

388/10198

Wednesday, July 13, 2022

10:43 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 10930 दिनांक: 13/07/2022

गावाचे नाव: दहिसर

दस्तावेजाचा अनुक्रमांक: बरत-5-10198-2022

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: विजय चंद्रकांत राणे

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 500.00
पृष्ठांची संख्या: 25	

एकूण:	रु. 30500.00
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आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:02 AM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली

बाजार मूल्य: रु.6262000/-

मोबदला रु.7000000/-

भरलेले मुद्रांक शुल्क : रु. 420000/-

सह दु.नि.का-बोरीवली व.
भुंदाई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1307202200510 दिनांक: 13/07/2022

बँकेचे नाव व पत्ता:

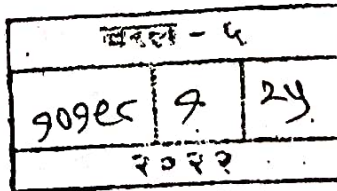
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004254119202223M दिनांक: 29/06/2022

बँकेचे नाव व पत्ता:

Home

Print



2022.10:27:21 AM
पानाचे एकूण मीटर
बांधीव Rs.128550/-
काचे



CHALLAN
MTR Form Number-6



RN: MH004254119202223M BARCODE: 8 1011 800100 00 1110 1100 0000 0000 0000 Date: 29/06/2022-23.37.17 Form ID: 25.2

Department: Inspector General Of Registration		Payer Details			
Type of Payment: Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment: Registration Fee		PAN No. (If Applicable)			
Rec Name: BRLS_JT SUB REGISTRAR BORIVALI S		Full Name		MR VIJAY CHANDRAKANT RANE AND OTHER	
Location: MUMBAI		Flat/Block No.		801 AAVASS CLASSIC BLDG	
Year: 2022-2023 One Time		Premises/Building			
Account Head Details		Amount in Rs.		Road/Street	
30045501 Stamp Duty		420000.00		Y T ROAD DAMISAR WEST	
30063301 Registration Fee		30000.00		Area/Locality	
				MUMBAI	
				Town/City/District	
				PIN	
				4 0 0 0 0 8	
		Remarks (If Any)			
		Signatures/Names: CHANDRAKANT BHEN MANSUKHLAL CHAUHAN AND OTHER-			
		Amount in Words		Four Lakh Fifty Thousand Rupees Only	
		4,50,000.00			

Payment Details: IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	68103330222083014257	713177199
Cheque/DD No.		Bank Date	RBI Date	30/06/2022-15.26.08	01/07/2022
Name of Bank		Bank Branch		IDBI BANK	
Name of Branch		Serial No., Date		100, 01/07/2022	

Document ID: 0000000000
 Note: This challan is valid for document registration at the Sub Registrar office only. No other use is permitted.
 This document is generated by the system and is not a receipt. It is valid for 30 days from the date of generation.

Validity unknown

Digital signed
 VIRTUAL TREASURY
 MUMBAI 03
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 REASON: Q1AS
 DOR: 13/07/2022

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 2022

No.	Defacement Date	Userid	Defacement Amount
(S)-388-10198	13/07/2022-10:43:26	IGR194	30000.00
(S)-388-10198	13/07/2022-10:43:26	IGR194	420000.00
Total Defacement Amount			4,50,000.00



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D Chauhan

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered at Mumbai on this 13th day of July, 2022.

BETWEEN

1) MRS. DAMAYANTIBEN MANSUKHLAL CHAUHAN, AND
2) MR. MANSUKHLAL RAMUBHAI CHAUHAN both adults, Indian Inhabitants, having address as Flat No. 901, on 9th Floor, "AAVASS CLASSIC", situated at Yashwantrao Tawade Road, Dahisar (West), Mumbai - 400 068., hereinafter referred to as "THE SELLERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include heirs, legal representatives, executors, administrators and assignees) OF THE FIRST PART;

AND

1) MR. VIJAY CHANDRAKANT RANE, AND 2) MRS. ANJALI VIJAY RANE both adults, Indian Inhabitants, having address as Flat No. 601, Sunrise, Rajaram Tawade Road, Near Dahisar Railway Station, Dahisar (West), Mumbai - 400 068., hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include heirs, legal representatives, executors, administrators and assignees) OF THE SECOND PART;

