

520/3205

Tuesday, February 14, 2023

1:02 PM

पावती

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Original/Duplicate

नोंदणी क्र. 39M

Regn. 39M

पावती क्र.: 3396

दिनांक: 14/02/2023

सावाचे नाव: हरियाली

दस्तऐवजाचा अनुक्रमांक: करल5-3205-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: किशोर सुरेश तोंडवळकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2600.00

पृष्ठांची संख्या: 130

DELIVERED

एकूण:

रु. 32600.00

Joint S.P. Kurle

बाजार मुल्य: रु.5029685.1 /-

मोबदला रु.4842560/-

भरलेले मुद्रांक शुल्क : रु. 301782/-

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1302202315241 दिनांक: 14/02/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1302202315338 दिनांक: 14/02/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015278375202223E दिनांक: 14/02/2023

बँकेचे नाव व पत्ता:

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करल - ५

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CHALLAN
MTR Form Number-6

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|----------------------|-----------------------------------|---------------|--|--|---|-----------------------|---------|------|
| SRN | MH015278375202223E | BARCODE | [Barcode] | | Date | 14/02/2023-12:37:31 | 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) | | | | |
| Office Name | KRL5_JT SUB REGISTRAR KURLA NO 5 | | | Full Name | KISHOR SURESH TONDWALKAR AND OTHER | | | |
| Location | MUMBAI | | | Flat/Block No. | Flat No. 1704-17th fl., STAR RIGHT HEIGHTS | | | |
| Year | 2022-2023 One Time | | | Premises/Building | Village Hariyali, Karanjwadi Nagar-II, Vikhroli (E) | | | |
| Account Head Details | | Amount In Rs. | Mumbai | | | | | |
| 0030045501 | Stamp Duty | 301782.00 | Road/Street | Mumbai | | | | |
| 0030063301 | Registration Fee | 30000.00 | Area/Locality | Mumbai | | | | |
| | | | Town/City/District | MUMBAI SUBURBAN DIST. (BANDRA) | | | | |
| | | | PIN | 4 0 0 0 8 3 | | | | |
| | | | Remarks (If Any) | | | | | |
| | | | SecondPartyName=ABHYUDAYA HOMES PVT LTD- | | | | | |
| | | | Amount In | Three Lakh Thirty One Thousand Seven Hundred Eight | | | | |
| Total | | 3,31,782.00 | Words | y Two Rupees Only | | | | |
| Payment Details | | | FOR USE IN RECEIVING BANK | | | | | |
| BANK OF MAHARASHTRA | | | Bank CIN | Ref. No. | 02300042023021461592 | 006422385 | | |
| Cheque-DD Details | | | Bank Date | RBI Date | 14/02/2023-12:42:31 | Not Verified with RBI | | |
| Cheque/DD No. | | | Bank-Branch | | BANK OF MAHARASHTRA | | | |
| Name of Bank | | | Scroll No. , Date | | Not Verified with Scroll | | | |
| Name of Branch | | | | | | | | |

Mobile No. : 0000000000

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 दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Handwritten signature

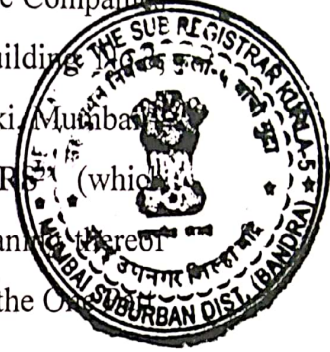
| | | |
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| करल - ५ | | |
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Tondwalkar

(Signature)

AGREEMENT FOR SALE

AGREEMENT FOR SALE is made at Mumbai on this14th..... day of February, 2023; BETWEEN ABHYUDAYA HOMES PVT. LTD., [PAN NO. AAJCA3768P], a Company incorporated under the Companies Act, 1956, having its registered office at Shop No.45, Building Shradha CHSL, Ambewadi, Ganesh Nagar Lane, Kalachowki, Mumbai 400 033, hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include its successors and assigns) of the One



AND

MR. KISHOR SURESH TONDWALKAR [PAN NO. AJKPT3655R] [UID NO. 641076281362] & MRS. KOMAL KISHOR TONDWALKAR [PAN NO. AWGPA9478G] & [UID NO. 846618236004] Adult, Indian, Inhabitant of Mumbai residing at G 301, Datta Digambar Housing Society, Gauri Shankar Wadi No.1, Ghatkopar, East, Mumbai Maharashtra - 400075., hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/her respective heirs, executors, administrators and assigns) of the Other Part.

WHEREAS :

- The Maharashtra Housing and Area Development Authority ('the MHADA') is the owner of the plot of land bearing C.T.S. No. 356/A/2(Pt) of Village Hariyali admeasuring 525880.11 Sq. Meters (as per Property Register Card) lying being and situated at Village Hariyali, Kannamwar Nagar-II, Vikhroli (E), Taluka Kurla, Mumbai - 400 083 ('the Larger Property') AND that various portions of the said larger property are allotted to various societies /persons in parts from time to time.

