

507/12451
Monday, August 26, 2024
12:32 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.:39M

2024,11:13:18 AM

कलन5

पावती क्र.: 13032 दिनांक: 26/08/2024

गावाचे नाव: सोनारपाडा
दस्तऐवजाचा अनुक्रमांक: कलन5-12451-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: सूरज प्रभु शिंगे

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1240.00
पृष्ठांची संख्या: 62

एकूण: रु. 31240.00

नाचे एकक

बांधीव
Rs.26620/-
43चौ. मीटर

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:52 PM ह्या वेळेस मिळेल.


Joint Sub Registrar Kalyan 5

बाजार मुल्य: रु.2046500 /-
मोबदला रु.4000000/-
भरलेले मुद्रांक शुल्क : रु. 280000/-

- देयकाचा प्रकार: DHC रकम: रु.1240/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824252802283 दिनांक: 26/08/2024
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007211990202425E दिनांक: 26/08/2024
बँकेचे नाव व पत्ता:



दिस्त
तळ





CHALLAN
MTR Form Number-6



MH007211990202425E	BARCODE	Date	23/08/2024-21:26:25	Form ID	25.2
Department	Inspector General Of Registration		Payer Details		
Stamp Duty	Registration Fee		TAX ID / TAN (If Any)		
Account Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	DKKPS4871Q	
Location	THANE		Full Name	SURAJ PRABHU SHINGE	
2024-2025	One Time		Flat/Block No.	Flat no 509 Sunflower SAI DREAM ONE	
Account Head Details	Amount In Rs.	Premises/Building			
046401 Stamp Duty	280000.00	Road/Street	Dombivli .		
063301 Registration Fee	30000.00	Area/Locality	Dombivli		
		Town/City/District			
		PIN			
		Remarks (If Any)	<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p style="font-size: 1.2em; margin: 0;">क.ल.व.-५</p> <p style="font-size: 0.8em; margin: 0;">4 2 1 2 0</p> <p style="font-size: 1.2em; margin: 0;">दस्त क्र. 92849 2024</p> </div>		
		PAN=AAVFG4902E-SecondPartyName=GLS			
		INFRASTRUCTURES-CA=4000000			
		Amount In	Three Lakh Ten Thousand Rupees Only		
	3,10,000.00	Words			
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332024082410322	2885591188	
Cheque/DD No.	Bank Date	RBI Date	23/08/2024-21:27:19	Not Verified with RBI	
Name of Bank	Bank-Branch	IDBI BANK			
Name of Branch	Scroll No. , Date	Not Verified with Scroll			

Department ID: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 9833289511



Document Handling Charges

Inspector General of Registration

Receipt of Document Handling Charges	
PRN	0824252802283
Receipt Date	26/08/2024

Received from sro, Mobile number 8097412347 an amount of Rs.1240/-, towards Document Handling Charges for the Document to be registered on Document No. 12451 dated 26/08/2024 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.



Payment Details			
Bank Name	SBIN	Payment Date	25/08/2024
Bank CIN	10004152024082502186	REF No.	423825040538
Deface No	0824252802283D	Deface Date	26/08/2024

॥ ॐ ॥

Ward No. :
Village : Sonarpada
Apartment area : 37.00 Sq.mtrs (carpet) + 6.00Sq.mtrs (Carpet)Balcony
Mkt. Value : Rs./-
Actual Value : Rs. 40,00,000/-
Stamp Value : Rs. 2,80,000/-

क.ल.न.-५	
दस्त क्र. १२४५९	२०२४
४	६२

AGREEMENT FOR SALE

This Agreement is made and executed at Dombivli

On this 26th Day of August 2024

BETWEEN

M/s. GLS INFRASTRUCTURES, (PAN NO. AAVFG4902E), (RERA PROJECT No. P51700052958), a Registered Partnership firm, constituted under the provisions of Indian Partnership Act 1932, having office address:- Flat no. D/602, Sakar Residency, Dombivli (East), Tal. Kalyan, Dist. Thane., (Email ID- _____), hereinafter called and referred to as "**Promoter / Builder**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm, at the time being, the survivors of them/their/his/her heirs, executors, administrators and assigns) being the Party of the **First Part**.