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D Chauhan

WHEREAS by an Agreement for Sale dated 5th December, 2014 made and entered into between M/S. M. K REALTORS, THROUGH ITS AUTHORISED PARTNER therein referred to as "the Developer" of the one part and 1) MRS. DAMAYANTIBEN MANSUKHLAL CHAUHAN, AND 2) MR. MANSUKHLAL RAMUBHAI CHAUHAN therein called "the Purchasers" of the other part, wherein they had purchased and acquired Residential Flat on ownership basis viz. Flat No. 901, on 9th Floor, admeasuring about 416 Sq. Fts. Carpet Area, in the Building known as "AAVASS CLASSIC", situated at Yashwantrao Tawade Road, Dahisar (West), Mumbai - 400 068., more particularly described in the schedule hereunder written (hereinafter referred to as "the said Flat") at or for the price and upon the terms and conditions therein contained therefore took the vacant and peaceful possession of the said Flat and become an absolute owners of the said Flat. The said Agreement for Sale is registered under Serial No. BRL-2/8838/2014 dated 05/12/2014.

AND WHEREAS the developer, has got sanctioned all the necessary permissions and plans under file no. SRA/ENG/2682/RN/PL/AP having Commencement Certificate dated 29/3/2014. The Building is comprising of Ground + 19 Upper Floors with lift. The said society is not yet formed by the developer and Occupation Certificate is not yet received from concern authority. The Developer has issued NOC to sale the said flat.

AND WHEREAS the Sellers herein has agreed to sell and transfer and the Purchaser have agreed to purchase and acquire all rights, title and interest of the Sellers in the said Flat with all legal consequences including the right of occupation of the said Flat in the said building for a total consideration of Rs. 70,00,000/- (Rupees Seventy Lakhs Only).

AND WHEREAS the Parties hereto has agreed to reduce into writing the Terms and Conditions on which the Sellers has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire the right, title and interest of the Sellers in the said Flat including the entire interest of the Sellers in the said flat of the Building;

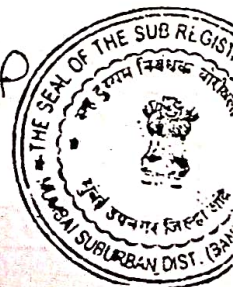
NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

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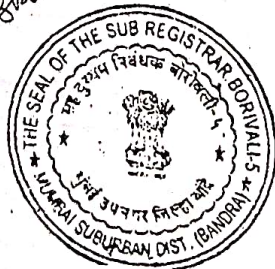
Handwritten signature: *[Signature]*

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1. The Sellers hereby agree to sell and transfer unto the Purchaser and the Purchaser hereby agree to purchase and acquire all the right, title and interest of the Sellers in the said Flat No. 901, on 9th Floor, admeasuring about 416 Sq. Fts. Carpet Area, in the Building known as "AAVASS CLASSIC", situated at Yashwantrao Tawade Road, Dahisar (West), Mumbai - 400 068., alongwith the benefits of sinking fund standing credited to the account of the Sellers in the books of the said developer and other deposits with the local authority and all the rights of the Sellers as to the use, occupation and enjoyment and ownership of the said Flat in the said Building for a total consideration of Rs. 70,00,000/- (Rupees Seventy Lakhs Only) to be paid by the Purchaser to the Sellers in the manner hereinafter mentioned.

2. The said consideration will be paid by the Purchaser to the Sellers as follows: that is to say;
 - a) An amount of Rs. 14,30,000/- (Rupees Fourteen Lakhs Thirty Thousand Only) has been paid on or before execution of this agreement for sale as token/earnest money from own funds; (the payment and receipt whereof the Sellers hereby will admit and acknowledge and acquit, release and discharge the Purchaser from the payment and receipt thereof and every part thereof);
 - b) Another sum of Rs. 70,000/- (Rupees Seventy Thousand Only) payable by the Purchaser to the Sellers is the deducted as tax deduction at source @ 1% being part consideration and said TDS to be deposited by the Purchaser as per Section 194IA of the Income Tax Act and the same shall be deemed to be received by the Sellers herein and the Purchaser shall deposit the said TDS and shall produce the TDS certificate to the Sellers within 30 days.
 - c) And further balance amount of Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only) payable by the Purchaser to the Seller within (30) days from the date of registration of this Agreement for Sale by way of housing loan from Bank or any Financial Institutions. The Sellers have agreed to co-operate to handover the original title documents on date of disbursement of loan by the bank directly and to obtain bank mortgage NOC and required documents of the building from the developer as and when required by the purchaser to complete the formalities of loan disbursement process through their bank.



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[Signature]

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d) Hence the total consideration of the said Flat is Rs. 70,00,000/- (Rupees Seventy Lakhs Only).

3. The Sellers hereby declare and covenant with the Purchaser that the said Flat is free from all encumbrances and that the Sellers has full right, title and interest in the said Flat and has full right and authority to assign and transfer her entire interest in the said Building including the said Flat to the Purchaser.

