

करल ४
 20380 210 84
 and enforced in accordance with
 the Mumbai Courts will have the

31. 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 and the Mumbai Courts will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

First Schedule Above Referred to
 Description of the freehold land

All that piece and parcel of land bearing CTS no. 210/38 measuring 800 sq. mtrs. area lying and situated at Village Bhandup, Taluka Kurla, Mumbai Suburban District.

Second Schedule Above Referred to
 Common areas and facilities.

Third Schedule Above Referred to
 Description of Flat

A Flat bearing No.903 of the type 356 sq. ft of carpet area admeasuring 33.07 sq. metres on 9th floor in the building known as "SAINATH RESIDENCY" constructed on the Plot of land as stated in the First Schedule hereinabove.

SIGNED AND DELIVERED BY THE
 WITHIN NAMED Allottee:
 (Including joint buyers)

(1) MRS. MANDA MANOJ CHAVAN
 PAN NO: ACTPC8258M

) Manda
)



in the presence of
 WITNESSES:

1. Name Signature Mahesh Mungkar
2. Name Signature Sagar Chavan



Surendra Sawant	Chintesh Jain	Susmit More	Manda Chavan

391/20340

पावती

Thursday, September 05, 2024

6:41 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: भांडुप

पावती क्र.: 21783

दिनांक: 05/09/2024

दस्तऐवजाचा अनुक्रमांक: करल4-20340-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मंदा मनोज चव्हाण

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

एकूण:

रु. 31900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:00 PM ह्या वेळेस मिळेल.

सह हुद्दक निवडक कुर्ती - 4

बाजार मुल्य: रु. 5107081.77 /-

मोबदला रु. 6810280/-

भरलेले मुद्रांक शुल्क : रु. 340600/-

सह हुद्दक निवडक क्र. २
कुर्ती - ४, मंडळ तक्रार जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 1900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924053913020 दिनांक: 05/09/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007817706202425E दिनांक: 05/09/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank

2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

मूळ दस्त परत मिळाला

CHALLAN
MTR Form Number-6



MH007817706202425E		BARCODE		Date	04/09/2024-17:50:51	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
Office Name KRL4_JT SUB REGISTRAR KURLA NO 4				PAN No.(If Applicable)			
Location MUMBAI				Full Name		MANDA MANOJ CHAVAN	
Year 2024-2025 One Time				Flat/Block No.		करल ४ FLAT NO. 903 9TH FLOOR SAINATH	
Account Head Details				Premises/Building		20300 3 ey RESIDENCY	
0063301 Registration Fee		Amount In Rs.		Road/Street		LAKE ROAD	
		30000.00		Area/Locality		BHANDUP WEST, MUMBAI	
				Town/City/District			
				PIN		0 0 7 8	
				Remarks (If Any)		SecondPartyName=SAINATH BUILDCO	
				Amount In		Thirty Thousand Rupees Only	
		30,000.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332024090419074	2887418822
DD No.				Bank Date	RBI Date	04/09/2024-17:51:22	Not Verified with RBI
Bank				Bank-Branch		IDBI BANK	
Branch				Scroll No. , Date		Not Verified with Scroll	



Challan ID : Mobile No. : 7039411234
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हा केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यांसाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यांसाठी सदर चलन लागू

Handwritten signature



AGREEMENT FOR SALE

Handwritten signatures and initials, including 'Mandooj' and 'Ch'.

This Agreement made at Mumbai on this 05th day of September in the year **Two Thousand and Twenty Four** between **M/s. SAINATH BUILDCON**, a registered Partnership firm duly constituted under the provisions of Indian Partnership Act 1932, having its office at Shop No. 4, Aditi Apartment, Mithagar Road, Mulund (East), Mumbai - 400 081, having PAN No. **ACRFS2431C**, through its Partners (1) **Shri. Surendra Chandrakant Sawant** (2) **Shri. Chintesh Sanjay Jain** 3) **Shri Susmit Sudhakar More** hereinafter referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners for the time being of the said firm M/s. Sainath Buildcon, their survivors or survivor and the heirs, executors and administrators of such last survivor) of One Part, AND

(1) **Mrs. Manda Manoj Chavan** aged about **54** years, having PAN No. **ACTPC8258M** Indian Inhabitants, residing at **B/601, Marigold, Meridian, Lake Road, Near Bhandup Police Station, Bhandup West, Mumbai-400078**. hereinafter referred to as the "ALLOTTEES/PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and includes his/her/their, heirs, executors, administrators and legal representatives) of the Other Part.

