

reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to RERA or the Rules and Regulations made thereunder or the applicable laws, as the case may be, and the remaining provisions of this Agreement shall remain valid, binding and enforceable as applicable at the time of the execution of this Agreement.

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23. **Method of Calculation of Proportionate Share:**

Wherever in this Agreement it is stipulated that the Allottee/Purchaser has to make any payment in common with other Allottee/Purchaser(s) in Project, the same shall be in proportion to the carpet area of the said Flat/Premises to the total carpet area of all the other Flat/Premises/units/areas/spaces in the Real Estate Project.

24. **Further Assurances:**

All the Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.



25. **Place of Execution:**

The execution of this Agreement shall be complete only upon its execution by the Promoter/Developer through its authorized signatory at the Promoter/Developer's office, or at some other place, which may be mutually agreed between the Promoter/Developer and the Allottee/Purchaser, in Mumbai Suburban. After this Agreement is duly executed by the Allottee/Purchaser and the Promoter/Developer or simultaneously with the execution hereof, this Agreement shall be registered at the concerned office of the Sub-Registrar of Assurances. Hence, this Agreement shall be deemed to have been executed at Mumbai Suburban, Taluka Kurla.

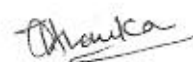
26. **Registration:**

The Allottee/Purchaser and/or the Promoter/Developer shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act, 1908 and the Promoter/Developer will attend such office and admit the execution thereof.

For ESHAAN REALTY


Proprietor





Assurances as and when intimated by the Promoter/Developer. If the Allottee/Purchaser(s) fails to execute and deliver to the Promoter/Developer this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/Purchaser and/or appear before the office of the Sub-Registrar of

Assurances for its registration as and when intimated by the Promoter/Developer, then the Promoter/Developer shall serve a written notice to the Allottee/Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/Purchaser, the application of the Allottee/Purchaser shall be treated as cancelled and all the sums deposited by the Allottee/Purchaser in connection therewith, including the booking amount, shall be returned to the Allottee/Purchaser without any interest or compensation whatsoever.

19. **Entire Agreement:**

This Agreement, along with its Schedules and Annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking forms, letters of acceptance, allotment letters, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat/Premises / Building, as the case may be.

20. **Right to Amend:**

This Agreement may be amended by the written consent of all the Parties.

21. **Provisions of this Agreement Applicable to Allottee / Purchaser / subsequent Allottee / Purchasers:**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall be equally applicable to and enforceable against any subsequent Allottee/Purchasers of the said Flat/Premises, in case of a transfer, as the said obligations go along with the said Flat/Premises, for all intents and purposes.

22. **Severability:**

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as they are

For ESHAAN REALTY


Proprietor

maintenance and service rooms, firefighting pumps and equipments etc. and other permitted uses as per sanctioned plans. The Allottee/Purchaser shall not be permitted to use the services areas in the Stilt in any manner whatsoever, other than those earmarked as parking spaces, and the same shall be reserved for use by the Society for rendering maintenance services.

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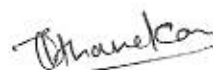
31. **GENERAL COMPLIANCE WITH RESPECT TO THE SAID FLAT:**

Subject to Clause 29 above, the Allottee/Purchaser shall, after taking possession, be solely responsible to maintain the Said Flat/Premises at his/her/their own cost, in good repair and condition and shall not do or suffer to be done anything in or to the Building, or the [Said Flat/Premises], or the staircases, lifts, common passages, corridors, circulation areas, atrium or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the [Said Flat/Premises] and keep the [Said Flat/Premises], its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the Building is not in any way damaged or jeopardized. The Allottee/Purchaser further undertakes, assures and guarantees that he/she/they would not put any sign-board / name-plate, neon light, publicity material or advertisement material etc. on the face / facade of the building or anywhere on the exterior of the Project, buildings therein or Common Areas. The Allottee/Purchasers shall also not change the colour scheme or the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further the Allottee/Purchaser shall not store any hazardous or combustible goods in the [Said Flat/Premises] or place any heavy material in the common passages or staircase of the building. The Allottee/Purchaser shall also not remove any wall, including the outer and load bearing wall of the [Said Flat/Premises]. The Allottee/Purchaser shall plan and distribute its electrical load in conformity with the electrical systems installed by the Promoter/Developer and thereafter the Allottee/Purchasers and/or maintenance agency appointed by the Society. The Allottee/Purchaser shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.

For ESHAAN REALTY


Proprietor





27.

DEFECT LIABILITY:

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It is agreed that in case any outside structural defect, quality or provision of services or any other obligations of the Promoter/Developer as per the agreement for sale relating to such development is brought to the notice of the Promoter/Developer within a period of 5 (five) years by the Allottee/Purchaser from the date of handing over possession, it shall be the duty of the Promoter/Developer to rectify such defects without further charge, within 30 (thirty) days, and in the event of Promoter/Developer's failure to rectify such defects within such time, the aggrieved Allottee/Purchasers shall be entitled to receive appropriate compensation in the manner as provided under the Act subject to nature of use of the said premises by the Allottee/Purchaser.

28. **RIGHT OF ALLOTTEE / PURCHASER TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES**

The Allottee/Purchaser hereby agrees to purchase the [Said Flat/Premises] on the specific understanding that his/her/their right to the use of Common Areas shall be subject to timely payment of total maintenance charges as determined and thereafter billed by the Society and performance by the Allottee/Purchaser of all his/her obligations in respect of the terms and conditions specified by the Society from time to time.




29. **RIGHT TO ENTER THE SAID FLAT FOR REPAIRS**

The Promoter/Developer / Society/ maintenance agency/Purchasers shall have rights of unrestricted access of all Common Areas, garages/closed parking's and parking for providing necessary maintenance services and the Allottee/Purchaser agrees to permit the Society and/or maintenance agency to enter into the [Said Flat/Premises] or any part thereof, after due notice and during the normal working hours, unless the circumstances warrant otherwise, with a view to set right any defect.

30. **USAGE**

Use of Stilt and Service Areas: The Stilt and service areas, if any, as located within the "SHREE RAJ RAJESHWARI CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.", shall be earmarked for purposes such as parking spaces and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms,

For ESHAAN REALTY


Proprietor

32. **COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY ALLOTTEE / PURCHASER**

ETC. - 2		BY
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The Allottee/Purchaser is entering into this Agreement for the allotment of a [Said Flat/Premises] with the full knowledge of all laws, rules, regulations, notifications applicable to the Project in general and this project in particular. That the Allottee/Purchaser hereby undertakes that he/she/they shall comply with and carry out, from time to time after he/she/they has/have taken over for occupation and use the said [Said Flat/Premises], all the requirements, requisitions, demands and repairs which are required by any competent Authority in respect of the [Said Flat/Premises]/ at his/ her/their own cost.

33. **ADDITIONAL CONSTRUCTIONS**

The Promoter/Developer undertakes that it has no right to make additions or to put up additional structure(s) anywhere in the Project after the building plan has been approved by the competent authority (ies) except as provided in the Act.



