

509/1312

Monday, January 30, 2023
4:44 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 1399 दिनांक: 30/01/2023

गावाचे नाव: माहिम

दस्तऐवजाचा अनुक्रमांक: बबई5-1312-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अजित सोपानराव देशमुख - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3600.00

पृष्ठांची संख्या: 180

एकूण:

रु. 33600.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:02 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-5

बाजार मूल्य: रु. 37859374.41 /-

मोबदला रु. 38500000/-

भरलेले मुद्रांक शुल्क : रु. 2310000/-

सह. दुय्यम निबंधक
मुंबई शहर क्र. ५

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3001202310808 दिनांक: 30/01/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 1600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3001202310970 दिनांक: 30/01/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014502778202223E दिनांक: 30/01/2023

बँकेचे नाव व पत्ता:

अजित सोपानराव देशमुख

DELIVERED





CHALLAN
MTR Form Number-6



GRN	MH014502778202223E	BARCODE			Date	30/01/2023-16:11:03	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)								
		PAN No.(If Applicable)	AEUPD3663E							
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4	Full Name	MR AJIT SOPANRAO DESHMUKH AND OTHERS							
Location	MUMBAI	Flat/Block No.	FLAT NO.4002, 40TH FLOOR, A WING, PARK							
Year	2022-2023 One Time	Premises/Building	MIST							
Account Head Details		Amount In Rs.								
0030045501	Stamp Duty	2310000.00	Road/Street	AREA 930.98 SQ.FT. CARPET						
0030063301	Registration Fee	30000.00	Area/Locality	D.L.VAIDYA, NORTH ROAD, DADAR W, M						
			Town/City/District	UMBAI						
			PIN		4	0	0	0	2	8
			Remarks (If Any)	PAN2=AAFCR5917F--SecondPartyName=MS RICHHA HOUSING PROJECTS PRIVATE LIMITED-						
			Amount In	Twenty Three Lakh Forty Thousand Rupees Only						
Total		23,40,000.00	Words							
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	02300042023013025692	230303889508				
Cheque/DD No.		Bank Date	RBI Date	30/01/2023-16:14:32	Not Verified with RBI					
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA							
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 दुर्यम निबंधक कार्यालयात नोंदणी करवावयाचे आहे. नोंदणी न करावयाचे असलेले चलन लागू नाही.

वसुले
9392 2 / 940
2023



बळई - ५	
९३९२	९/१२०
२०२३	

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai on this th 30 day of January 2023.

BY AND BETWEEN

M/s. **RICHA HOUSING PROJECTS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act 1956, having its Corporate Office at 1st floor, J.V. House, D. S. Babrekar Marg, Dadar (W), Mumbai - 400 028 hereinafter referred as "**Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assigns) of the **One Part**;

AND

Mr. Ajit Sopanrao Deshmukh (PAN: AEUPD3663E and Aadhar No: 4898 9283 8517), Mrs. Ashwini Ajit Deshmukh (PAN: AVMPD5855F and Aadhar No: 5922 4403 2538) and Mrs. Hirabai Sopanrao Deshmukh (PAN:EDPPD4985R and Aadhar No: 6538 0240 6539) having their address at Flat No. 27, 7th Floor, Sagar Building, adjacent to Government Law College, B Road, Churchgate, Mumbai - 400 020 hereinafter referred to as the "**Purchasers/Allottees**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include in case of an individual/s his/her/their heirs, executors administrators and permitted assigns / in the case of a partnership firm, the partners for the time being and from time to time constituting the partnership firm, the survivor/s of them and the heirs, executors and administrators of the last surviving Partner and permitted assigns / in case of a body corporate / company, its successors and permitted assigns / in case of a Hindu undivided family the Karta and members for the time being and from time to time of the coparcener and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and permitted assigns / 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 permitted assigns) of the **Second Part**;



AND

M/s. SANTOSH ENTERPRISES, a partnership firm, registered under the Indian Partnership Act, 1932 and having its registered office at 306, Laxmi Corner, Senapati Bapat Marg, near Flower Market, Dadar (W), Mumbai - 400 028 hereinafter as the "the Confirming Party" (which expression shall unless it be repugnant to the meaning thereof, be deemed to mean and include its successors and permitted as Third Part;

WHEREAS:

- A. The Municipal Corporation of Greater Mumbai (M.C.G.M.) are the owners of a or parcel of land admeasuring 1925.59 sq. mtrs equivalent to 2303 sq. yards lying at Dadar and bearing Final Plot No. 144 TPS IV of Mahim Division (hereinafter to as "the said Property" and more particularly described in the Schedule I annexed and marked in the plan annexed hereto as 'Annexure A');
- B. The said Property was in the occupation of the tenants of MCGM who is functioned as a proposed co-operative housing society by the name of Manshanti Co-operative Housing Society. The said Manshanti Co-operative Housing Society (hereinafter referred to as the "Society") was eventually registered in MUM/WGN/HSG/TC/8702/2006-07 of 20th March 2007. Annexed herewith as B is a copy of the above said Certificate of Registration;
- C. Pursuant to a General Body resolution dated 9th March, 2005 the Society appointed Santosh Enterprises (the Confirming Party herein) as the developer for the redevelopment of the said Property. Annexed herewith as Annexure C is a copy of the above said resolution dated 09.03.2005;
- D. Pursuant to the aforesaid the Society made an application to the M.C.G.M. for them permission to redevelop the said Property under regulation 33(7) of the Development Control Regulation, 1991. The Municipal Corporation of Greater Mumbai vide dated 10th October, 2005 granted a No Objection Certificate for the re-development of the said Property and also issued Annexure-II thereby certifying the persons eligible provided with Permanent Alternate Accommodation in lieu of the premises respective use and occupation on the said Property. Annexed herewith as Annexure D is a copy of the said letter by M.C.G.M. dated 10.10.2005;
- E. By its resolution No.790 dated 13th November, 2006, M.C.G.M. approved the redevelopment scheme in respect of the said Property and leasing of the said Property to the said Society on the terms and conditions stated therein;
- F. Thereafter, M.C.G.M. has issued a Letter of Intent dated 12th December, 2006 bearing AC/Estates/14657/AO (Soc.) addressed to the Chief Promoter of the Society agreeing to grant a Lease of the said Property initially for a period of 30 years from the date of Commencement Certificate to be renewed for a further period of 30 years in the direction of the M.C.G.M. and on the same terms and conditions set out therein. Annexed herewith as Annexure E is a copy of the above said Letter of Intent by M.C.G.M. dated 12.12.2006.
- G. In accordance with the terms of the Resolution passed by the General Committee of the said proposed Society in its meeting held on 9th March, 2005 a Development Agreement dated 9th May, 2007 has been executed by and between the said Society and the Promoter and the Confirming Party herein for re-development of the said Property;
- H. The said Society also executed a Power of Attorney dated 9th May, 2007 in favour of the Promoter/Confirming Party herein authorizing the Promoter/Confirming Party herein to do all acts pertaining to the redevelopment of the said Property. Pursuant to the abovementioned Development Agreement dated 09.05.2007, the Promoter/Confirming Party herein

Handwritten signatures and initials.

बबई - ५	
१३९२	७/१८०
२०२३	

Handwritten text: श्री



SIGNED AND DELIVERED

For Richa Housing Projects Pvt. Ltd.

