

CHALLAN
MTR Form Number-6



GRN	MH014625267202425E	Barcode	[Barcode]	Date	20/01/2025-12:51:01	Form ID	25.2
Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4	PAN No.(If Applicable)					
Location	MUMBAI	Full Name	SAURABH YADAV				
Year	2024-2025 One Time	Flat/Block No.	FLAT NO.1810, 18TH FLOOR, SATRE				
		Premises/Building	HAPPYNEST				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	552600.00	BABI DHURI ROAD, NEAR PARANJAPE HALL, ASHOK NAGAR	BHANDUP EAST, MUMBAI		4 0 0 0 4 2
0030063301 Registration Fee	30000.00				



Remarks (If Any)
SecondPartyName=SATRE CONSTRUCTIONS LLP-

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Total	5,82,600.00	Amount In Words	Five Lakh Eighty Two Thousand Six Hundred Rupees Only
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Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025012013866	2910378234
Cheque/DD No.		Bank Date	RBI Date	20/01/2025-12:51:42	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
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.
सदर चलन केवल द्रव्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai on this 20th day of January, 2025, BY AND BETWEEN **M/S. SATRE CONSTRUCTIONS LLP**, (PAN: ADSFS5632D), a Limited Liability Partnership registered under the provisions of Limited Liability Partnership Act, 2008 having its registered office at G-1 & G-2, Ground Floor, D-1 Building, Vedant Complex, Kores Road, Vartak Nagar, Thane West, Thane 400606, hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their successors and assigns) of the **FIRST PART**.

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AND

Mr. Saurabh Yadav (PAN: ADSPY9118N) (AADHAR No. 3375 8274 3597) presently residing at **Quarter.No-A-56,Building no.4, CGS Colony, Bhandup (E) Mumbai-400042** referred to as '**THE PURCHASER/S**' (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include in case of individuals his/her/their heirs and legal representatives and in case of partnership firm, the Survivor of them and their respective heirs and legal representatives & in the case of a Corporate body, its successors and assigns and in the case of the Trust its trustees for the time being) of the **SECOND PART**.



WHEREAS:

- A) One Kanjur Co-operative Housing Society Limited was possessed of and otherwise well and sufficiently entitled to all rights and parcel of land bearing CTS No.826, admeasuring about 4093.40 square metres, CTS No.939, admeasuring about 413.20 square metres, CTS No.940, admeasuring about 15 square metres, CTS No.940/1, admeasuring about 15 square metres, CTS No.940/2, admeasuring about 13.70 square metres, CTS No.940/3, admeasuring about 13.70 square metres and CTS No.941, admeasuring about 432.90 square metres, totally admeasuring about 4996.9 square metres, situate at Village: Kanjur, Taluka: Kurla, District Mumbai Suburban (hereinafter referred to as "the First Property") and more particularly described Firstly in the First Schedule hereunder written;

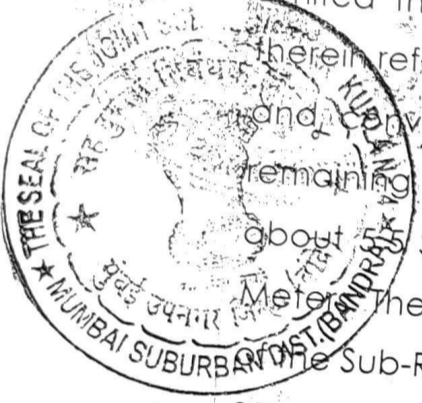
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B) By Deed of Conveyance dated 1st August 2018 made and executed between Kanjur Co-operative Housing Society Limited therein referred to as the Vendor and the Promoter herein, therein referred to as the Purchaser, the Vendor therein sold, transferred and conveyed and the Promoter herein acquired and purchased part portion of the First Property i.e. an area admeasuring about 4991.4 Sq. Meters out of total area admeasuring about 4996.9 Sq. Meters. The said deed of Conveyance is duly registered with the office of the Sub-Registrar of Assurances at Kurla, under Serial No.KRL-4-14650 of 2018 on 29th November 2018;

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C) Thereafter, by another Deed of Conveyance dated 15th January 2024, made and executed between Kanjur Co-operative Housing Society Limited therein referred to as the Vendor and the Promoter herein, therein referred to as the Purchaser, the Vendor therein sold, transferred and conveyed and the Promoter herein acquired and purchased remaining part portion of the First Property, i.e. an area admeasuring about 5 Sq. Meters out of total area admeasuring about 4996.9 Sq. Meter. The said Deed of Conveyance is duly registered with the office of the Sub-Registrar of Assurances at Kurla, under Serial No.KRL-4-1052 of 2024 on 15th January 2024; Accordingly, the Promoter herein acquired and purchased the First Property.



