

401/15395

पावती

Original/Duplicate

Thursday, August 14, 2025

नोंदणी क्र.: 39म

2:52 PM

Regn.: 39M

पावती क्र.: 13696 दिनांक: 14/08/2025

गावाचे नाव: वरळी

दस्तऐवजाचा अनुक्रमांक: मबई 11-15395-2025

दस्तऐवजाचा प्रकार: प्रतिज्ञापत्र

सादर करणाऱ्याचे नाव: टेक्नो फ्रेशवर्ल्ड एलएलपी चे भागीदार जयदिप व्ही मेहता

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 60

एकूण:

रु. 3400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:11 PM ह्या वेळेस मिळेल.

सह दु.नि. मुंबई 11

सह दु.नि. मुंबई 11

मुंबई - ११

बाजार मूल्य: रु. 1/-

मोबदला रु. 0.0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 2400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0825142605931 दिनांक: 14/08/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007117567202526P दिनांक: 14/08/2025

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON.....14 AUG 2025

CPBkqtgcP2

8/14/2025

CHALLAN
MTR Form Number-6



GRN	MH007117567202526P	BARCODE			Date	14/08/2025-11:46:50	Form ID	25.2	
Department Inspector General Of Registration				Payer Details					
Stamp Duty and Registration Fee together				TAX ID / TAN (If Any)					
Type of Payment				PAN No.(If Applicable)					
Office Name MBI-11_JT SUB REGISTRAR MUMBAI 11				Full Name		Techno Freshworld LLP			
Location MUMBAI									
Year 2025-2026 One Time				Flat/Block No.		ndraprastha CHSL, Aadarsh Nagar			
Account Head Details			Amount In Rs.		Premises/Building				
0030045501 Stamp Duty			500.00		Road/Street		C.S.No.209(pt), of Worli Division Balaji Temkar Marg		
0030063301 Registration Fee			1000.00		Area/Locality		Worli, Mumbai		
					Town/City/District				
					PIN		4 0 0 0 3 0		
					Remarks (If Any)				
					SecondPartyName=MHABA				
Total			1,500.00		Amount In		One Thousand and Five Hundred Rupees Only		
					Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		10000502220051203213 4749468306346	
Cheque/DD No.				Bank Date		RBI Date		14/08/2025-11:47:37 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 : Mobile No. : 8828346561
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन फक्त न्याय निवृत्त कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-401-15395	0004104502202526	14/08/2025-14:52:06	IGR189	500.00
2	(IS)-401-15395	0004104502202526	14/08/2025-14:52:06	IGR189	1000.00
Total Defacement Amount					1,500.00



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN : 0825142605931

Payment Date : 14/08/2025

Received from **DHC**, Mobile number **8828346561**, an amount of Rs. **2400/-**, towards Document Handling Charges for the **iSarita 1.9** on Document No. **MBI11-15395-2025** dated **14/08/2025** in the Joint District Registrar office **Mumbai 2** of the District **Mumbai Suburban**.



Payment Details

Bank Name : SBIN

Receipt Date : 14/08/2025

Bank CIN : 10029762025081405736

REF No. : 7866183548925

Deface No : 0825142605931D

Deface Date. : 14/08/2025

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

मबई-११		
१५३९५	२	८०
२०२५		





GRN	MH007117567202526P	BARCODE			Date	14/08/2025-11:46:50		Form ID	25.2		
Department Inspector General Of Registration					Payer Details						
Stamp Duty and Registration Fee together Type of Payment					TAX ID / TAN (If Any)						
					PAN No.(If Applicable)						
Office Name MBI-11_JT SUB REGISTRAR MUMBAI 11					Full Name		Techno Freshworld LLP				
Location MUMBAI											
Year 2025-2026 One Time					Flat/Block No.		ndraprastha CHSL, Aadarsh Nagar				
Account Head Details				Amount In Rs.	Premises/Building		C.S.No.209(pt), of Worli Division Balaji Temkar Marg				
0030045501 Stamp Duty				500.00	Road/Street						
0030063301 Registration Fee				1000.00	Area/Locality		Worli, Mumbai				
					Town/City/District						
					PIN		4 0 0 0 3 0				
					Remarks (If Any) SecondPartyName=MHADA मबई-११ 943ey 3 ६० २०२५						
					Amount In		One Thousand Five Hundred Rupees Only				
Total				1,500.00	Words						
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN		Ref. No.		10000502025081403213 4749468306346		
Cheque/DD No.					Bank Date		RBI Date		14/08/2025-11:47:37 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 : Mobile No. : 8828346561
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

मबई-११		
१५३०५	✓	६०
२०२५		

UNDERTAKING



To,
The Hon'ble Chief Officer, Mumbai Board,
 MHADA, Griha Nirman Bhavan,
 Kala Nagar, Bandra East,
 Mumbai 400051.