By the withinnamed Promoter

Richa Housing Projects Pvt. Ltd.

Through its Director

Mr. Kekin Manilal Nandu

duly authorised vide its Board Resolution

dated 20/01/2023



L.T. 7



Kekin Manilal Nandu
Director

In the presence of...

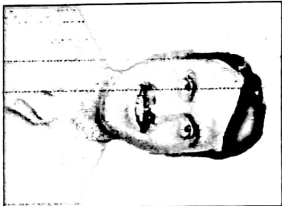
1. *[Signature]*

2. *[Signature]*

SIGNED AND DELIVERED

by the withinnamed Flat Purchaser/s

1. Mr. Ajit Sopanrao Deshmukh



[Signature]

2. Mrs. Ashwini Ajit Deshmukh



[Signature]

3. Mrs. Hirabai Sopanrao Deshmukh



[Signature]

In the presence of

1. *[Signature]*

2. *[Signature]*



खतबंद - ५	
१३९२	३०/१८०
२०२३	

SIGNED AND SIGNED DELIVERED

By the withinnamed confirming Party

M/s. Santosh Enterprises

Through its Power of Attorney

Richa Housing Projects Pvt. Ltd.

Through its Director

Mr. Kekin Manilal Nandu

In the presences of...



L. T.



For Richa Housing Projects P

Richa Housing Projects

2. *[Signature]*

बाराई - ५	
१११२	१११/१५०
२०२३	



ANNEXURE - D

2

BRIHANMUMBAI MAHANAGARPALIKA

No. AC/Estates/11352/AO(Soc.)

10.10.2011

To,
✓ M/s. D. R. Vaidya & Co.,
Architect,
Mangesh Bhuvan,
D. L. Vaidya Road,
Dadar - (West),
Mumbai-400028.

Sub.-: Redevelopment of Municipal property known as
Francie Fernandes Wadi bearing F. P. No.144 of TPS
(V, Mahim in G/North Ward,
Mahashanti C. H. S. (Prop.)

Sir,

This office N.O.C. for the above proposal in the form of Annexure-II is enclosed herewith. You are now requested to submit the proposed scheme of redevelopment of the above property in the form of Annexure-I & III alongwith plans and scrutiny fees of Rs.1,000/-.

You are also requested to direct the Society to furnish the information to the Developer in the accompanying proforma alongwith required documents.



Yours faithfully,

Asstt. Commissioner (Estates)

- Acc: 1. Annexure-II
2. List of tenants
3. Proforma

10/10/11	
992	910
2023	

ANNEXURE - A

TRUE EXTRACT

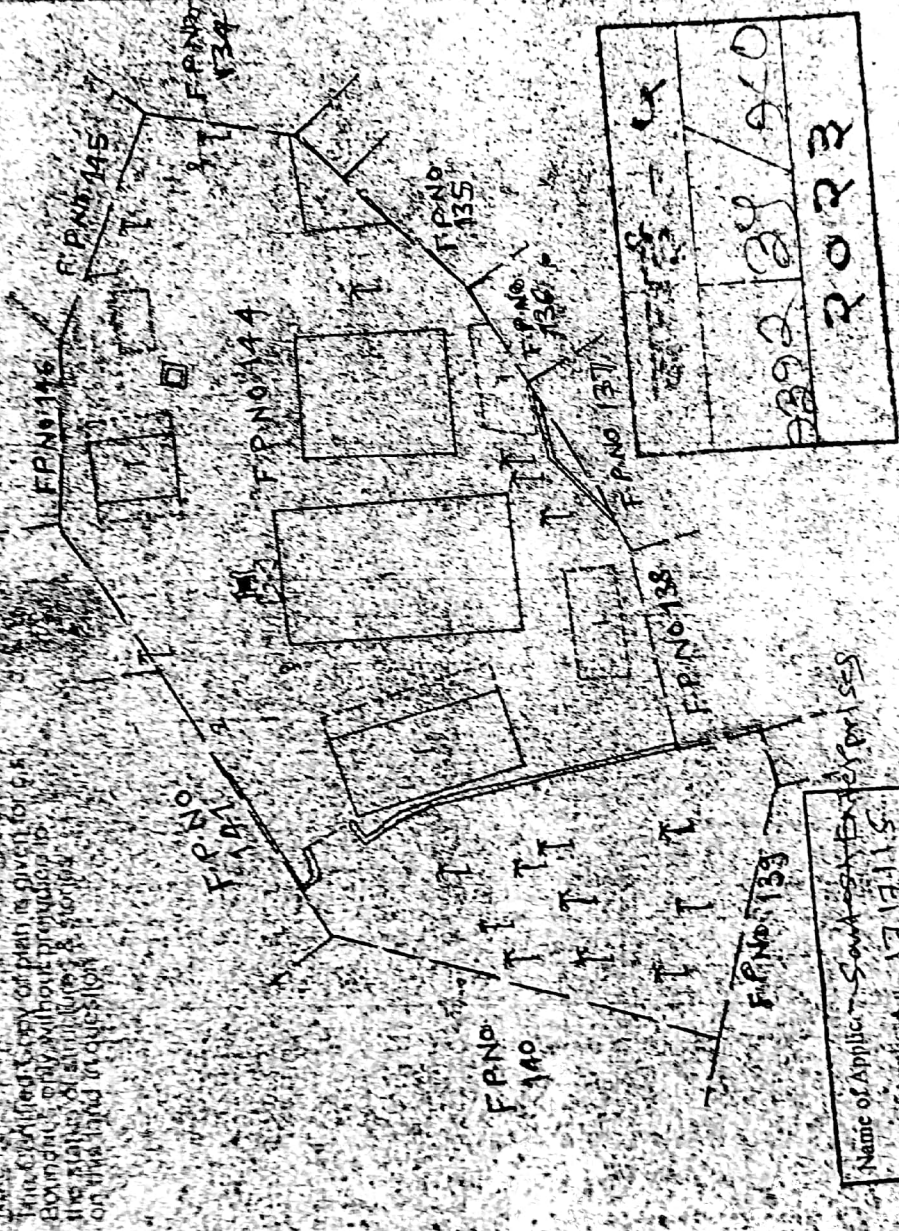
REGISTRATION NO. 144

APPLICANT'S NAME



INCORPORATED IN THIS OFFICE RECORD

NOTE: This certified copy of plan is given for a Boarding only without provision to the State of structures & storages on this land in question.



