

14/11/2024 12:58:44 PM

एचएसडी/एचएसडी/एचएसडी

उपस्थित 00/1/00
एचएसडी/एचएसडी/एचएसडी

एचएसडी/एचएसडी/एचएसडी
एचएसडी/एचएसडी/एचएसडी

- अनु क्र. पंजीकरण के साथ व पता
1. माच संघात अर्जुनराम कानोडिया
पता: प्लॉट नं. - साळा नं. - इमारतीचे माच. नं/304, बी माई कुवा
को. ऑफ. डी. सीमा. नि. सवाब गेट, भाईर पु. टाणे, जिल्हा नं. -
गेज नं. - महागट, टाणे.
पिन संख्या: AM, PK0530A
 2. माच. मोहित संघात कानोडिया
पता: प्लॉट नं. - साळा नं. - इमारतीचे माच. नं/304, बी माई कुवा
को. ऑफ. डी. सीमा. नि. सवाब गेट, भाईर पु. टाणे, जिल्हा नं. -
गेज नं. - महागट, टाणे.
पिन संख्या: JKPK1286A
 3. माच. मे. मचवी प्रिमापनेम डी. नि. जे. सवालक बी. लेवेक मचवी
डॉन्डा मुके कु. मु. मचपुन मचपुन डोंडने
पता: प्लॉट नं. - साळा नं. - इमारतीचे माच. फिज वेव्हर्न, माचवा
मचवा, 9 इकागीमन सीमावी माच., पॉर्ट मुबई, जिल्हा नं. - गेज नं.
- महागट, मुबई.
पिन संख्या: AAACL0596D

पंजीकरण का प्रकार

विवरण	साक्षात्कार	एचएसडी/एचएसडी/एचएसडी
विवरण संख्या -52 मचधरी - 		
विवरण संख्या -27 मचधरी - 		
विवरण संख्या -49 मचधरी - 		

एचएसडी/एचएसडी/एचएसडी एचएसडी/एचएसडी/एचएसडी
शिका क्र.3 ची वेळ: 14 / 11 / 2024 12 : 53 : 48 PM

अंश:-
एचएसडी/एचएसडी/एचएसडी एचएसडी/एचएसडी/एचएसडी

अनु क्र. पंजीकरण के साथ व पता

1. माच. प्रेमलता संघात कानोडिया --
वय: 51
पता: भाईर पु. टाणे.
पिन संख्या: 401105
2. माच. मुवंबर जी. कानोडिया --
वय: 47
पता: कादिवली पु. मुबई.
पिन संख्या: 400107

साक्षात्कार

मचधरी	साक्षात्कार	एचएसडी/एचएसडी/एचएसडी
प्रेमलता		
मचधरी		

शिका क्र.4 ची वेळ: 14 / 11 / 2024 12 : 57 : 48 PM

Joint Sub Registrar, Thane 4

प्रमाणित करण्यात येते की,
दस्त क्र. 22499 / 2024 मध्ये
पाने आहेत
सदर दस्त पुस्तक क्र. 9 वा नोंदला

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Deface Number	Deface Date
1	GANGADHAR ARJUNRAM KANODIA	eChallan	10000502024111104893	MI-H010954845202425P	438500.00 SD	0006113153202425 14/11/2024
2		DHC		1124125015166	1400 RF	1124125015168D 14/11/2024
3	GANGADHAR ARJUNRAM KANODIA	eChallan		MI-H010954845202425P	30000 RF	0006113163202425 14/11/2024

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

दस्त क्र. 22499 / 2024



1. Verify Scanned Document for correctness through the official website of the Registrar (after scanning).
2. Get print immediately after registration.
For feedback, please write to us at feedback.isaria@gmail.com

22591/2024

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
HKPK1286A



नाम / Name
MOHIT GANGADHAR KANODIA

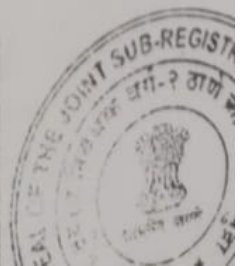
पिता का नाम / Father's Name
GANGADHAR ARJUNRAM KANODIA

