



सूची क्र.2

द्वयम निबंधक : सह.दु.नि.वसई 4

25/11/2024

दस्त क्रमांक : 20305/2024

नोंदणी :

Regn:63m

गावाचे नाव : जुचंद्र

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	6100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करणे)	3546000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:पालघर इतर वर्णन :मदनिका नं: 2307, वी विंग, माळा नं: लेवीमात्रा मजला, इमारतीचे नाव: अर्नेट मेरेनिटी, ब्लॉक नं: विल्डींग नं. 16, रोड नं: जुचंद्र, इतर माहिती: मदनिकेचे क्षेत्र 43.70 चौ. मी. कार्पेट, आर्किटेक्चरल प्रोजेक्शनमह इतर वापरण्यायोग्य क्षेत्र 5.10 चौ. मी., एन्क्लोज्ड बाल्कनीचे क्षेत्र 8.50 चौ. मी. व स्काय बाल्कनीचे क्षेत्र 3.50 चौ. मी., गाव मोजे जुचंद्र, विभाग क्र. 5. ((Survey Number : नविन सर्वे नं. 352, हिस्सा नं. 3, 4, नविन सर्वे नं. 330, हिस्सा नं. 4, नविन सर्वे नं. 331, हिस्सा नं. 3. ;))
(5) क्षेत्रफळ	1) 66.88 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 अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. साई ऑनॅट डेव्हलपर्स चे भागीदार मारंग गुना तर्फे कु.मु. ललित छगनलाल चिवेदी - वय:-46; पत्ता:- प्लॉट नं: युनिट नं. 203, वी विंग, माळा नं: -, इमारतीचे नाव: प्रमुख प्लाझा प्रिमायसेम, ब्लॉक नं: -, रोड नं: कार्डीनल ग्रॅमियम रोड, चाकाला, अंधेरी पूर्व, मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400099 पंत नं:-ACHFS3189B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-समीर खान - वय:-45; पत्ता:-प्लॉट नं: ए/101/102, माळा नं: -, इमारतीचे नाव: बुंदावन कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: तया नगर, हैदरी चौक जवळ, मीरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पंत नं:- BOTPK5664L
(9) दस्तऐवज करून दिल्याचा दिनांक	25/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	25/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	20305/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	427000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

Receipt (pavti)

2

OK

533/20305

पावती

Original/Duplicate

Monday, November 25, 2024

नोंदणी क्र.: 39M

2:49 PM

Regn.: 39M

पावती क्र.: 21059 दिनांक: 25/11/2024

गावाचे नाव: जुचंद्र

दस्तावेजाचा अनुक्रमांक: वसई4-20305-2024

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: समीर खान -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 152

रु. 30000.00

रु. 3040.00

एकूण:

रु. 33040.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:08 PM ह्या वेळेस मिळेल.


Joint S R Vasai-4

वाजार मूल्य: रु.3546000 /-

मोबदला रु.6100000/-

भरलेले मुद्रांक शुल्क : रु. 427000/-

साह. दुय्यम निबंधक वर्ग-२
वसई क्र. ४

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011499343202425E दिनांक: 25/11/2024

वेंकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.1040/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124254603356 दिनांक: 25/11/2024

वेंकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124252003276 दिनांक: 25/11/2024

वेंकेचे नाव व पत्ता:

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दस्त क्र 20304 / 2024
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AGREEMENT FOR SALE

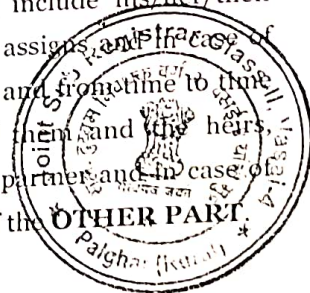
THIS AGREEMENT FOR SALE is made and entered into at Nallasopara on this 25 day of NOV, 2024 BETWEEN

M/S SAI ORNATE DEVELOPERS, a Partnership Firm having their PAN No. ACHFS3189B and having their Corporate office at Unit No. 203, B-Wing, Pramukh Plaza Premises, Cardinal Gracious Road, Chakala, Andheri East, Mumbai-400099, through its Partner Mr. Sarang Gupta, hereinafter referred to as the "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors in title and permitted assigns and its authorized signatory) of the ONE PART; AND

SHRI/SMT/M/s./Miss./ Sameer Khan

having PAN No. BOTPK5664L having his/her/ their address for the purpose of these presents at A/101/102, Vrindavan Complex, Naya Nagar, Near Hydri Chowk, Mira Road East, Thane Maharashtra - 401107.

_____, hereinafter referred to as the "ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof shall in case of individuals mean and include his/her/their respective heirs, executors, administrators, successors and assigns and in case of partnership firm the partner or partners for the time being and from time to time constituting the said firm and survivors or survivor of them and the heirs, executors and administrators and assigns of last surviving partner and in case of incorporated bodies, its permitted successors and assigns) of the



[Handwritten signatures]

दस्तावेज-४
दिनांक २०३०४ / २०२४
L WHEREAS २५२

A. Vide Indenture of Conveyance dated 04th December, 2013 duly registered at the office of sub-registrar of assurance at Vasai-4 bearing registration no. Vasai4/5132/2013 executed between M/s. Velankani Developers (therein referred to as "the Vendor") and M/s. Sai Ornate Developers the Promoter herein (therein referred to as "the Purchasers"). The said M/s. Velankani Developers has sold, assigned, transferred and conveyed the said Property viz. ALL that piece and parcel of non-agricultural land bearing Survey No. 352, Hissa No. 3, adms. 4100 sq. mtrs., of Village Juchandra, Taluka Vasai, District Palghar, within the area of Vasai Virar City Municipal Corporation, within the limits of Sub Registrar of Assurances, Vasai (For the sake of brevity hereinafter referred to as the ("**First Plot of Land**") and more particularly described in the **First Schedule** hereunder written.