34. **WAIVER NOT A LIMITATION TO ENFORCE**

- a. The Promoter/Developer may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee/Purchaser in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee/Purchaser that exercise of discretion by the Promoter/Developer in the case of one Allottee/Purchaser shall not be construed to be a precedent and /or binding on the Promoter/Developer to exercise such discretion in the case of other Allottee/Purchasers.
- b. Failure on the part of the Promoter/Developer to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

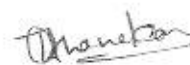
35. **NOTICES**

That all notices to be served on the Allottee/Purchaser and the Promoter/Developer as contemplated by this Agreement shall be deemed to

For ESHAAN REALTY


Proprietor





have been duly served if sent to the Allottee/Purchaser or the Promoter/Developer by Registered Post at their respective addresses specified below:

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Name of Allottee/Purchaser: 1) Mr. Ashish Ankush Parab
2) Mrs Tejaswini Ashok Thanekar

Allottee/Purchaser Address): 03/61, Kurpa Sai CHS LTD, Datar Coloy, Ashok Nagar Road, Bhandup (East), Mumbai - 400042.

Promoter/Developer Name: M/S ESHAAN REALTY

Promoter/Developer

Address

: 601/D, Unit No. 2,
Wi-Fi IT Park, Plot No. B - 3,
Wagle Industrial Estate, Thane (West)
Thane - 400 604



shall be the duty of the Allottee/Purchaser and the Promoter/Developer to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter/Developer or the Allottee/Purchaser, as the case may be.

36. JOINT ALLOTTEES / PURCHASERS

That in case there are Joint Allottee/Purchasers all communications shall be sent by the Promoter/Developer to the Allottee/Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees/Purchasers.

37. STAMP DUTY AND REGISTRATION CHARGES:

The charges towards stamp duty, the registration fees and charges of this Agreement shall be borne and paid by the Promoter/Developer.

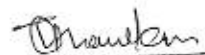
38. GOVERNING LAW

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in

For ESHAAN REALTY


Proprietor





accordance with the laws of India as applicable in Mumbai Suburban, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all the matters pertaining to this Agreement.

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39. **DISPUTE RESOLUTION**

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of RERA and the Rules and Regulations thereunder.

That all above said contents of this Agreement has been clearly and thoroughly read- over, explained to the parties and after complete satisfaction both have signed this Agreement for Sale with full knowledge and consent without any undue influence, force or coercion of whatsoever nature, in presence of witnesses and other family members and some of all transactions as aforesaid.



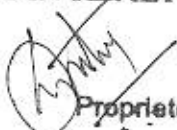
**FIRST SCHEDULE HEREINABOVE REFERRED TO:
(Description of the SAID PROPERTY)**

All that piece and parcel of land admeasuring about **476.60** Sq. Mtrs. as per title deed together with the structure standing thereon consisting of Ground plus Two upper floors containing 12 Flats situated at Plot No. 11, Veer Savarkar Road Datar Colony, Bhandup (East), Mumbai – 400 042, lying and being at C.T.S. No. 689 of Village Kanjur, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla and more particularly falls within the limits of "S" ward of Municipal Corporation of Greater Mumbai.

SECOND SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT residential Premises, bearing Flat No. **101** on **First** Floor, admeasuring area about **50.52** Sq. Mtrs Rera carpet area of the Building known as "**SHREE RAJ RAJESHWARI CHHAYA CO-OPERATIVE HOUSING SOCIETY LTD.**" situated at Plot No. 11, Datar Colony, Bhandup (East), Mumbai – 400 042, situated at plot of land admeasuring about **476.60** Sq. Mtrs. lying and being at lying and being at C.T.S. No. 689 of Village Kanjur, in the registration District and Sub District of Mumbai City and Mumbai Suburban, Taluka Kurla more particularly falls within the

For **ESHAAN REALTY**


Proprietor





limits of "S" ward of Municipal Corporation of Greater Mumbai, Maharashtra.

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THIRD SCHEDULE ABOVE REFERRED TO
(LIST OF INTERNAL AND EXTERNAL AMENITIES)

Internal Amenities:

- Vitrified flooring of 32" X 32" in all rooms.
- Anodized Aluminum sliding windows in all rooms.
- Concealed electrification with copper wiring & good quality switches.
- All Flats connected with intercom.
- Main Decorative Door with quality brass fittings & safety lock.
- Granite platform with S.S. sink in kitchen.
- Designer tiles with exclusive fixtures & fittings in toilets.
- Doorbell for each flat.
- TV Point in living and bedroom.

External Amenities:

- Branded lifts with advance fitting.
- 24X7 manned security with CCTV surveillance for common areas.
- Double stack parking arrangement.
- Fire Alarm in each floor.
- 24X7 backup for common area lights.
- Elegantly decorated entrance lobby.
- Well illuminated compound space.

For ESHAAN REALTY

[Signature]
Proprietor

[Signature] *[Signature]*





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IN WITNESSTH WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signature at Mumbai, on the day, month and year first hereinabove referred.

SIGNED, SEALED ANDELIVERED)
 By the within named")
 THE PROMOTER/DEVELOPER")
M/S ESHAAN REALTY)
Through its Proprietor)
MR. SUNIL DINKAR SHINDE)
 (PAN NO: -PAN BBEPS8307J))

In the Presence of.....)

- 1. 
- 2. 



AND




SIGNED, SEALED AND DELIVERED)
 By the within named "THE ALLOTTEE/
 PURCHASER/S")

1. MR. ASHISH ANKUSH PARAB.)
 (PAN No. BKOPP9135N))

2. MRS TEJASWINI ASHOK THANEKAR)
 (PAN No. AOSPT8399D))

In the Presence of.....)

- 1. 
- 2. 

ESHAAN REALTY
 Proprietor









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RECEIPT

RECEIVED of and from the within named Allottee/Purchaser/s **MR. ASHISH ANKUSH PARAB** and **Mr. MRS TEJASWINI ASHOK THANEKAR** a sum of **Rs. 5,00,000/- (Rs. Five Lacs Only)** by way of advance money as per the above Agreement.

CHEQUE DETAILS			
DATE	CHQ NO.	NAME OF BANK	AMOUNT
23-03-2022	N.E.F.T.	Progressive Co-op Bank Ltd,	₹ 5,00,000/-
		TOTAL	₹ 5,00,000/-



I SAY RECEIVED ₹ 5,00,000/-
For ESHAAN REALTY

(Signature)
Proprietor

M/S ESHAAN REALTY

Through its Proprietor

MR. SUNIL DINKAR SHINDE

The PROMOTER/DEVELOPER

WITNESSES:

1. *(Signature)*

2. *(Signature)*

Annexure "B" Index II of Development Agreement

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12/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 390/2021

नोदंभी :

Regn:63m

गावाचे नाव : कांजूर

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	37097000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदान ते नमुद करावे)	40286000
(4) भू-मापन, पोटहिस्ता व धरक्रमांक (अमल्याना)	

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: जमीन व बांधकाम - सिटीएम नं.689, व्हिजेज - कांजूर, प्लॉट नं. 11, एकूण क्षेत्रफळ - 476.60 चौ. मी. व त्यावरील बांधकाम, श्री राज राजेश्वरी छाया को.ऑप.ही.सो.लि., दातार कॉलनी, भांडुप पूर्व, मुंबई - 400042. सुदर इतर मुद्रांक जिल्हाधिकारी, कुर्ला यांचे कार्यालयात प्रकरण क्र. ADJ/1100901/471/20/0631/21 वित्त नं. 06/01/2021 अन्वये मोबदला रु. 3,70,97,000/- व बाजारमूल्य रु. 4,02,86,000/- व त्यावरील मुद्रांक शुल्क रु. 20,14,300/- भरून दस्त अभिनिर्णीत केलेला आहे.

(5) क्षेत्रफळ	1) 476.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल किंवा	

(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश क्रमांकाचा, प्रतिसादितेचे नाव व पत्ता.

