

80/10945

पावती

Original/Duplicate

Friday, August 27, 2021

नोंदणी क्र. :39म

10:28 AM

Regn.:39M

पावती क्र.: 12077 दिनांक: 27/08/2021

गावाचे नाव: बोळीज

दस्तऐवजाचा अनुक्रमांक: वसई2-10945-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अश्विन लाखा कामलीया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1520.00

पृष्ठांची संख्या: 76

एकूण:

रु. 31520.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

10:41 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.3439000 /-

मोबदला रु.4950400/-

भरलेले मुद्रांक शुल्क : रु. 297100/-

(Signature)
 27/8/2021
 Sub Registrar Vasai 2
 सह. दुय्यम निबंधक वर्ग-२
 वसई क्र. २ (विरार)

1) देयकाचा प्रकार: By Cash रक्कम: रु 1520/-

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005438366202122S दिनांक: 27/08/2021

बँकेचे नाव व पत्ता: Panjab National Bank

(Signature)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20210827458					
मूल्यांकनाचे वर्ष	2021					
जिल्हा	पालघर					
मूल्य विभाग	तालुका : वसई					
उप मूल्य विभाग	11-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी					
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :		सर्व्हे नंबर#133		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
11600	57900	63700	75700	63700	चौ. मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	55.495चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.57900/-	
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	50.45चौ. मीटर	
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ					
	=(57900 * (100 / 100)) * 107.5 / 100					
	= Rs.62242/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 61953 * 55.495					
	= Rs.3438081.735/-					
Applicable Rules	= 3, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 3438081.735 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	=Rs.3438081.735/-					
	= ३ चौतीस लाख अडतीस हजार ब्याऐशी /-					

Home

Print





AGREEMENT FOR SALE

Agreement For Sale made at Visar this 29th day of Aug, in the year Two Thousand and Twenty; one.

BETWEEN

Messrs. Bachraj Developers, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 1st Floor, D, Block, Shri Sitaram Sadan, 276, Shamaldas Gandhi Marg, Princess Street, Mumbai – 400 002, represented herein by its partners, Mr. Vikas Chopra and Mr. Kalpesh Mehta, 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 in respect of the firm, the partners from time to time of the said firm, and the heirs, executors, administrators and assigns of its last surviving partner and in respect of the individual his heirs, executors, administrators and assigns) of the **One Part**.

1

वसई क्र. २
दस्ता क्रमांक १०६४५ २०२१
६ ११०६

AND

ASHWIN LAKHA KAMLIYA & NANDUBEN LAKHA KAMALIYA of Mumbai, Indian Inhabitant, residing at A-304, 3RD FLOOR STAR ENCLAVE, PUSHPA PARK RESIDENCY, AGASHI ROAD, NEAR PUSHPA PARK, BOLINJ, VIRAR WEST, PALGHAR, BOLINJ, MAHARASHTRA- 401303, hereinafter referred to as the "Allottee/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/its/their heirs, executors, administrators and assigns) of the **Other Part**:

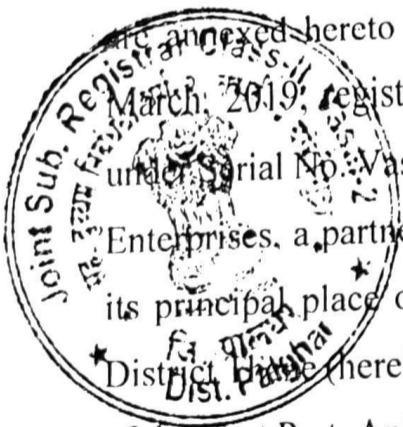
The Promoter and the Allottee/s are hereinafter, wherever the context may so require, individually referred to as "**Party**", and collectively referred as "**Parties**".

WHEREAS:

(i). The Promoter is seized and possessed of, or otherwise well and sufficiently entitled, as the owner thereof, to its free hold non-agricultural land admeasuring in the aggregate 9.180 square meters, bearing (i) Survey No. 3 Hissa No. 1, admeasuring approximately 0 Hector 39 Are 1 Prati, that is, admeasuring approximately 3.910 square meters, of Village Dongare, ("**Land I**") and (ii) Survey No. 133 Hissa No. 1, admeasuring approximately 0 Hector 52 Are 7 Prati, that is, admeasuring approximately 5.270 square meters, of Village Bolinj ("**Land II**") and situate, lying and being at Taluka-Vasai and District Thane, and within the limits of the Vasai-Virar City Municipal Council, and within the limits of the Registration Sub-District of Vasai and Registration District of Thane, (respectively, "**Land I**" and "**Land II**" and collectively "**Lands**") and more particularly described in the **Schedule** hereunder written and shown on the Plan annexed hereto and marked as **Annexure 'A'**. Photocopies of the 7/12 extracts issued in respect of the Lands are annexed hereto and marked **Annexure 'B'**, by and under a Conveyance dated 7th March, 2019, registered with the Office of the Sub-registrar of Assurances at Bombay under Serial No. Vasai-2 under Serial no. 2888 of 2019, made by and between Messrs. Raj Enterprises, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 102, New Khokhani Bhuvan, Navghar, Taluka Vasai, District Vasai (hereinafter referred to as the "**Firm**") and Ajiv Y. Patil ("**Ajiv**") as Vendors of the First Part, Anil Baban Patil ("**Anil**") as Confirming Party of the Second Part and the Promoter as Purchasers of the Third Part ("**2019 Conveyance**"), at or for the consideration recorded and contained therein:

(ii). The small portion of the Lands is reserved/earmarked for CFC under the approved Development Plan of the Virar - Vasai Sub-Region as shown on the Plan hereto annexed.

(iii). Prior to the 2019 Conveyance, the Firm have obtained necessary permissions/consent for the Vasai-Virar City Municipal Council ("**VVCMC**"), for



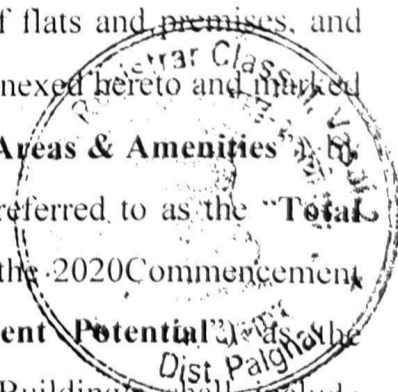
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VVCMC/TP/CC/VP-5370/328/2018-19 and VVCMC/TP/CC/VP-5370/329/2018-19 both dated 18th February, 2019. The Promoter thereafter submitted revised building plans to the VVCMC pursuant to which, the VVCMC has issued its commencement certificate bearing no. VVCMC/TP/RDP/VP-5370/143/2020-21, dated 17th December, 2020 (“2020 Commencement Certificate”) for the construction of residential buildings comprising of stilt plus 19 upper floors and CFC Building comprising prayer hall and dormitory comprising ground plus one/three upper floors;

(iv). Under the 2020 Commencement Certificate, the Promoter have agreed to construct and allot to Maharashtra Housing and Area Development Authority (hereinafter referred to as “MHADA”), in accordance with amended D. C. Regulations 2001 of Vasai-Virar Sub Region (hereinafter referred to as “DCR 2001”) residential flats and premises having total built-up area of 1566.66square meters in the Building (defined hereinafter) to be constructed upon the Lands, (hereinafter collectively referred to as “MHADA Portion”):

(v). The Promoter shall, in accordance with the approvals and sanctions as set out in recital (iii) hereinabove and further approvals and sanctions as may be obtained from time to time, develop the said Lands by constructing thereon a multi-storied residential buildings/wings, on the said Lands as more particularly described in the **First Schedule** hereunder written on the plan annexed hereto at Annexure ‘A’ (hereinafter referred to as the “**Project Land**”), which inter alia, involves:

(a). the construction of residential buildings/wings to be developed and constructed, upon the Project Land, all or any of them, proposed to be up to 19 upper floors above the stilt thereof (hereinafter referred to as the “**Building**”), with the areas, amenities and facilities to be developed upon the Project Land, all within the Project Land which are intended for the common use of, inter alia, the allottees, purchasers, owners and occupants, from time to time of flats and premises, and more particularly described in Part A of the Statement annexed hereto and marked **Annexure ‘C’** (hereinafter referred to as the “**Common Areas & Amenities**”) by utilisation of FSI arising out of the Lands (hereinafter referred to as the “**Total FSI**”) upon agreed terms and conditions mentioned in the 2020 Commencement Certificate (hereinafter referred to as the “**Development Potential**”) as the Promoter deem fit, in their discretion. Each of the Building/s shall include staircases, lifts and common passages on each floor/level thereof, fire-fighting systems, refuge areas, and certain areas within each of the Building/s (hereinafter referred to as the “**Limited Common Areas & Amenities**”). Limited Common Areas & Amenities shall always exclude Common Areas & Amenities, parking spaces, and independent areas and utility areas in the Project. The Limited Common Areas & Amenities in respect of the Building/s are more particularly described in Part B of the Statement annexed hereto at Annexure ‘C’; and,



[Handwritten signature]

[Handwritten signature]

Consultants in respect of the design and execution of the Project (hereinafter referred to as the "Project Engineer"). The Promoter shall have the right to remove and substitute the Project Architect and/or Project Engineer and have accepted their professional supervision till the completion of the Project.