Sub: Proposed reconstruction of existing residential building no.41 known as Indraprastha CHSL, Aadarsh Nagar MHADA Layout, bearing C.S.No.209(pt), of Worli Division, at the junction of Balaji Temkar Marg & New Prabhadevi Road, Situated in G/S Ward, at Worli, Mumbai.
- Payment of Stamp duty paid by the Developer.

Ref: 1) Government Notification issued under No. TPS-1820/AN - 27/P.K.80/20UD-13 Dated 14.01.2021.
 2) Hon. VP & CEO/A's circular No.REE/MB/PARIPATRAK/424/2021 Dated 25.02.2021.

Respected Sir,
 I, Shri. Jaydeep V. Mehta, Designated Partner of M/s. Techno Freshworld LLP having registered address Office No.6, 1st Flr., Plot 166A, Narayan Mansion, Dr. B. Ambedkar Rd, Khodadad Circle, Dadar (E), Mumbai- 400 014. Developer of the above referred property vide Tripartite Agreement dated 17/06/2022 with the Society. I/We do hereby undertake as under:

1) We have availed the benefit of 50% reduction in FSI Premium for Area admeasuring 5,800.08 Sq.mtr. as per Government of Maharashtra Notification dated 14.01.2021 and we have passed the benefit of the Stamp Duty for the area admeasuring about 2436.65 Sq. mtrs. to the Flat Purchasers. The benefit passed to the Flat Purchaser under Agreement for Sale is mentioned herein below for your kind reference and records.

Sr. No.	Registration Office	Registration No. or Doc. no. & Year	Unit / Flat No.	Paid Stamp Duty Amount	Paid Reg. Fees Amount	Area [Sq.Mt.]	"Seller Name" [Developer]	"Purchaser Name"
1	MUM-2	1515-2025	1401	₹ 5,910,000.00	₹ 30,000.00	232.69	M/s. Techno Freshworld LLP	Kashyap Bipin Barai & Preeti Kashyap Barai
2	MUM-2	2121-2025	1702	₹ 4,608,000.00	₹ 30,000.00	173.74	M/s. Techno Freshworld LLP	Leena Premdas Shetty & Premdas D. Shetty
3	MUM-2	29826-2024	1802	₹ 4,608,000.00	₹ 30,000.00	163.07	M/s. Techno Freshworld LLP	Ankur Jitendraa Mahajan & Pramila Jitendraa Mahajan
4	MUM-2	6090-2025	2002	₹ 4,608,000.00	₹ 30,000.00	163.07	M/s. Techno Freshworld LLP	Hiten Chandula Timbadia & Shilpa Chandula Timbadia
5	MUM-2	30100-2024	1701	₹ 3,900,000.00	₹ 30,000.00	132.68	M/s. Techno Freshworld LLP	Rohan Sunil Vora & Sunil Mahendra Vora

6	MUM-2	2348-2025	2004	₹ 1,710,000.00	₹ 30,000.00	56.32	M/s. Techno Freshworld LLP	Suresh Shivaji Jadhav & Sangeeta Suresh Jadhav
7	MUM-3	9198-2025	1602	₹ 4,608,000.00	₹ 30,000.00	163.07	M/s. Techno Freshworld LLP	Pooja Prafulbhal Garach & Nikunj Girish Mistry
8	MUM-3	24573-2024	1801	₹ 3,744,000.00	₹ 30,000.00	132.73	M/s. Techno Freshworld LLP	Ganesh Hari Gadgil & Mrs. Arundhati Ganesh Gadgil
9	MUM-3	2438-2025	1902	₹ 4,568,000.00	₹ 30,000.00	163.07	M/s. Techno Freshworld LLP	Sarayu P Mehta, Prakash B Mehta, Bhavin P Mehta & Niyati Kapoor
10	MUM-3	4798-2024	2401	₹ 3,720,000.00	₹ 30,000.00	132.68	M/s. Techno Freshworld LLP	Akash Amit Shah & Darshini Akash Shah
11	MUM-3	4800-2024	2402	₹ 4,578,000.00	₹ 30,000.00	163.07	M/s. Techno Freshworld LLP	Amit Vardhaman Shah, Darshna Amit Shah & Akash Amit Shah
12	MUM-3	21784-2023	2901	₹ 3,510,000.00	₹ 30,000.00	132.68	M/s. Techno Freshworld LLP	Jitendra Jayantilal Gandhi
13	MUM-3	21785-2023	2902	₹ 4,320,000.00	₹ 30,000.00	163.07	M/s. Techno Freshworld LLP	Jitendra Jayantilal Gandhi
14	MUM-3	21954-2024	2001	₹ 1,178,000.00	₹ 30,000.00	56.32	M/s. Techno Freshworld LLP	Sayali Sanjay Shinde
15	MUM-3	508-2025	2002	₹ 1,500,000.00	₹ 30,000.00	56.32	M/s. Techno Freshworld LLP	Sidhesh Dessai
16	MUM-3	11900-2025	2003	₹ 1,746,000.00	₹ 30,000.00	56.32	M/s. Techno Freshworld LLP	Abhay Shankar Hadap & Alka Abhay Hadap
17	MUM-5	462-2024	2701	₹ 3,228,000.00	₹ 30,000.00	132.68	M/s. Techno Freshworld LLP	Rajan Naraindas Aswani Duru N Aswani & Hiren Rajan Aswani
18	MUM-5	464-2024	2702	₹ 3,972,000.00	₹ 30,000.00	163.07	M/s. Techno Freshworld LLP	Geetu Rajan Aswani Rajan N Aswani HUF & Vivek Rajan Aswani
Total						2436.65		