Name of Applicant: Savitri Devi Prasad
Date of Application: 17.11.15
Receipt No.: SS 226/38876
Date: 1 SEP 2015
Date of Issue: 1 SEP 2015

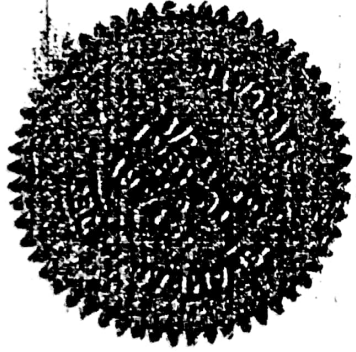
CHARGES FOR THE CERTIFIED COPY OF TRUE EXTRACT OF THE PLAN RS. 10.5/-
TRACED BY: M. S. K.
COMPARED BY: M. S. K.
MUMBAI DATED: 1 SEP 2015



SUPERINTENDENT
MUMBAI CITY SURVEY & LAND RECORDS

ASSISTANT SUPERVISOR
MUMBAI CITY SURVEY OFFICER NO. 2

ANNEXURE - B



नांदेडचे पत्राचारपत्र

नोंदणी क्रमांक :- पत्राचारपत्र/इच्छा/टी.पत्र/पत्राचारपत्र/ टीसी/८५०२/२००६-२७/११०७

या प्रमाणपत्रासाठी प्रमाणित करण्यात येत आहे की, सध्याची को-ऑपरेटिव्ह सोसायटी लि., कायनावळ-व्हॉर-ने-१५४, कन्नडीस कॉलिस सार्व्ही टी.पत्र, टी.पत्र, इच्छा, सुंदर-१७, ०२४, टी.पत्रा महापत्र महकमी संस्थांचे अतिरिक्त ३६६० नवीन-सन्-१९६३ या मह पत्र अतिरिक्त क्रमांक २४) कलम १ (३) अन्वये नोंदण्यांत आलेली आहेत. उपरोक्त-अतिरिक्त-कलम-१२ (१) अन्वये स महापत्र महकमी संस्थेचे निम्न १६६१ मधील निम्न क्रमांक १० (१) अन्वये संस्थेचे

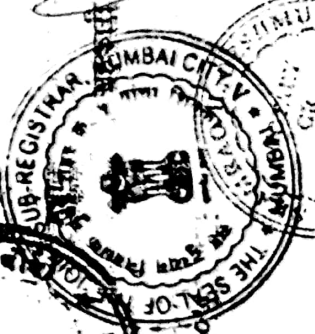
वजई - ५	
२३९२	२३/१०/०७
पत्राचारपत्र संस्था ० राई	

पत्राचारपत्र "पत्राचारपत्र संस्था"

यानु पत्राचारपत्र "महकमी संस्थांची पत्राचारपत्र संस्था ० राई"



रत्ना नंदेडकर (संपन्न पत्रा)



दिनांक-२०/०३/२००६

True Copy Attached

SHAMRAO H. DESHMUKH

11, Khandan Bibh, V.L. Pethkar Road, Opp. Tara Hospital, Near, Mumbai-400 014.

ANNEXURE -II

Name of the Property

Redevelopment of Municipal property known as Francis Fernandes wadi bearing F.P. No. 144 of T.P.S. IV Mahim under D.C.R. 3 (7), Manshanti Co.Op.Hsg.Society (Proposed).

The above said property is vested in the Municipal Corporation of Mumbai. The property consists of 8 chawl of ground floor which houses 32 (17 on T.P. record - (15 residential & 2 commercial, 11 residential occupied by heirs, 4 residential where P.T. sold tenancy rights to S.T. and P.T. not heirs and 16 unauthorized occupants (4 residential 5 commercial and 6 staying commercial and 1 Residential cum commercial).

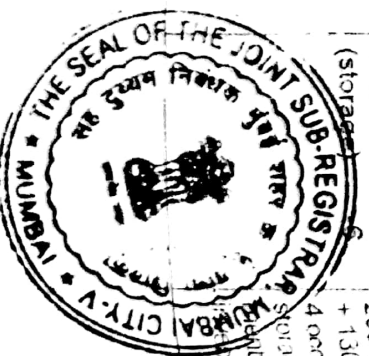
List of eligible tenants/occupants with area of such tenants/occupants appended herewith.

The area occupied by present tenants/occupants is as follows :

Criteria	Tenants.	No. of tenants	Area in sq.ft.
1) Tenants on T.P. record where P.T. are still existing on site	17	Residential-15 Commercial -2	4296.04 773.98
2) Tenants on T.P. record whose P.T. is expired and legal heirs are staying	11	Residential -11	2826.73
3) Tenants on T.P. record whose P.T. sold tenancy rights to sub-tenants and P.T. not existing	04	Residential -4	855.06
4) Unauthorized occupants on the plot	16	Residential -4 Commercial -2	569.00 250.00

७७५ - ५	
९९९२	२२/९८०
२०२३	

Commercial (storage) Area of 2.14 250 sq ft (100 + 150) Area of 4 occupants of Commercial (godown) -3 Area for 3 commercial godown not mentioned in inventory list



Residential cum Commercial	Area not mentioned in inventory list
1	

The area of the plot is 1925.60 sq.mts. subject to the final demarcation by

D.I.L.R.

The five structures are constructed prior to 1940, some are between 1940 to 1950 and some after 1950.

70% of the tenants have given consent to join Co.Op.Hsg Society and to undertake the reconstruction /redevelopment of the property

There is no objection to consider the proposal to reconstruct the building by the Co.Op.Hsg. Society and eligible tenants as per the provisions of D.C.Regulations No. 33 (7) and guidelines formed for the purpose

The Annexure -II is subject to the following terms and conditions:

1. The society / Developer shall clear the arrears of rent if any.
2. The society / Developer shall clear rest of the transfer / allotment cases before issue of commencement certificate to rehab building. Unless and until transfer cases are not cleared. NOC to commencement certificate will not be issued.
3. That the Society / Developer shall submit Annexure I and III within 3 months from the issue of Annexure - II.
4. The society / Developer shall confirm the eligibility of 10 occupants by submitting the documents of their existence to A.E. T P G/North / Asstt. Commissioner, G/North Ward before issue of commencement certificate to the scheme.
5. The society / Developer shall provide play ground of appropriate area as decided by P.I. Cell as per policy.
6. All conditions of the D.C.R. 33 (7) and policy thereof will be applicable to the scheme

Munimbar
to/lie

[Signature]
Asstt. Commissioner (Estates)



2225-4	
9892	29/910
2023	

ANNEXURE - E

4

Original Copy.

BRIHANMUMBAI MAHANAGARPALIKA
No. AC/Est/Est/14657/AC/930/07 11.11.2006

To
The Chief Planner
Manshanti Co Op. Hsg. Soc Ltd (Proposed)
Fernandes wadi, D.L. Vaidya Rd,
Dadar West, Mumbai-400028.

Sub: Letter of Intent for the redevelopment of Municipal property known as Francis Fernandes wadi bearing F.P.No. 144 of T.P.S. IV Mahim under D.C.R. 33 (7) G/North Ward
Manshanti Co Op. Hsg. Society (Proposed).

Ref.: The redevelopment proposal submitted by your proposed Society on 10.7.2000.

Sr.

