar Road, Mulund(E),Mumbai-400081

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. w/ref. No. MH/EE/(BP)/GM/MHADA-13/1333/2023/IOA/1/Old dt. 31 August, 2023 and following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or



करल ४
Annexure-G
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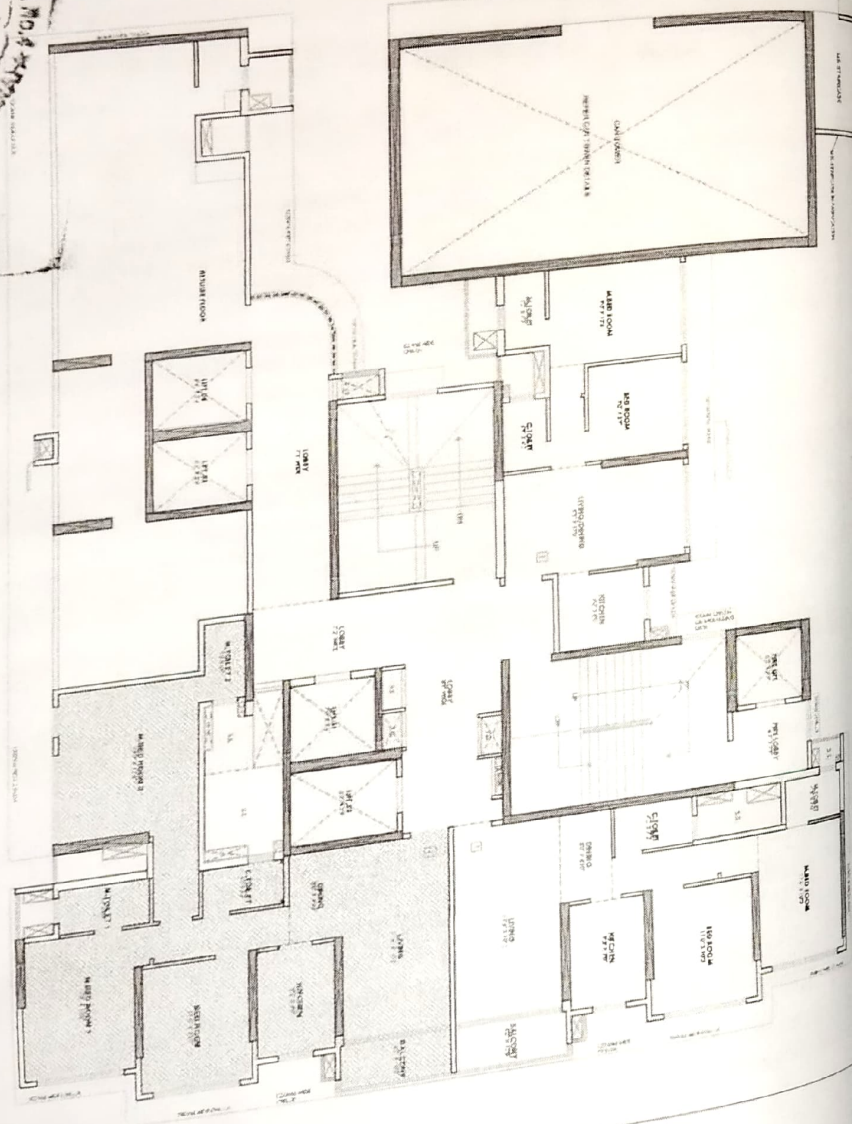
PAYMENT SCHEDULE		IN %
On Booking		5%
On Completion of Registration		15%
On Completion of Plinth		10%
On Completion of 1st Livable Slab		2.5%
On Completion of 3rd Livable Slab		2.5%
On Completion of 5th Livable Slab		2.5%
On Completion of 7th Livable Slab		2.5%
On Completion of 9th Livable Slab		2.5%
On Completion of 12th Livable Slab		2.5%
On Completion of 14th Livable Slab		2.5%
On Completion of 16th Livable Slab		2.5%
On Completion of 18th Livable Slab		2.5%
On Completion of 20th Livable Slab		2.5%
On Completion of 22nd Livable Slab		2.5%
On Completion of 24th Livable Slab		2.5%
On Completion of 26th Livable Slab		2.5%
On Completion of 28th Livable Slab		2.5%
On Completion of 30th Livable Slab		2.5%
On Completion of Terrace Slab		5%
On Completion of Internal Plaster Respective Floor		5%
On Completion of Internal Floor Respective Floor		5%
On Completion of Internal Wall tiling work Respective Floor		5%
On Completion of External Painting Work Respective Floor		5%
On OC Possession		10%
TOTAL		100%



करल ४
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FLOOR NO. 402
 REKHA AREA :- 940.00 Sq. Ft.



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for
Indira

करल ४

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२०२४

नमुना ई / Form E
महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT
बृहन्मुंबई महानगरपालिका

BRIHANMUMBAI MUNICIPAL CORPORATION

विवाह नोंदणीचे प्रमाणपत्र

CERTIFICATE OF REGISTRATION OF MARRIAGE

(कलम 6(1) (इ) आणि नियम 5)
(See Section 6(1) and Rule 5)

विवाह नोंदणी क्र.

Marriage Registration No.

50459358

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वार्ड

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पतीचे नाव

Name of Husband

Mr. Shrinivas Vaikunth Pai

वसणारा

Residing at

502/B, Shree Krishna Darshan, D P Road, Neelam Nagar, Mulund,
MUMBAI, 400081, Maharashtra, India.

पत्नीचे नाव

Name of Wife

Ms. Kavita Ganesh Kamat

वसणारा

Residing at

Shri Krupa, Mahim manor road, Kini Nagar, Juna Palghar, Palghar, THANE
401404, Maharashtra, India.

विवाह दिनांक /

solemnized on date

07.02.2022

विवाह स्थळ /

Place Of Marriage

Sharda Nilayam, Neelam Nagar, Phase 2, Near fire brigade, Mulund,
MUMBAI, 400081, Maharashtra, India.

मी माझ्याकडून नोंदणी करण्यात आली आहे.

Registered by me on

10.04.2024

महाराष्ट्र विवाह मंडळाचे विनियमन आणि विवाह नोंदणी अधिनियम 1998

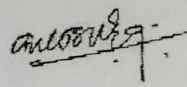
Maintained under the Maharashtra regulation of Marriage Bureaus and Registration
of register of Marriages maintained under the Maharashtra regulation of Marriage Bureaus and Registration
of Marriages Act 1998 .

स्थान /

Place : Mumbai

दिनांक /

Date : 12.04.2024



विवाह निबंधक /

Registrar Of Marriage, Mumbai