4. The Sellers has represented to the Purchaser and hereby declares that:-

- a. that the said Flat is free from all encumbrances.
- b. that notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Sellers or any person or persons lawfully or equitably claiming by, from, through, or in trust for them, the Sellers have full right, power and absolute authority to sell or transfer to the Purchaser the said Flat and right, title and interest in the said Building and that the Sellers has not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said Flat by the Sellers may be rendered illegal and/or unauthorized for any reason or on any account.
- c. prior to the execution of these presents, the Sellers has not entered into any Agreement for sale or otherwise for transferring Sellers right, title and interest in respect of the said Flat;
- d. there are no proceedings pending in any Court of Law or other Authorities of Government, concerning, touching or affecting the said Flat;
- e. the Sellers has duly observed and abided all the rules, regulations and by-laws of the said Building;
- f. the Sellers has not taken or accepted any earnest money from any third party in respect of the said Flat.

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The Sellers hereby undertake to do and to execute all acts, deeds, matters and things as are or may be necessary, proper or expedient for the purpose of fully and effectually transferring the said Flat of the said Building to and in favour of the Purchaser in the record of the said Building to enable the Purchaser to has and to hold the said Flat absolutely and entitled for issuable shares as and when society is formed and registered.

THE SCHEDULE OF THE PROPERTY:-

ALL THAT piece and parcel of Residential Flat No. 901, on 9th Floor, admeasuring about 416 Sq. Fts. Carpet Area, in the Building known as "AAVASS CLASSIC", situated at Yashwantrao Tawade Road, Dahisar (West), Mumbai - 400 068., bearing CTS No. 692 and 692/1 to 19, at Village- Dahisar, Taluka-Borivali and Registration Sub-District and District Mumbai City and Mumbai Suburban District.

IN WITNESS WHEREOF the parties hereto has hereunto set and subscribed their respective hands on the day and the year first hereinabove stated.

SIGNED AND DELIVERED by the)

withinnamed "THE SELLERS")

1)MRS. DAMAYANTIBEN MANSUKHLAL CHAUHAN) *M Chauhan*

PAN NO.AATPC9410D)



2) MR. MANSUKHLAL RAMUBHAI CHAUHAN)

PAN NO.AAOPC9959J)

Mansukhlal Chauhan



in the presence of:

1. *[Signature]*

2. *[Signature]*



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SIGNED AND DELIVERED by the
withinnamed " THE PURCHASER"

1)MR. VIJAY CHANDRAKANT RANE

PAN NO. AHZPR0436K



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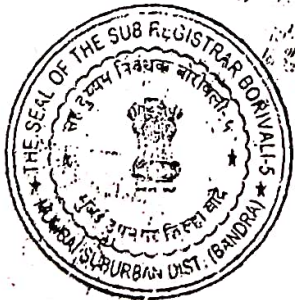
2) MRS. ANJALI VIJAY RANE

PAN NO. AZZPM6225B

in the presence of:

- 1.
- 2.

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Auxiliary 4



SLM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2682/RN/PL/AP '29 MAR 2014'
COMMENCEMENT CERTIFICATE

SALE BLDG.

TO,
M/s. M. K. Realtors,
10/71, 7th Floor,
Arun Chambers, Next to A.C. Market,
Tardeo, Mumbai 400 034.

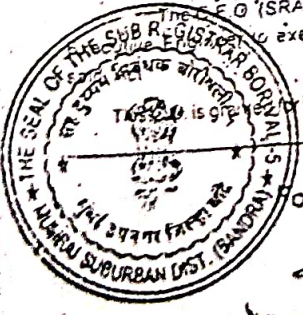
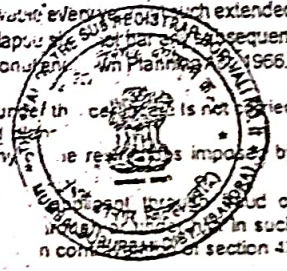
Sir, With reference to your application No. 1326 dated 11/08/2011 for Development Permission and grant of Commencement Certificate under section 44 & 59 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S. No. 692, 692/1 to 19 _____

of village Dahisar T.P.S. No. _____
ward R/North Situated at Yashwant Rao Tawade Road, Dahisar (West),
Mumbai 400 068.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/2361/RN/PL/LOI dt. 19/07/2013
IDA U/R No. SRA/ENG/2682/RN/PL/AP dt. 19/07/2013

and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road width line shall form part of the Public Street.
- 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.
- The Commencement Certificate/Development permission shall remain valid for _____ year from the date of its issue.
- However the construction work should be commenced within three months _____ in the date of its issue.
- 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.
- If construction is not commenced this Commencement Certificate is renewable every _____ such extended period shall be in no case exceed three years provided further that such lapses shall be subject to subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) 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 plan.
(b) Any of the condition subject to which the same is granted or any of the conditions imposed by the C.E.O. (SRA) is contravened or not complied with.
(c) The C.E.O. (SRA) is satisfied that the same was obtained by misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The C.E.O. (SRA) has appointed Shri. A. S. Rao बर्मल - २/
to exercise his powers and functions of the Planning Authority under section 45 of the
work up to Plinth Level and