The redevelopment proposal of the property known as Francis Fernandes wadi bearing F.P.No. 144 of T.P.S. IV in G/North Ward was submitted by your proposed society through their Architect M/s. D.R. Vaidya & Co. on 10.7.2000

The Improvement Committee & Corporation vide Resolution No. 126 of 9.11.2006 and 750 of 13.11.2006 respectively have accorded their approval to this proposal subject to following terms and conditions :-

- 1) The land shall be leased to the Co.op.Housing Society initially for a period of 30 years from the date of Commencement Certificate and the lease period will be renewed for the period of further 30 years thereafter at the discretion of Municipal Corporation and the same shall be binding on the Society/Societies.
- 2) The lease rent shall be Rs.1/- per Sq.mt. subject to minimum of Rs.1001/- p.a. for the entire plot to be given to the Co-op.Housing Society subject to the approval of Improvements Committee/Corporation & of the State Govt.
- 3) **The land shall be leased to the society for constructing composite structure or separate buildings as the case may be, for rehabilitating the existing tenants and saleable component in favour of tenants' Co-operative Housing Society enabling the society to get it registered under Co-operative Housing Society's Act and it shall be responsibility of the tenants' society to enroll the persons who will purchase the flats in saleable component as their member, wherever necessary.**
- 4) The cost of preparation of lease document and any other legal charges shall be borne by the Society
- 5) The Society/Developer shall pay non-refundable security deposit equal to five year's lease rent of the land to the Municipal Corporation of Greater Mumbai.



2075 - 4	
2392	26/9/0
2073	

ANNEXURE - G
BRIHANMUMBAI MAHANAGARPALIKA

No. : AC/Estates/ 1101 /A.O. (Soc.)/Soc-H /A.E.Imp-II of 22/5/2014

Office of the
Asstt. Commissioner (Estate)
MCGM Market Office Building,
4th floor, F.P.No.232, TPS III,
Maplawadi Co-op-Hsg-Society area,
Opp Lokmanya Vidyamandir College,
Sitaram Keer Marg, Matunga (W),
Mumbai 400 016.

To,
Chief Promoter /Secretary
Manshanti C.H.S. (prop.)
Fernandiswadi , D.L. Vaidya Road,
Dadar (West), Mumbai - 400 028.

Sub : Redevelopment of Municipal tenanted property
known as Francis Fernandiswadi bearing
F.P. No. 144 of TPS-IV Mahim Divn. under DCR
33 (7) in G/N ward.

Ref. : 1) Show cause Notice issued by A.C. (Estate)
vide No. A.C. /Estate/22465/A.O. Soc/ 23.01.2012
2) Hearing conducted in the chamber of
A.C. (Estate) on 22.05.2012 and 01.09.2012
3) Reply given by M/s Santosh Enterprises
dtd 27.03.2012 and April 2012
4) E.E.BP /2576/C-III of 23.07.2013
5) Hearing conveyed in the chamber of
Hon. A.M.C. (E.S.) dtd. 20.08.2013
6) A.M.C./E.S. / 2991 /IV dtd. 15.04.2014

Sir,

A show cause notice was issued by this office u/no. A.C./Estate/22465/A.O. Soc/ 23.01.2012 to pay 90% capitalized value amounting to Rs. 6,62,57,730/- with interest thereon @the rate of 18% calculated till 31.12.2011 amounting to Rs. 1,38,86,670/- that total amounting to Rs. 8,02,34,400/- within 7 days on receipt of the show cause notice.

M/s Santosh Enterprises vide there letter dtd. 27/03/2012 and April 2012 replied to the show cause notice.

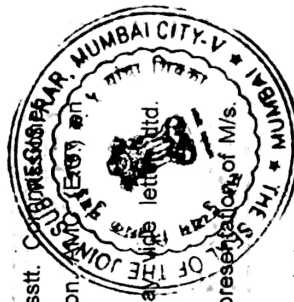
Thereafter, hearings were conducted in the chamber of Asstt. Commissioner (Estate) on 22.08.2012 and 01.09.2012 and in the chamber of Hon. A.M.C. (E.S.) on 20.08.2013 with the Developer and Architect of the scheme.

Developer M/S Santosh Enterprises had submitted their save the date letter dtd. 20.08.2013 at the time of hearing held in the chamber of AMC (ES).

The exhaustive report was submitted to AMC (ES) on the representation of M/s. Santosh Enterprises.

Now, Hon. AMC (E.S.) has considered your request and accorded sanction vide no. AMC /ES/2991/IV date 15.04.2014 i) To consider the period from 04/11/2008 to 30/06/2010 i.e. 19 months and 23 days as working days and balance 4 months and 7 days as non-working days out of 2 years project period. ii) To consider the period from 01/07/2010 to 05/07/2012, as non - working period. iii) To condone the period from

बि.सं. - ५
२२२ ५१०/१८०
२२४६५/२३



06/07/2010 till the date of approval of fresh amended plans and to withdraw notice issued under Section 354 A of MMC Act subject to compliance of the following conditions:-

- 1) To pay 10% capitalized value amounting to Rs. 73,71,970 /- immediately.
- 2) To direct the developer M/s. Santosh Enterprises to pay balance value amounting to Rs. 5,88,75,760/- within condoned project period and 7 days on receipt of approval of fresh amended plans approved by the City.

- 3) To submit registered undertaking to Asstt. Commissioner (Estates) to the effect that balance amount of to Rs. 5,89,75,760/- will be paid within condoned period of 4 months & 7 days on receipt of approval of fresh amended plans and 7 days on receipt of approval of fresh amended plans approved by the City. E.E.(B.P.) City otherwise 15% interest will be charged on balance amount.

Your proposal will be dealt further after above compliances please.

Yours faithfully,

Asstt. Commissioner

No. AC/Estates/ 1101 /A.O. (Soc.)/Soc-II / A.E.Imp-II , of 06/07/2010

To,
The Developer
M/s Santosh Enterprises
308, Laxmi Commercial Center,
S.B. Marg, Flower Market,
Suburban, Mumbai-400 028.



Copy forwarded for information & necessary compliance please

Asstt. Commissioner

9292	42/910
2023	

Index-2(सूची - २)

ANNEXURE - I



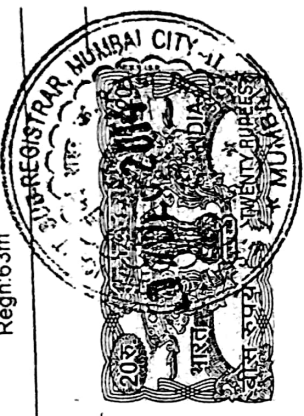
21/01/2015

सूची क्र.2

दुय्यम तिबंधक : सह दु.नि.मुंबई शहर 2
दस्त क्रमांक : 6004/2014

नोंदणी :

Regn:63m



गावाचे नाव : 1) माहिम

(1) विलेखाचा प्रकार	विकसन करारनामा
(2) मोबदला	180000000
(3) बाजारभाव (भाडेपट्टयाच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	354784000

(4) भू-मापन, पोटोहिस्सा व धरकमांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: जमीन व बांधकाम, गावागा ज्यॉट न. १४४ ऑफ टीपीएस ४ ऑफ माहिम विभाग, जमिनीचे क्षेत्र: १९२५.६० चौ.मी. व त्यावरील बांधकामाचे नाव मनशांती को ऑप ही सो ली, ऑफ डी एल बँच मार्ग, दादर(प.), मुंबई - 400 ०२८ सदर दस्त अभिनिर्णीत असून प्रकरणा क्रमांक एडीजे/एम/६५९/२०१४/सडी/१५५/२०१४ दिनांक : १८/०७/२०१४ असा आहे व इतर सर्व माहिती व सिडकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे (Final Plot Number : 144 Of TPS 4 Of Mahim ;)

(5) क्षेत्रफळ

1) 1925.60 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(8) दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्ताऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(1) अनुक्रमांक, खंड व पृष्ठ