D) Vijayalaxmi Alias Vijaya Raghvan Velambath and three others were seized and possessed of and well and sufficiently entitled to all that piece and parcel of land bearing CTS No.934/B, admeasuring 221.4 square metres and 934/C admeasuring 115 square metres, situate, lying and being at Village:-Kanjur, Taluka:- Kurla, Mumbai Suburban District (hereinafter referred to as "the Second property") and more particularly described Secondly in the First Schedule hereunder written;

E) By Deed of Conveyance dated 31st March 2021 made and executed between Vijayalaxmi Alias Vijaya Raghvan Velambath and three others as Vendors and Promoter herein as the Purchaser, the said Vendors therein sold, transferred and conveyed and the Promoter herein acquired and purchased the Second Property. The said Deed of

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SS) The Purchaser/s requested the Promoter to allot **Flat No.1810** on the **18th** Floor, admeasuring **38.99** square metres carpet area i.e. net usable floor area as defined under Real Estate (Regulation and Development Act 2016) in the Sale Building No.3 i.e. Building known as "**Satre Happynest**";

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TT) The Purchaser/s has/have demanded from Promoter and the Promoter has given inspection to the Purchaser/s, of all the title documents and approvals/permissions relating to said Property, including but not limited to the documents/permissions/sanctions mentioned hereinabove.

UU) The Promoter, at the request of Purchaser/s, has agreed to allot the **flat No.1810** on the **18th** floor, admeasuring **38.99** square metres carpet area i.e. net usable floor area as defined under Real Estate (Regulation and Development) Act 2016 ("**the RERA**") in the Sale Building No.3 i.e. Building to be known as "**Satre Happynest**" along with **1 nos. of Car Parking Space/s**, at or for lumpsum consideration of **Rs.92,10,000/- (Rupees Ninety Two Lakhs Ten Thousand Only)**, (hereinafter referred to as the "said flat") as described in Fifth Schedule hereunder written and more particularly shown on the Typical Floor Plan marked by red color boundary along with **1 nos. of Car Parking Space/s**. The said consideration amount shall include the proportionate price of the common area and facilities, limited common areas and facilities and utility areas appurtenant to said flat. Common area, facilities and amenities are defined in Sixth Schedule hereunder written;

VV) Prior to execution of this Agreement, the Purchaser/s has/have paid to Promoter, a sum of **Rs.9,11,790/- (Rupees Nine lakhs Eleven Thousand Seven Hundred Ninety Only)** being part consideration of said flat agreed to be sold by the Promoter to Purchaser/s, the payment and receipt whereof, the Promoter doth hereby admits and acknowledges. The Purchaser/s has/have also agreed to pay the Promoter, balance consideration for sale of said flat in manner hereinafter appearing.

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WW) Under Section 4 of the Maharashtra Ownership Flats Act 1963 and Section 13 of RERA 2016, the Promoter is required to execute a written agreement for sale of said flat with Purchaser/s;

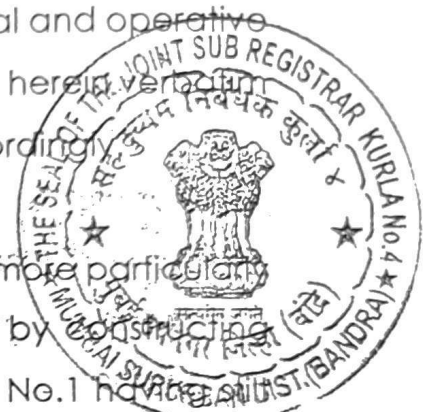
XX) The Developer has registered the project under the provisions of RERA 2016 on 31st January 2024 bearing registration number P51800054595. The authenticated copy of the RERA Registration hereto as **Annexure "G"**.

