

Receipt (pavli)

369/3915

Thursday, February 23, 2023

5:20 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 4414

दिनांक: 23/02/2023

गावाचे नाव: हरियाली

दस्तावेजाचा अनुक्रमांक: करल1-3915-2023

दस्तावेजाचा प्रकार : करारनामा

गादर करणान्याचे नाव: पूजा जितेंद्र धनावडे

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2000.00

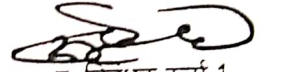
DELIVERED

पृष्ठांची संख्या: 100

एकूण:

₹. 32000.00

आपणाम मुळ दस्त ,थंबनेल प्रिंट,गृची-२ अंदाजे
5:37 PM ह्या वेळेस मिळेल.


द. निवधन कुर्ला 1

वाजार मूल्य: ₹.6585993 /-

गोचरदना ₹.7698700/-

भरलेले मुद्रांक शुल्क : ₹. 462000/-

सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2302202310429 दिनांक: 23/02/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

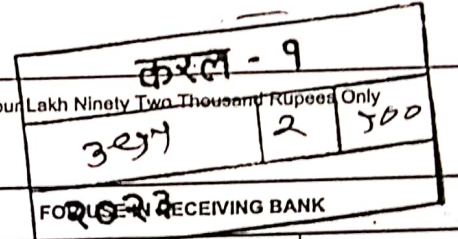
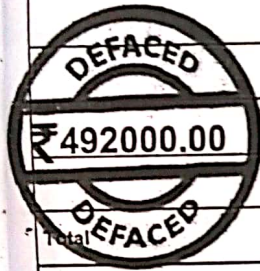
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015798682202223E दिनांक: 23/02/2023

बँकेचे नाव व पत्ता:





GRN	MH01579868220223E	BARCODE	Date		23/02/2023-15:23:59	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
	Registration Fee	PAN No.(If Applicable)					
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	KRIPA ELITE CORPORATION		
Location	MUMBAI			Flat/Block No.	FLAT NO.404, BLISS, BLDG NO.98		
Year	2022-2023 One Time			Premises/Building	KANNAMWAR NAGAR,VIKHHOLI EAST		
Account Head Details		Amount In Rs.		Road/Street			
0030045501 Stamp Duty		462000.00		Area/Locallity	MUMBAI		
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN	4 0 0 0 8 3		
				Remarks (If Any)	SecondPartyName=POOJA JITENDRA DHANA VADE AND OTHER~		
				Amount In	Four Lakh Ninety Two Thousand Rupees Only		
				Words	3237 2 500		
Total		4,92,000.00		FOR RECEIVING BANK			
Payment Details		STATE BANK OF INDIA					
Cheque-DD Details		Bank CIN	Ref. No.	00040572023022333186	IK0CCTYQS4		
Cheque/DD No.		Bank Date	RBI Date	23/02/2023-15:24:24	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA REGISTRAR KURLA				
Name of Branch		Scroll No. , Date	Not Verified with RBI				



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलन केवल दय्यम निबंधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-369-3915	0007873884202223	23/02/2023-17:20:37	IGR197	30000.00
2	(IS)-369-3915	0007873884202223	23/02/2023-17:20:37	IGR197	462000.00
Total Defacement Amount					4,92,000.00

करल - १		
३२११	७	१००
२०२३		



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is executed at Mumbai on this 23rd day of February, 2022,

BY AND BETWEEN

M/s. KRIPA ELITE CORPORATION, a Partnership Firm, having its registered office at 106, Options Primo, Road No.21, MIDC Cross Roads, SEEPZ, Andheri (East), Mumbai-400093, herein represented by its partner Mr. Rahul Pratap Rawlani (hereinafter called the "Promoter", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners of the said firm for the time being, the survivor of survivors of them and the heirs, executors, administrators of the last surviving partner and his or their assigns);

AND

1. Mrs. POOJA JITENDRA DHANA VADE, PAN CIXPP8808C, Age 29 years, and
2. Mr. JITENDRA ARUN DHANA VADE, PAN ANKPD6216G, Age 38 years,

all Indian Inhabitant(s), presently residing at Room No 403, D-Wing, Patidar Complex, Kannamwar Nagar-2, Vikhroli-east, Mumbai-400083. (hereinafter collectively called the "Purchaser", which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

The "Promoter" and "Purchaser" are hereinafter collectively referred to as the "Parties" or individually as a "Party."