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For M. K. REALTORS बर्मल - 4
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For and on behalf of Local Authority
The Slum Rehabilitation Authority
Shri. A. S. Rao
Executive Engineer (SRA) W.S.
FOR
CHIEF EXECUTIVE OFFICER
(SLM REHABILITATION AUTHORITY)

No. SRA/Eng/2682/RN/PL/AP 24 DEC 2014

This c.c. is further extended for 9th upper floor as per approved plan dt. 19/07/2013

[Signature]
Executive Engineer
Slum Rehabilitation Authority

No. SRA/Eng/2682/RN/PL/AP

16 DEC 2016

This c.c. is Re-endorsed and further extended for GR + 1st + 16th upper floor as per amended approved plan dt. 01/01/2016

[Signature]
Executive Engineer
Slum Rehabilitation Authority

No. SRA/Eng/2682/RN/PL/AP 13 JAN 2017

This c.c. is further extended only for R.O.C. 17th to 19th (pt) upper floor including C.H.T. M.R. as per Approved amended plan dt. 11/1/2016

[Signature]
13/1/17
Executive Engineer
Slum Rehabilitation Authority



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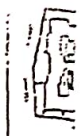


फ. नं. ... र. सं.

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PROGRAM - A
Slum Rehabilitation Authority

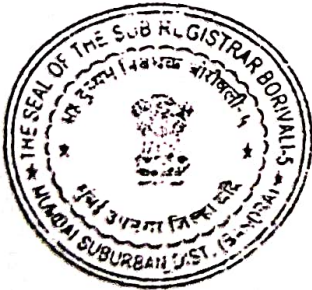


दुय्यम निबंधक : सह दु.नि. बोरीवली 5
दस्त क्रमांक : 10198/2022
नोंदणी :
Regn:63m

(1) विवेकाचा प्रकार	कारणामा	गावाचे नाव : दहिसर
(2) मोबदला	7000000	
(3) बाजारमाग्यां (माडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करणे)	6262000	
(4) हु-मापन, पोटहिस्सा व धरकामांक (असल्यास)		1) पालिकेचे नाव: मुंबई मनपा इतर बर्णन : सदनिका नं: 901, माळा नं: 9, इमारतीचे नाव: आवास क्लासिक बिल्डिंग, ब्लॉक नं: दहिसर पश्चिम मुम्बई 400068, रोड : यशवंतराव तावडे रोड PUI: RN0503430060025 ((C.T.S. Number : 692 and 692/1 to 19 ;))
(5) क्षेत्रफळ		1) 46.39 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		1): नाव:-दमयंतीबेन मनसुखलाल चौहान वय:-68; पत्ता:-प्लॉट नं: 901, माळा नं: 9, इमारतीचे नाव: आवास क्लासिक बिल्डिंग, ब्लॉक नं: दहिसर पश्चिम, रोड नं: यशवंतराव तावडे रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AATPC9410D
(7) दस्तऐवज करून देणा-या/सिंहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.		2): नाव:-मनसुखलाल रामूभाई चौहान वय:-71; पत्ता:-प्लॉट नं: 901, माळा नं: 9, इमारतीचे नाव: आवास क्लासिक बिल्डिंग, ब्लॉक नं: दहिसर पश्चिम, रोड नं: यशवंतराव तावडे रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AAOPC9959J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:-विजय चंद्रकांत राणे वय:-42; पत्ता:-प्लॉट नं: 601, माळा नं: 6, इमारतीचे नाव: सनराइज बिल्डिंग, ब्लॉक नं: दहिसर पश्चिम, रोड नं: राजाराम टावडे रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AHZPR0436K
(9) दस्तऐवज करून दिल्याचा दिनांक	13/07/2022	2): नाव:-अंजली विजय राणे वय:-42; पत्ता:-प्लॉट नं: 601, माळा नं: 6, इमारतीचे नाव: सनराइज बिल्डिंग, ब्लॉक नं: दहिसर पश्चिम, रोड नं: राजाराम टावडे रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AZZPM6225B
(10) दस्त नोंदणी केल्याचा दिनांक	13/07/2022	
(11) मसुदाक्रमांक, खंड व पृष्ठ	10198/2022	
(12) बाजारमाग्याप्रमाणे मुद्रांक शुल्क	420000	
(13) बाजारमाग्याप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		