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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN

THE PARTIES HERETO AS FOLLOWS:

1. The recitals hereinabove shall form and forms an integral and operative part of this Agreement as if the same were incorporated hereinto verbatim and shall be interpreted and construed and read accordingly.
2. The Promoter is presently developing the said property more particularly described in the Second Schedule hereunder written by constructing three residential buildings consisting of Rehab Building No.1 having ground part plus 21st upper floors, and Rehab Building No.2 consisting of Wing A having still plus 9th upper floors and Wing B having still plus 9 upper floors consisting of rehab units and PAP units and the Sale Building No.3 to be known as "**Satre Happynest**" consisting of ground (part), still (part), plus 1st to 35th (Part) upper floors as per plans sanctioned by the Slum Rehabilitation Authority from time to time. The plans shall be revised from time to time. The Purchaser/s hereby confirms/s that he/she/they has/have inspected the original of the said Sanctioned Plans, Intimations of Approval, Commencement Certificates and all other permissions approval and sanctions.
3. The Purchaser/s hereby agree/s to Purchase from the Promoter and the Promoter hereby agrees to sell **Flat No.1810** admeasuring **38.99** square metres carpet area i.e. net usable floor area as defined under Real Estate (Regulation and Development) Act 2016, on **18th** Floor in the Sale Building No.3 i.e. building known as "**Satre Happynest**" under construction on the said Property, which flat is more particularly described in the Fifth Schedule hereunder written and delineated by red



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ALL THAT piece and parcel of land bearing CTS No.826, admeasuring about 4093.4 square metres, CTS No. 939, admeasuring about 413.2 square metres, CTS No.940, admeasuring about 15 square metres, CTS No.940/1 to 3, admeasuring about 42.4 square metres, CTS No.944, admeasuring about 432.9 square metres, CTS No.934B, admeasuring about 221.4 square metres, CTS No.956A admeasuring about 193.4 square metres and 1349(Part), admeasuring about 47.70 square metres, totally admeasuring about 5459.40 square metres, lying and being on Babi Dhuri Marg, Near Paranjape Hall, Ashok Nagar, Bhandup East, Mumbai:- 400042, and situate at Village: Kanjur, Taluka: Kurla, District Mumbai Suburban and bounded as under:

- On or towards North : CTS No. 825 and CTS No. 827
 On or towards East : CTS No. 828 and Guruvillasam CHS
 On or towards West : Road
 On or towards South : Babi Dhuri Marg

THE THIRD SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing CTS No.935, admeasuring about 728 square metres, lying and being on Babi Dhuri Marg, Near Paranjape Hall, Ashok Nagar, Bhandup East, Mumbai:- 400042, and situate at Village: Kanjur, Taluka: Kurla, District Mumbai Suburban and bounded as under:

- On or towards North : Guruvillasam CHS
 On or towards East : Proposed 27.5 m DP Road
 On or towards West : Prasad CHS Ltd
 On or towards South : Proposed 27.5 m DP Road

THE FOURTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing CTS No.828, admeasuring about 2826.8 square metres, CTS No.934A, admeasuring about 1882.3 square metres, CTS No.936, admeasuring about 452.4 square metres, CTS No.937, admeasuring about 603.6 square metres and CTS No.938, admeasuring about 456.1 square metres CTS No.934C, admeasuring about 115 square metres, CTS No.935, admeasuring about 728 square metres, totally admeasuring 7064.2 square metres, lying and being on Babi Dhuri Road, Near Paranjape Hall, Ashok Nagar, Bhandup East, Mumbai:- 400042, and situate at Village: Kanjur, Taluka: Kurla, District Mumbai Suburban and bounded as under:

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225.00

₹ 2,950.00
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ST	Total
Amount	Tax Amt
225.00	4
225.00	4

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CTS No.956A
on Babi Dhuri
mbai:- 400042,
Suburban and

No.1349 (Part)
ri Marg, Near
and situate at
bounded as

On or towards North : CTS No. 827 & CTS No. 829

On or towards East : CTS No. 933

On or towards West : CTS No. 826, CTS No. 939 & CTS No. 934B

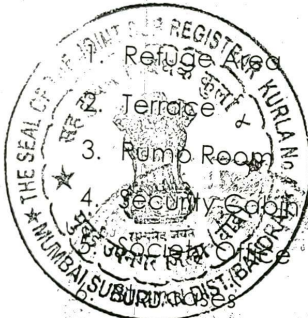
On or towards South : Road & CTS No. 930

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THE FIFTH SCHEDULE ABOVE REFERRED TO

Flat premise bearing No. **1810** on **18th** floor, admeasuring **38.99** Square meter carpet area, in the Sale building No.3 i.e. Building known as **Satre Happynest** lying and being on C.T.S. No.826, 939, 940, 940/1, 940/2, 940/3,941, 934/B, 956/A & 1349(part) on Babi Dhuri Road, Near Paranjape Hall, Ashok Nagar, Bhandup East, Mumbai:- 400042, and situate in the Village:- Kanjur, Taluka:- Kurla, at Ashok Nagar, Near Datar Colony, Bhandup (East), Mumbai:- 400 042, Mumbai Suburban District.

