



19/11/2024

सूची क्र.2

दुय्यम निबंधक: सह दु. नि. मुंबई शहर 3

दस्त क्रमांक: 23211/2024

नोदणी:

Regn:63m

गावाचे नाव : परेल-शिवडी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9562898
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8515820.84
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट नं. 2905, माळा नं: 29 वा मजला, इमारतीचे नाव: वी विंग,इन्फिनिटी रेसिडेन्सेस, ब्लॉक नं: जी.डी. आंबेकर मार्ग,जिजामाता नगर,काळाचौकी, रोड : परेल पूर्व,मुम्बई - 400033, इतर माहिती: सदनिकेचे एकुण क्षेत्रफळ 333 चौ .फुट रेरा कारपेट. --(शासन आदेश क्र मुद्रांक -2021/अनौ. सं. क्र. 12/ प्र.क्र.107/ म-1(धोरण)दि. 31/03/2021 अन्वये मिळकत खरेदीदार महिला असल्यामुळे सदर दस्तास मुद्रांक शुल्कामध्ये 1 % सवलत देण्यात आलेली आहे व सदर सवलतीत सुधारित आदेशानुसार महसूल व वन विभागाने जारी केलेल्या दि. 26 मे 2023 च्या नवीन परिपत्रकात सदर नवीन सुधारणेनुसार सवलत देण्यात आली आहे.)((C.T.S. Number : 184 and 2/184 ;))
(5) क्षेत्रफळ	1) 34.04 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 असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स. इन्फिनिटी असोसिएट्स (जुने नाव मे. सिरोया बिल्डर्स अँड डेव्हलपर्स) चे भागिदार किशोर के. वेलानी वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 43, सनविला, यशोधाम, जनरल ए.के.वैद्य मार्ग, गोरेगाव पूर्व, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AAWFS8526P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिनल विजय प्रभुलकर वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं. 14/3,666, ट्रान्स्मिस्ट कॅम्प, बापुराव जगताप मार्ग, जेकव सर्कल जवळ, सातरस्ता, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400011 पॅन नं:-BSBPP9537P
(9) दस्तऐवज करून दिल्याचा दिनांक	14/11/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/11/2024
(11)अनुक्रमांक,खंड व पृष्ठ	23211/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	478500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

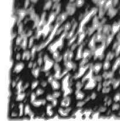
It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 18/11/2024) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



CHALLAN
MTR Form Number-6



GRN	MH011129432202425P	BARCODE	Date 14/11/2024-14:25:36		Form ID	25.2
Department Inspector General Of Registration			Payer Details			
Stamp Duty		TAX ID / TAN (If Any)				
Type of Payment		PAN No.(If Applicable)		BSBPP9537P		
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR		Full Name		MINAL VIJAY PRABHULKAR		
Location MUMBAI		Flat/Block No.		FLAT NO 2905 B WING INFINITY RESIDENCES		
Year 2024-2025 One Time		Premises/Building				
Account Head Details		Amount in Rs.		Road/Street		
0030045501 Stamp Duty		478500.00		GD AMBEKAR MARG		
0030063301 Registration Fee		30000.00		Area/Locality		
				PAREL		
				Town/City/District		
				PIN		
				4 0 0 0 3 3		
Remarks (If Any)						
PAN2=AAWFS8526P~SecondPartyName=INFINITY ASSOCIATES-						
Total		5,08,500.00		Amount in Words		
				Five Lakh Eight Thousand Eight Hundred and Only		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	10000502024111404256	6972109015022
Cheque/DD No.			Bank Date	RBI Date	14/11/2024-14:25:56	Not Verified with RBI
Name of Bank			Bank-Branch			STATE BANK OF INDIA
Name of Branch			Scroll No. , Date			Not Verified with Scroll



Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8779898352
 न. ट. चलन केवल दृश्य निबंध कार्यालयात नोंदणी करावयाच्या दस्तावेजाची लागू आहे. नोंदणी न करतावयाच्या दस्तावेजावर सदर चलन लागू नही.