- 1): नाव:-श्री राज राजेश्वरी छाया को ऑप ही सो लि तर्फे चेअरमन रोहित गोविंद वय:-70 पत्ता:-प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, व्हिजेज कांजूर, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-ABGAS5791J
- 2): नाव:-श्री राज राजेश्वरी छाया को ऑप ही सो लि तर्फे सेक्रेटरी निलेश एम परब वय:-51; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, व्हिजेज कांजूर, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-ABGAS5791J
- 3): नाव:-श्री राज राजेश्वरी छाया को ऑप ही सो लि तर्फे ट्रेझरर क्लेमेंट डिसोजा वय:-73; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, व्हिजेज कांजूर, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-ABGAS5791J
- 4): नाव:-विजय गोविंद करगुटकर मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-59; पत्ता:-प्लॉट नं: प्लॉट नं. 1, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-ADYPK1624M
- 5): नाव:-रोहिणी चंद्रकांत नाईक मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-70; पत्ता:-प्लॉट नं: प्लॉट नं. 2, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-ADBPN6277G
- 6): नाव:-चंद्रकांत काशिराम नाईक मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-72; पत्ता:-प्लॉट नं: प्लॉट नं. 2, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AABPN1963G
- 7): नाव:-निलेश मनोहर परब मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-51; पत्ता:-प्लॉट नं: प्लॉट नं. 3, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AHSPP9639H
- 8): नाव:-रूपाली राजेश नाटेकर तर्फे मुखत्यार म्हणून मिली राजेश नाटेकर मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-44; पत्ता:-प्लॉट नं: प्लॉट नं. 4, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AISP7728C
- 9): नाव:-क्लेमेंट डिसोजा मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-73; पत्ता:-प्लॉट नं: प्लॉट नं. 5, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400042 पॅन नं:-AAAPD2673E
- 10): नाव:-सुनिता अशोक शानभाग मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-60; पत्ता:-प्लॉट नं: प्लॉट नं. 6, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AAQPS5585C
- 11): नाव:-जेहा अखिलेशकुमार भास्कर उर्फ जेहा सुरेश तावडे मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-35; पत्ता:-प्लॉट नं: प्लॉट नं. 7, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि, ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AFJPT8856M
- 12): नाव:-अखिलेशकुमार लालजीवन भास्कर मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-40; पत्ता:-प्लॉट नं: प्लॉट नं. 7, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी



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छाया को ऑप ही सो लि , ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AQSPB5951F

13): नाव:-प्रभाकर अनंत बैंगुलेंकर मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-72; पत्ता:-प्लॉट नं: प्लॉट नं. 8, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि , ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AUTPV2571N

14): नाव:-वासुदेव अनंत राणे मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-40; पत्ता:-प्लॉट नं: प्लॉट नं. 9, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि , ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AICPR9754N

15): नाव:-प्रणिता वासुदेव राणे मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-39; पत्ता:-प्लॉट नं: प्लॉट नं. 9, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि , ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AXIPR0784M

16): नाव:-भरतकुमार कुकियन मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-62; पत्ता:-प्लॉट नं: प्लॉट नं. 10, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि , ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AEBPK2393H

17): नाव:-सगुण महादेव सावंत मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-56; पत्ता:-प्लॉट नं: प्लॉट नं. 11, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि , ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AHEPS8242B

8): नाव:-स्वप्राली सगुण सावंत मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-54; पत्ता:-प्लॉट नं: प्लॉट नं. 11, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि , ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-ASIPS4132M

9): नाव:-कामिनी बाबुराव आंगणे मॅबर ऑफ श्री राज राजेश्वरी छाया को ऑप ही सो लि - मान्यता देणार वय:-85; पत्ता:-प्लॉट नं: प्लॉट नं. 12, माळा नं: -, इमारतीचे नाव: श्री राज राजेश्वरी छाया को ऑप ही सो लि , ब्लॉक नं: प्लॉट नं. 11, सिटीएस नं. 689, दातार कॉलनी, रोड नं: भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AAMPA5044N

1): नाव:-मेसर्स ईशान रियल्टी लॅफे प्रोपरायटर सुनील दिनकर शिंदे वय:-41; पत्ता:-प्लॉट नं: ऑप नं. एफ-43, माळा नं: 1 ला मजला , इमारतीचे नाव: ड्रिम्स मॉल, ब्लॉक नं: एल वी एस मार्ग, रोड नं: भांडुप पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-BBEPS8307J



(8) दस्तावेज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता:

(9) दस्तावेज करून दिल्याचा दिनांक	07/01/2021
(10) दस्त नोंदणी केल्याचा दिनांक	07/01/2021
(11) अनुक्रमांक, खंड व पृष्ठ	390/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2014300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेटा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तावेज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तावेज दाखल करण्यासाठी कार्यालयात 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 12/01/2021) to Municipal Corporation of Greater Mumbai.

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

Annexure "C"
"I.O.D." COPY

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Form _____
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in replying please quote No.
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. P-6559/2021/(689)/S
Ward/KANJUR-E/337/1/New

MEMORANDUM

To,
Shri. Sunil Shinde, proprietor of M/s. Eshaan Realty C.A. To Owner
F-43, 1st Floor, Dreams Mall, Bhandup(W), Mumbai 400078



With reference to your Notice 337 (New) , letter No. 8803 dated. 6/2/2021 and Plans Sections Specifications and description and further particulars and details of your buildings at Proposed redevelopment of existing building on plot no 11 bearing CTS No 689 of village Kanjur, Datar Colony, Bhandup (E), Mumbai 400062. CTS/CS/FP No. 689 furnished to me under your letter, dated 6/2/2021. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the Janta Insurance Policy shall not be submitted
- 2 That the requisitions of clause 49 of DCPR 2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 3 That the bore well shall not be constructed in consultation with H.E
- 4 That the work shall not be carried out between sunrise and sunset. and the provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed
- 5 That the Board shall not be displayed showing details of proposed work, name of owner, developer, L.S., R.C.C. consultant etc.
- 6 That the pre-requisites as per Ease of Doing Business circular shall not be submitted before applying for Plinth C.C.
- 7 That the commencement certificate under Sec.45/69(1)(a) of the M.R.& T. P. Act shall not be obtained before starting the proposed work

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No. P-6559/2021/(689)/S
Ward/KANJUR-E/337/1/New

- 8 That the extra water & sewerage charges shall not be paid to the assistant engineer water works.
- 9 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 10 That the clearance certificate from assessment Department regarding up to date payment of Municipal taxes etc. will not be submitted
- 11 That the developer/owner shall not demolish the structure/building proposed to be demolished by following the guidelines proposed in the Indian Standard Code no. IS 4130:1991 amended up to date in respect of Demolition of Building Code of Safety under the supervision of approved structural Engineer duly registered with MCGM.
- 12 That the NOC from S.W.M. department in view of order of Hon'ble Supreme Court of India in Dumping Ground case dated 15/03/2018(SLP Civil NoD-23708 of 2017) shall not be submitted
- 13 That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
- 14 That the payment as per schedule of installment granted by Dy.Ch.E.(B.P.)E.S. shall not be made.
- 15 Necessary RUI for Inseparatory facility if any availed as per Circular u/no. CHE/DP/14770/GEN dt. 17.09.2019 shall not be submitted.
- 16 That the notices pending certificate from A.E. Water works "S" ward shall not be submitted.
- 17 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
- 18 As the land u/r falls within 10 KM buffer from the boundary of Eco-sensitive zone of Thane Creek Narimanga Sanctuary, permission from the National Board of Wild Life is mandatory for all the development / construction works as per the letter from dy. Forest Conservator, Thane Forest Division vide letter dt. 09.04.2021, the same shall not be complied, if applicable
- 19 That the all conditions mentioned in the Circular No. Ch.E./DP/21546/Gen dtd. 05/03/2021 and GR No. TPS 1820 AN 27 P K 80 20 UD 13 dated 14/01/2021 shall not be complied with.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