(2) बाजारभाव प्रमाणे मुद्रांक शुल्क

(3) अनुक्रमांक, खंड व पृष्ठ

(4) बाजारभाव प्रमाणे मुद्रांक शुल्क

(5) अनुक्रमांक, खंड व पृष्ठ

1): नाव:- मेसर्स संतोष इंटरप्रायसेस चे भागीदार संतोष दिगंबर मिठवावकर वय:- 48; पत्ता:- प्लॉट नं: ३०६, माळा नं: -, इमारतीचे नाव: लक्ष्मी कमर्शियल सेंटर, ब्लॉक नं: -, रोड नं: सेनापती बापट मार्ग दादर प मुंबई, .. पिन कोड:- 400028 पॅन नं:- AAASF1100K
2): नाव:- मेसर्स संतोष इंटरप्रायसेस चे भागीदार किशोर दिगंबर मिठवावकर वय:- 49; पत्ता:- प्लॉट नं: ३०६, माळा नं: -, इमारतीचे नाव: लक्ष्मी कमर्शियल सेंटर, ब्लॉक नं: -, रोड नं: सेनापती बापट मार्ग दादर प मुंबई, .. पिन कोड:- 400028 पॅन नं:- AAASF1100K

1): नाव:- रिचा हौसिंग प्रोजेक्ट्स प्रा ली चे संचालक प्रकाश शरद जोशी वय:- 58; पत्ता:- प्लॉट नं: १०१, माळा नं: -, इमारतीचे नाव: क्षितीज, ब्लॉक नं: -, रोड नं: सेना भवन पथ दादर प मुंबई, .. पिन कोड:- 400028 पॅन नं:- AAFCR5917F

21/07/2014

21/07/2014

6004/2014

17739200

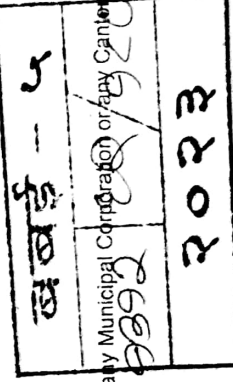
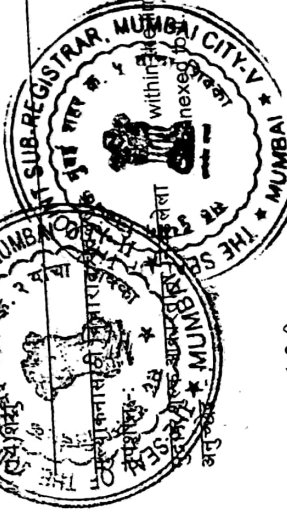
30000

श्री. श्रीमती अर्जुन वसु

यांना त्यांचे ता. 21/07/14 च्या अर्जातुसार

क्र. 9233 नमूद दिली तारीख 21/07/2014

राह. दुय्यम तिबंधक मुंबई शहर क्र. ३



FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.
NO. EEBPC/ 2506 ICH/A of 4/11/08

COMMENCEMENT CERTIFICATE

To, M/s. Santosh Enterprises
C. A. to Manshanti CHS. (Prop)
306 Laxmi Commercial Centre
Senapati Bapat Marg Dadar (W)
Mumbai - 40028
 St. 248 2023 dated 03/20/08

With reference to your application No. Mun. 248 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development for Mahim Div. D. L. Veidya Rd Dadar (W)

and building permission under section 348 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. 144 on Plot No./C.S.No./F.S. No. 144 Division IV Village/Town Planning Scheme No. TPS IV Situated at Road / Street D. L. Veidya Road Ward 512 the Commencement Certificate/ Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) 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 & Town Planning Act, 1966.



- 6) This certificate is liable to be revoked by the Municipal commissioner for Greater Mumbai, if :-
- a) 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 sanction plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting 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 Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.

7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, assigns, administrators and successor and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri. S.V.V. Shinde Assistant Engineer, to exercise his powers and functions of the Planning Authority under the said Act.

This Commencement Certificate is valid upto 3/11/09

This C.C. is granted for Phase I work upto PL except portion A to P as marked on the approved plan No. EB/2506/GN/A dt. 17/9/2008

For and behalf of Local Authority
The Municipal Corporation of Greater Mumbai


Assistant Engineer
Building Proposals (City)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI
EB/2506/GN/A Date-17/11/14

This C.C. is endorsed upto PLinth level only as amended Approved plan witho. EB/2506/GN/A dt. 14/5/2014


Municipal Commissioner
Greater Mumbai



बकाई - 5
9992 & 8/920
२०२३

ANNEXURE - J

NO. EB/2506/GN/A

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. EB/2506/GN/A 15/7/14

To,
M/s.Aakar Architects & Consultants,
Architect,
Ground floor, Satyanarayanprasad Commercial Centre,
Dayaldas Road, Vile Parle (East),
Mumbai - 400 057.

Ex. No. 15/7/14
Date: 19.06.2014
Municipal Corporation of Greater Mumbai

Sub: Proposed redevelopment under D.C.Regn.33(7) of Municipal tenanted property bearing Plot No. 144, TPS IV, Mahim, known as Fernandez Wadi, for Manshanti Co op. Hsg.Society (Prop).

Ref : Your letter dated 19.06.2014.

Sir,

With reference to above letter this is to inform you that the amended plans submitted by you are hereby approved subject to following conditions:

1. That all the conditions of I.O.D. under even No. dated 22.05.2007 shall be complied with.
2. That all conditions of L.O.I. from Estate and requirement as per letter from the office of Asstt. Comm. (Estates) u/No.AC/Estates/1101/A.O.(Soc.)Soc-11 A.E.Imp-II of 09.06.2014 shall be complied with.
3. That the revised structural design/calculations/details/drawings shall be submitted before extending C.C.
4. That payment towards following shall be made before asking for C.C.
 - a. Development charges :
 - b. Premium towards condonation of open space deficiency
 - c. Extra Water / Sewerage charges at A.E.W.W. 'G/N' Ward Office
 - d. Premium towards staircase, lift, lift lobby area
5. That the Regd. Undertaking against misuse of part terrace proposed at 32nd floor shall be submitted before asking for further C.C.
6. That the N.O.C. from B.E.S.T. shall be submitted before asking for further C.C.
7. That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
8. That the drainage layout shall be revised and be got approved from M.S.D.C. before carrying out further drainage work.
9. That the N.O.C. from Asstt. Commissioner (Estates) shall be submitted before asking for further C.C.
10. That the final N.O.C. from Civil Aviation Authority shall be submitted before applying C.C. beyond height 122.00 mt.
11. That the additional water & sewerage charges shall be paid before endorsing C.C.
12. That the final N.O.C. from Tree Authority shall be submitted before asking for occupation permission.
13. That the C.C. shall be got endorsed as per the amended plan.
14. That the work shall be carried out strictly as per approved plan.
15. That the final structural stability certificate shall be submitted before asking for B.C.C.
16. That the N.O.C. from Inspector of Lifts shall be submitted before asking for B.C.C.
17. That the Registered Undertaking for contravening letter shall be submitted before asking for B.C.C.