THE SIXTH SCHEDULE ABOVE REFERRED TO



- 7. Lift and lift lobbies
- 8. Meter room
- 9. Entrance lobby

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

THE COMMON SEAL OF within named)
"The **PROMOTER**", SATRE)
CONSTRUCTIONS LLP is hereunto)
affixed pursuant to resolution of its)
Board of Partners passed on 15th)

[Signature]

[Signature]

April, 20
the LLP
Mr. Ind

In the
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SIGN
By wi
1. Mr

In the
1. A

2. _____



23/01/2025

सूची क्र.2

दुयम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 1175/2025

नोंदणी :

Regn:63m

गावाचे नाव : कांजुर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	9210000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8189243.535
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॉट नं. 1810, माळा नं: 18 वा मजला, इमारतीचे नाव: बिल्डिंग नं. 3,सत्रे हॅपीनेस्ट, ब्लॉक नं: बाबी धुरी रोड,परांजपे हॉल जवळ,अशोक नगर, रोड : मांडुप पूर्व,मुंबई-400042, इतर माहिती: एकूण क्षेत्रफळ 38.99 चौ. मी. रेरा कारपेट आणि 1 कार पार्किंग सहित,सि टी एस नं. 826,939,940,940/1,940/2,940/3,941,934/बी,956/ए आणि 1349(पाटी),व्हिलेज - कांजुर((C.T.S. Number : 826, 939, 940, 940/1, 940/2, 940/3, 941, 934/B, 956/A AND 1349 (PT) ;))
(5) क्षेत्रफळ	1) 38.99 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:-सत्रे कंस्ट्रक्शन्स एल एल.पी चे पार्टनर इंद्रजीत तानाजी सत्रे तर्फे कबुलीजबाबाकरिता मुखत्यार म्हणून विनोद कृष्णा पेजे बय:-43; पत्ता:-फ्लॉट नं: ऑफिस नं जी-1 अँड जी-2 , माळा नं: तळ मजला , इमारतीचे नाव: डी-1 बिल्डिंग, वेदांत कॉम्प्लेक्स , ब्लॉक नं: कोरस रोड, वर्तक नगर, रोड नं: ठाणे पश्चिम, ठाणे , महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं:-ADSF55632D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौरभ यादव-बय:-36; पत्ता:-फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: क्वार्टर नं.ए-56, बिल्डिंग नं.4, ब्लॉक नं: सीजीएस कॉलनी, रोड नं: मांडुप पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-ADSPY9118N
(9) दस्तऐवज करून दिल्याचा दिनांक	20/01/2025
(10)दस्त नोंदणी केल्याचा दिनांक	20/01/2025
(11)अनुक्रमांक,खंड व पृष्ठ	1175/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	552600
(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.