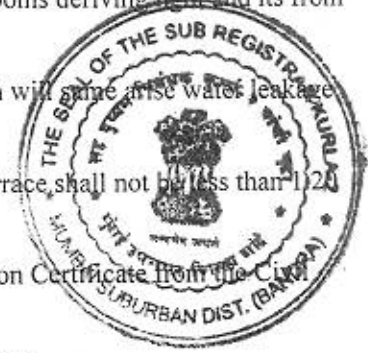
- 1 That the plinth/stilt height shall not be got checked by this office staff.
- 2 All the payments as intimated by various departments of MCGM shall not be paid.
- 3 That the amended Remarks of concerned authorities/empanelled consultants for the approved plan , if differing from the plans submitted for remarks shall not be submitted for: a) S.W.D b) Parking c) Roads d) Sewerage e) Water Works f) Fire-Fighting Provisions g) Mechanical Ventilation h) Tree Authority i) Hydraulic Engineer j) PCO k) MMRDA/MHADA i) MHCC NOC m) Jail NOC n) CRZ NOC o) Railway NOC p) Highway NOC q) Highway Tension Line r) NOC from Electric Supply Company s) Defense NOC t) Rain Water Harvesting
- 4 That setback land free of compensation and free of any encumbrance shall not be handed over to and possession receipt shall not be submitted from Assistant Commissioner of the ward
- 5 The reservations affecting land u/r shall not be handed over to MCGM
- 6 That in the event setback and/or reservation is handed over then at FCC, area equivalent to the area of Setback and/or reservation shall not be restricted till such area is handed over or as per circular issued from time to time

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starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will cause arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-1(a)
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.



करल-२		
६४२९	४९	७०
२०२२		

No. P-6559/2021/(689)/S
Ward/KANJUR-E/337/1/New

Executive Engineer, Building Proposals
Zones wards.

P-6559/2021/(689)/S Ward/KANJUR-E/337/1/New

- Copy To :-
1. Tejas Arun Chhadva
6/J/502, Neelam nagar, Gavanpada, Mulund(E), Mumbai-400081
 2. Asst. Commissioner S Ward.
 3. A.E.W.W. S Ward.
 4. Dy.A & C. Eastern Suburb
 5. Chief Officer, M.B.R. & R. Board S Ward .
 6. Designated Officer, Asstt. Engg. (B. & F.) S Ward .
 7. The Collector of Mumbai



Name : Lotan Sukadeo Ahire
Designation : Executive
Engineer
Organization : Personal
Date : 09-Aug-2021 12: 06:21

Annexure "D"
Commencement certificate

करल-२		
६४२९	५०	७०
२०२२		

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-6559/2021/(689)/S Ward/KANJUR-E/CC/1/New

COMMENCEMENT CERTIFICATE



To,
Shri. Sunil Shinde, proprietor of M/s. Eshaan Realty
C.A. To Owner
F-43, 1st Floor, Dreams Mall, Bhandup(W), Mumbai
400078

Sir,

With reference to your application No. P-6559/2021/(689)/S Ward/KANJUR-E/CC/1/New Dated, 06 Feb 2021 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 06 Feb 2021 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 689 C.T.S. No. 689 Division / Village / Town Planning Scheme No. KANJUR-E situated at Veer Sawarkar Road Road / Street in S 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. 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. **Executive Engineer (BP) ES II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

करल-२		
६४२९	५७	७६
२०२२		

This CC is valid upto 23/12/2022

Issue On : 24 Dec 2021

Valid Upto : 23 Dec 2022

Application Number :

P-6559/2021/(689)/S
Ward/KANJUR-E/CC/1/New

Remark :

C.C. upto plinth lev el as per approved IOD plans dated 09.08.2021



Name : Lotan Sukadeo Ahire
Designation : Executive
Engineer
Organization : Personal
Date : 24-Dec-2021 12: 29:05

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer . Building Proposal
Eastern Suburb S Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

Annexure "E"

MAHARERA Registration No.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

करल-२		
६४२९	५२	७०
२०२२		

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800032685

Project: **Shree Rajrajeshwari Chhaya Chs Ltd.**, Plot Bearing / CTS / Survey / Final Plot No. **689** at **Kurla, Kurla, Mumbai Suburban, 400042;**

1. Mr./Ms. **Sunil Dinkar Shinde** son/daughter of Mr./Ms. **DINKAR D SHINDE** *enst. Kurla, District Mumbai Suburban, Pin: 400078*, situated in State of Maharashtra.
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 allottee by 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;
 - 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 (l) 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 **24/01/2022** and ending with **31/12/2024** 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.

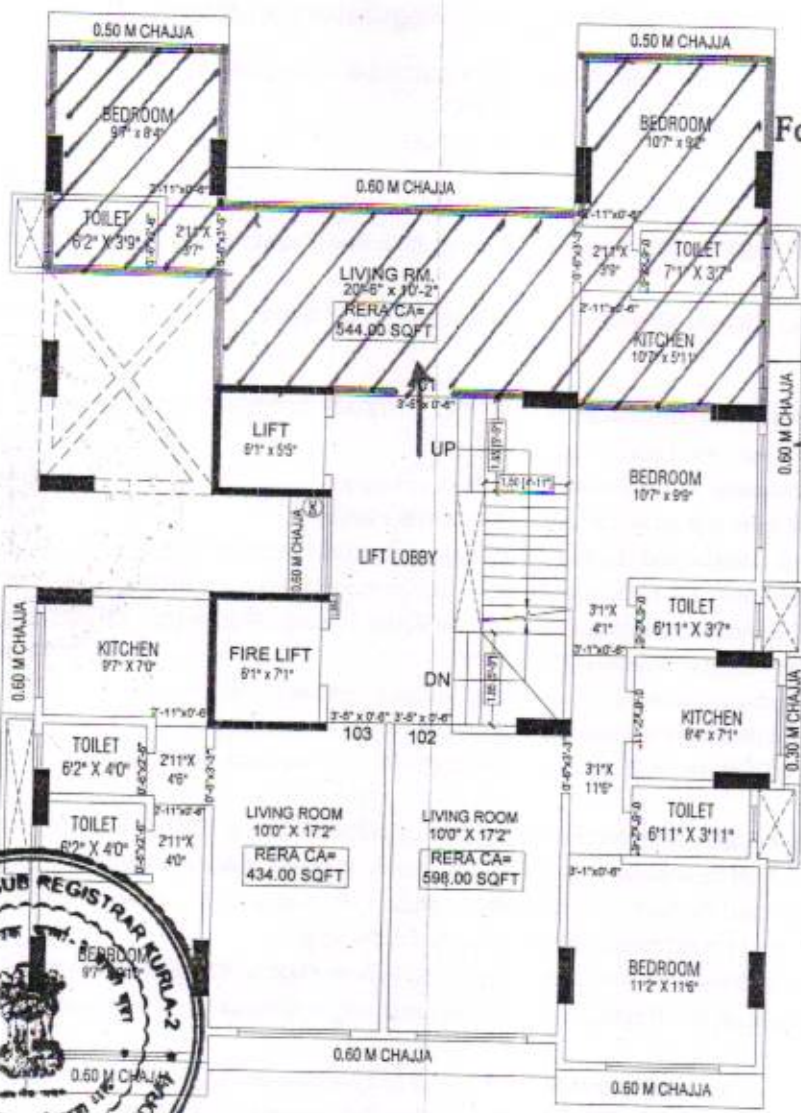
Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 24-01-2022 10:53:46