WHEREAS:

Surendra Sawant	Chintesh Jain	Susmit More	Manda Chavan





करल ४

20380 E ५

Pursuant to the Deed of Conveyance dated 26th October, 1994 duly executed by and between (1) Smt. Janabai Ramchandra Gawand, (2) Shrikant Ramchandra Gawand, (3) Mrs. Vasanti Shrikant Gawand, (4) Shrikant Gawand, (5) Nikhil Shrikant Gawand, Nos. 4 & 5 then minors below age of 18 years by their father and natural guardian the said Shrikant Ramchandra Gawand, (6) Smt. Suman Chandrakant Gawand, (7) Kumari Sujila Chandrakant Gawand, (8) Kumari Gauri Chandrakant Gawand, (9) Shashank Chandrakant Gawand, (10) Vijay Ramchandra Gawand, (11) Mrs. Leela Vijay Gawand, (12) Ajay Ramchandra Gawand, (13) Mrs. Nirupa Ajay Gawand, (14) Sujay Ajay Gawand, (15) Kumari Sanchita Ajay Gawand, Nos. 14 and 15 then minors below the age of 18 years by their father and natural guardian the said Ajay Ramchandra Gawand, (16) Mrs. Mangala Pandharinath Thakur, (17) Mrs. Sushila Ramchandra Patil, (18) Mrs. Shobha Narayan Patil, (19) Mrs. Pramila Pandurang Patil and (20) Mrs. Smita Ramesh Thakur, as the Vendors therein and Mr. Jagjeet Singh Sachdev son of Late Gian Singh Sachdev as the Purchaser therein, duly stamped and registered with the Sub Registrar of Assurances at Bombay vide Registration No. BBJ/1751 of 1994 in respect of the property more particularly described in the First Schedule hereunder written, (hereinafter referred to as the said Property) the said Vendors jointly sold, transferred, conveyed and assigned the said property more particularly described in the First schedule hereunder written unto the said Purchaser therein.

2. Pursuant to the Deed of Conveyance dated 25th July, 2017 duly executed by and between Mr. Jagjeet Singh Sachdev as the Owner/Vendor therein and M/s. Sainath Buildcon, a partnership firm represented through its partners (1) Shri Sudhakar Amrut More, (2) Shri Surendra Chandrakant Sawant and (3) Shri Chinteshkumar S. Jain as the Purchasers therein (Promoters herein) duly stamped and registered vide Document Registration No. KRL-1/7361 of 2017 registered on 25th July, 2017 in respect of the said property, the said Mr. Jagjeet Singh Sachdev sold, transferred, conveyed and assigned all ownership rights, title and interest in respect of the said property more particularly described in the First schedule hereunder written free from all encumbrances to the said M/s. Sainath Buildcon for consideration and upon the terms and conditions more particularly set out therein.

3. Pursuant to the Deed of Rectification dated 16th July, 2018 duly executed by and between Mr. Jagjeet Singh Sachdev as the Owner/Vendor therein and M/s. Sainath Buildcon, a partnership firm represented through its partners (1) Shri Sudhakar Amrut More, (2) Shri Surendra Chandrakant Sawant and (3) Shri

Surendra Sawant	Chintesh Jain	Susmit More	Manda Chavan
			

करल ४
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Chinteshkumar S. Jain as the Purchasers therein duly stamped and registered vide Document Registration No. KRL-1/7361 of 2017 registered on 25th July, 2017 in respect of the abovementioned property, rectification was carried out thereby correcting certain mistakes in the said Deed of Conveyance dated 25th July 2017.