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23299 8 12

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Used	Defacement Amount
1	(IS)-450-23211	0006126224202425	14/11/2024-16:05:30	IGR184	30000.00
2	(IS)-450-23211 ✓	0006126224202425	14/11/2024-16:05:30	IGR184	478500.00
Total Defacement Amount					5,08,500.00

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Meaning of the Terms and Expressions)



Sr. No.	Terms and Expressions	Meaning
1.	The said Premises	Flat No. <u>2905</u> admeasuring about <u>30.94</u> square meters equivalent to approximately <u>333</u> square feet carpet area as per RERA Act, on the <u>29th</u> floor of said Wing
2.	The said Wing	B Wing
3.	The said Car Parking Slot	<u>N/A</u>
4.	The Sale Consideration	<u>Rs.95,62,898/-</u> (Rupees:-Ninety Five Lakhs Sixty Two Thousand Eight Hundred and Ninety Eight Only)
5.	Amount received	<u>Rs. 4,78,145/-</u> (Rupees:- Four Lakh Seventy Eight Thousand One Hundred and Forty Five Only) towards Flat GST :- <u>23,907/-</u> (Rupees:- Twenty Three Thousand Nine Hundred and Seven Only)
6.	Name of the Account for payment of Sale Consideration	Name – INFINITY ASSOCIATES Bank name- SBI BANK AC NO- 40970361588 IFSC CODE – SBIN0007192 BRANCH- SWASTIK PARK, CHEMBUR AC TYPE – Rera Account Or as may be changed by the Promoter from time to time and updated on the Maharera website.
7.	Possession Date	<u>31st December, 2025</u>
8.	Name, address email and nomination details of the Allottee/s for the purposes of this Agreement	Ms. <u>Minal Vijay Prabhu</u> Address:- <u>Room No.14/3,666 Transit Camp, Bapurao Jagtap Marg, Near Jacob Circle, Satrasta, Mumbai-400011.</u> Email ID :- <u>prabhulkarm@gmail.com</u>

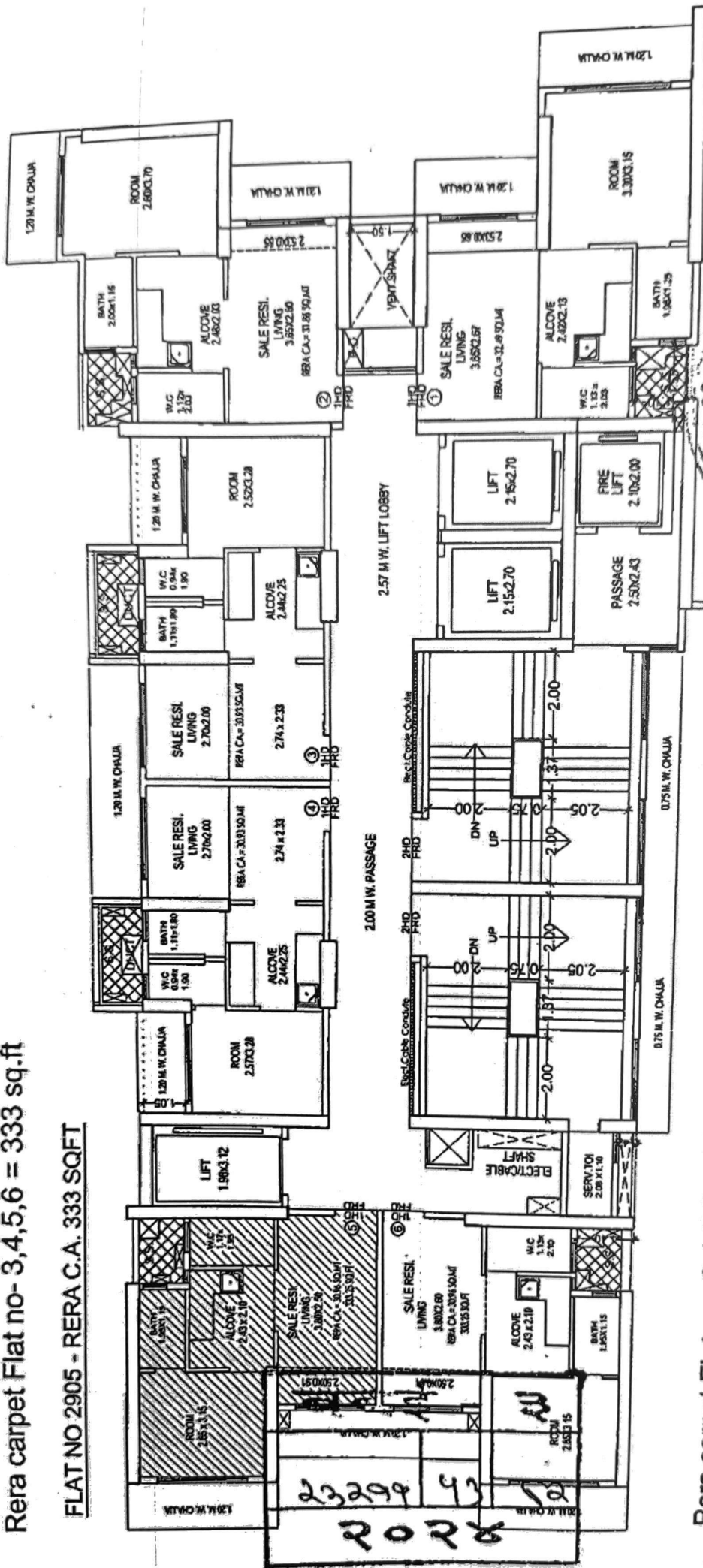
कॉन्ट्रैक्ट - ३
२३२९९ ११ ०२
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Handwritten notes on the left margin.