B. Vide Agreement for Sale dated 30/03/2023 duly registered at the office of sub-registrar of assurance at Vasai-V bearing registration no. Vasai-V/5093/2023 executed between M/s. Platinum Royalty through its Partners 1. Mr. Sanjay Shyamsunder Narang & 2. Mr. Rahul Hareshwar Raut (therein referred to as "the Vendors") and 1. M/s. Sai Ornate Developers through its Partner Mr. Sunil Gupta and 2. M/s Samarpan Developers through its Partner Mr. Anil Ramchandra Gupta (therein referred to as "the Purchasers") have sold, assigned, transferred and conveyed of the said lands viz. ALL that piece and parcel of non-agricultural land bearing Survey No. 330. Hissa No.4, adms. 9100 sq. mtrs., of Village Juchandra, Taluka Vasai, District Palghar, within the area of Vasai Virar City Municipal Corporation, within the limits of Sub Registrar of Assurances, Vasai (For the sake of brevity hereinafter referred to as the ("**Second Plot of Land**") and more particularly described in the **Second Schedule** hereunder written.

C. Vide Confirmation Deed Dated 18.10.2023 duly registered at the office of sub-registrar of assurance at Vasai-5 bearing registration no. Vasai-5/15597/2023 executed between 1. Mr. Omprakash Hanuman Prasad Kumavat through its POA holder Mr. Pratik Omprakash Kumavat 2. Mr. Dhaneshwar Anant Bhoir through its POA holder Mr. Sharan Ravindera Kantiram 3. Mr. Pratik Omprakash Kumavat 4. Mr. Manish Omprakash Kumavat through its POA holder Mr. Pratik Omprakash Kumavat 5. Manisha Narendra Bhoir through its POA holder Mr. Sharan Ravindera Kantiram 6. Mr. Sharan Ravindra Kantiram 7. Mr. Shekhar Bhalchandra Bhoir through its POA holder Mr. Prashant Harishchandra Mhatre (therein referred to as "the Party of First Part") and M/s. Sai Ornate Developers through its Partner Mr. Sunil Gupta



[Handwritten Signature]

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(therein referred to as "the Party of Second Part") are entitled to construct and develop building No. 16 and building No.17 on the said land viz. non-agricultural land bearing Survey No. 331, Hissa No.3, adms. 700 sq. mtrs., of Village Juchandra, Taluka Vasai, District Palghar, within the area of Vasai Virar City Municipal Corporation, within the limits of Sub Registrar of Assurances, Vasai (For the sake of brevity hereinafter referred to as the **("Third Plot of Land")**) and more particularly described in the **Third Schedule** hereunder written.

- D. Vide Confirmation Deed Dated 22.03.2024 duly registered at the office of sub-registrar of assurance at Vasai-5 bearing registration no. Vasai-2/6226/2024 executed between Mr. Hemendra Pranjivan Bosmiya through its POA holder Mr. Anil Ramchandra Gupta (therein referred to as "the Party of First Part") and M/s. Sai Ornate Developers through its Partner Mr. Sunil Gupta (therein referred to as "the Party of Second Part") are entitled to construct and develop building No. 16 and building No.17 on the said land viz. non-agricultural land bearing Survey No. 352, Hissa No.4, adms. 1420 sq. mtrs., of Village Juchandra, Taluka Vasai, District Palghar, within the area of Vasai Virar City Municipal Corporation, within the limits of Sub Registrar of Assurances, Vasai (For the sake of brevity hereinafter referred to as the **("Fourth Plot of Land")**) and more particularly described in the **Fourth Schedule** hereunder written.
- E. The Project is part of larger layout comprising of multiple plot owners who have pooled their interests for benefits of floor space index. Vide diverse agreements the Promoter/ Developer herein is entitled to develop and sell the residential units being developed in building No.16 and building No.17. The Developer further states that he has absolute right of the said residential unit and is absolutely entitled to sell the same. All the plots of lands are situated at Village Juchandra, Taluka Vasai, in the registration district and sub-district of Palghar within the limits of Vasai Virar City Municipal Corporation, and more particularly described in the **Schedule** hereunder written.
- F. The Promoter has obtained the layout plan approvals for the Project from Vasai Virar City Municipal Corporation. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Real Estate (Regulation and Development) Act, 2016 or the Act and other laws as applicable.



(Handwritten signatures)

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दस्ता क्र. २०३०५ / २०२४
७७ - ९५२

SCHEDULE-A OF THE FLAT/APARTMENT REFERRED ABOVE:

ALL that peace and parcel of Flat No. 2307 (2 BHK type) on 23rd floor having adms. 43.70 sq. mtr. (RERA Carpet) building No. 16 known as "ORNATE SERENITY" Wing B. situate, lying, being at Village- Juchandra, Taluka Vasai, district -Palghar.