4. Pursuant to the said Deed of Conveyance dated 25th July, 2017 and the said Deed of Rectification dated 16th July, 2018, both duly stamped and registered with the concerned Sub-Registrars of Assurances, the name of M/s. Sainath Builders is duly recorded vide entry dated 13.08.2017 in the Property Card issued by the City Survey Office in respect of the said property (hereinafter referred to as "the project land").
5. AND WHEREAS thus the Promoters herein are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;
6. AND WHEREAS the Promoter is in possession of the project land.
7. AND WHEREAS the Promoter has proposed to construct on the project land a building consists of Ground + 18 upper floors.
8. AND WHEREAS the Allottee is offered an **Apartment bearing number 903 on the 9th floor**, (herein after referred to as the said "Apartment") in the Building called SAINATH RESIDENCY (herein after referred to as the said "Building").
9. AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
10. AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai bearing No. P51800051943; authenticated copy is attached in Annexure 'A';
11. AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

Surendra Sawant	Chintesh Jain	Susmit More	Manda Chavan

सूची क्र.2

दुयम निवाक : सह दु.नि. कुर्ला 4

दरम क्रमांक : 20340/2024

नोंदणी

Regn-63m

गावचे नाव : भांडुप	क्रमांक
करारनामा	6810280
5107081.77	
1) पालिकेचे नाव मुंबई मनपा इतर वर्णन : सदनािका नं. फ्लॉट नं. 903, माळा नं. 9 वा मजला, इमारतीचे नाव: साईनाथ रिसिडेन्सी, ब्लॉक नं. लेक रोड, रोड : भांडुप पश्चिम मुंबई - 400078, इतर माहिती: एकुण क्षेत्रफळ 356 चौ. फुट. रेश कारपेट म्हणजेच 33.07 चौ. मी. रेश कारपेट सि टी एस नं. 210/38-ए/2, व्हिलेज भांडुप शासन आदेश क्रमांक मुद्रांक - 2021/ अली स. क्र. 12/ प्रकरण क्रमांक 107/एम -1(धोरण), दिनांक 31/03/2021 अन्वये महिला खरेदीकरता 1% मुद्रांक शुल्काची सवलत देण्यात आलेली आहे. (C.T.S. Number : 210/38-A/2 .))	
1) 356 चौ.फुट	
1) नाव:-साईनाथ विल्डकॉन चे पार्टनर्स सुरेंद्र चंद्रकांत सावत तर्फे कबुलीजबाबाकरिता मुखत्यार म्हणून विनोद कृष्णा पेजे वय:-43; पत्ता:-प्लॉट नं. शॉप नं. 4, माळा नं. -, इमारतीचे नाव: अदिती अपार्टमेंट, ब्लॉक नं. मिठागर रोड, रोड नं. मुलुड पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं.-ACRFS2431C	
2) नाव:-साईनाथ विल्डकॉन चे पार्टनर्स चीन्तेश संजय जैन तर्फे कबुलीजबाबाकरिता मुखत्यार म्हणून विनोद कृष्णा पेजे वय:-43; पत्ता:-प्लॉट नं. शॉप नं. 4, माळा नं. -, इमारतीचे नाव: अदिती अपार्टमेंट, ब्लॉक नं. मिठागर रोड, रोड नं. मुलुड पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं.-ACRFS2431C	
3) नाव:-साईनाथ विल्डकॉन चे पार्टनर्स सुस्मित सुधाकर मोरे तर्फे कबुलीजबाबाकरिता मुखत्यार म्हणून विनोद कृष्णा पेजे वय:-43; पत्ता:-प्लॉट नं. शॉप नं. 4, माळा नं. -, इमारतीचे नाव: अदिती अपार्टमेंट, ब्लॉक नं. मिठागर रोड, रोड नं. मुलुड पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं.-ACRFS2431C	
1) नाव:-मंदा मनोज चव्हाण वय:-54; पत्ता:-प्लॉट नं. फ्लॉट नं. बी/601, माळा नं. -, इमारतीचे नाव: मेरीगोल्ड मेरिडियन, ब्लॉक नं. लेक रोड, भांडुप पोलिस स्टेशन जवळ, रोड नं. भांडुप पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं.-ACTPC8258M	
05/09/2024	
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(i) within the limits of any Municipal Corporation or any Cantonment area annexed to
ii.