AND



MR. SURAJ PRABHU SHINGE (PAN-DKKPS4871Q), Age- 32 years & MRS. PRABHU MEGHAPPA SHINGE (PAN- CERPS2485G), Age- 53 years, both R/at:- Room no. 147, Nehru Nagar, Pipe Line, Behind HP Petrol Pump, Sahar Village, Sahar P & T Colony, Andheri (East), Mumbai-400099., hereinafter called and referred to as the **Allottee/s.**, (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the Party of the **Second Part**.

WHEREAS Shri. Arun Namdev Patil, Shri. Ravindra Namdev Patil & Shri. Jivan Namdev Patil, are the owner of all that piece and parcel of land bearing survey nos. i.e. [1] Survey no.88, Hissa no 4, Area Admeasuring total 500 Sq. meter, [2] Survey no.88, Hissa no. 6, Area Admeasuring 50 Sq. meter, & [3] Survey


PROMOTER


ALLOTTEE

no.88] Hissa no. 7, Area Admeasuring 2560 Sq. meter, lying and being situated at Village- Sonarpada, Tal. Kalyan, Dist. Thane., within Limit of Kalyan Dombivli Municipal Corporation [hereinafter for the sake of brevity called and referred to as the "said Entire property"].

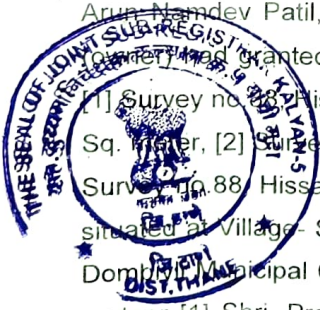
WHEREAS Shri. Arun Namdev Patil, Shri. Ravindra Namdev Patil & Shri. Jivan Namdev Patil, are the owner of all that piece and parcel of land bearing survey

क.ल.द.-५	
दस्तावेज	२०२४
SCHEDULE OF PROPERTY "A"	

no.88, Hissa no. 6, Area Admeasuring 50 Sq. meter, & [2] Survey no.88, Hissa no. 7, Area Admeasuring 2560 Sq. meter, lying and being situated at Village- Sonarpada, Tal. Kalyan, Dist. Thane., within Limit of Kalyan Dombivli Municipal Corporation and more particularly described in the SCHEDULE OF PROPERTY "A" hereunder written [hereinafter for the sake of brevity called and referred to as the "said property"].

AND WHEREAS by and under Deed of Conveyance dated 02.03.2020 same was registered before the Sub- Registrar of Assurance Kalyan-1, on 02.03.2020 at serial no. 2438/2020, [1] Shri. Arun Namdev Patil, [2] Shri. Ravindra Namdev Patil & [3] Jivan Namdev Patil (**Purchaser**) had purchased the property i.e. Survey no.88, Hissa no. 4, Area Admeasuring total 250 Sq. memters out of total Area admeasuring 500 Sq. meter from [1] Bharti Anant Patil, [2] Muktabai Namdev Madhavi Alias Mukta Namdev Mhatre, [3] Sameer Janardan Patil, [4] Parvati Dinkar Thombre, [5] Pandurang Bagliya Patil, [6] Kalubai Dashrath Madhavi, [7] Samita Janardan patil Alias Smita Dnyeshwar Patil, [8] Latabai Janardan Patil, [9] Baby Bagliya Patil Alias Anita Atmaram patil, [10] Arati Harishandra Patil, [11] Pravin Harichandra Patil, [12] Rahul Harichandra Patil, [13] Vitthabai Harischandra Patil, [14] Sulochna Kapsha Patil Alias Sulochna V Thakur, [16] Sumanbai Kapsha Patil Alias Suman Manohar Kene, & [17] Balaram Kapasha Patil (as previous **Land Owner /Vendor**).

AND WHEREAS By and under Development Agreement dated 14.12.2021 same has been registered in the office of Sub-Registrar of Assurance, Kalyan-2 on 14.12.2021 at serial no. 23543 / 2021., made and entered between [1] Shri. Arun Namdev Patil, Shri. Ravindra Namdev Patil & Shri. Jivan Namdev Patil and granted Development rights in respect of said property / Land i.e. [1] Survey no.88, Hissa no. 4, Area Admeasuring 250 Sq.meters out of total 500 Sq. meter, [2] Survey no.88, Hissa no. 6, Area Admeasuring 50 Sq. meter, & [3] Survey no.88, Hissa no. 7, Area Admeasuring 2560 Sq. meter, lying and being situated at Village- Sonarpada, Tal. Kalyan, Dist. Thane., within Limit of Kalyan Dombivli Municipal Corporation to M/s. GLS INFRASTRUCTURES Through its partner [1] Shri. Prashant Vitthal Jadhav & [2] shri. Dilip Abhimanyu Joshi as (Developers) as per terms and condition mention therein.