जन्म तिथि / Date of Birth
22/03/1987

27032022

PAN Application Digitally Signed. Card Not Valid Unless Physically Signed

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11449/2028





भारत सरकार
GOVERNMENT OF INDIA



गंगाधर अर्जुनराम कानोदिया
Gangaadhar Arjunram Kanodia
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male



4988 0737 1447

आधार - सामान्य पाणसाचा अधिकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता ए-202, जुवामीता कॉ.ओ. हसग.सो.
सी.पी.कास रोड नं.5, मानिभद्रा नगर,
भायंदर पूर्व, भायंदर, ठाणे, भायंदर पूर्व,
महाराष्ट्र, 401105

Address: A-202, Suvasita
co.op.Hsg. Society, B.p.cross
Road no.5, Manibhdra Nagar,
Bhayander (East), Bhayander,
Thane, Bhayander (East),
Maharashtra, 401105

1947
1800 150 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bangalore 560 017

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दस्त क्र. 249/2028

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Mira Bhayandar Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. MBMC/PO/2024/APL/00017
Proposal Code MBMC-24-ENTRY-39960

Building Proposal Number - 259148
Date : 19/06/2024

- 3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system (if applicable)
- 4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal (if applicable)

*Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No MNP/NR/11/2023-24 Date 03/04/2023

Signature valid

Digitally signed by PURUSHOTTAM TANDHARRAO SHINDE
Date: 2024.06.19 16:21:57
Reason: Approved Certificate
Location: Mira Bhayandar Municipal Corporation
Project Code: MBMC-24-ENTRY-39960
Application Number: MBMC/PO/24/259148/46883
Proposal Number: 259148
Certificate Number: MBMC/PO/2024/APL/00017



Scan QR code for verification of authenticity.

Yours faithfully,
Assistant Director Town Planning,
Mira Bhayandar Municipal Corporation,

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दिनांक. 20/06/2024	
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53 Wards 06



Mira Bhayandar Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : MBMC/PO/2024/APL/00017
Proposal Code : MBMC-24-ENTRY-39960

Building Proposal Number - 258148
Date 19/06/2024

Building Name :	PLOT A BUILDING 3 WOOD(Mixed)	Floor :	LOWER GROUND - 0F(1357.35 Sq mt), 1ST FLOOR - 1F(1357.35 Sq mt), 2ND FLOOR - 2F(274.36 Sq mt), 3RD FLOOR - 3F(274.36 Sq mt), 4TH FLOOR - 4F(274.36 Sq mt), 5TH FLOOR - 5F(274.36 Sq mt), 6TH FLOOR - 6F(274.36 Sq mt), 7TH FLOOR - 7F(274.36 Sq mt), 8TH FLOOR - 8F(274.36 Sq mt), 9TH FLOOR - 9F(274.36 Sq mt), 10TH FLOOR - 10F(274.36 Sq mt), 11TH FLOOR - 11F(274.36 Sq mt), 12TH FLOOR - 12F(274.36 Sq mt), 13TH FLOOR - 13F(274.36 Sq mt), 14TH FLOOR - 14F(274.36 Sq mt), 15TH FLOOR - 15F(274.36 Sq mt), 16TH FLOOR - 16F(274.36 Sq mt), 17TH FLOOR - 17F(274.36 Sq mt), 18TH FLOOR - 18F(274.36 Sq mt), 19TH FLOOR - 19F(274.36 Sq mt), 20TH FLOOR - 20F(274.36 Sq mt), 21ST FLOOR - 21F(451.90 Sq mt), 22ND FLOOR - 22F(395.57 Sq mt), 23RD FLOOR - 23F(395.57 Sq mt), 24TH FLOOR - 24F(445.83 Sq mt), 25TH FLOOR - 25F(445.83 Sq mt), 26TH FLOOR - 26F(445.83 Sq mt), 27TH FLOOR - 27F(445.83 Sq mt)
Building Name :	PLOT A BUILDING 4 WOODS(Mixed)	Floor :	UPPER GROUND - 0F(645.84 Sq mt), 1ST FLOOR - 1F(0.00 Sq mt), 2ND FLOOR - 2F(274.36 Sq mt), 3RD FLOOR - 3F(274.36 Sq mt), 4TH FLOOR - 4F(274.36 Sq mt), 5TH FLOOR - 5F(274.36 Sq mt), 6TH FLOOR - 6F(274.36 Sq mt), 7TH FLOOR - 7F(274.36 Sq mt), 8TH FLOOR - 8F(274.36 Sq mt), 9TH FLOOR - 9F(274.36 Sq mt), 10TH FLOOR - 10F(274.36 Sq mt), 11TH FLOOR - 11F(274.36 Sq mt), 12TH FLOOR - 12F(274.36 Sq mt), 13TH FLOOR - 13F(274.36 Sq mt), 14TH FLOOR - 14F(274.36 Sq mt), 15TH FLOOR - 15F(274.36 Sq mt), 16TH FLOOR - 16F(274.36 Sq mt), 17TH FLOOR - 17F(274.36 Sq mt), 18TH FLOOR - 18F(274.36 Sq mt), 19TH FLOOR - 19F(274.36 Sq mt), 20TH FLOOR - 20F(274.36 Sq mt), 21ST FLOOR - 21F(451.90 Sq mt), 22ND FLOOR - 22F(395.57 Sq mt), 23RD FLOOR - 23F(395.57 Sq mt), 24TH FLOOR - 24F(445.83 Sq mt), 25TH FLOOR - 25F(445.83 Sq mt), 26TH FLOOR - 26F(445.83 Sq mt), 27TH FLOOR - 27F(445.83 Sq mt)