मजई २२



2) The above said Flat Purchasers have issued their certificate, confirming the Stamp Duty amount for the above flats is paid by us. i.e., the Developer in terms of Government Notification dated 14th Jan, 2021 vide No. TPS-1820/AN37P.K-80/20UD-13 and same is submitted to your office along with Index II.

we have already uploaded the details of Flat Purchasers on our website " " as per the guidelines of Government Notification dated 14th Jan, 2021 vide No. TPS-1820/AN37P.K-80/20UD-13 and MHADA Letter dated _____.

4) However, some flats for the area admeasuring 3363.43 m² have not been sold out yet the details of the flats are as under:

Sr. No.	Registration Office	Registration No. or Doc. no. & Year	Unit / Flat No.	Paid Stamp Duty Amount	Paid Reg. Fees Amount	Area [Sq.Mt.]	"Seller Name" [Developer]	"Purchaser Name"
1			801			120.62	M/s. Techno Freshworld LLP	UNSOLD
2			802			148.25	M/s. Techno Freshworld LLP	UNSOLD
3			901			120.62	M/s. Techno Freshworld LLP	UNSOLD
4			902			148.25	M/s. Techno Freshworld LLP	UNSOLD
5			1001			120.62	M/s. Techno Freshworld LLP	UNSOLD
6			1002			148.25	M/s. Techno Freshworld LLP	UNSOLD
7			1101			120.62	M/s. Techno Freshworld LLP	UNSOLD
8			1102			148.25	M/s. Techno Freshworld LLP	UNSOLD
9			1201			120.62	M/s. Techno Freshworld LLP	UNSOLD
10			1202			148.25	M/s. Techno Freshworld LLP	UNSOLD
11			1301			120.62	M/s. Techno Freshworld LLP	UNSOLD
12			1302			148.25	M/s. Techno Freshworld LLP	UNSOLD
13			1501			120.62	M/s. Techno Freshworld LLP	UNSOLD

[Handwritten signature]

14			1502			148.25	M/s. Techno Freshworld LLP	UNSOLD
15			1601			120.62	M/s. Techno Freshworld LLP	UNSOLD
16			1901			120.62	M/s. Techno Freshworld LLP	UNSOLD
17			2001			120.62	M/s. Techno Freshworld LLP	UNSOLD
18			2101			192.25	M/s. Techno Freshworld LLP	UNSOLD
19			2201			120.62	M/s. Techno Freshworld LLP	UNSOLD
20			2202			148.25	M/s. Techno Freshworld LLP	UNSOLD
21			2301			120.62	M/s. Techno Freshworld LLP	UNSOLD
22			2302			148.25	M/s. Techno Freshworld LLP	UNSOLD
23			2501			120.62	M/s. Techno Freshworld LLP	UNSOLD
24			2502			148.25	M/s. Techno Freshworld LLP	UNSOLD
25			2601			120.62	M/s. Techno Freshworld LLP	UNSOLD
Total						3363.43		

5) We hereby undertake, whenever the above said flats will sell out, we will pass the benefit of stamp duty to unit purchaser.

In this regard, we herewith confirm and assure you that above Stamp Duty amount is paid by us and in case of Occurrence of any additional liabilities towards the aforesaid Stamp Duty, we hereby undertake to indemnify you and further undertake that we shall pay the same as and when the same will be intimated to us by the concerned Government Department/Authorities.

Solemnly affirmed at Mumbai.

This 14th day of August 2025

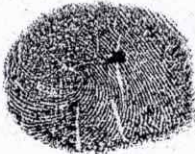
M/s. Techno Freshworld LLP

[Handwritten signature]



Shri. Jaydeep V. Mehta
(Designated Partner)

1) *[Handwritten signature]*
2) *[Handwritten signature]*



मबई-११		
१५३०५	६	६०
२०२५		