PROMOTER


ALLOTTEE

Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under

29. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

क.ल.व. - ५	
30. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations made there under.	दस्तावेज क्र. १२४५९/२०२४
२	२

First Schedule Above Referred to

All the pieces and parcels of property / Land bearing Survey No. i.e. [1] Survey no.88, Hissa no. 6, Area Admeasuring 50 Sq. meter, & [2] Survey no.88, Hissa no. 7, Area Admeasuring 2560 Sq. meter, Total Area Adm. 2610 Sq. Meters lying and being situated at Village- Sonarpada, Tal. Kalyan, Dist. Thane., within Limit of Kalyan Dombivli Municipal Corporation and bounded as under:

- On or towards the East :
- On or towards the West :
- On or towards the South :
- On or towards the North :



Second Schedule Above Referred to

Here set out the nature, extent and description of common areas and facilities **IN DIST. THANE** WHEREOF THE PARTIES HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS TO THIS WRITING ON THE DAY AND THE YEAR FIRST HEREINABOVE MENTIONED.

SIGNED & DELIVERED

by the within named Promoters
M/s. GLS INFRASTRUCTURES,
a Registered Partnership firm
Through its partner

SHRI. DILIP ABHIMANYU JOSHI


PROMOTER







ALLOTTEE

क.ल.न.-५	
दस्त क्र. १२४५१	२०२४
२६	६२

SIGNED & DELIVERED

by the within named
Allottee/s



Shinge



MR. SURAJ PRABHU SHINGE



Shinge



MRS. PRABHU MEGHAPPA SHINGE

IN PRESENCE OF WITNESS:

1. Ramesh Dondre

Ramesh Dondre

2. Neeravati Suraj Shinge

Shinge

SCHEDULE 'A'

All that premises of Apartment / Flat No. 509 of Carpet Area Admeasuring 37.00 sq. meters (carpet) + 6.00 Sq.meters (Carpet) Balcony, as per sanction plan by KDMC, on Fifth Floor in the Building to be known as "SUNFLOWER", in Project known as "SAI DREAM ONE", constructed on property / Land bearing Survey no.88, Hissa no. 6, & 7, lying and being situated at Village- Sonarpada, Tal. Kalyan, Dist. Thane.

SCHEDULE 'B'

FLOOR PLAN OF THE APARTMENT

ANNEXURE A

(Title Certificate)

ANNEXURE B

(Authenticated copy of the Property card or 7/12 extracts)