Rera carpet Flat no- 2 = 343 sq.ft

Rera carpet Flat no- 3,4,5,6 = 333 sq.ft

FLAT NO 2905 - RERA C.A. 333 SQFT



Rera carpet Flat no- 1 = 350 sq.ft

Rera carpet Flat no- 3,4,5,6 = 333 sq.ft



3RD TO 30TH FLOOR PLAN

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 14th day of November, Two Thousand and Twenty Four.

BETWEEN

M/S. INFINITY ASSOCIATES (Formerly known as M/s. SIROYA BUILDERS & DEVELOPERS), a partnership firm registered under the provisions of the Partnership Act, 1932 and having its principal place of business at 43, Sunvilla, Yashodham, General A. K. Vaidya Marg, Goregaon (East), Mumbai 400 064 (hereinafter referred to as the "Promoter" which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last surviving partner) of the **FIRST PART**;

AND

Ms. Minal Vijay Prabhulkar aged about 32 years, Indian Inhabitant/s / a partnership firm registered under the Indian Partnership Act, 1932 / a private limited / public company registered under the provisions of the Companies Act, 1956 / 2013, having their address for the purpose of these presents at Room No.14/3,666 Transit Camp, Bapurao Jagtap Marg, Near Jacob Circle, Satrasta, Mumbai-400011, respectively here in after referred to as "Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual/s (his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF and in case of a coparcenary, the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last survivor of them and in case of a company/ body corporate its successors and permitted assigns) of the **SECOND PART**.

The Promoter and the Allottee/s are hereinafter collectively and individually as "Party".

WHEREAS:

A. One Nensi Monji was the owner of the property bearing C. S. No. 184 and 2/184 admeasuring 6439.85 sq. mts., situated at G. D. Ambekar Marg, Parel-Sewree Division, F/ South Ward, Jijamata Nagar, Parel (East), Kalachowky, Mumbai - 400033 commonly known as Roop Reyon Mill Compound, hereinafter referred to as the "said property". During his life time said Mr. Nensi Monji formed a family trust namely (Nensi Monji Settlor) with respect to the said Property and the name of the said trust is reflect in the PR Card issued by the office of the Record of the Land Rights. The said trust/its beneficiaries and the legal heirs of the Nenshi Monji are hereinafter referred to as the "ERSTWHILE OWNERS").

B. That on or before 1977 slums had settled on part of the said property and accordingly the Government of Maharashtra declared the land admeasuring 3741.95 sq. mtrs., bearing C.S. No. 184, Parel, Sewree Division, (F) South Ward, G.D. Ambekar Marg, Mumbai 400033 as the slum area vide notification in official gazette dated 15.09.1977 (The First Slum Area) under the provision of u/s 4 (1) of The Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971 (The Slums Act).

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referred to as "the Parties"		
23299	4	52
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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 : P51900030602

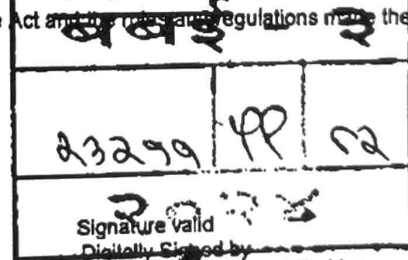
Project: Infinity Residences, Plot Bearing / CTS / Survey / Final Plot No.: C S No - 184, 2 / 184 at FSouth-400033, Ward FSouth, Mumbai City, 400033;

1. Infinity Associates having its registered office / principal place of business at Tehsil: Borivli, District: Mumbai Suburban, Pin: 400063.
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 01/09/2021 and ending with 31/12/2028 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. Vasantrao Pramanand Prabhu
(Secretary, MahaRERA)
Date: 11-04-2022 14:47:08

Dated: 01/09/2021
Place: Mumbai

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