15. That the final structural stability certificate shall be submitted before asking for B.C.C.	09/07/14
16. That the N.O.C. from Inspector of Lifts shall be submitted before asking for B.C.C.	09/07/14
17. That the Registered Undertaking for contravening letter shall be submitted before asking for B.C.C.	09/07/14

18. That the vermiculture bins for the disposal of wet waste as per design specifications of organization or companies specialized in this field as per furnished by Solid Waste Management of M.C.G.M. shall be provided.
19. That the provision of Rain Water Harvesting as per the diagram proposed by approved consultant in the field shall be made in the satisfaction of Municipal Commissioner shall be provided.
20. That the N.O.C. from High Power Committee for high rise building beyond 70m shall be submitted before O.C./B.C.C. whichever is earlier.
21. That the N.O.C. from I.M.D. shall be submitted before applying for C.C above 70.00 mt. height.
22. That all the requirements & conditions mentioned in N.O.C. issued by High Rise Committee u/No.CHE/HRB-435/DPWS dt.01.04.2014 shall be complied with.
23. That the D.P. release letter shall be submitted before applying for C.C.
24. That the revised Annexure-II from Assit. Comm. (Estates) shall be submitted before amended proposed for additional eligible tenants.
25. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphar water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall be insisted before granting time C.C. beyond plinth from the Licensed Structural Engineer.
26. That the following documents shall be compiled, preserved by owner / developer & concerned Architect / Licensed Surveyor and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M.
 - (a) Ownership documents;
 - (b) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.
 - (c) Copies of soil investigation reports.
 - (d) R.C.C. details and canvass mounted structural drawings.
 - (e) Structural Stability Certificate from Licensed Structural Engineer.
 - (f) All details of repairs carried out in the buildings.
 - (g) Supervision certificate issued by the Licensed Site Supervisor.
 - (h) Building Completion Certificate issued by the Licensed Surveyor/ Architect.
 - (i) Five safety audit carried out as per the requirement of C.F.O.



~~(h) That the prospective society / end user shall not preserve & maintain the following documents / plans & subsequent periodical structural audit reports & repair history, similarly to check & to carry out fire safety audit time to time as per requirement of C.F.O. through the authorized agency of M.C.G.M.~~

(b) Ownership documents;

(c) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.

(d) R.C.C. details and canvass mounted structural drawings.

(e) Structural Stability Certificate from Licensed Structural Engineer.

(f) All details of repairs carried out in the buildings.

(g) Supervision certificate issued by the Licensed Site Supervisor.

(h) Building Completion Certificate issued by Licensed Surveyor/ Architect.

BPC/IGN-2506

NO. EB/2506/GN/A 15/7/14

- (j) NOC and completion certificate issued by the C.F.O.
 - (k) Fire safety audit carried out as per the requirement of C.F.O.
28. That the developer shall not submit the registered undertaking & indemnity bond that the conditions mentioned at Sr. No. 27 will be incorporated in the sale agreement & the same will be informed to the prospective society/ end user.

A copy of set of amended plans duly stamped/signed is hereby returned as a token of approval.

Yours faithfully,

-sd-

Executive Engineer,
Building Proposals(City)-III

No. EB/2506/GN/A 15/7/14

M/s.Santosh Enterprise, Owner,
306, Laxmi Commercial Center
S.B. Marg, Flower Market
Dadar (West), Mumbai 400 028.
Designated Officer, Asstt. Eng. (B.&F.) 'G/N' Ward,
A.E.W.W. 'G/N' Ward
Asstt. Comm. (Estates)

Copy to :-

- 1. ✓
- 2.
- 3.
- 4.

[Signature]
5.7.14

Executive Engineer,
Building Proposals(City)-III

4 Building Proposals(City)-III



अवधि - ५	
०११२	२१०/१८०
२०२३	

ANNEXURE - J



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. EB/2506/IGN/A/337/6/AMEND dated 19.07.2021

To,
AMEET G. PAWAR
SATYANARAYAN PRASAD
COMMERCIAL CENTER, GROUND
FLOOR, DAYALDAS ROAD, VILE
PARLE EAST, MUMBAI-400057.

CC (Owner),
M/s. Santosh Enterprises
"306, Laxmi Commercial Center,
S.B.Marg, Flower Market, Dadar
(West), Mumbai 400 028."

Subject: Proposed redevelopment on plot bearing F.P.No.144, TPS-IV, Mahim Division, Known as Fernandez Wadi, Dadar, Mumbai.

Reference : Online submission of plans dated 04.07.2021

Dear Applicant/ Owner/ Developer,
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That all the conditions of I.O.D. under even No. dated 22.05.2007 and amended plan approved letter dated 14.07.2014, 16.03.2017 & 25.06.2020 shall be complied with.
- 2) That the revised structural design/ calculations/ details/ drawings shall be submitted before asking further C.C.
- 3) That the payments towards following shall be made before asking further C.C. a. Development Charges. b. Premium towards condonation of open space deficiency c. Premium towards deficient size/ dimension of AVS. d. Premium towards staircase, lift, lift lobby area. e. Premium towards labour welfare cess.
- 4) That the N.O.C from Asstt. Commissioner (Estates) shall be submitted before asking further C.C.
- 5) That the additional water & sewerage charges shall be paid before asking further C.C.
- 6) That the C.C. shall be got endorsed as per the amended plan.
- 7) That the work shall be carried out strictly as per approved plan.
- 8) That the NOC from M&E consultants for ventilation shaft shall be submitted before asking further C.C.
- 9) That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15/03/2018 in Dumping Ground case shall be complied with.
- 10) That adequate safeguards shall be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air & the construction debris generated shall be deposited in specific sites inspected & approved by MCGM.
- 11) That the debris shall be managed in accordance with the provisions of Construction & Demolition Waste Management Rules 2016.
- 12) That the extra water and sewerage charges shall be paid as per amended plans and approved by the AEWV G North shall be submitted.
- 13) That the Tax clearance certificate shall be submitted.
- 14) That the PCO charges shall be paid and NOC to that effect shall be submitted.



Page Lot 2

खण्ड - 5
2292 E 6/10
2023

ANNEXURE - J

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No EB/2506/GN/A/FCC/6/Amend

COMMENCEMENT CERTIFICATE

To,
M/s. Santosh Enterprises.

306, Laxmi Commercial Centre, S.B. Marg, Flower
Market, Dadar (W), Mumbai- 400 028.

Sir, With reference to your application No. **EB/2506/GN/A/FCC/6/Amend** Dated. **01 Jul 2017** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **01 Jul 2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **00 C.T.S. No. F.P. No.144** Division / Village / Town Planning Scheme No. **Mahim** situated at **D. L. Vaiday Road Road / Street in G/North Ward**.

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if

- a. 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.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. 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 Municipal Commissioner has appointed **Shri. Sandiptkumar Wagh (AEBP) CITY-VII** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 43 of the said Act.

