



CHALLAN
MTR Form Number-6



GRV	MH006541317202122E	BARCODE			Date	09/11/2021-15:45:26	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)	AJJPA0964G		
Location	MUMBAI				Full Name	RUPESH GANGADHAR ANGANE		
Year	2021-2022 One Time				Flat/Block No.	FLAT NO 601, B WING, SAINATH TOWER		
Account Head Details		Amount In Rs.		Premises/Building				
00/00045501	Stamp Duty	220000.00		Road/Street	BHANDUP WEST			
00/000533C1	Registration Fee	30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4	0	0	0
				PIN		7	8	
				Remarks (If Any)	PAN2=ABTFS2303N-SecondPartyName=SAINATH DEVELOPERS-			
				<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>करल ४</p> <p>2021 2 933</p> <p>2021</p> </div>				
				Amount In	Two Lakh Fifty Thousand Rupees Only			
Total			2,50,000.00	Words				
Payment Details	IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332021110914879	703441175	
Cheque/DD No.				Bank Date	RBI Date	09/11/2021-17:45:29	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID : Mobile No. : 9870593203
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन केवल दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सधर चलन लागू नाही.

R. Angane
Rongane

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1611202102816 Date 16/11/2021

Received from RUPESH GANGADHAR ANGANE, Mobile number 9870593203, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

Payment Details

करल ४

2000/- 3 933

Bank Name PUNB Date 16/11/2021
2021

Bank CIN 10004152021111602360 REF No. 5068488668

This is computer generated receipt, hence no signature is required.



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1611202102872 Date 16/11/2021

Received from RUPESH GANGADHAR ANGANE, Mobile number 9870593203, an amount of Rs.660/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

Payment Details

Bank Name PUNB Date 16/11/2021

Bank CIN 10004152021111602412 REF No. 5068488998

This is computer generated receipt, hence no signature is required.

R. Angane

R. Angane



16/11/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 20746/2021

नोंदणी :

Regn.63m

नावाचे भाव : कांजूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3709708.8
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: सदनिका क्र . 601, माळा नं: 6 वा मजला, इमारतीचे नाव: साईनाथ टॉवर,विंग बी, ब्लॉक नं: भांडुप पश्चिम,मुंबई 400078, इतर माहिती: मीजे कांजूर जुना सी टी एस नं 35 पार्ट व नवीन सी टी एस नं 35/बी पार्ट व 35/सी पार्ट,सदर सदनिका मिळकतीचे रेश प्रमाणे क्षेत्र 27.13 चौ मीटर कारपेट((C.T.S. Number : जुना सी टी एस नं 35 पार्ट व नवीन सी टी एस नं 35/बी पार्ट व 35/सी पार्ट. ;))
(5) क्षेत्रफळ	1) 29.84 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:-साईनाथ डेव्हलपर्स चे भागीदार प्रभुदास राजाराम सावंत यांच्यातर्फे कबुलीजवाबाकरिता कु मु म्हणुन निलेश एन रायकुंडलिया उर्फ ठक्कर वय:-39; पत्ता:-प्लॉट नं: शॉप नं.7, माळा नं: -, इमारतीचे नाव: शिव को ऑप ही सोसा,टंडन निवास, ब्लॉक नं: भांडुप पश्चिम,मुंबई, रोड नं: एसपीएस मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-ABTFS2303N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रुपेश गंगाधर आंगणे वय:-39; पत्ता:-प्लॉट नं: सदनिका क्र 2/2 , माळा नं: -, इमारतीचे नाव: सरजू मोरया निवास साई विहार , ब्लॉक नं: टेंबीपाडा रोड , रोड नं: भांडुप पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AJJPA0064G 2): नाव:-रुतूजा रुपेश आंगणे वय:-29; पत्ता:-प्लॉट नं: सदनिका क्र 2/2 , माळा नं: -, इमारतीचे नाव: सरजू मोरया निवास साई विहार , ब्लॉक नं: टेंबीपाडा रोड , रोड नं: भांडुप पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-BTOPP4129F
(9) दस्तऐवज करून दिल्याचा दिनांक	16/11/2021
(10)दस्त नोंदणी केल्याचा दिनांक	16/11/2021
(11)अनुक्रमांक,खंड व पृष्ठ	20746/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	220000
(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.

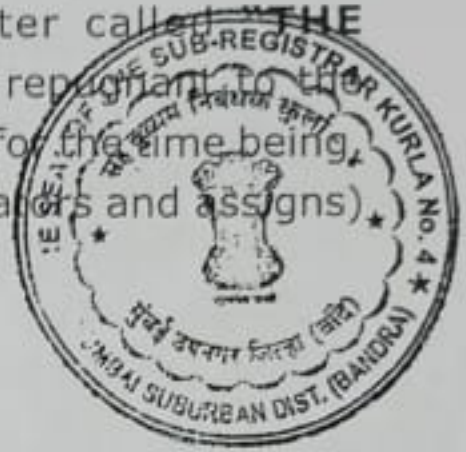
करल ४	
ROUTE	✓ 933
२०२१	

AGREEMENT FOR SALE

Rangone
Angane
THIS AGREEMENT FOR SALE made and entered into MUMBAI on this 16th day of NOVEMBER, 2021.