ANNEXURE C-1



Shinge
PROMOTER

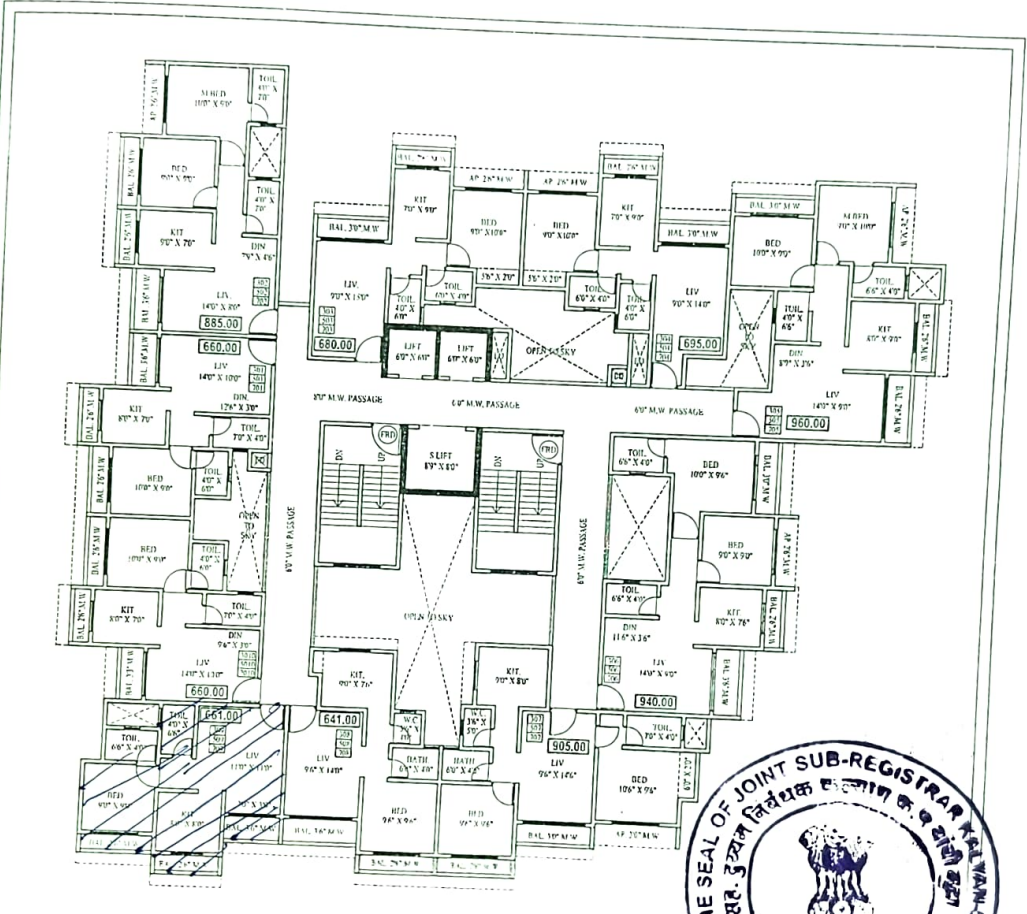
Shinge *Shinge*
ALLOTTEE

क.ल.न.-५

दस्तावेज क्र. १२०५१ २०२४

२६ ६२

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← 24.00 M.W. D.P. ROAD →



THIRD, FIFTH & SEVENTH FLOOR PLAN
 (SCALE 1:100)

DESCRIPTION OF PROPOSAL	BUILDERS & DEVELOPERS	ARCHITECT
PROPOSED COMMERCIAL & RESIDENTIAL BUILDING ON PLOT BEARING S.NO. 68 H.NO. 67 AT VILLAGE SONARPADA, COMMERCIAL/RESIDENTIAL KALYAN, DIST. THANE FOR SHRI. ARUN NAUDEV PATIL (LANDLORD)	M/s - G.L. INFRASTRUCTURE	DE/CON ASSOCIATES ARCHITECTS & INT. DESIGNERS B-2 / ROOM NO. 230 KASTURI PLAZA, DOM (E)

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Signature

Signature

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क.ल.न.-५	
दस्त क्र. २४५९	२०२४
२६	६२

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 :
P51700052958
Project: SAI DREAM ONE , Plot Bearing / CTS / Survey / Final Plot No.: S No.88, H No 6 & 7at DOMBIVLI, Kalyan,
Thane, 421201;

1. GIs Infrastructures having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421201.
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 (l) 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 06/10/2023 and ending with 31/12/2025 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 Premnand Prabhu
(Secretary, MahaRERA)
Date: 06-10-2023 16:36:22



Dated: 06/10/2023
Place: Mumbai

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

क.ल.व.-१९	
दस्ता क्र. १२४५९	२०२४
३५	६२

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

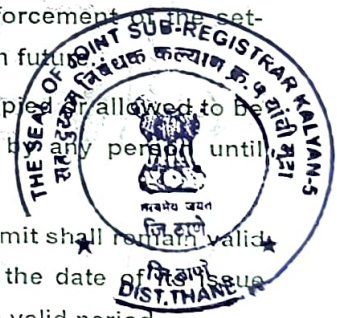
APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
Mr. Arun Namdev Patil & Others.
P.O.A. - M/s. G.L.S. Infrastructure through
Mr. Dilip Abhimanyu Joshi & Mr. Prashant Jadhav.
Architect – Mr. Tibin Tonson Thomas (Decon Associates), Dombivali (E).
Structural Engineer – Mr. Rajesh Thakare, Dombivali.

With reference to your application dated 22/04/2022 & dated 23/11/2022 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Survey No. 88, Hissa No. 6 & 7, Mauje Sonarpada, Situated at Dombivali (East), the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.