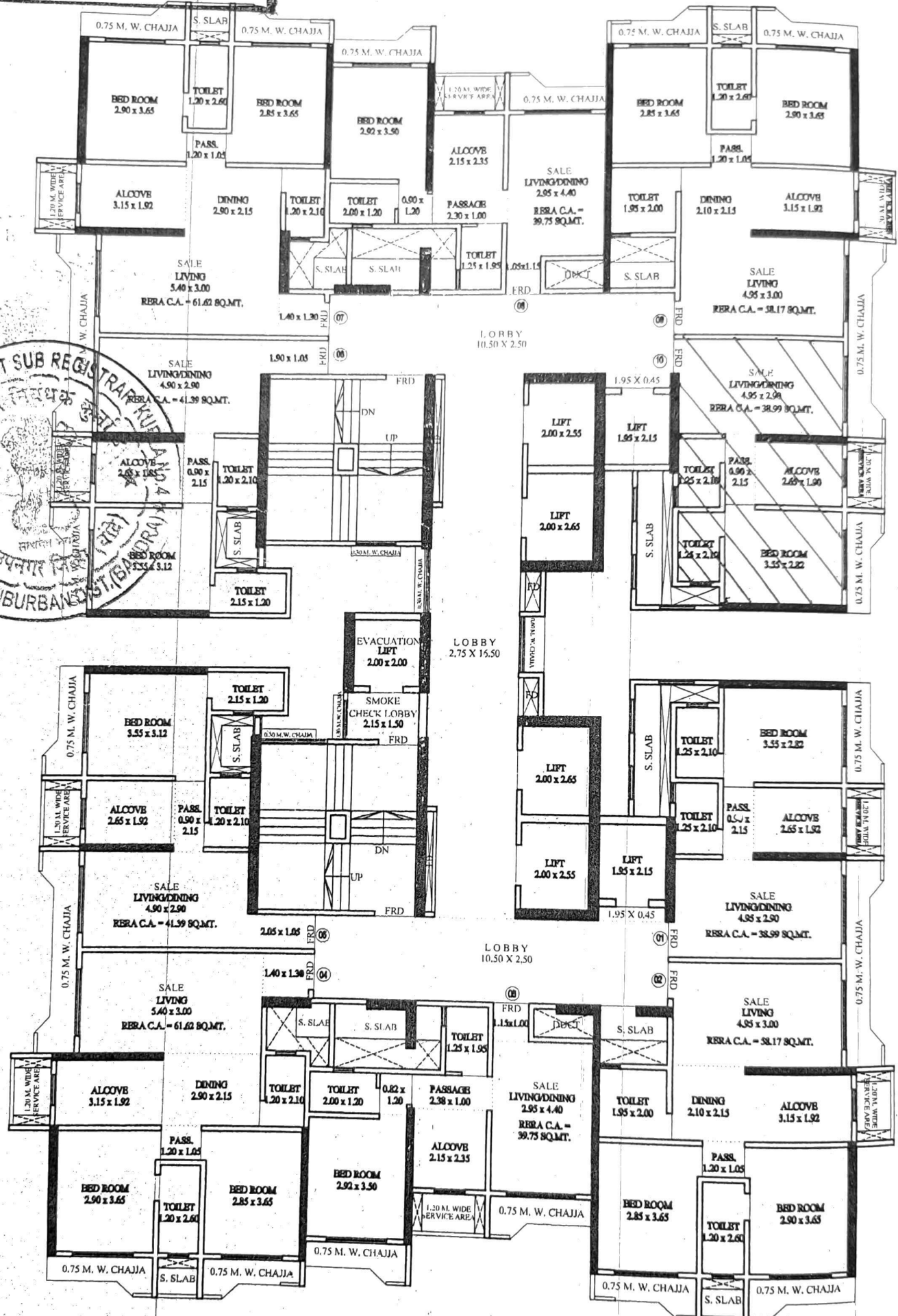
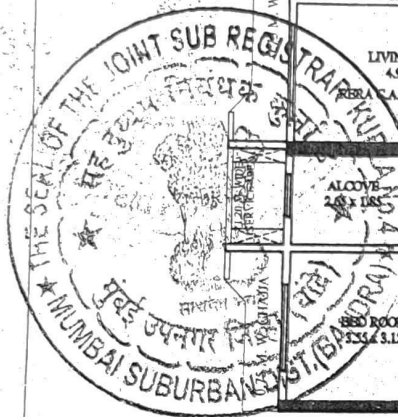
सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

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 21/01/2025) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

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18TH FLOOR PLAN
SCALE 1:100

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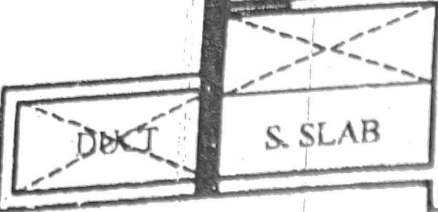
2.85 x 4.40
RERA C.A. = 39.75 SQ.MT.

TOILET
1.95 x 2.00

2.10 x 2.15

3.15 x 1.92

20 M. W. CHAJJA



SALE
LIVING
4.95 x 3.00
RERA C.A. = 38.17 SQ.MT.

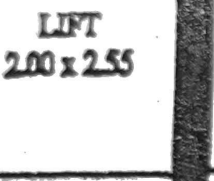
FRD

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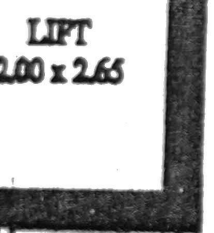
0.75 M. W. CHAJJA

1.95 x 0.45

SALE
LIVING/DINING
4.95 x 2.98
RERA C.A. = 38.99 SQ.MT.



