

Receipt (pavti)

390/3480

Tuesday, February 21, 2023

4:53 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

गावाचे नाव: हरियाली

दस्तावेजाचा अनुक्रमांक: करल3-3480-2023

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: अदिती अजय जाधव

पावती क्र.: 3762

दिनांक: 21/02/2023

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2480.00

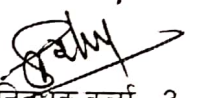
पृष्ठांची संख्या: 124

**DELIVERED**

एकूण:

रु. 32480.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे  
5:10 PM ह्या वेळेस मिळेल.

  
सह दु.निबंधक कुर्ला - 3

वाजार मुल्य: रु.5727526.22 /-

मोवदला रु.6285714/-

भरलेले मुद्रांक शुल्क : रु. 377200/-

**दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)**

1) देयकाचा प्रकार: DHC रक्कम: रु.480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2102202306554 दिनांक: 21/02/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2102202306433 दिनांक: 21/02/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014924477202223E दिनांक: 21/02/2023

बँकेचे नाव व पत्ता:



**मूळ दस्त मिळाला**



21/02/2023

सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. कुर्ला 3

दस्त क्रमांक : 3480/2023

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

1) विलखाचा प्रकार	करारनामा
2) सोबदना	6285714
3) बाजारभाव(भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देणे की पट्टेदार ने समुद करावे)	5727526.22

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॉट नं 604, वी विंग, बिल्डिंग नं. 79, माळा नं: 8 वा मजला, गुरुकृपा परम, इमारतीचे नाव: कन्नमवार नगर श्री मोरेश्वर को. ऑप. हौ. सो. लि., ब्लॉक नं: कन्नमवार नगर 2, रोड : विक्रोळी पूर्व, मुंबई 400083, इतर माहिती: मौजे हरियाली, मिटीएस नं 356 पार्ट, सर्वे नं. 113, क्षेत्र 35.47 चौ.मीटर रेरा कारपेट. (( C.T.S. Number : 356 पार्ट ; ))

(5) क्षेत्रफळ

1) 39.01 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.

1): नाव:- मेसर्स गुरुकृपा रिवलकॉन-लाईफस्पेसेस एलएलपी चे भागीदार महेश लिंग वेगत नफे मुखत्या म्हणून राजेश अनंत कारभारी वय:-51; पत्ता:- प्लॉट नं: शां.प.सी-106, माळा नं: -, इमारतीचे नाव: वाशी प्लाजा, प्लॉट नं. 80/81, ब्लॉक नं: सेक्टर 17 वाशी नवी मुंबई, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:- AAWFG2200J

(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता

1): नाव:- अदिती अजय जाधव वय:-42; पत्ता:- प्लॉट नं: हाऊस नं 595., माळा नं: -, इमारतीचे नाव: मोरिवली गाव, ब्लॉक नं: लादी नाका, अंबरनाथ पश्चिम ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:- AMFPJ2754D  
2): नाव:- मेधा विजय मुसळे वय:-62; पत्ता:- प्लॉट नं: बिल्डिंग नं 86/2402, , माळा नं: -, इमारतीचे नाव: कन्नमवार नगर नं 2, , ब्लॉक नं: रायगड चौक, विक्रोली पूर्व मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:- AVCPM4048F

(9) दस्तावेज करून दिल्याचा दिनांक	21/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/02/2023
(11) अनुक्रमांक, खड व पृष्ठ	3480/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	377200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) अग	



मल्याजनासाठी विचारात घेतलेला तपशील:-

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



दस्तावेजास देण्यात आलेली सूची-३

सह दुय्यम निबंधक (वर्ग-२)

कुर्ला क्र. ३

CHALLAN  
MTR Form Number-6



GRN	MH014924477202223E	BARCODE	Date		07/02/2023-12:53:58	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	KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name	GURUKRUPA REALCON LIFESPACES LLP			
Location	MUMBAI		Flat/Block No.	FLAT NO 604, 6TH FLOOR, B WING,			
Year	2022-2023 One Time		Premises/Building	GURUKRUPA PARAM			
Account Head Details		Amount In Rs.					
0030045501 Stamp Duty		377200.00	Road/Street	SHREE MORESHWAR CHS, VIKHROLI EAST			
0030063301 Registration Fee		30000.00	Area/Locality	MUMBAI			
			Town/City/District				
			PIN	4	0	0	0 8 3
			Remarks (If Any)	Second Party Name=Aditi Ajay Jadhav-			
				<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center;">करल-३</p> <p style="text-align: center;">३४८०   २   १२४</p> <p style="text-align: center;">२०२३</p> </div>			
Total		4,07,200.00	Amount in Words	Four Lakh Seven Thousand Two Hundred Rupees Only			
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	69103332023020711431	722556673		
Cheque/DD No.		Bank Date	RBI Date	07/02/2023-12:56:07	Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			