(Signature)

(Signature)

(Signature)

2023

DEVELOPER COPY

Sr. No. 168



SLUM REHABILITATION AUTHORITY

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

NO SRA/ENG/S/MHADA/0009/20110720/AP 18 DEC 2020

COMMENCEMENT CERTIFICATE (COMPOSITE BUILDING)

To,
 M/s. Abhyudaya Homes PVT LTD
 Shradha CHS, 1A/101, 1st floor,
 Ambewadi, Ganesh Nagar Lane,
 Kalachowki, Mumbai- 400 033.

| | |
|---------|----------|
| करल - ५ | |
| 2203 | 18/11/20 |
| 2023 | |

Sir,

With reference to your application No. 4651 dated 05/02/2020 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. 356/A/2/1(pt) & 356/C

of village Hariyali T.P.S.No. - _____
 ward 5 Situated at Kannanwar Nagar-II Vile

The Commencement Certificate/Building Permit is granted subject to compliance of the conditions mentioned in LOI U/RNo. SRA/ENG/2574/S/MHL/LOI

IDA/U/RNo. SRA/ENG/S/MHADA/0009/20110720/AP and on following conditions.



- The land vacated in consequence of endorsement of the setback line/road widening of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri 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 of the Composite building as per approved amended plans dated 19/11/2020.

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

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Rajapurkar
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

| | | |
|---------|----|----|
| करल = ६ | | |
| ९२०५ | ७८ | ९९ |
| २०२३ | | |

This registration is granted under section 5 of the Act to the following project under project registration number :
51800032371
Project: **STAR RIGHT HEIGHTS** , Plot Bearing / CTS / Survey / Final Plot No.:356/A/2/1 PT at Kurla, Kurla, Mumbai Suburban, 400083;

1. **Abhyudaya Homes Private Limited** having its registered office / principal place of business at Tehsil: Ward FSouth, District: Mumbai City, Pin: 400033.

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 allottees, the registration of the deed shall be done in accordance with the provisions of the 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 (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 04/01/2022 and ending with 31/03/2024 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. Vasan Pramanand Prabhu
(Secretary, MahaRERA)
Date:04-01-2022 12:07:37

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

Dated: 04/01/2022
Place: Mumbai



14/02/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 3205/2023

नोदणी :

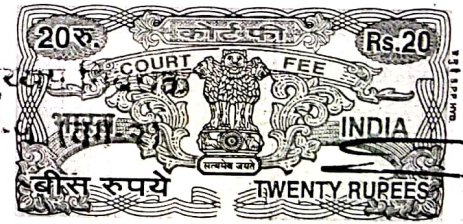
Regn:63m

गावाचे नाव : हरियाली

| | |
|---|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 4842560 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 5029685.1 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :, इतर माहिती: फ्लॅट नं.1704,17 वा मजला,स्टार राईट हार्डट्स,व्हिलेज हरियाली,कन्नमवार नगर 2,विक्रोळी पूर्व,मुंबई-400083,मोजे हरियाली,सदनिकेचे एकूण क्षेत्रफळ 320 चौ.फूट रेरा कारपेट.((C.T.S. Number : 356/A/2(PT) ;)) |
| (5) क्षेत्रफळ | 1) 320 चौ.फूट |
| (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:-मेसर्स अभ्युदय होम्स प्रायव्हेट लिमिटेड चे संचालक संदीप सीताराम घनदाट तर्फे मुखत्यार विशाल संदीप घनदाट वय:-30; पत्ता:-प्लॉट नं: शॉप नं. ४५, माळा नं:-, इमारतीचे नाव: बिल्डिंग नं. ३,श्रद्धा को ऑप हौ सोसा लि, ब्लॉक नं: काळाचौकी, मुंबई, रोड नं: आंबेवाडी, गणेश नगर लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400033 पॅन नं:-AAJCA3768P 2): नाव:-मेसर्स अभ्युदय होम्स प्रायव्हेट लिमिटेड चे संचालक लता संदीप घनदाट तर्फे मुखत्यार विशाल संदीप घनदाट वय:-30; पत्ता:-प्लॉट नं: शॉप नं. ४५, माळा नं:-, इमारतीचे नाव: बिल्डिंग नं. ३,श्रद्धा को ऑप हौ सोसा लि, ब्लॉक नं: काळाचौकी, मुंबई, रोड नं: आंबेवाडी, गणेश नगर लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400033 पॅन नं:-AAJCA3768P |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-किशोर सुरेश तोंडवळकर वय:-34; पत्ता:-प्लॉट नं: फ्लॅट नं. जी ३०१, माळा नं:-, इमारतीचे नाव: दत्ता दिगंबर हौसिंग सोसायटी, गौरी शंकर वाडी नं. १, ब्लॉक नं: घाटकोपर पूर्व, मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AJKPT3655R 2): नाव:-कोमल किशोर तोंडवळकर वय:-28; पत्ता:-प्लॉट नं: फ्लॅट नं. जी ३०१, माळा नं:-, इमारतीचे नाव: दत्ता दिगंबर हौसिंग सोसायटी, गौरी शंकर वाडी नं. १, ब्लॉक नं: घाटकोपर पूर्व, मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AWGPA9478G |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 14/02/2023 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 14/02/2023 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 3205/2023 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 301782 |
| (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.



सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)