BETWEEN

M/s. SAINATH DEVELOPERS, the Partnership Firm, having their registered office Shop No.7, Shiv C.H.S., Tandon Niwas, S.P.S. Marg, Bhandup (West), Mumbai - 400 078, hereinafter called **"THE DEVELOPER"** (which expression shall unless it be repugnant to the context or meaning thereof include its partners for the time being, last surviving partner, his heirs, executors, administrators and assigns) of the ONE PART:



AND

Angane
Rangone
MR./MRS. RUPESH GANGADHAR ANGANE

MRS. RUTUJA RUPESH ANGANE

having his/her/their address at 2/2, SARJU MORYA NIWAS
SAT VTHAR, TEMBHI PADA ROAD, BHANDUP
(WEST) MUMBAI-400078

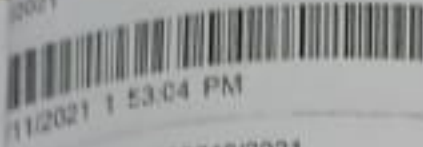
hereinafter referred to as **"THE PURCHASERS"** (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the OTHER PART :

WHEREAS :

Angane
Rangone
A] (1) Smt. Sharadabai Shankar Mahadik (2) Shri. Baburao Shankar Mahadik (3) Shri. Chandrakant Shankar Mahadik (4) Shri. Prakash Shankar Mahadik and Smt. Shraddha Rajendra Ghatwal were absolutely seized and possessed of and / or otherwise well and sufficiently entitled for all that Plot of land admeasuring 1870.36 Sq.Mts with structure thereon comprising of C.T.S. No.35 (Pt) and new C.T.S. No. 35-B (Part) and 35-C (Part) of village Bhandup, Taluka Kurla, Mumbai Suburban District and more particularly described in the Schedule hereunder written:

Angane

Rangone



दस्तावेज क्रमांक: 20746/2021
 प्रकार: करारनामा

करल 4
 दस्त क्रमांक: 20746/2021
 232/333

क्र.सं.	पक्षकाराचे नाव व पता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: साईनथ डेव्हलपर्स चे भागीदार प्रभुदास राजाराम सावंत याच्यातर्फे कबुलीजवाबाकरिता कु.मु. म्हणून मिलेश एल रायकुंडलिया उर्फ ठक्कर पता: प्लॉट नं. शॉप नं. 7, माळा नं. -, इमारतीचे नाव: शिव शी ऑप ही सोसा, टॅडन निवास, ब्लॉक नं. भांडुप पश्चिम, मुंबई, रोड नं. एसपीएस मार्ग, महाराष्ट्र, MUMBAI. फोन नंबर: ABTFS2303N	लिहून देणार वय :- 39 स्वाक्षरी:-		
2	नाव: रूपेश गंगाधर आंगणे पता: प्लॉट नं. सदनिका क्र 2/2, माळा नं. -, इमारतीचे नाव: सरजू मोरया निवास साई विहार, ब्लॉक नं: टेंबीपाडा रोड, रोड नं: भांडुप पश्चिम मुंबई, महाराष्ट्र, मुम्बई. फोन नंबर: AJJPA0064G	लिहून देणार वय :- 39 स्वाक्षरी:-		
3	नाव: रूपेश गंगाधर आंगणे पता: प्लॉट नं. सदनिका क्र 2/2, माळा नं. -, इमारतीचे नाव: सरजू मोरया निवास साई विहार, ब्लॉक नं: टेंबीपाडा रोड, रोड नं: भांडुप पश्चिम मुंबई, महाराष्ट्र, मुम्बई. फोन नंबर: BTOPP4129F	लिहून देणार वय :- 29 स्वाक्षरी:-		

Prabhudas

Rupesh

Rupesh

दस्तावेज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
 क्र.सं. 3 ची वेळ: 6 / 11 / 2021 01 : 50 : 46 PM

दस्त असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र.सं.	पक्षकाराचे नाव व पता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: रूपिल इत्यात्रय शेलार वय: 37 पता: इ/ए ईनायत नगर, कूलसूमबाई चाळ, गांवदेवी रोड, भांडुप पश्चिम, मुंबई स्वाक्षरी पिन कोड: 400078		
2	नाव: प्रवीण पुंडलिक सावंत वय: 44 पता: 5, गांगेश्वर निवास, साई विहार, टेंबीपाडा रोड, भांडुप पश्चिम मुंबई पिन कोड: 400078	स्वाक्षरी 	

क्र.सं. 4 ची वेळ: 16 / 11 / 2021 01 : 52 : 14 PM

क्र.सं. 5 ची वेळ: 16 / 11 / 2021 01 : 52 : 41 PM नोंदणी पुस्तक 1 मध्ये

जिल्हा कुर्ला - 4



Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
RUPESH GANGADHAR ANGANE	eChallan	69103332021110914879	MH008541317202122E	220000.00	SD	0004179781202122	16/11/2021
RUPESH GANGADHAR ANGANE	eChallan		MH008541317202122E	30000	RF	0004179781202122	16/11/2021
	DHC		1611202102816	2000	RF	1611202102816D	16/11/2021
	DHC		1611202102872	660	RF	1611202102872D	16/11/2021

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

Pre-Registration summary (नोंदणी पूर्व गोपबारा)

291/20746
गंगलघार, 16 नोव्हेंबर 2021 1:48 म.नं.