This CC is valid upto



2292	00/90
2023	

Valid Upto :

Issue On : 07 Jul 2017

Application Number :

Remark :

Plinth CC was earlier approved on 04.11.2008 and the same was endorsed on 17.11.2014 as per ~~the~~ Approved By

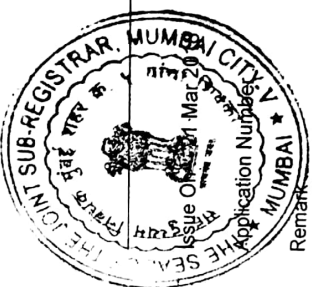
Valid Upto : 07 Aug 2018

Issue On : 08 Aug 2017

Application Number :

Remark :

This CC is endorsed and further issued for RCC frame Work of Rehab wing 'B' comprising of Ground upper floors with total height 69.91 mt. & for RCC frame work of sale wing 'A' with mechanized parking height 69.91 mt. from Ground to 23rd floor level for parking + 24th fire check floor + Service floor; 2 floors with total height 76.81 mt. for phase-I, as per approved amended plan dt: 16.03.2017 & as per a Phase programme dated 07.07.2017.

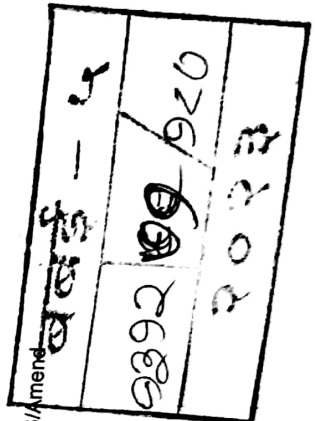


Approved By

Valid Upto : 20 Mar 2019

This CC is further extended for R.C.C. frame work only for sale wing 'A' upto 36th floors with total height 113.11 mt. & for entire work for Rehab wing 'B' comprising of Ground to 23rd upper floors with total height 69.91 mt. and endorsed the same as per approved amended plan dt: 16.03.2017.

EBI/2506/GN/A/FCC/6/Amend



Approved By

Issue On : 13 Jul 2020 Valid Upto : 12 Jul 2021

Application Number : EB/2506/GN/A/FCC/3/Amend

Remark :

This CC is endorsed upto top of 36th floor level as per last approved amended plans dt: 25.06.2020.

Approved By
Asst.Eng.(BP)City II C & Municipal
Assistant Engineer (BP)

Issue On : 16 Apr 2021 Valid Upto : 15-Apr 2022

Application Number : EB/2506/GN/A/FCC/4/Amend

Remark :

This C.C. is further extended upto top of 38th floor as per the last amended approved plans dated 25/06/2020 in accordance with EEBP City III's approval dtd 16/04/2021.

Approved By
Shri Vaibhav Bhargav Gandhi
AE BP CITY VII
Assistant Engineer (BP)

Issue On : 14 Aug 2021 Valid Upto : 13 Aug 2022

Application Number : EB/2506/GN/A/FCC/5/Amend

Remark :

This CC is endorsed and further extended upto top of 45th floors as per approved amended plans dated 19.07.2021 in accordance with approval from EEBP City III vide note sheet dated 14.08.2021.

Approved By

Shri Vaibhav Bhargav Gandhi
AE BP CITY VII

EB/2506/GN/A/FCC/6/Amend

बि.सं. - 5	24.08.2022
992	09/910
2023	



Valid Upto : 21 May 2022

Issue On : 24 Feb 2022

EB/2506/GN/A/FCC/16/Amend

Application Number :

Remark :
This CC is further extended up to top of 46th (pt) floors including LMR and OHT as per last approved plans dated 19.07.2021.

Name SANDIP/LMR
ARVIND WAGH
Designation Assistant
Engineer
Organization MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date 24-Feb-2022 16:35



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Assistant Engineer Building Projects
City G/North Ward

- Cc to :
- 1. Architect
 - 2. Collector Mumbai Suburban Mumbai District.

2506-4
0992 02/910
2023



EB/2506/GN/A/FCC/16/Amend

ANNEXURE - M



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 :
P51900012129

**Project: PARK MIST , Plot Bearing / CTS / Survey / Final Plot No. , F.P. NO. 144 OF TPS IV OF MAHIM DIVI
Mumbai City, Mumbai City, Mumbai City, 400028.**

1. **Richa Housing Projects Private Ltd.**, having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400028**
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 (1) 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 01/09/2017 and ending with 30/12/2024 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.

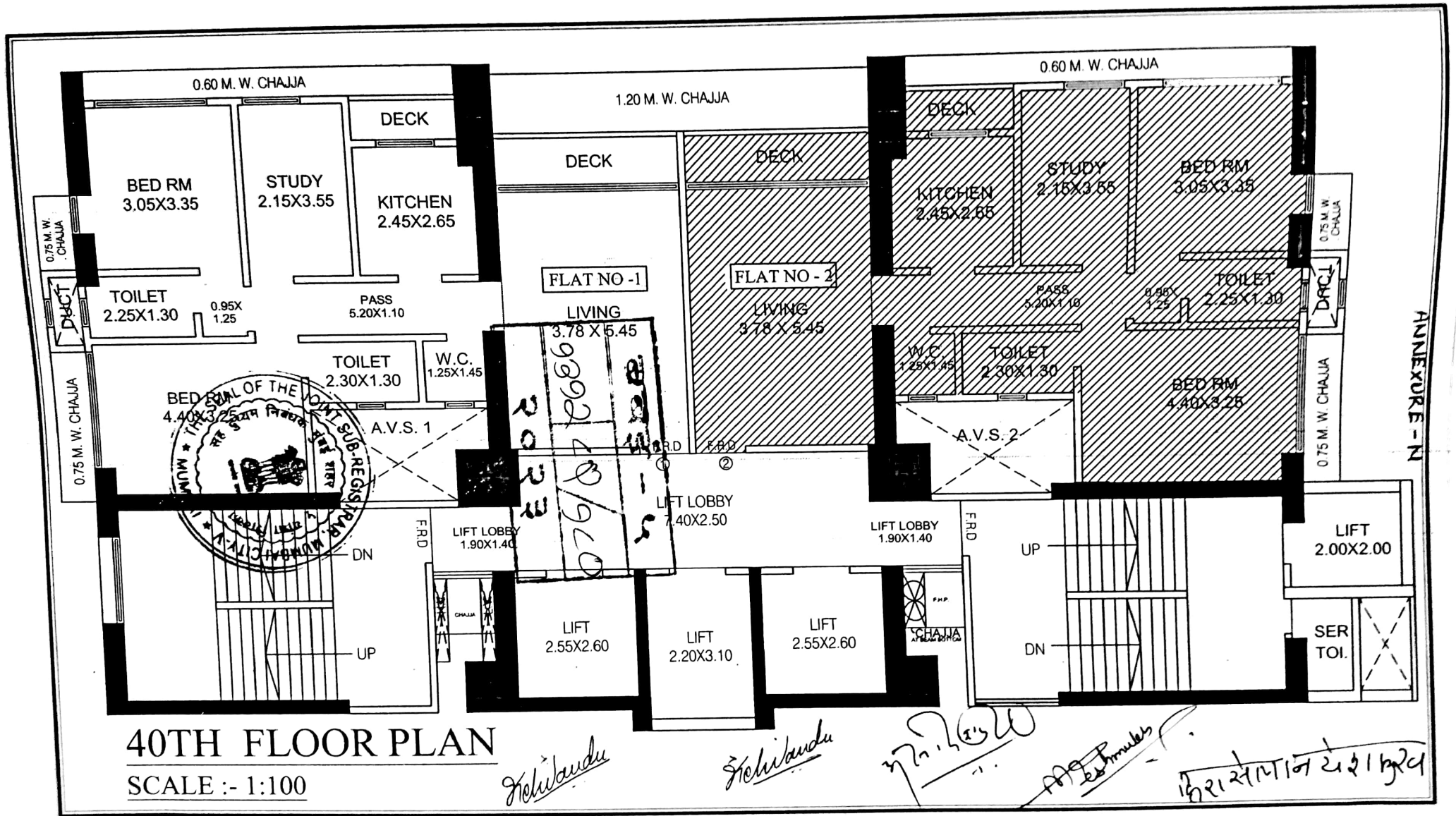
बारास - ५
०९९२०९/१०
२०२३



Dated: 09/09/2021
Place: Mumbai

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





Other Receipt (इतर पावती)