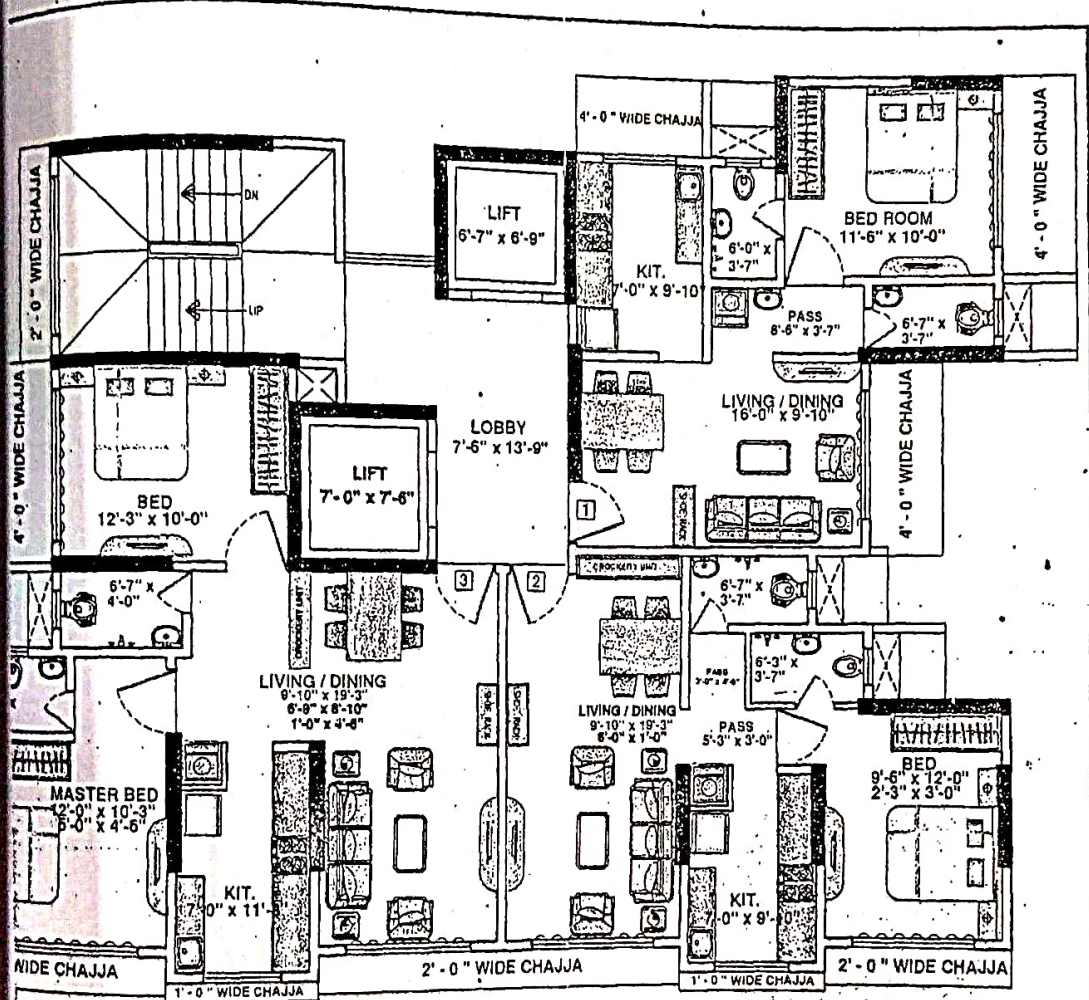
मुल्यांकासाठी विचारात घेतलेला तपशील:-

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



दस्ता सोबत दिलेली प्रत

सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा



← MAIN ROAD →

TYPICAL FLOOR PLAN 9th FLOOR PLAN

AREA :-	Project Name : Aavaas Classic.	
1 :- 665.00 SQ.FT.	LOCATION : 692/1 TO 19 NICHOLAS WADI YASHWANTRAO TAWDE RD. DAHISAR (W) MUMBAI NO : 406-0688	
2 :- 735.00 SQ.FT.	NAME OF FLR. PLAN : TYPICAL FLOOR PLAN (6TH TO 7TH, 9TH TO 14TH & 16TH TO 18TH)	
3 :- 1040.00 SQ.FT.		

For M. K REALTORS

Debarban

Sshah
Partne.

बाल - २/		
U3L	40	992
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