To,

i) Sanghvi Premises Private Limited,

S.NO. 102(51)/26, 88(69)/13, VILLAGE- MIRE, MAHAJANWADI, MIRAJ, DIST. THANE

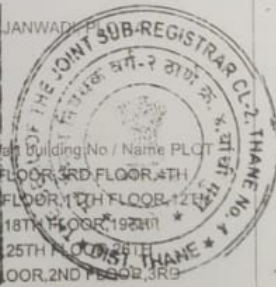
ii) ANIL MOTIRAMANI (Engineer)

Sir/Madam,

The PART development work / erection related to alteration in of building (Plot Building No / Name PLOT A BUILDING 3 WOOD (LOWER GROUND, UPPER GROUND, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR, 4TH FLOOR, 5TH FLOOR, 6TH FLOOR, 7TH FLOOR, 8TH FLOOR, 9TH FLOOR, 10TH FLOOR, 11TH FLOOR, 12TH FLOOR, 13TH FLOOR, 14TH FLOOR, 15TH FLOOR, 16TH FLOOR, 17TH FLOOR, 18TH FLOOR, 19TH FLOOR, 20TH FLOOR, 21ST FLOOR, 22ND FLOOR, 23RD FLOOR, 24TH FLOOR, 25TH FLOOR, 26TH FLOOR, 27TH FLOOR), PLOT A BUILDING 4 WOODS (UPPER GROUND, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR, 4TH FLOOR, 5TH FLOOR, 6TH FLOOR, 7TH FLOOR, 8TH FLOOR, 9TH FLOOR, 10TH FLOOR, 11TH FLOOR, 12TH FLOOR, 13TH FLOOR, 14TH FLOOR, 15TH FLOOR, 16TH FLOOR, 17TH FLOOR, 18TH FLOOR, 19TH FLOOR, 20TH FLOOR, 21ST FLOOR, 22ND FLOOR, 23RD FLOOR, 24TH FLOOR, 25TH FLOOR, 26TH FLOOR, 27TH FLOOR) Plot No -, Final Plot No -, City Survey No./Survey No./Khasara No./Gut No S.NO. 102(51)/26, 88(69)/13, Village- Mira S.NO.-11(76)/1, 2 Village-Mahajanwadi, Plot-A, Village Name/Mouje MIRE, MAHAJANWADI. Sector No -, completed under the supervision of Engineer. License No as per approved plan vide Permission No. MNP/INR/11/2023-24 Date 03/04/2023 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding

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ANNEXURE - 6



Maharashtra Real Estate Regulatory Authority CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F' [See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Sanghvi S3 Ecocity Woods, Plot Bearing / CTS / Survey / Final Plot No.: S No 102/26 and 88/13 Village Mire and S No 11/1/2 Village Mahajanwadi at Mira-Bhayandar (M Corp.), Thane, Thane, 401107* registered with the regulatory authority vide project registration certificate bearing No P51900006575 of

1. Sanghvi Premises Pvt. Ltd. having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400027.*

2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) 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 (I) of sub-section (2) of section 4 read with Rule 5;

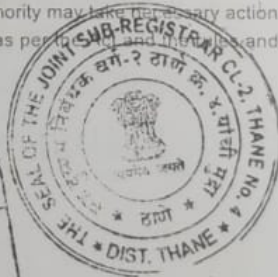
OR

That entire of the amounts to be realised hereinafter by me/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 up to 29/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- 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.



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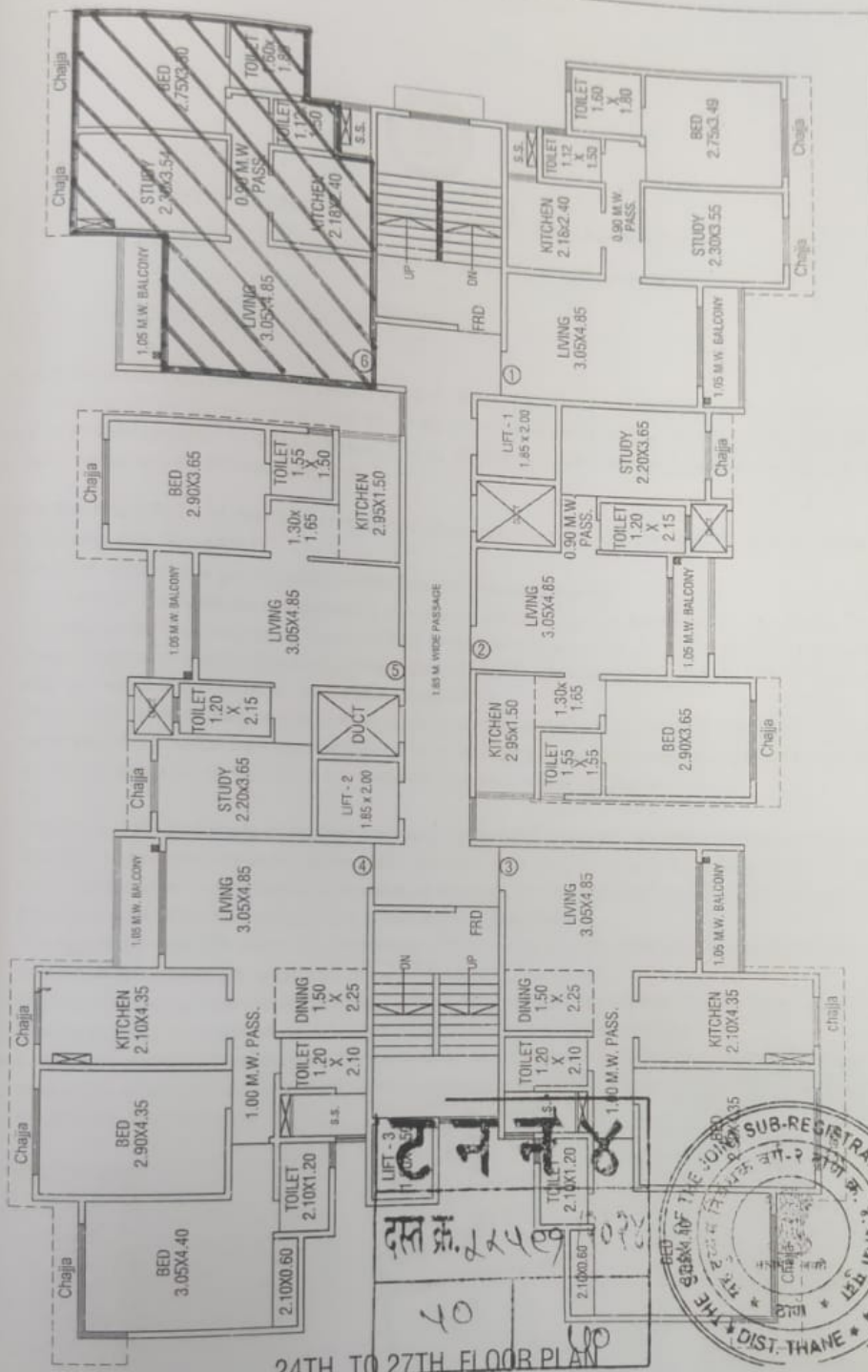


Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)

Date: 10/11/2023 15:11:51
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 10/11/2023
Place: Mumbai

ANNEXURE -5



24TH TO 27TH FLOOR PLAN

FLAT NO- 2606 ON 26TH FLOOR, IN "A" WING
 BLDG.NO- 4, S3 WOODS - SANGHVI S3 ECOCITY

For M/s. SANGHVI PREMISES PVT. LTD.

Director/Manager
[Signature]

[Signature]



दस्तावेज क्र. 22499
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(पु.)

G.O. (Genl) 2022 (7)

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

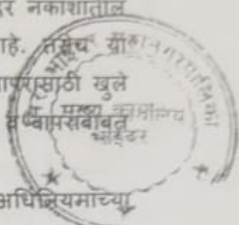


स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)
जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : ip@mbmc.gov.in

जा.क्र :- मनपा/नर 9449/2022 - 2023

दिनांक :- 29/01/2022

- 5) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत संपादन संबंधित आपली / धारकांची कोणताही हरकत असणार नाही.
- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदींना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- 7) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- 8) मालकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोहोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्या झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- 9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी खुली ठेवणे बंधनकारक राहिल.
- 10) इमारतीचे उद्वाहन, अग्निशमन तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- 11) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल. तसेच बांधकाम सुरु करतेवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाण्याची व्यवस्था करणे आपणावर राहिल.



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दस्त क्र. २२५९/२०२४

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)
जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbma.gov.in

जा.क्र :- मनपा/नर/ 9499/2022-2023

दिनांक :- 2



- 7) प्रस्तावाचे पर्यावरण विभागाकडील SIA/MH/MIS/226676/2021 दि.15/04/2022 अन्वये नाहरकत दाखला.
- 8) उप वन संरक्षक, ठाणे, वन विभाग यांचेकडील पत्र क्र.Desh/1/20/LND/ESZ/6844/2018-19 दि.14/03/2019

-: सुधारीत बांधकाम प्रारंभपत्र :- (सुधारीत नकाशे मंजूरीसह)

भुखंड प्रकार "ओ" (इमारत प्रकार-2,3,4), भुखंड प्रकार "बी" (इमारत प्रकार-1,2) व भुखंड प्रकार "सी" (इमारत प्रकार 1) च्या मर्यादेत

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विकास कार्य करण्यासाठी / प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका (मौजे - मिरा / महाजनवाडी सि.स.नं./सर्वे क्र./हिस्सा क्र. मौजे-मिरा, स.क्र.102(51)/26, 88(68) मौजे महाजनवाडी, स.क्र.11(76)/1.2 या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस आप खालील अटी व शर्तीचे अनुपालन होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- 1) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरता करण्याचा आहे.
- 2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोण बांधकाम करता येणार नाही.
- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची उपअधिकार अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखात प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर / दुस-या विकासकास अर्ज दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांध नकाशे व चर्टईकोत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.

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स.क्र. १५९९/२०२४
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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribe their respective hands on the day and year the first above written.

SIGNED, SEALED and DELIVERED
By the withinnamed "Promoters"
M/s. SANGHVI PREMISES PRIVATE LIMITED
Through its Director

MR. SHAILESH SANGHVI
In the presence of.....