Dated: **24/01/2022**
Place: **Mumbai**

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

करल-२
 ६४२२ ५३ ७०
 २०२२

Annexure "F"
Floor plan



For ESHAAN REALTY

[Signature]

Proprietor
 FIRST FLOOR

101
 Ashish
 Thaneekar



1ST FLOOR PLAN

SHREE RAJ RAJESHWARI CHHAYA C.H.S. LTD

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING ON PLOT NO 11 BEARING CTS NO 689 OF BHANDUP (EAST), MUMBAI 400042

BUILDERS & DEVELOPERS

M/S. ESHAAN REALTY

PURCHASER/ ALLOTTIES

For ESHAAN REALTY

SHRI/SMT. ASHISH . A . PARAB .
TEJASWANI . A . THANEKAR .
 FLAT NO. 101 FLOOR FIRST
 RERA 50.52 m² SQ.FT.

[Signature]
 Proprietor

[Signature]
 Thaneekar

BUILDER SIGNATURE

PURCHASER SIGNATURE

Annexure "G"
Property Register Card

करल-२
६४२२ ५४ ७०
२०२२

मालमत्ता पत्रक

विभाग/मौजे -- कांजूर तालुका/न.भू.मा.का. -- न.भू.अ. मुंबई जिल्हा -- मुंबई उपनगर जिल्हा

रज. क्र. नं. प्लॉट नं. प्लॉट नं. क्षेत्र धारणाधिकार शासनाला दिलेल्या अक्षरपत्राचा क्रमांक भादव्याचा तपशील आणि त्याच्या फेर तपसणीची नोंद घेतली

६८९ ६८९

दिनांक	कारण	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा मार (मा)	साक्षात्करण
२४/१२/२०१४	मा.अन्यारितोने /आदेशान्वये मा.उपसंचालक भूमि अधिष्ठाण कोकणा प्रदेश मुंबई यांचेकडील आदेश क्र. २६५/२०१४ मुंबई दि.१८/१२/२०१४ अन्वये नगर घुमामन -कांजूर ता.कुर्ली रोडला न.भू.क्र. १२१८, १२५७, १०११,१०१४, ६१०अ ते क, ६१०/१अ ते क, ६१०/४अ ते ड, ६१०/७अ, ७अ, ७१३, ७१६, ९०४, ९००, ९०३, ६७२ ते ७२० या मिळकतीबाबत अपोलदार यांचे अपोल साक्षिक बाबोची पुर्वता कर न शाकल्याने खारीज करण्यात येत असल्याबाबतचे आदेश धारीत झालेने फेटाळणीत येत असल्याबाबतची नोंद घेवून घेतली.			वे.रज.क्र.७०३ प्रमाणे साक्षि - २४/१२/२०१४ न.भू.अ.मुंबई
१५/१२/२०१५			मा.बाबावंदी आयुक्त आणि संचालक भूमि अधिष्ठाण (म.रा.) पुणे यांचेकडील परिपत्रक क्र.मा.पु.१/मि.प./अक्षरी नोंद /२०१५ दि. पुणे दिनांक १६/१२/२०१५ न.भू.क्र.८४४/२०१५ दि.पुणे दिनांक १५/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद असलेले अक्षरी क्षेत्र अक्षरी चररी रद्दातार पुणेकडून दशास चौ.मो. घेवून घेतली.	THE SEAL OF THE SUB REGISTRAR KUDLAL मुंबई उपनगर जिल्हा MUMBAI SUBURBAN DIST. (E.A.M.१००)
०५/१०/२०१८	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सा.२/डेस्क-२/इंजिनियर समवेकास आर.के-२११८ दि.०९/०४/२०१८ व विनरोती मो.र.न. ४७६ दि.३०/०७/२०१८ अन्वये न.भू.क्र. ६८६ चे संपूर्ण क्षेत्र अक्षरीक प्रयोजनासाठी विनरोतीकडे घेणे हात असल्याने विवासीदात्री र.क्र.४०.१० प्रति चौ.मी. या वराने धारणा आकारणी प्रत्येक वर्षीक र.क्र.१९५४ आह.हमो मुपत ३१ जुलै २०१८ पर्यंत असून त्याप्रमाणे विनरोती सन्याची नोंद घेवून सत्तप्रकार "क" दाखल केलेली नोंद घेवून घेतली.			वे.रज.क्र.१०१३ प्रमाणे साक्षि - ०५/१०/२०१८ न.भू.अ.मुंबई
१८/११/२०१९	मानिव अधिहस्तांतरणाने, मा.कि.उपनि.सह.संस्थार (२)मुंबई उ.न.मुंबई, यांचेकडील मा.क्र.मुंबई/कि.उपनि-२/चौ.६/होमिंगा/डिम्ड क्रमवन्ना /९३४/२०१९ दि.०८/०४/२०१९, सह कुर्ली-१ मुंबई उ.न.वि. यांचेकडील अधिहस्तांतरण दस्त क्र.करल १/१०९३७/२०१९ दि.२३/०८/२०१९ अन्वये धारक दि कांगर को.ओ.हा.सो.लि.व पट्टेदार (१) श्रीम.सिंधु रघुनाथ गानडे व इतर ३ यांचे सर्फ नि.उपनि.सह.संस्था (२) पूर्व उ.प.मुंबई तथा सक्षम प्राधिकारी यांनी न.भू.क्र.६८९ चे क्षेत्र ४७६.६० चौ.मी. क्षेत्र श्री.राज राजश्वरी छाया को.ऑप ही.सो.लि.यांना मानिव अधिहस्तांतरणाने खरेदी दिलेने उपरोक्त मिळकतीवर पट्टेदार अ.क्र.१ ते ४ यांची नोंद कमी करून, मानिव अधिहस्तांतरणाने खरेदी घेणार यांचे नांव पट्टेदार सधरी दाखल केलेली नोंद घेतली.		पट्टेदार - श्री.राज राजश्वरी छाया को.ऑप ही.सो.लि.	वे.रज.क्र.११५० प्रमाणे साक्षि - १८/११/२०१९ न.भू.अ.मुंबई

तपासणी करणारा
श्री.धी.एन.सज्जा
प.भू.१०

आज दिनांक १०/०९/२०२२ रोजी
खरीदकर्त्याने दि. १०/११/२०२२ रोजी
किंवा त्या दि. १०/११/२०२२ रोजी
नव्याने
दिलेला

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श्री. [Signature]
श्री. [Signature]

न.भू.अ. मुंबई
मुंबई उपनगर जिल्हा

करल-२
 ६४२२ ५५ ७०
 २०२२

मालमत्ता पत्रक

विभाग/प्रांति -- कांपुर तालुका/न.भू.का. -- न.भू.अ. मुंबई जिल्हा -- मुंबई उपनगर जिल्हा
 शासनाला दिवस/श्री. कांपुर वाणिज्य बँकेच्या माहितीच्या तपशील आणि कोणत्या पत्र तयारमणीची निवट येऊ