Pooja Dhana Vade

Jitendra Arun Dhana Vade

Rahul

3297 7500
2023
AREAS:

- A. Prior to December 1977, the Maharashtra Housing Board (formerly the Bombay Housing Board (B.H.B.)] a statutory body constituted under the Maharashtra Housing Board Act, 1948 (BOM.LXIX of 1948) (hereinafter referred to as "the Board") was the owner of and or well and sufficiently entitled to a large tract of lands situate at Vikhroli (East), Mumbai.
- B. The Board stood dissolved pursuant to the constitution of the Maharashtra Housing and Area Development Authority, a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Maharashtra XXVIII of 1977) ("said Act") having its office at Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051 (hereinafter referred to "MHADA" or "Authority"), duly constituted with effect from the 5th December, 1977 under Government Notification No. ARD-1077 (1)/desk - 44, dated 5th December, 1977, of the Public Works and Housing Department, Government of Maharashtra, by operation of Section 15 of the said Act.
- C. Under clauses (a) and (b) of Section 189 of the said Act, all the property rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA.
- D. The Board was, inter alia, possessed of or otherwise well and sufficiently entitled to a piece or parcel of land bearing Survey No.113 (Part), City Survey No. 356(Part) measuring 124.62 square meters plus tit bit lands admeasuring about 126.96 sq. mtrs. being part of the Board's larger lands at Kannamwar Nagar, Village Kanyali, Vikhroli (East), Mumbai - 400023 and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said land"). The plan of the said land duly notified by MHADA is annexed hereto as Annexure-I.
- E. Pursuant to the said Act, the said land became the property of MHADA and all rights, liabilities and obligations of the Board in relation to the said land became the rights, liabilities and obligation of MHADA.
- F. The Government of India formulated a Housing Scheme viz. "Subsidized Industrial Housing Scheme" (hereinafter referred to as "the said scheme") for the construction and allotment of tenements on rental basis to industrial workers. The Board had in pursuance of the said scheme built a Building No. 98 on the said land, for housing industrial workers, as provided in the said scheme. The tenements in the said building were allotted by the Board to industrial workers on rental basis.
- G. Persistent demands were made by the occupants/allottees of tenements constructed for housing industrial workers that such tenements allotted to them on rental basis be converted into ownership basis and sold to them.
- H. In the conference of the Housing Ministers of all the States in India held at Calcutta in the month of December, 1975, it was recommended to the Government of India, to consider the transfer of the tenements constructed under the said scheme to the occupants of the said tenements on ownership basis, by giving them an opportunity to pay for the said tenements, in suitable instalments, as it was found that it was



Poppranade

A. S. Parwal

[Signature]

करल - १		
३२९५	६२९००	
२०२३		



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-9/900/2022/FCC/1/Amend

Date : 19 July, 2022

To

M/s. Kripa Elite Corporation C.A.
to Kannamwar Nagar Matoshri
Co. op Hsg. Society Ltd.

106, Options Primo, Road No. 21,
MIDC Cross Roadz, Seepz,
Andheri (East), Mumbai.

Sub : Proposed Building No. 98, Known as Kannamwar Nagar Matoshri Co. op Hsg. Society Ltd. on plot bearing CTS No. 356 (part) of Village Hariyali, at Kannamwar Nagar, Vikhroli (East), Mumbai.

Dear Applicant,

With reference to your application dated 21 May, 2022 for development permission and grant of further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966. **Proposed Building No. 98, Known as Kannamwar Nagar Matoshri Co. op Hsg. Society Ltd. on plot bearing CTS No. 356 (part) of Village Hariyali, at Kannamwar Nagar, Vikhroli (East), Mumbai.**

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. 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.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - 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 condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or

misrepresentation and the appellant 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 Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. 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.

करल	22	900
303	VP & CEO	MHADA
2023	Planning Authority	

MHADA has appointed Shri. A N Rathod, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 21 October, 2022

Issue On : 22 October, 2021

Valid Upto : 21 October, 2022

Application No. : MH/EE/(BP)/GM/MHADA-9/900/2021/CC/1/Old

Remark :

This CC is issued for work upto plinth as per approved IOA plans dated 30.09.2021.

26 May, 2022

Valid Upto : 21 October, 2022

Application No. : MH/EE/(BP)/GM/MHADA-9/900/2022/FCC/1/New

Remark :

This CC is further extended upto top of 4th floor i.e. Stilt + 1st to 4th upper floors as per approved amended plan dtd. 24.03.2022.

Issue On : 26 May, 2022

Valid Upto : 21 October, 2022

Application No. : MH/EE/(BP)/GM/MHADA-9/900/2022/FCC/1/Amend

Remark :

This C.C. is further extended upto top of 23rd floor i.e. Stilt + 1st to 23rd upper floors having height 75.84 Mt. (including OHT) as per approved amended plan dtd. 24.03.2022.

✓
Name : Anil Namdeo
Rathod
Designation : Executive
Engineer
Organization : Personal
Date : 19-Jul-2022 19:

**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL (IOA) FOR ZERO FSI

No.EE/BP Cell/GM/MHADA-9/300/2021

Dated: 30 SEP 2021

करल - १		
३०५	९५	१००
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To,

M/s. Kripa Elite Corporation
C.A. to Kannamwar Nagar Matoshri CHS Ltd.
106, Options Primo, Road No. 21, MIDC Cross Road,
Secpz, Andheri (East), Mumbai- 400 083.