M/s. Sanghvi Premises Private Limited



Director

SIGNED AND DELIVERED by the
withinnamed "Purchaser/s"

MR. GANGADHAR
ARJUNRAM KANODIA,
MR. MOHIT GANGADHAR
KANODIA



In the presence of.....

RECEIPT

RECEIVED on or before the day and the year first herein above written of and from the 'Purchaser/s' the sum of Rs. 12,00,758/- (Rupees TWELVE LAKH SEVEN HUNDREDS FIFTY EIGHT ONLY)

Only) in the following manner:

Cheque No.	Date	Bank / NEFT/RTGS UTR No.	Amount (INR)
RT42	07/09/24	425116801254	51,000
000200	12/09/24	BANK OF BARODA	50,000
000201	23/09/24	"	2,00,000
000204	14/10/24	"	2,00,000
000210	05/11/24	"	6,99,758
TOTAL			12,00,758

टन नं ४
दस्तावेज क्र. २५१९/२०२४
२५ ७०



WE SAY RECEIVED
For Sanghvi Premises Private Limited

Director

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दस्तावेज क्र. २५
२६

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

1. RECITALS TO FORM AN INTEGRAL PART:

The Recitals, Schedules and Annexures to this Agreement form an integral part of this Agreement and are not repeated in the operative part only for the sake of brevity and the same should be deemed to be incorporated in the operative part also as if the same were set out hereinafter and reproduced verbatim.

2. PROMOTERS TO CONSTRUCT THE PROPOSED BUILDING/S:

The Promoters shall construct and develop the Proposed Building/s and the structure/s as recited above, as sanctioned and/or as may be sanctioned hereafter by the concerned authorities (by virtue of entitlement of TDR and/or increase in the FSI or any additional FSI becoming available for consumption on the said Property as recited above or otherwise howsoever) on the said Property in accordance with the plans, designs, specifications approved by the Planning Authority and any other concerned local authorities and which may further be approved hereafter by the concerned local authorities (for the additional floors or additional structures or additional wings as stated above) and which sanctioned plans as well as the presently envisaged plans have been seen and approved by the Purchaser/s, with such further variations therein as the Promoters may consider necessary or expedient or as may be required by the concerned local authority/the Government to be made in them or any of them. The Purchaser hereby expressly consents under section 14 of RERA to any such variations as if the said variations had been incorporated in the approved plans. The Purchaser confirms that the Promoters have the absolute right to amend and/or modify the said plans for smooth and better development of the property without any reference to the Purchaser.

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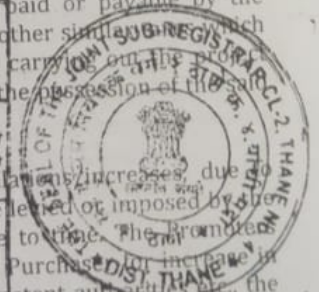
3. TRANSACTION:

In consideration of the aggregate sum of Rs. 62,63,392/- agreed to be paid by the Purchaser/s to the Promoters (exclusive of all fees, charges, taxes, levies etc. and other amounts as specifically mentioned herein) in the manner contained in Annexure "7" hereto and in consideration of the Purchaser/s agreeing to pay to the Promoters the other amounts as hereinafter mentioned and in further consideration of the Purchaser/s agreeing to abide by the terms, conditions, covenants herein set out and on the part of the Purchaser/s to be observed, performed or complied with, the Promoters hereby agrees to sell to the Purchaser/s and the Purchaser/s hereby agree/s to purchase from the Promoters, the said Premises as more particularly described in the **Second Schedule** hereunder being constructed on the said Property and shown as marked in hatched lines on the typical floor plan annexed hereto as **Annexure "5"** together with all rights of and incidental thereto and together with the right to use and enjoy the limited common areas and facilities and the common areas and facilities in common as specified in Part A and Part B respectively of the **Third Schedule** hereunder written.