संग क्रमांक ६८९ पत्र क्र. ६८९
 न.भू.अ. मुंबई ४७६.२
 धारणाधिकारी क
 दि.श.सारा २.४.१० चो.मो.मुंबई
 वार्षिक आकारणी १९५४ हमी मुदत ३१/०७/२०१८

सुविधाधिकारी
 हक्काचा मूल धारक
 वर्ष
 पडदेवार
 इतर भाग
 इतर शी

दिनांक	अवधार	खंड क्रमांक	नविन धारक (धा) पडदेवार (प) किंवा भार (भा)	साक्षीकरण
२८/०७/१९३५			H) दि. कांपुर चो. वाणिज्य बँकेच्या माहितीच्या तपशील आणि कोणत्या पत्र तयारमणीची निवट येऊ	सले - १९७५-०२-२४ न.भू.अ. मुंबई
२८/०७/१९३५			लेसी (L) रघुनाथ विनायक रानडे.	सले - १९७५-०२-२४ न.भू.अ. मुंबई
२४/०२/१९८०	श्री. राजेंद्र रानडे दि. १.१२.७८ राजेंद्र रानडे वारसाने.		L) [भांड पडदेवार-] १) श्रीमती सिधु रघुनाथ रानडे.] २) कु. अस्मिता रघुनाथ रानडे.] ३) श्री. सतीश रघुनाथ रानडे.] ४) श्री. राजेंद्र रघुनाथ रानडे.]	सले - २४/०२/१९८० न.भू.अ. मुंबई
०२/०९/१९८७	रव.सु. शि.नि.भू.अ. तथा न.भू.अ.१ आदेश क्र.न.भू.अ. xDwb. ६८९ कांपुर/८७ दि. २.९.८७		मा.उपसरपालक भूमि अभिलेख कोकण प्रदेशा मुंबई जिल्हाकडील दु.आदेश क्र.न.भू.अ./न.भू. पत्र.कार.१४९/८६ दि.३१.८.८७ अन्वये ४७६.२ चो.मो. क्षेपावनी Jm ४७६.६ चो.मो. क्षेत्र पाखल केले.	सले - १९८७-०९-०२ न.भू.अ. मुंबई
२०/०६/२०१४	मा.जिल्हा अधीक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा पांचकडील अपील आदेश क्र.न.भू.स.-७/अपील एस.आर.-८४३/१३ बांदा (पू) दिनांक २१/५/२०१४ अन्वये न.भू.कांपुर ता.कृला पोथिल न.भू.क्र.१२२८,१२५७,१०१९, १०१४, ६१०अ,६१०/२अ,६१०ब,६१०क,६१०/१ब,६१०क, ६१०/१क, ६१०/४अ,६१०/४ब,६१०/४क,६१०/४ड,६१०/७अ,६१०/७ब,७१६,१०१,९००, १०३,६७२ ते ७१० या मिळकतीबाबत "अपीलदार भाचे अपील महाराष्ट्र जमिन महयुल अधिनियम १९६६ कलम २५५(१) अन्वये अमान्य करून फेटाळणेत येत असलेबाबत नोंद घाखल करणेत आली.		करारा क्र.७४२ प्रमाणे सले - २०/०६/२०१४ न.भू.अ.मुंबई	



**Annexure "H"
Title Certificate**

करल-२		
६४२२	५६	७०
२०२२		

ASHISH A. PARAB
B.Com., LL.B.

ADVOCATE HIGH COURT

003/61, Krupa Sai Co-op. Hsg. Society Ltd.
Datar Colony, Bhandup (east), Mumbai- 42
Email id:- parabassociates03@gmail.com
Cell no.:-9022182709.8451094509

CERTIFICATE OF TITLE

M/s. Eshaan Realty which is a proprietary concern has instructed me to investigate the title of the property mentioned in schedule hereunder.

on the basis of the Search Report dt.23//01/2021, for last 30 years and property card dt. 12/11/2020, in respect of the property as described in the schedule hereunder written and accordingly on the basis of the said Search Report entries and property card entries which has been verified by me, i hereby give my observation as to the title of the said property proposed to be developed.

One Mr. Raghunath Vinayak Ranade was the member of The Kanjur Co-operative Housing society Limited and as a member he was holding pieces of land bearing plot no 11, C.T.S. no 689 of the society having area of 476.60 sq. Meters. Or thereabout and more particularly mentioned in the schedule hereunder.

After the death of Mr. Raghunath Vinayak Ranade, his only heirs and legal representative smt. Sindhu Raghunath Ranade, Kum. Asmita Raghunath Ranade, Satish Raghunath Ranade and Rajendra Raghunath Ranade entered their name on property card and by an

करल-२		
६४२९	५७	७०
२०२२		

Deed of Assignment dt. 09/10/1989 granted the development rights to M/s. RajRajeshwari Enterprises.

M/s. RajRajeshwari Enterprises. Constructed the Building by the name Shree Raj Rrajeshwari Chhaya Co-operative Housing society Limited. The said Society applied for and is granted with the Deemed Conveyance / Assignment by the order no. MUM/DDR-2/B-6/HSG/DEEMED CONVEYANCE/934/2019 Dt. 08/04/2019. And said society Registered the said Deemed Conveyance / Assignment on 23/08/2019 in the office of Sub- Registrar Of Assurance At Taluka – Kurla, kurla – 1 under sr. No 10934/2019

The said society has applied for Incorporation of society name on property card and the name of the society is incorporated on 18/11/2019, by the city Survey officer Mulund Taluka Kurla Mumbai Sub-District.

This is to certify that i checked the documents of the title and caused investigate of the title by taking search of records SRO at Bandra at Chembur, at Mumbai city, at Vikhroli and at Nahur of the property more particularly described in the Schedule hereunder written and certify that in my opinion the title of the M/s. Eshaan Realty, through its Proprietor Mr. Sunil Dinkar Shinde has clear and marketable and free from encumbrances, charges and / or claims.

The development agreement dt. 07/01/2021, Registered at the sr. No KRL/4/390/2021, between the Shree Raj Rajeshwari Chhaya Co-op. Hsg. So. Ltd. and M/s. Eshaan Realty, a proprietary Concern

करल-२		
६४२२	५८	७०
२०२२		

through it's proprietor Mr. Sunil Dinkar Shinde therein has the right to develop all their piece and parcel of the total land admeasuring about 476.60 sq. Mtrs. as per the Title deed together with the structure standing thereon consisting of Ground plus Two upper floors containing 12 Flats situated as Shree Raj Rajeshwari Co-operative Housing Society Limited. Plot no 11, Datar Colony, Bhandup (East) Mumbai- 400 042, lying and being situate at C.T.S. No. 689, of village Kanjur, in the registration District and sub- District of Mumbai City and Mumbai Suburban, Taluka Kurla more particularly within the limits of 'S' wards of Municipal Corporation of Greater Mumbai and Construct the Building on the said plot of land and in my opinion my client M/s. ESHAAN REALTY Through its Proprietor MR. SUNIL DINKAR SHINDE has Title for the development of the said plot of land is clear and marketable and free from all reasonable doubts whatsoever in nature and my client can conveniently deal with Development of said plot of land in such manner as he may deems fit and proper as per the title or the area of the property mentioned in the schedule hereunder.



SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of total land admeasuring about 476.60 sq. Meters., bearing C.T.S. no 689, Plot no.11, Datar Colony, Bhandup (East), Mumbai - 400042, lying and being at Village

करल-२		
६४२९	५९	७०
२०२२		

Kanjur, in the Registration District and sub- District of Mumbai City and Suburban, Taluka Kurla and bounded as follows :-

on or towards the East : C.T. S. No. 690

on or towards the west : 12 .20 m D.P. Road

on or towards the South : C.T.S. No. 688

on or towards the North : C.T.S. No. 698

Dated 24th day of January, 2021

A. Parab

(Ashish A. Parab)

(Avocate High Court)



Annexure "A"

CTS Plan

६४३

करल-२		
६४२२	६०	७०
२०२२		

अर्जदार श्री. सुबिल २१/१२/२०२२ यांचा दिनांक ६/११/२०२२ चे विनंती
 अर्जावरून नगर भूमापन क्र. २२५५ ता. कुर्ला येथील न. भू. क्र. ६८३ चे पुनर्विलोकन
 आलेख / ड्रेसिंग वलॉथ क्र. ६३ वरून तयार केलेल्या नकाशाची कारणापूरती नक्कल.

नगर भूमापन : ३/२२

तालुका : कुर्ला

जिल्हा : मुंबई उपनगर



- सदरची नक्कल मूळ नगर भूमापन आलेख / छापील आलेख / पुनर्विलोकन आलेखावरून देणेत आली आहे.
 - सदरची नक्कल मूळ नगर भूमापनाचे वेळची जागेची परिस्थिती दर्शविते / पुनर्विलोकनाचे वेळी जागेवर आढळून आलेली परिस्थिती दर्शविते.
(जेथे शक्य आहे त्या ठिकाणी मूळ नगर भूमापनाचे वर्ग अथवा पुनर्विलोकन कोणत्या कालावधीसाठी करणेत आले याबाबत तपशील नमूद करावा.)
 - सदरची नक्कल जागेवरील अद्यावत स्थिती नाही. जागेवरील अद्यावतस्थिती दर्शविणाऱ्या नकाशासाठी मोठेजी करून घेणे आवश्यक आहे.
- टीप : सदरचे नकाशामध्ये लाल शाईचे बांधकामे व काळ्या शाईचे बांधकामे आहेत.

II

प्रमाण १:५००

अर्ज क्रमांक ६८०३ एकूण नोंदी / नकाशे
 अर्ज दाखल दिनांक ६/११/२०२२ नक्कले शुल्क २०१
 नक्कल तयार दिनांक १०/११/२०२२ कागद फी २०५
 नक्कल दिल्याचा दिनांक १०/११/२०२२ एकूण फी ६०६

तयार करणारा

तपासणी करणारा, सु. डी केंद्रे

प्रमुख लिपिक
 नगर भूमापन अधिकारी
 मुलुंड

नगर भूमापन अधिकारी
 मुलुंड

1000

1000

1000

हमीपत्र

आम्ही,

1) लिहून देणार

मे. ईशान रिमल्लिटी सर्वे प्रोपायटर
सुनील दिनेकर शिंदे

2) लिहून घेणार

१) आशिष अकुश परब
२) लजस्विनी अशोक ठोकर.

या हमीपत्राद्वारे सह दुय्यम निबंधक क-२ यांना हमी देतो की, सदर दस्तानमध्ये नमूद मिलकतीसोबत कोणतेही वाहनतळ (car parking) याची विक्री, हस्तांतरण होत नाही.

दिनांक:- 05/04/2022

ठीकाण:- कुर्ली-२

करल-२		
६०२९	६९	७०
२०२२		

1) लिहून देणार

2) लिहून घेणार



5-1575		
00	23	9583
		5055



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
 ASHISH ANKUSH PARA
 ANKUSH PARAB
 12/07/1974
 Permanent Account Number
BKOPP9135N
Ashish
 Signature

भारत सरकार
Government of India
राष्ट्रीय आयकर विभाग
Ashish Ankush Parab
जन्म तारीख / DOB: 12/07/1974
लिंग / GENDER: MALE
4720 8947 9744
माझे आधार, माझी ओळख

Ashish

करल-२
६५२९ ६२ ७०
२०२२

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
 TE JASWINI ASHOK THANEKAR
 ASHOK HARI THANEKAR
 17/02/1990
 Permanent Account Number
AQSPT8399D
Thaneekar
 Signature

भारत सरकार
Government of India
राष्ट्रीय आयकर विभाग
Tejaswini Ashok Thaneekar
जन्म तारीख / DOB: 17/02/1990
लिंग / GENDER: FEMALE
3343 4756 8047
माझे आधार, माझी ओळख

Thaneekar



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
 SUNIL DINKAR SHINDE
 DINKAR D SHINDE
 23/04/1980
 Permanent Account Number
BBEP58307J
Sunil
 Signature

भारत सरकार
Government of India
राष्ट्रीय आयकर विभाग
Sunil Dinkar Shinde
जन्म तारीख / DOB: 23/04/1980
लिंग / GENDER: Male
7126 3085 4485
माझे आधार, माझा अधिकार

For **ESHKAN REALTY**

For **ESHKAN REALTY**

Sunil

Sunil

Proprietor

Proprietor

करल-२		
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भारत सरकार
Government of India



Issue Date: 20/04/2013



गवीन पर्सेवल डायस
Gavin Percival Dias
जन्म तारीख/DOB: 01/01/1980
पुरुष/ MALE

3263 1097 8598

VID : 9186 0002 4590 0944

माझे आधार, माझी ओळख

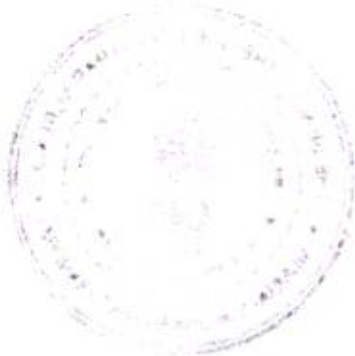
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६५२९	६४	७०
२०२२		

भारत सरकार
Government of India

विशाल वसंत पाटी
Vishal Vasant Patane
जन्म तारीख / DOB : 08/07/1996
पुरुष / Male

5494 1546 1078

आधार - सामान्य माणसाचा अधिकार



करल-२		
६४२९	६५	७०
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D. H. C.

Receipt of Document Handling Charges

PRN 0504202205644

Receipt Date 05/04/2022

Received from ESHAAN REALTY, Mobile number 9870214365, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 6429 dated 05/04/2022 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.

1400

Payment Details

Bank Name IBKL

Payment Date 05/04/2022

Bank CIN 10004152022040505151

REF No. 2755002186

Deface No 0504202205644D

Deface Date 05/04/2022

This is computer generated receipt, hence no signature is required.