दस्त गोपबारा भाग-1

करल4

दस्त क्रमांक: 20746/2021

939/933

दस्त क्रमांक: करल4 /20746/2021

बाजार मूल्य: रु. 37,09,709/-

मोबदला: रु. 44,00,000/-

परतेने मुद्रांक शुल्क: रु.2,20,000/-

दु. नि. सह. दु. नि. करल4 यांचे कार्यालयात

क्र. नं. 20746 वर दि. 16-11-2021

तेजी 1:46 म.नं. वा. हजर केला.

पावती:22503

पावती दिनांक: 16/11/2021

सादरकरणाराचे नाव: रूपेश गंगाधर आंगणे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2660.00

पृष्ठांची संख्या: 133

एकुण: 32660.00

P. Angone

दस्त हजर करणाऱ्याची सही:

सह दु.निबंधक कुर्ला - 4

R. Shastri

R. Shastri

सह दु.निबंधक कुर्ला - 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 16 / 11 / 2021 01 : 46 : 53 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 16 / 11 / 2021 01 : 48 : 06 PM ची वेळ: (फी)



ANNEXURE 8

करल ४		
२०४८	९	९३३
२०२१		



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 8(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :

PS1800023902

Project: **SAINATH TOWER** Plot Bearing / CTS / Survey / Final Plot No.: **35B AND 35C** at **Kurla, Kurla, Mumbai Suburban, 400078;**

1. **Sainath Developers** having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400078.**

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

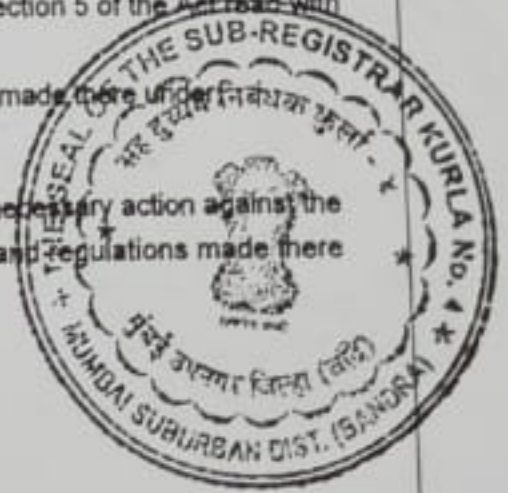
- o The promoter shall enter into an agreement for sale with the allottees;
- o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- o 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 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.

- o The Registration shall be valid for a period commencing from 10/01/2020 and ending with 06/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under
- o 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. Vasanpremanand Prabhu
(Secretary, MahaRERA)
Date: 10-01-2020 14:04:29

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

Dated: 10/01/2020

Place: Mumbai



करल ४		
२०५४	५३	९३३
२०२५	DEVELOPER COPY	

Sr. No. 104

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO S/PVT/0137/20170601/AP/R

- 6 DEC 2019

COMMENCEMENT CERTIFICATE

(Composite Buildir

To, Sainath Developers
M/s. Shiv Co. OB CHS,
Tandan Niwas, S.P.S Marg,
Bhandup (W) Mumbai- 78

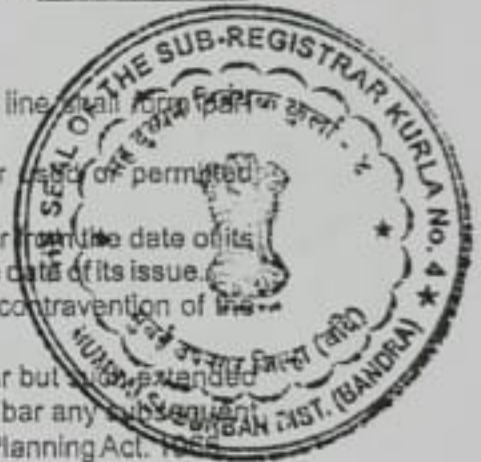
With reference to your application No. 3720 dated 16/07/2018 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 35/B & 35/C of village Kanjur, Bhandup (W) Mumbai

of village Kanjur T.P.S No. 'S'
 ward 'S' Situated at Bhandup (W) Mumbai -78

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
 UR No. SRA/EN3/2930/S/PL/LOI dt. 07/05/2019
 DA/UR No. S/PVT/0137/20170601/AP/R dt. 13/06/2019

and or following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall remain open for use 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 one year from the date of its issue. However the construction work should be commenced within three months from 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 year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any 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:-
 - 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 plans.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or 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 work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- 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 S.D. Mahajan
 Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level Only.

For and on behalf of Local Authority
The Slum Rehabilitation Authority
Slah
 06.12.19
 Executive Engineer (SRA)
 FOR
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)