LIFT
1.95 x 2.15



TOILET
1.25 x 2.10

PASS.
0.90 x 2.15

ALCOVE
2.65 x 1.90

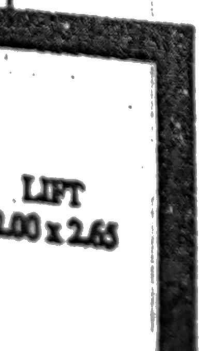
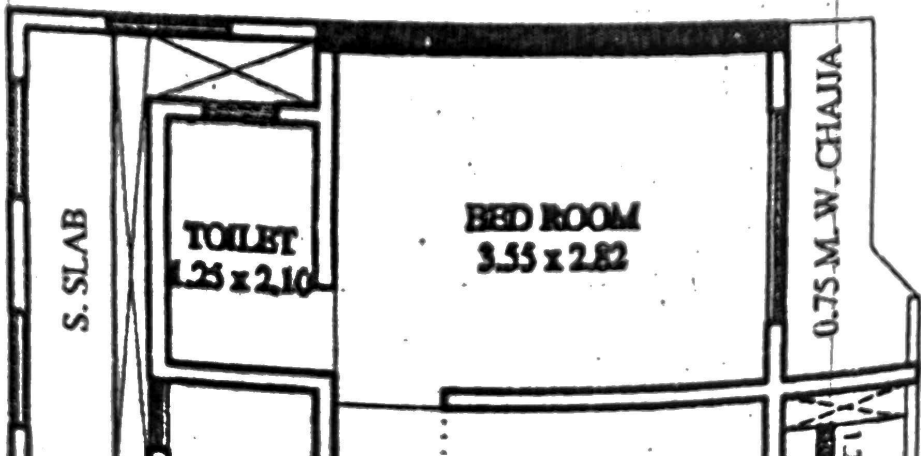
1.20 M. WIDE

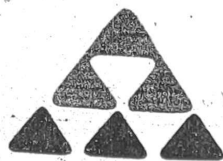
S. SLAB

TOILET
1.25 x 2.10

BED ROOM
3.55 x 2.82

0.75 M. W. CHAJJA





करल ४		
११०५	०४	७३२
२०२४	SLUM REHABILITATION AUTHORITY	

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051.
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO S/PVT/0161/20200904/AP

- 1 MAR 2023

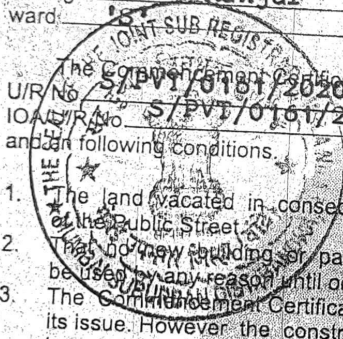
COMMENCEMENT CERTIFICATE SALE BUILDING NO -3

To M/s. Satre Construction LLP
G1 & G2, D-1 Building,
Vedant Complex, Kores Road,
Vartak Nagar Thane (W) 400606

Sir,
With reference to your application No. 000782 dated 20/01/2022 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. 826, 939, 940, 940/1 to 940/3, 941 & 934(B) of village

Kanjur Bhandup (E) Tal Kuria Mumbai- 42
Shree Ganesh Niwas SRA CBS(prop)

of viage Kanjur T.P.S No. -
ward Bhandup (E) Situated at Bhandup (E)



The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI U/R No. S/PVT/0161/20200904/LOI dt 10/01/2022
IOA/U/R No. S/PVT/0161/20200904/AP dt 02/02/2022
and on following conditions.

- The land vacated in consequence of endorsement of the setback line / road widening line shall from part of the public Street.
- 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 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 .M.A.Wani
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.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

This E.O.
18/12/2023.
This C.O.
to 8th upper
upper floor
approved am

S/PVT/0161/20200904/AP

5 DEC 2023		
करल ४		
7 JULY	Amended plans	Dated
2024		

This E.C is re-endorsed as per approved amended plans dated 18/12/2023.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

S/PVT/0161/20200904/AP

29 JUL 2024

This C.C. is further granted from Gr.(pt) + stilt (pt) + 1st to 8th upper floors and RCC frame work only from 9th to 18th upper floors of wing 'A' & 'B' of sale building no. 3 as per approved amended plans dated 18/12/2023.

[Signature]
Executive Engineer
Slum Rehabilitation Authority
Brihanmumbai