Office No. KDMC/TPD/BP/27 Village/2022-23/26.

Office Stamp

Date : 19/12/2022.

Yours faithfully,

for Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.



क.ल.न.-५	
दस्त क्र. १२४११	२०२४
KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN	

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

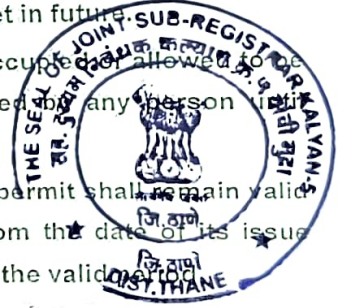
APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
 Mr. Arun Namdev Patil & Others.
 P.O.A. - M/s. G.L.S. Infrastructure through
 Mr. Dilip Abhimanyu Joshi & Mr. Prashant Jadhav.
 Architect – Mr. Tibin Tonson Thomas (Decon Associates), Dombivali (E).
 Structural Engineer – Mr. Rajesh Thakare, Dombivali.

With reference to your application dated 31/03/2023 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Survey No. 88, Hissa No. 6 & 7, Mauje Sonarpada, Situated at Dombivali (East), the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.



Office No. KDMC/TPD/BP/27 Village/2022-23/26/107.

Office Stamp

Date : 05/06/2023.

Yours faithfully,

[Signature]

for Assistant Director of Town Planning
 Kalyan Dombivali Municipal Corporation, Kalyan.



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 12451/2024

नोदणी :

Regn:63m

गावाचे नाव : सोनारपाडा

विनिष्ठाचा प्रकार

करारनामा

4000000

मोबदला

2046500

बाजारभाव(भाडेपट्टयाच्या बतितपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मौजे सोनारपाडा,ता.कल्याण,जि.ठाणे येथील सव्हे नं.88,हिस्सा नं.6,सव्हे नं.88,हिस्सा नं.7 या मिळकतीवरील साई ड्रिम वन या प्रोजेक्ट मधील मनफर्नावर बिल्डींग,अपार्टमेंट/सदनिका नं.509,पाचवा मजला,क्षेत्र 37.00 चौ.मी.(कारपेट)+ 6.00 चौ.मी. (कारपेट)वाल्कनी((Survey Number : स.नं.88/6, 88/7 ;))

1) 37.00 चौ.मीटर

क्षेत्रफळ

आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1) नाव:-मेसर्स जी.एल.एस.इन्फ्रास्ट्रक्चर्स भागीदारी संस्था तर्फे भागीदार- दिलीप अभिमन्यू जोशी तर्फे कबुली जबाबाकरिता राजु भगवान म्हात्रे वय:-50; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ऑफीस पत्ता-फ्लॉट नं: डी/602, साकार रेसिडेन्सी, डोंबिवली पू., ता.कल्याण,जि.ठाणे , ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AAVFG4902E

दस्तावेज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता.

1) नाव:-सूरज प्रभु शिंगे वय:-32; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: रा.रुम नं.147, नेहरु नगर, पाईप लाईन, एच.पी.पेट्रोल पंपाच्या मागे, सहार व्हिलेज, सहार पी.अॅण्ड टी.कॉलनी, अंधेरी पू., मुंबई-99, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-DKKPS4871Q

दस्तावेज करून घेणा-या पक्षकारांचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा असल्यास,प्रतिवादिचे नाव व पत्ता

2) नाव:-प्रभू मेघाप्पा शिंगे वय:-53; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: रा.रुम नं.147, नेहरु नगर, पाईप लाईन, एच.पी.पेट्रोल पंपाच्या मागे, सहार व्हिलेज, सहार पी.अॅण्ड टी.कॉलनी, अंधेरी पू., मुंबई-99, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-CERPS2485G

दस्तावेज करून दिल्याचा दिनांक

26/08/2024

दस्त नोदणी केल्याचा दिनांक

26/08/2024

अनुक्रमांक,खंड व पृष्ठ

12451/2024

बाजारभावाप्रमाणे मुद्रांक शुल्क

280000

बाजारभावाप्रमाणे नोदणी शुल्क

30000

पेग

सह. दुय्यम निबंधक, वर्ग-२
कल्याण क्र.५

मनामाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद

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