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- i. The Total price above excludes taxes (consisting of tax paid or payable by the Promoters by way of Goods and Services Tax (GST), or any other similar tax which may be levied, in connection with the construction of and carrying out the premises payable by the Promoters) up to the date of handing over the possession of the Premises.
- ii. The Total Price is escalation free, save and except escalations/increases, due increase on account of development charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agree that while raising a demand on the Purchaser for increase in Development Charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the purchaser which shall only be applicable on subsequent payments.
- iii. The Promoters shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes,

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e. Entire development potential as may become available for consumption of the said Property by virtue of acquisition of additional land or rights in the vicinity of the said Property and by amalgamation of the Promoters in the vicinity of the said Property with such other additional development potential of the said Property with such other additional...

xxvi. The Purchaser/s has/have approached the Promoters for acquiring a Plot bearing No. A/2606 admeasuring 48.97 square meters of Category 2B (as per RERA) on 26th Floor in "S3 Woods" Building (formerly known as "Building") (Building No. 4 of Plot A on the said property) in the said project "SANGHVI S3 ECOCITY" as more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the said Premises"). The Premises is shown as marked in hatched lines on the typical floor plan annexed as Annexure "5";

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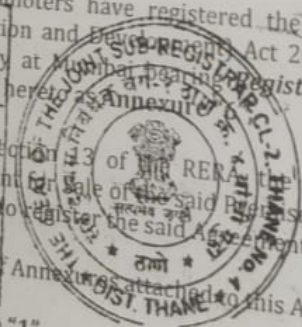
xxvii. The Promoters are in the process of entering into several Agreements similar to the Agreement (which drafts may change from time to time depending on final approvals, as may be obtained by the Promoters for construction on the said premises as recited above) with various parties, who may agree to take and acquire premises for the additional structure/s to be constructed on the said Premises on ownership basis subject to such modifications as may be deemed necessary, considerable, desirable and proper by the Promoters, with view that ultimately the purchasers/occupants of the various premises in the Proposed Building/s/Structures shall form themselves a Co-operative Housing Society or a Condominium of Apartment Owners or a Limited Liability Company or any other body of purchaser/s (hereinafter referred to as "said Body") may be permissible to be formed under the provisions of Rule 9(1) of the 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 ("RERA Rules");

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xxviii. On or before the execution of these presents the Purchaser has paid to the Promoters the agreed advance money or as an Earnest Money Deposit (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) towards Purchase Price of the said Premises agreed to be sold to the Purchaser and the Purchaser has agreed to pay to the Promoters balance of the Purchase price and other agreed Cost, Charges, Fees, Deposits Taxes and Expenses in the manner hereinafter appearing;

xxix. The Promoters have registered the project under the provisions of Real Estate (Regulation and Development) Act 2016 ("RERA") with the Real Estate Regulatory Authority at Mumbai and bearing Registration No. P51900006575. A copy whereof is annexed hereto as Annexure "6".

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xxx. Under Section 13 of the RERA Act, the Promoters are required to execute a written Agreement for sale of the said Premises to the Purchaser, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

xxxi. The list of Annexures attached to this Agreement is stated herein below:

- Annexure "1" Copy of NA Permission;
- Annexure "2" Copy of the Commencement Certificate;
- Annexure "3" Copy of Title Certificates;
- Annexure "4" Copy of 7/12 Extract;
- Annexure "5" Copy of Typical Floor Plan;
- Annexure "6" Payment Schedule;
- Annexure "7" Charges for Development and Betterment Facilities;
- Annexure "8" Share Money & Maintenance Charges;
- Annexure "9" List of Amenities;
- Annexure "10"

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AGREEMENT FOR SALE
(Sanghvi S3 EcoCity)

THIS AGREEMENT is made and executed at Mumbai/Thane, on this 12TH day of NOV. in the Christian Year 2024.

