

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. कुर्ला 3

दम्न क्रमांक : 10048/2021

नोंदणी :

Regn:63m

24/06/2021

गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10083380
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ने नमुद करावे)	8660904.615
(4) भू-मापन, पोटहिस्सा व घटकक्रमांक (अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: मौजे नाहूर, ता. कुर्ला, मुंबई उपनगर येथील मि. टी. एम. नं. 533(पार्ट), 533/1, 533/2(पार्ट) आणि 553(पार्ट) या जमीन मिळकतीवर बांधण्यात येणाऱ्या कल्पतरू एलिटम या गृह मंकुल मधील कल्पतरू एलिटम टॉवर - A या विल्डींग मधील 16व्या मजल्यावरील 43.87 चौ. मी. रेटा कारपेट क्षेत्रफळाची निवासी मदनिका क्र. 166 तसेच एक व्हेडकल पार्किंग स्पेस मह. हा या काराराचा विषय आहे. PUI: TX0514120010000 ((C.T.S. Number : मि. टी. एम. नं. 533(पार्ट), 533/1, 533/2(पार्ट) आणि 553(पार्ट) ;))
(5) क्षेत्रफळ	1) 43.87 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- कल्पतरू लिमिटेड तर्फे ऑथोराईज सिग्रेटगी अजित कठारिया तर्फे कबुली जबाबाकारिता कु. मु. म्हणून गौतम मालवणकर वय:-41; पत्ता:- प्लॉट नं: 91, माळा नं: -, इमारतीचे नाव: कल्पतरू मिनर्जी, ब्लॉक नं: -, रोड नं: ग्रॅंड ह्यात समोर, सांताक्रुझ (पूर्व), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-AAACK2108G
(8) दम्नगवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- नेजथ्री जितेंद्र बेडे वय:-38; पत्ता:- प्लॉट नं: बी-601, माळा नं: -, इमारतीचे नाव: हेमलता को.ऑप मोमायटी, ब्लॉक नं: -, रोड नं: शिवाजी तलाव, परगाग स्कूल जवळ, भांडूप वेस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-ANBPB5988J 2): नाव:- जितेंद्र मुधाकर बेडे वय:-38; पत्ता:- प्लॉट नं: बी-601, माळा नं: -, इमारतीचे नाव: हेमलता को.ऑप मोमायटी, ब्लॉक नं: -, रोड नं: शिवाजी तलाव, परगाग स्कूल जवळ, भांडूप वेस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-ANEPB8238J
(9) दम्नगवज करून दिल्याचा दिनांक	29/03/2021
(10) दम्न नोंदणी केल्याचा दिनांक	24/06/2021
(11) अनुक्रमांक, खंड व पृष्ठ	10048/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	303000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह दुय्यम निबंधक (वर्ग-२)
कुर्ला-३



This Agreement For Sale made at Mumbai, this 29th day of March, in the year Two Thousand and Twenty One,

Between

Kalpataru Limited, a company incorporated under the provisions of the Companies Act, 1956 and governed under the Companies Act, 2013 and having its registered office at 91, Kalpataru Synergy, Opposite Grand Hyatt, Santacruz (East), Mumbai – 400 055, hereinafter referred to as the “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

Mrs. Tejashree Jitendra Berde and Mr. Jitendra Sudhakar Berde Indian Inhabitant/s having their address at B-601, Hemlata Co. Op. society, Shivaji Talav, Near Parag School, Bhandup West, Mumbai – 400078, Maharashtra, India [or]

_____, ~~LLP, a limited liability partnership, constituted under the Limited Liability Partnership Act, 2008, having its registered office at~~

_____, represented herein by its ~~duly authorised partner~~ _____, [or] Messrs.

_____, a partnership firm, registered under the Indian Partnership Act, 1932, having its principal place of business at

_____, represented herein by its ~~duly authorised partner~~ _____, [or]

_____ Private Limited/Limited, a company incorporated under

300 999

ANNEXURE 'H-2'
COMMENCEMENT CERTIFICATE

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI
'FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No CE/4901/BPES/AT/CC/1/New
COMMENCEMENT CERTIFICATE

To,
Kalpataru Ltd.
101, Kalpataru Synergy, Opp. Grand Hyatt,
Santacruz West, Mumbai -55

Sir,

With reference to your application No. CE/4901/BPES/AT/CC/1/New Dated, 20 Feb 2018 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. 1 of the Maharashtra Regional and Town Planning Act, 1966, dated 20 Feb 2018 of the Mumbai Municipal Corporation Act 1988 to erect a building in Building No. NAHUR - T situated at L.B.S Marg Road / Street in T Ward 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. 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. Executive Engineer (BP) ES II Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 17/3/2020