Department ID: \_\_\_\_\_ Mobile No.: 7304999825  
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोंदणी करणं करताना दर्याज नलवणक कर्यालयात नोंदणी करतव्याच्या दस्तासाठी लागू आहे. नोंदणी व करतव्याच्या दस्तासाठी सदर चलन लागू



**AGREEMENT FOR SALE OF FLAT**

THIS AGREEMENT made at Mumbai this 21<sup>st</sup> day of Feb., Christian Year Two Thousand Twenty-Three {2023};

BY AND BETWEEN

M/S. GURUKRUPA REALCON LIFESPACES LLP (PAN: AAWFG2200J), a registered Limited Liability Partnership Firm (Registration No: AAV-5263) and having its registered office at C-106, Vashi Plaza, Vashi-Navi Mumbai-400703, through the signatory authorised partner "Mr. Mahesh Lira Verat" hereinafter referred to as the "DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof mean and include it's successors and assigns)" of the FIRST PART.

AND

सौ. मेधा वि. मुलगे

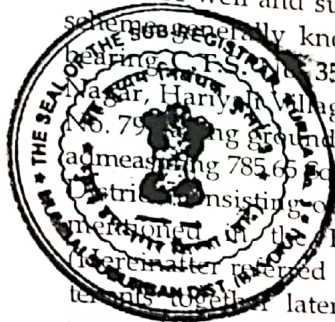
1. ADITI AJAY JADHAV, Age: 42 Years, (PAN: AMFPJ2754D); Indian Inhabitant/s having his/her/their address at Morivali Gaon, House No. 595, Ladi Naka, Ambernath West,
2. MEGHA VIJAY MUSALE, Age: 62 Years, (PAN: AVCPM4048F), Indian Inhabitant/s having his/her/their address at, Bldg. No. 86/2402, Kannamwar Nagar No. 2, Raigad Chowk, Vikhroli-East, Mumbai 400083, hereinafter referred to as the 'FLAT PURCHASER/S' (which expression shall unless repugnant to the context or meaning thereof mean and include as individual his/her/their/its heirs, executors, administrators and permitted assigns/their respective heirs, executors, administrators and permitted assigns; and/or in case of a partnership firm, executors, administrators or the permitted assigns of such last survivor of them; and/or in case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **SECOND PART**

The Developer and the Purchaser(s) are hereinafter for the sake of brevity collectively and jointly referred to as "PARTIES" and individually as "PARTY".

2023

**WHEREAS:**

1. The Maharashtra Housing and Area Development Authority (Hereinafter referred to as "M.H.A.D.A") is the owner of seized and possessed of or otherwise well and sufficiently entitled to the plot of land, under its housing scheme bearing No. 356 (Part) forming part of Survey. No. 113, Kannamwar Nagar, Hariyali Village, Vikhroli East, Mumbai 400083 comprised of building and measuring 785.65 Sq Mtrs. in the registration Sub-District of Kurla, Mumbai District consisting of 32 tenements in the building No. 79 more particularly mentioned in the **FIRST SCHEDULE OF THE PROPERTY** herewith hereinafter referred to as the "SAID PROPERTY and SAID PLOT"). The 32 tenants who later formed a Co-operative Housing society and named it as "Kannamwar Nagar Shree Moreshwar Co-operative Housing Society Ltd." and registered it under 'Maharashtra Co-operative Societies Act, 1960', (MUM/MHADAB/HSG/(TC)/12130) dated 2003 & 2004, for the sake of brevity hereunder referred to as "THE SAID SOCIETY".
2. By virtue of Lease Deed dated 8<sup>th</sup> Oct, 2015 executed by MHADA in favor of said Society, which is duly registered at the office of Sub-Registrar of Assurances at Bombay under Serial No. 9996/2015.
3. By virtue of Sale Deed dated 8<sup>th</sup> Oct, 2015 executed by MHADA in favor of said Society, which is duly registered at the office of Sub-Registrar of Assurances at Bombay under Serial No. 9997/2015.
4. In the premises aforesaid the said Society is seized and possessed of or otherwise well and sufficiently entitled to the leasehold right, title and interest in the said Land and is the owner of the Old Building standing thereon and the Old Building are hereinafter collectively referred to as the "said Property" which is more particularly described in the **First Schedule** hereunder written;
5. The said tenants or existing members of the Said Society having rights and being absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property having good and marketable title and are also entitled to deal with and/or assign/let/transfer the same in any manner and/or consume the additional / enhanced FSI as agreed under "total FSI" as may be allowed by M.H.A.D.A. or concerned competent authorities



2023



## 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-9/930/2022/FCC/1/Amend

Date : 12 October, 2022

To

Gurukrupa Realcon Lifespaces  
LLP.