90284/2024
E. 168

(b). The Promoter has obtained the Certificate of Title dated 1st April, 2019 issued by Messrs. M. T. Miskita and Co., Advocates and Solicitors certifying the title of the Promoter to the Project Land, a copy whereof is annexed hereto and marked as **Annexure 'D'**.

(c). The Promoter have obtained, and are in the process of being obtained, and are to obtain, all approvals, permissions, sanctions, licences, and no objection certificates/letters, by whatever name called, under applicable law, as the Promoter may consider necessary and expedient, and/or as required by any governmental authority; inter alia, in relation to the development of the Project, and/or, inter alia, in relation to the Project Land, or any part thereof, and includes specifically: (1) the current lay-out plan ("**Plan**") and the Building Plan in respect of the Project Land approved by the Vasai Virar City Municipal Corporation (hereinafter referred to as "**VVCMC**"), (2) the current Development Permission (hereinafter referred to as the "**Development Permission**"), (3) the current Commencement Certificate bearing no. VVCMC/TP/RDP/VP-5370/143/2020-21, dated 17th December, 2020 issued by VVCMC/ Planning Authority in respect of the Project, copies whereof are annexed hereto and marked **Annexures 'E'**, together with all further Commencement Certificates, and other approvals, permissions, sanctions, licences, no objection letters/certificates, and together with renewals, extensions, revisions, amendments and modifications thereof, from time to time, as the Promoter may consider necessary and expedient, in their discretion, and/or as required by the VVCMC and/or any governmental authorities (hereinafter collectively referred to, as the "**Approval**").

(vii). The Promoters have registered the Project, as a "real estate project," as defined in the RERA with the Real Estate Authority at Bandra no. P99000020455. An authenticated copy thereof is annexed hereto and marked **Annexure 'F'**.

(viii). The Allottee has approached, and applied to, the Promoter for allotment to the Allottee, of the proposed residential unit bearing No. **1102** admeasuring **46.68** sq. mtrs. carpet area (RERA) on **11TH** Floor of said Building/wing **A** (the "**said Wing**"), as shown in the floor plan thereof hereto annexed and marked **Annexure "G"** (hereinafter referred to as "**the Apartment**") in the Project known as "**BACHRAJ LIFESPACE**" for the lumpsum consideration of **Rs. 49,50,400/- (Rupees FORTY NINE LACS FIFTY THOUSAND FOUR HUNDRED ONLY)** and which is more particularly described in the **Second Schedule** hereto. In this regard, the Allottee has demanded from the Promoter,

W

Handwritten signature and text in Devanagari script.

address recorded in these presents and all notices to be served upon the Allottee/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s by prepaid post, under Certificate of Posting or by Courier or e-mail at his/her/their/its address specified on the first page of this Agreement / as specified below:

वसई क्र. २
दिनांक १०/०८/२०२४
सर्वेक्षण ३५/१०६

ASHWIN LAKHA KAMLIYA & NANDUBEN LAKHA KAMALIYA
A-304, 3RD FLOOR STAR ENCLAVE , PUSHPA PARK
RESIDENCY , AGASHI ROAD, NEAR PUSHPA PARK , BOLINJ,
VIRAR WEST, PALGHAR, BOLINJ, MAHARASHTRA- 401303

Any change in address shall be forthwith notified by the Allottee/s to the Promoter by registered A.D. In the event that the Allottee/s fails and/or defaults in notifying to the Promoter the changed address, service of notices, letters, communications, the last notified address shall deem to be good service to the Allottee/s by the Promoter.

12.19 The PAN No of Promoter is [AAKFB3548C].The PAN No of the Purchaser is [AYUPK0569Q]

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Lands)

All those pieces or parcels of contiguous non-agricultural lands bearing (i) Survey No. 3 Hissa No. 1, admeasuring approximately 0 Hector 39 Are 1 Prati, that is, admeasuring approximately 3,910 square meters, of Village Dongare and (ii) Survey No.133 Hissa No. 1, admeasuring approximately 0 Hector 52 Are 7 Prati, that is, admeasuring approximately 5,270 square meters, of Village Bolinj, which Lands admeasure in the aggregate approximately 9180 square meters, situate, lying and being at Taluka-Vasai and District Thane, and within the limits of the Vasai-Virar City Municipal Council, and within the limits of the Registration Sub-District of Vasai and Registration District of Thane, and bounded as follows, that is to say:



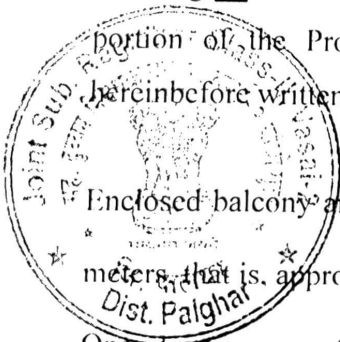
90084/2028
BE/108

Survey/ Hissa No.	On or towards the East by:	On or towards the West by:	On or towards the South by:	On or towards the North by:
3/1	Survey No. 3 Hissa No. 2 and Survey No. 3 Hissa No. 8.	Survey No. 133 Hissa No. 1.	Survey No. 3 Hissa No. 7 and Survey No. 3 Hissa No. 8.	Survey No. 4.
133/1	Survey No. 134.	Survey No. 131.	Survey No. 134.	Survey No. 133 Hissa No. 2.

THE SECOND SCHEDULE ABOVE REFERED TO:

(Description of the Apartment)

All that the proposed residential flat or retail shop bearing no. **1102**, admeasuring approximately **46.68** square meters Carpet Area (as per RERA)*, on **11TH** floor, of the Building **A** in the Project known as "**BACHRAJ LIFESPACE**" being developed on a portion of the Project Land, more particularly described in the Second Schedule hereinbefore written.

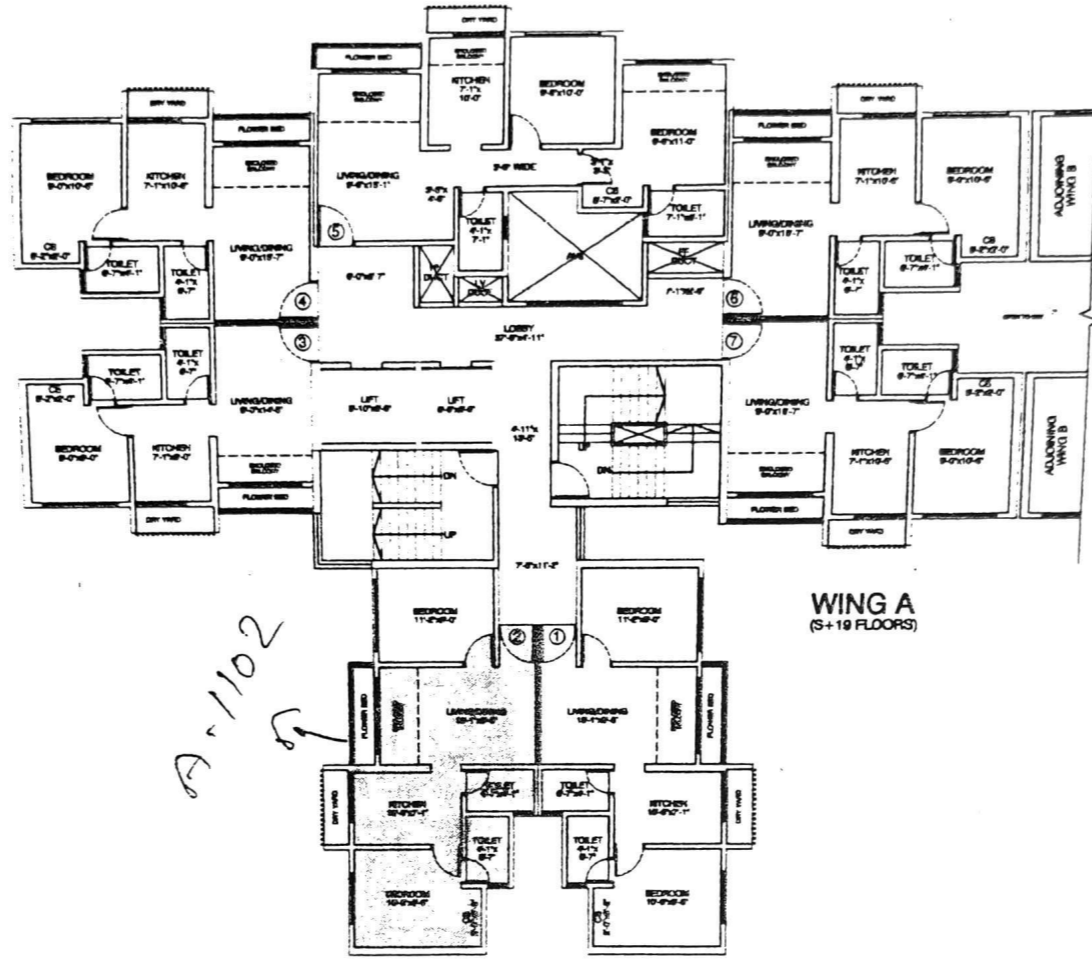


Enclosed balcony area attached to the Apartment is approximately **[3.77]** square meters, that is, approximately **[41]** square feet;

Open terrace area attached to the Apartment is approximately **[•]** square meters, that is, approximately **[•]** square feet.