BETWEEN

M/s. Sanghvi Premises Private Limited a Company incorporated under the provisions of Companies Act, 1956 and deemed to have been incorporated under the provisions of Companies Act, 2013, having its corporate office at Office No.VII, 7th Floor, Dhiraj Chambers, 9, Hazarimal Somani Marg, Near CSMT Station, Fort, Mumbai - 400 001; hereinafter referred to as "Promoters" (which expression shall unless repugnant to the context or meaning thereof, shall mean and include its successors and assigns) of the ONE PART;

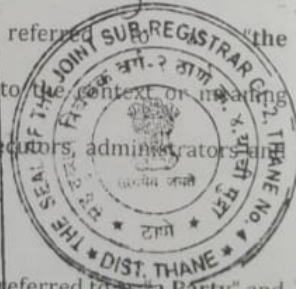
AND

MR./MRS. GANGADHAR ARJUN RAM KANDDIA
MR MOHIT GANGADHAR KANDDIA

Indian Inhabitant/s, having his/her/their address at A/304 SHREE
SAI KRUPA (WHL), TALAVO ROAD,
BHAYANDER (EAST) DIST. THANE,
401105.

Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the OTHER PART;

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The Promoters and the Purchaser/s shall hereinafter individually referred to as "a Party" and collectively as "The Parties".

(Signature of Promoter)

(Signature of Purchaser)

(Handwritten notes and signatures on the right margin)

सूची क्र.2

दुय्यम निबंधक : सह. दु. नि. ठाणे 4

14/11/2024

दस्त क्रमांक : 22591/2024

नोंदणी :

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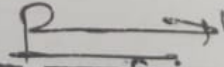
गावाचे नाव : मिरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6263392
(3) बाजारभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5020835.336
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे गाव:मिरा-भाईंदर मनपा इतर वर्णन : इतर माहिती: इतर माहिती: मीजे मिग,येथील जुना सर्वे क्र. 51,67 नवीन सर्वे क्र. 102,88,हिस्सा क्र. 26,13,येथील मदनिका क्र. 2606,26 वा मजला,ए-विंग,एम 3 वुडस विल्डींग,विल्डींग नं. 4,प्लॉट नं. अ,संघवी एम 3 इकोसिटी,दहिसर चेक पोस्ट जवळ,ठाकुर मॉल मार्गे,मिरागाड पु. ठाणे.,विभाग क्र. 5/23,बॉर्डर प्लु 1,क्षेत्रफळ 48.97 चौ.मी. कारपेट. ((Survey Number : सर्वे क्र. 102, 88, हिस्सा क्र. 26, 13 :))
(5) क्षेत्रफळ	1) 53.867 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.संघवी प्रिमायसेस प्रा.लि.,तर्फे संचालक श्री.शैलेश संघवी यांच्या तर्फे कु.मु.म्हणून गणपत वोंबले वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: धिरज चेम्बर्स, मातवा मजला 9 हजारीमल मॉमानी मार्ग, फोर्ट मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL0598D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गंगाधर अर्जुनराम कानोडिया वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ग/304, श्री माई कृपा को. ऑप. हौ. सोसा. लि., तलाव रोड, भाईंदर पु. ठाणे., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AMLPK0530A 2): नाव:-मोहित गंगाधर कानोडिया वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ग/304, श्री माई कृपा को. ऑप. हौ. सोसा. लि., तलाव रोड, भाईंदर पु. ठाणे., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-IHKPK1286A
(9) दस्तऐवज करून दिल्याचा दिनांक	12/11/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/11/2024
(11)अनुक्रमांक,खड व पृष्ठ	22591/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	438500
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला नपशील:-

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


सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

76/22591

Thursday, November 14, 2024

12:50 PM

पावती

Original/Duplicate

नोंदणी कं. :39म

Regn.:39M

गावाचे नाव: मिरे

दस्तऐवजाचा अनुक्रमांक: टनन4-22591-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: गंगाधर अर्जुनराम कानोडिया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पुष्पांची संख्या: 70

एकूण:

रु. 31400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:08 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 4

बाजार मूल्य: रु.5020835.336 /-

मोबदला रु.6263392/-

भरलेले मुद्रांक शुल्क : रु. 438500/-

सह. दुख्खम निबंधक वर्ग-२

ठाणे. क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु.1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124125015166 दिनांक: 14/11/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010954845202425P दिनांक: 14/11/2024

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत मिळाला