Shop no. C-106, Plot no. 80/81,  
Vashi Plaza, Sector 17, Vashi,  
Navi Mumbai, Thane,  
Maharashtra, 400703



**Sub :** Proposed redevelopment of existing building No.79 known as Kannamwar Nagar Shree Moreshwar CHS Ltd on plot bearing CTS No 356 Pt of Village Hariyali at Kannamwar Nagar Vikhroli East Mumbai 400 083

Dear Applicant,

With reference to your application dated 14 February, 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 to **Proposed redevelopment of existing building No 79 known as Kannamwar Nagar Shree Moreshwar CHS Ltd on plot bearing CTS No 356 Pt of Village Hariyali at Kannamwar Nagar Vikhroli East Mumbai 400 083.**

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

करल-३	
३५०	३५०
२०२३	

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.

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

This CC is valid upto dt. 16 February, 2023

Issue On : 17 February, 2022

Application No. : MH/EE/(BP)/GM/MHADA-9/930/2022/CC/1/New

Remark :

This C.C. issued upto Plinth level as per approved amended plans dtd. 08.02.2022

Valid Upto : 16 February, 2023



Issue On : 12 August, 2022

Application No. : MH/EE/(BP)/GM/MHADA-9/930/2022/FCC/1/New

Remark :

This C.C. is further extended upto top of 15th floor i.e. building comprising of 2 wings. Wing A stilt + 1st pat for residential & part for Fitness Center + 2nd to 15th residential user and Wing B stilt + 1st pat for residential & part for Fitness Center + 2nd to 15th residential user as per approved amended plan dtd. 08.02.2022

Valid Upto : 16 February, 2023

Issue On : 12 October, 2022

Application No. : MH/EE/(BP)/GM/MHADA-9/930/2022/FCC/1/Amend

Remark :

This C.C. is further extended upto top of 17th floor i.e. building comprising of 2 wings. Wing A stilt + 1st pat for residential & part for Fitness Center + 2nd to 17th residential user and Wing B stilt + 1st pat for residential & part for Fitness Center + 2nd to 17th residential user as per approved amended plan dtd. 08.02.2022"

Valid Upto : 16 February, 2023

Name : Anil Namdeo Rathod  
 Designation : Executive Engineer  
 Organization : Person  
 Date : 12-Oct-2022



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

- Copy submitted in favour of Information please
1. Chief Officer Mumbai Board.

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ  
(म्हाडाचा घटक)

MUMBAI HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)  
3220 / 62 / 22  
2023

म्हाडा  
MHADA

No.CO/MB/REE/NOC/F-1221/ 2510 / 2021  
Date:- 12 OCT 2021

To,  
The Executive Engineer (Eastern Suburban.),  
Building Permission Cell,  
Greater Mumbai, MHADA,  
Bandra (E), Mumbai 400 051.

Sub : N. O. C. for Proposed redevelopment of existing Bldg No. 70  
known as Kannamwar Nagar **SHREE MORESHWAR** CHSL,  
bearing CTS No. 356(pt), at village- Hariyali, Vikhroli (E),  
Mumbai - 400 083 under DCPR 2034.  
--- NOC for 1,2,3 & 4<sup>th</sup> installment



1. Mumbai Board's Offer letter No. CO/MB/REE/NOC/A  
1221/1868/2021, dated 14.08.2021.
2. Society's letter dated 15.09.2021.

The applicant has complied requisites for obtaining No Objection  
Certificate (NOC) for allotment of additional buildable area & pro-rata BUA  
for redevelopment of their building under subject. There is no objection of  
the concerned office for undertaking construction as per the proposal of the said society  
under certain terms and conditions.

Allotment of additional BUA approved and allotted by this NOC is as under:

- i) The above allotment is on sub-divided plot as per Layout plan admeasuring  
about **780.65** m<sup>2</sup> (i.e. 649.18 m<sup>2</sup> as per Lease deed + 131.47 m<sup>2</sup> additional  
land). The total built up area should be permitted up to existing BUA 908.28  
m<sup>2</sup> + **3,347.39** m<sup>2</sup> (for residential use) [i.e. 1,372.67 m<sup>2</sup> in the form of  
additional BUA + 1,777.28 m<sup>2</sup> Pro-rata BUA + 197.44 m<sup>2</sup> 10 % Hon. VP  
Quota] thus total BUA = **4,316.67** m<sup>2</sup> only.
- ii) Allotment of total BUA of **4,316.67** m<sup>2</sup> (for residential) is permitted for L.O.C.  
purpose only.
- iii) Since the Society has paid Full payment ( First to Fourth installment ) to  
100 % amount of premium towards additional built up area of **3,347.39** m<sup>2</sup>  
(for residential use) as per A.R. Resolution 6749, Dt. 11.07.2017, hence  
Commencement certificate shall be issued for **4,316.67** m<sup>2</sup> [i.e. **3,347.39** m<sup>2</sup>  
(for residential use) permitted through this NOC. (Proportionate to the Full  
payment ( First to Fourth installment ) paid by the Society as per Offer letter  
under reference no. 1) and 969.28 m<sup>2</sup> Existing Built up area].

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.  
दूरध्वनी : ६६४०५००० / २६५९२८७७ / २६५९२८८१  
फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051  
Phone : 66405000 / 26592877 / 26592881  
Fax No. : 022-26592058  
Website : www.mhada.maharashtra.gov.in