The carpet area as per MOFA is approximately **46.92** square meters, that is, approximately **505** square feet

BACHRAJ LIFESPACE
VIRAR (M)



TYPICAL FLOOR PLAN (2ND-7TH, 9TH-12TH, 14TH-17TH & 19TH)



Handwritten notes and signatures:
 2102
 2102
 2102



For BACHRAJ DEVELOPERS

Signature of Partner
 PARTNER

FLAT NO :	2102	CA AS PER RERA :	46.68	PURCHASERS SIGNATURE	PROMOTER'S SIGNATURE BACHRAJ DEVELOPER
FLOOR :	14TH	AREA OF ENCLOSED BALCONY AS PER RERA :	3.77		
WING :	A	AS PER MOFA :	46.92		

PARTNER

Handwritten notes:
 2102
 2102
 2102

पत्र क्र. २
दिनांक १०/०४/२०१९
१२/१०६

Annexure 'F'



Ratna

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

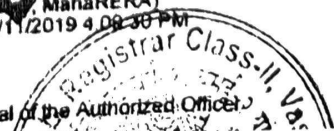
This registration is granted under section 5 of the Act to the following project under project registration number :
P99000020455

Project: **BACHRAJ LIFESPAC**, Plot Bearing / CTS / Survey / Final Plot No.: **3/1, 133/1** at **Vasai-Virar City (M Corp)**,
Vasai, Palghar, 401303;

1. **Bachraj Developers** having its registered office / principal place of business at **Tehsil: Ward ABCD, District: Mumbai City, Pin: 400002**.
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 (f) 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 **11/04/2019** and ending with **01/12/2023** 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. Vasanti Pramanand Prabhu
(Secretary, MahaRERA)
Date: 4/11/2019 4:08:30 PM

Signature and seal of the Authorized Officer



Dated: 11/04/2019

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. वमई 2

27/08/2021

दस्ता क्रमांक : 10945/2021

नोंदणी :

Regn:63m

गावाचे नाव : बोळीज

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4950400
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने तमुद करावे)	3439000
(4) भू-मापन, पोशहिसा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: वमई इतर वर्णन : इतर माहिती: गांव मौजे डोंगरे, मव्हें नं. 3, द्वि. नं. 1, गांव मौजे बोळीज, मव्हें नं. 133, द्वि. नं. 1, या भिळकनीवरील वच्छराज लार्डफ्रॅम्मे इमारतीमधील मदनिका क्र. 1102, अकरावा मजला, एरिया 46.68 चौ. मी. कार्पेट + एन्क्लोज बालकनी एरिया 3.77 चौ. मी. चिंग - ए ((Survey Number : 133 ;))
(5) क्षेत्रफळ	1) 50.45 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करण देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मं. वच्छराज डेव्हलपर्स तर्फे भागीदार विकास डी. चोप्रा तर्फे कु.मु. गणेश पाटील वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पहिला मजला, डी ब्लॉक, श्री सीतागम मदन, 276, शामलदाम गांधी मार्ग, प्रिन्सम स्ट्रीट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400002 पॅन नं:-AAKFB3548C
(8) दस्तावेज करण देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्विन लाखा कामलीया वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए/304 निमरा मजला, स्टार एन्क्लेव्ह, पुष्पा पार्क रेसिडेन्सी, आगाशी रोड, विंगर प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AYUPK0569Q 2): नाव:-नंदुबेन लाखा कामलीया वय:-57; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए/304 निमरा मजला, स्टार एन्क्लेव्ह, पुष्पा पार्क रेसिडेन्सी, आगाशी रोड, विंगर प, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-
(9) दस्तावेज करण दिल्याचा दिनांक	27/08/2021
(10) दस्ता नोंदणी केल्याचा दिनांक	27/08/2021
(11) अनुक्रमांक, खंड व पृष्ठ	10945/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	297100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मूल्यांकनासाठी विचारात घेतलेला नपथील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.