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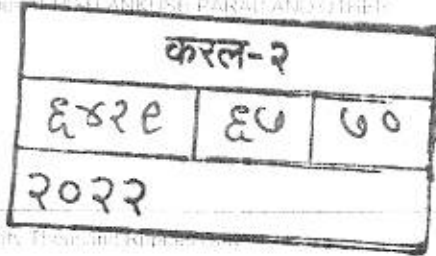
100



CHALLAN
MTR Form Number-6



GRN	MHTR007865620223E	BARCODE			Date	04/04/2022-12:55:13	Form ID	002	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				KRI 2, JT SUB REGISTRAR KURLA NO 2		Full Name			MS ESHAAN REALTY
Location				MUMBAI		Flat/Block No.			FLAT NO. 101 1ST FLOOR SHREE RAJ
Year				2022-2023 One Time		Premises/Building			RAJESHWARI CHHAYA SOCIETY
Account Head Details			Amount In Rs.		Road/Street				
00300633111 Registration Fee			30000.00		DATTARAJION / BINALIP EAST				
					Area/Locality				MUMBAI ESHWARI
					Town/City/District				
					PIN				4 0 0 0 4 2
					Remarks (If Any)				Second Party Name: SHRI ANKUSH PARASANI DEEP
30000.00					Amount in Words				THIRTY THOUSAND ONLY
Total			30,000.00		Words				
Payment Details				IDBI BANK					FOR USE IN RECEIVING BANK
Cheque/DD Details				Bank CIN		Ref No		0910333202204043304 2738872050	
Cheque/DD No				Bank Date		RBI Date		14/04/2022-12:55:14 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: 9979214366

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	6813706429	0000082698202223	05/04/2022-13:17:37	KR2196	30000.00



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CHALLAN
MTR Form Number-6



GRN	MH01862875/202132E	BARCODE	[Barcode]		Date	20/03/2022-11:36:00	Form ID	25.2
Department	Inspector General Of Registrars			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL2 JT SUB REGISTRAR KURLA NO 2			Full Name		M E JAYAN REALTY		
Location	MUMBAI							
Year	2021-2022 One Time			Flat/Block No.		FLAT NO. 101 1ST FLOOR (BREE RA)		
				Premises/Building		KJESHWARI CHERUVAH PSC CO		
Account Head Details				Amount in Rs.				
2030045891 Stamp Duty				450000.00		Road/Street		
						DATTAR COLONY BHINADUR EAST		
						Area/Locality		
						MUMBAI		
						Town/City/District		
						PIN		
						4 0 0 0 1 3 2		
						Remarks (If Any)		
						SecondPartyName:ASHIJI ANKUSH PARAB AND FULI		
						<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>करल-२</p> <p>६४२९ ६८ ७०</p> <p>२०२२</p> </div>		
450000.00				Amount in		Words		
Total				4,50,000.00				
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details				Bank CIN		Ref. No.		
						19103310022012906150 2737970056		
Cheque/DD No.				Bank Date		Ref. Date		
						20/03/2022-11:36:45 20/03/2022		
No. of Bank				Bank Branch		IDBI BANK		
Name of Branch				Scroll No. / Date		100 0403/2022		



Validity unknown

Digitally signed by
VIRVATUL TREASURY
MUMBAI 03
Date: 2022.04.05
13:08:27 +05'
Reason: Secure
Document
Location: India

Sl. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-3/0-6429	0000082592202223	05/04/2022-11:07:42	IGR188	450000.00

1875
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770-6429

मसुदाक्र. 05 एप्रिल 2022 1:07 म.नं.

दस्त गोश्वारा भाग-1

क्रमांक:

क्रमांक: 6429/2022

दस्त क्रमांक: करल2 /6429/2022

आकार मूल्य: ₹ 86,29,465/-

मावदला: ₹ 90,00,000/-

असलेला मुद्राक शुल्क: ₹ 4,50,000/-

द. नि. मं. ३. नि. करल2 यांचे कार्यालय

पावली 6848

मावला दिनांक: 05/04/2022

क्र. 6429 वर दि.05-04-2022

मादरेत ग्याराच नाव: (अभिषेक प्रकाशकर)

याचे 1:05 म.नं. या इतर वेळ

नोंदणी कि

₹ 30000.00

दस्त हाताळणी फी

₹ 1400.00

घुसाची वेदना 70

एकूण ₹ 31400.00

दस्त तयार करणाऱ्याची मदी.

~~सह दुय्यम निबंधक कुर्ला-२~~
मुंबई उपनगर जिल्हा.

असलेला प्रकार करणाऱ्यामा

~~सह दुय्यम निबंधक कुर्ला-२~~
मुंबई उपनगर जिल्हा.

मुद्राक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या इदीन किंवा स्थानबल असलेल्या कोणत्याही बंदक अवाक्या इदीन किंवा एका (दोन) बंदक असलेल्या कोणत्याही नागरी क्षेत्राने

दिनांक: 1 05 / 04 / 2022 01 : 05 : 02 PM ची वेळ: (मादरीकरण)

दिनांक: 2 05 / 04 / 2022 01 : 06 : 27 PM ची वेळ: (फी)

करल-२

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प्रतिज्ञापत्र

"सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुल धारक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर हस्तांतरण दस्तामुळे राज्य शासन / केंद्र शासन यांचा कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही."

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करल-2

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दस्त क्रमांक:6429/2022

दस्त क्रमांक : करल2/6429/2022

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाव: ईशान रियल्टी तर्फे प्रोग्रामटर सुनील दिनकर शिंदे पत्ता: प्लॉट नं: 601/ डी, माला नं: युनिट नं 2, इमारतीचे नाव: वायफाय आयटी पार्क, ब्लॉक नं: प्लॉट नं वी-3 बागळे इंडस्ट्रीयल इस्टेट, रोड नं: रोड नं 1 राणे, महाराष्ट्र, THANE. पिन संख्या: BBEPS8307J	लिहून देणार वय :-42 स्वाक्षरी:		
2	नाव: आशिष अंकुश पुरव पत्ता: प्लॉट नं: 03/61, माला नं: -, इमारतीचे नाव: कृपा माई को-ऑप ही सोसा लि, ब्लॉक नं: दातार कॉलनी, रोड नं: अशोक नगर भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन संख्या: BKOPP9135N	लिहून देणार वय :-48 स्वाक्षरी:		
3	नाव: तेजसविनी अशोक राणेकर पत्ता: प्लॉट नं: 03/61, माला नं: -, इमारतीचे नाव: कृपा माई को-ऑप ही सोसा लि, ब्लॉक नं: दातार कॉलनी, रोड नं: अशोक नगर भांडुप पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन संख्या: AOSPT8399D	लिहून देणार वय :-32 स्वाक्षरी:		

वरील दस्तांवर करल देणार तशाकरीत करारनामा चा दस्त पंचज करल दिल्याचे कबूल करताना.
शि.क्र.3 ची वेळ: 05 / 04 / 2022 01 : 09 : 48 PM

ओळख -
शाहीन इमम अंम निवेदीत करताना की ने दस्तांवर करल देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख परिचिनात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा दस्त
1	नाव: विशाल वाटण वय: 25 पत्ता: शांति न 4 प्रथमेश हाइट्स एन.बी.एम, मार्ग भांडुप पश्चिम मुंबई पिन कोड: 400078		
2	नाव: गर्वीन पर्मीनल हायम, वय: 42 पत्ता: ग/201, ओमकांता अपार्टमेंट, कळवा नाका, कळवा प, राणे पिन कोड: 400605		

शि.क्र.4 ची वेळ: 05 / 04 / 2022 01 : 10 : 50 PM

करल-2
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सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा.

Payment Details.

Sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS ESHAAN REALTY	eChallan	69103332022032916150	MH015628757202122E	450000.00	SD	0000082592202223	05/04/2022
2		DHC		0504202205644	1400	RF	0504202205644D	05/04/2022
3		eChallan		MH000078656202222E	30000	RF	0000082598202223	05/04/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



प्रमाणित करण्यात येते की या दस्तामध्ये
सूचना संपूर्ण (७७)पाने आहेत
करल-२/ ६४२९ /२०२२
दस्ता क्रमांक १ क्रमांकवार
नोंदला ५/०४/२०२२
दिनांक:

6429/2022

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा.

4/5/22, 1:00 PM

Summary-2

For feedback, please write to us at feedback.isanta@gmail.com