30/01/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

दस्त क्रमांक : 1312/2023

नोंदणी :

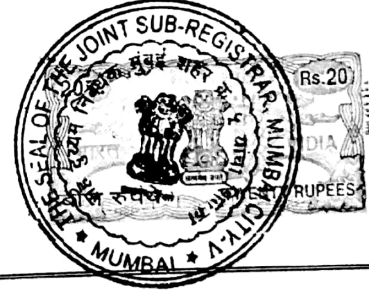
Regn 63m

गावाचे नाव : माहिम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	38500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	37859374.41
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र 4002,40 वा मजला, ए ब्रिग सदनिकेचे रेरा प्रमाणे क्षेत्र 930.98 चौ फुट कारपेट, पार्क मिस्ट, डी एल वैद्य मार्ग, नॉर्थ रोड दादर पश्चिम मुंबई 400028, सोबत 1 कार पार्किंग सहित, इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे ((C.T.S. Number : - ; Final Plot Number : 144, TPS IV ;))
(5) क्षेत्रफळ	1) 930.98 चौ.फुट
(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:- रिचा हाऊसिंग प्रोजेक्ट्स प्रायव्हेट लिमिटेड चे संचालक केकिन मणिलाल नंदू तर्फे मुखत्यार महेश खांडेकर वय:-34; पत्ता:- प्लॉट नं. - , माळा नं: 1 ला मजला, इमारतीचे नाव: जे व्ही हाउस, ब्लॉक नं: दादर पश्चिम मुंबई, रोड नं: डी एस बाबरेकर मार्ग,, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AAFCR5917F 2): नाव:- (मान्यता देणार) मेसर्स संतोष एंटरप्रायजेस तर्फे मुखत्यार रिचा हाऊसिंग प्रोजेक्ट्स प्रायव्हेट लिमिटेड चे संचालक केकिन मणिलाल नंदू तर्फे मुखत्यार महेश खांडेकर वय:-34; पत्ता:- प्लॉट नं: 306, माळा नं: - , इमारतीचे नाव: लक्ष्मि कमर्शियल सेंटर, ब्लॉक नं: फ्लावर मार्केट च्या जवळ दादर पश्चिम मुंबई,, रोड नं: सेनापती बापट मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AAAFS1100K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अजित सोपानराव देशमुख - - वय:-51; पत्ता:- प्लॉट नं: फ्लॅट नं. 27, माळा नं: 7 वा मजला, इमारतीचे नाव: सागर बिल्डिंग, ब्लॉक नं: गव्हर्नमेंट लॉ कॉलेजच्या बाजूला, रोड नं: बी रोड, चर्चगेट, महाराष्ट्र, मुम्बई. पिन कोड:-400020 पॅन नं:-AEUPD3663E 2): नाव:- अश्विनी अजित देशमुख - - वय:-45; पत्ता:- प्लॉट नं: फ्लॅट नं. 27, माळा नं: 7 वा मजला, इमारतीचे नाव: सागर बिल्डिंग, ब्लॉक नं: गव्हर्नमेंट लॉ कॉलेजच्या बाजूला, रोड नं: बी रोड, चर्चगेट, महाराष्ट्र, मुम्बई. पिन कोड:-400020 पॅन नं:-AVMPD5855F 3): नाव:- हिराबाई सोपानराव देशमुख - - वय:-73; पत्ता:- प्लॉट नं: फ्लॅट नं. 27, माळा नं: 7 वा मजला, इमारतीचे नाव: सागर बिल्डिंग, ब्लॉक नं: गव्हर्नमेंट लॉ कॉलेजच्या बाजूला, रोड नं: बी रोड, चर्चगेट, महाराष्ट्र, मुम्बई. पिन कोड:-400020 पॅन नं:-EDPPD4985R
(9) दस्तऐवज करून दिल्याचा दिनांक	30/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	30/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1312/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2310000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

खरी प्रत

सह दुय्यम निबंधक मुंबई ५



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

85. It is clearly understood and so agreed by and between the Parties hereto that all the obligations arising hereunder in respect of the Project shall be contained herein and the obligations against any subsequent Purchaser(s) of the Flat shall be applicable to and enforceable against any subsequent Purchaser(s) of the Flat for all intents and purposes, as the said obligations go along with the Flat for all intents and purposes, a transfer, as the said obligations shall be settled amicably. In case of failure to settle amicably, any dispute between parties shall be referred to the concerned authority as per the provisions of the Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder, it shall be referred to the parties under or arising out of this Agreement. That the rights and obligations of the parties under or arising out of this Agreement shall be enforced in accordance with the law of India for the time being in force and the Courts in Mumbai will have the exclusive jurisdiction for this Agreement.
86. Any dispute between parties shall be referred to the concerned authority as per the provisions of the Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder, it shall be referred to the parties under or arising out of this Agreement. That the rights and obligations of the parties under or arising out of this Agreement shall be enforced in accordance with the law of India for the time being in force and the Courts in Mumbai will have the exclusive jurisdiction for this Agreement.
87. The Promoter states that it is assessed to Income tax and the Permanent Account Number allotted to them is AAFCR5917F.
88. The Purchaser state/s that the he/she/it is assessed to Income tax and the Permanent Account Number allotted to the Purchaser is Mr. Ajit Sopanrao Deshmukh (AEUPD3669) and Mrs. Hirabai Sopanrao Deshmukh (AVMPD5855F) and Mrs. Hirabai Sopanrao Deshmukh (EDPPD4985R).

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

SCHEDULE I

Description of the said Property

All that part and parcel of immovable property being all that piece and parcel of land bearing Plot No 144 of TPS IV admeasuring 1925.59 sq. mtrs equivalent to 2303 sq. yards in Division situated at off. D. L. Vaidya Marg, North Road, being bounded as under:

- To the North: By Final Plot No 141 to 143, 145, 146 and 147 of TPS IV of Division
- To the East: By Final Plot No 1341 of TPS IV of Mahim Division
- To the South: By Final Plot No 140 of TPS IV of Mahim Division
- To the West: By Final Plot No 135,138 and 139 of TPS IV of Mahim Division

SCHEDULE II

All that residential premises being Flat No. 4002 admeasuring 930.98 Sq. ft. of RERA on 40th Floor in "A" Wing in the building to be known as "Park Mist" being constructed or parcel of land more particularly described in Schedule I herein above written, and situated and being at off D. L. Vaidya Marg, North Road, Dadar (West), Mumbai - 400 023 Division

[Handwritten signature]

[Handwritten signature]

वडा - ५	
१३१२	८९/१८०
२०२३	

१३१