Sub:- Proposed redevelopment of existing building known as Kannmwar Nagar Matoshri CHS Ltd. on plot bearing C.T.S. No. 356 (pt.), of Village Hariyali at Kannamwar Nagar, Vikhroli (East), Mumbai- 400083.

Ref:- Application letter of L.S. received to this office No. ET-714 of 23.09.2021.



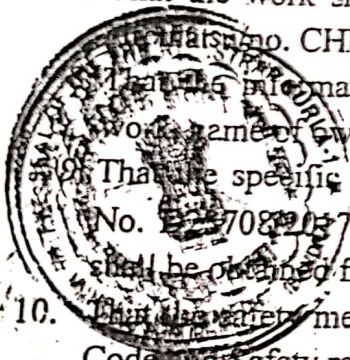
Dear Applicant,

With reference to your Notice U/s. 44/69 of MRTP Act 1966 submitted with letter No.ET-714 dtd. 23.09.2021 and delivered to MHADA on. 23.09.2021 and the plans, Sections Specifications and Description and further particulars and details of your buildings at building No. 98 known as "Kannmwar Nagar Matoshri CHS Ltd. on plot bearing C.T.S. No. 356 (pt.), of Village Hariyali at Kannamwar Nagar, Vikhroli (East), Mumbai- 400083.." furnished to this office under your letter, dated 23.09.2021, I have to inform you that, I may approve ZERO FSI IOA the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(1)(ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

A. CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

कसके
3-234
2023

1. That the commencement certificate U/s-44/59(1) of MRTP Act shall be obtained.
2. That the structural Engineer shall be appointed and supervision memo of as per appendix IX of D.C. Regulation - 10(3) (ix) shall be submitted by him.
3. That the structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before C.C.
4. That the Janata Insurance Policy shall be submitted.
5. That the requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
6. That the bore well shall be constructed in consultation with H.E./MCGM.
7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per



8. That the information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
9. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. 22708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
10. That the safety measure shall be taken on site as per relevant provision of L.S. Code and Safety regulation.
11. That the final outcome of parking provision by Govt. of Maharashtra, UDD-I shall be binding on you.
12. That the owner shall undertake that he will abide by DCPR 2034 and will process the said proposal as per DCPR 2034 or as per demand raised by authorities or advised by authorities.
13. That the existing structure shall be demolish as per due process of law.

This IOA for zero FSI is valid for 1 year i.e. upto 29 SEP 2022


(~~Signature~~)
Executive Engineer B.P. Cull (ES)
Greater Mumbai/MHADA.



24/02/2023

मूची क्र.2

दुयम निबंधक : मह. दु.नि. कुर्या 1

दस्त क्रमांक : 3915/2023

नोंदणी :

Regn:83m

गावाचे नाव : हरियाली

(1) विवेकाचा प्रकार	कगनामा
(2) सोबदना	7698700
(3) वाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद कराचे)	6585993
(4) भू-मापन, पोट्टिस्या व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : यदनिका नं: 404, माळा नं: 4 या मजला, इमारतीचे नाव: ब्लिनम, ब्लॉक नं: विन्डिग नं. 98, रोड : कप्रमवार नगर, विक्रोळी पूर्व, मुंबई - 400083, इतर माहिती: क्षेत्रफल 42.82 चौ. मीटरचे रेग कापेट (C.T.S. Number : 356 Part ;)
(5) क्षेत्रफल	1) 47.1 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-मेसर्स.क्रिया इन्फोटेक कॉर्पोरेशन तर्फे भागीदार राहुन प्रताप राववानी झांच्या तर्फे मुख्यालय म्हणून वागवण पाल वय:-38; पत्ता:-प्लॉट नं: 108, माळा नं:-, इमारतीचे नाव: ऑथल प्रिमो, ब्लॉक नं:-, रोड नं: रोड नं. 21, एम आय डी सी क्रॉस रोड, सीएस, अंग्रेजी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AATFK8365P
(7) दस्तऐवज करून देणा-या/निवृत्त देवणा-या पक्षकागाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-पूजा जितेंद्र धनावडे वय:-29; पत्ता:-प्लॉट नं: रूम नं. 403, डी व्ही, माळा नं:-, इमारतीचे नाव: पाटीदार कॉम्प्लेक्स, ब्लॉक नं:-, रोड नं: कप्रमवार नगर- 2, विक्रोळी-पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-CIXPP8808C
(8) दस्तऐवज करून घेणा-या पक्षकागाचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-जितेंद्र अरुण धनावडे वय:-38; पत्ता:-प्लॉट नं: रूम नं. 403, डी व्ही, माळा नं:-, इमारतीचे नाव: पाटीदार कॉम्प्लेक्स, ब्लॉक नं:-, रोड नं: कप्रमवार नगर- 2, विक्रोळी-पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-ANKPD8218G
(9) दस्तऐवज करून दिल्याचा दिनांक	23/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	3915/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	462000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

दस्त शुल्क आकारना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुलभ व्यवहारासाठी नागरिकांचे मश्रीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ क नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयान 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 24/02/2023) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

