



14/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 4897/2023

नोंदणी :

Regn:63m

गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4549000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5900541.9
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॉट नं 2101, ए-विंग, माळा नं: 21वा मजला, इमारतीचे नाव: नाहूर गावठाण शिवशक्ती को ऑप हौसिंग सोसा लि, ब्लॉक नं: मुलुंड पश्चिम मुंबई 400080, रोड : नाहूर गांव नाहूर रोड, इतर माहिती: सदर दस्तात मिळकतीचे क्षेत्र 311 चौ फूट रेश कारपेट आहे (C.T.S. Number : 635, 637(PART) ;)
(5) क्षेत्रफळ	1) 31.79 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स ओम बिल्डर्स अँड डेव्हलपर्स चे भागिदार मिलिंद अशोक यादव यांच्या तर्फे मुखत्यार म्हणुन रुपेश बी. निवळकर वय:-41; पत्ता:-प्लॉट नं: ऑफिस नं 102, माळा नं: 1 ला मजला, इमारतीचे नाव: गुरु गणेश सीएचएस लीमीटेड, ब्लॉक नं: मुलुंड पूर्व, रोड नं: एम.पी. क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AACFO6261F 2): नाव:-मेसर्स ओम बिल्डर्स अँड डेव्हलपर्स चे भागिदार सचिन अशोक यादव यांच्या तर्फे मुखत्यार म्हणुन रुपेश बी. निवळकर वय:-41; पत्ता:-प्लॉट नं: ऑफिस नं 102, माळा नं: 1 ला मजला, इमारतीचे नाव: गुरु गणेश सीएचएस लीमीटेड, ब्लॉक नं: मुलुंड पूर्व, रोड नं: एम. पी. क्रॉस रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AACFO6261F
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(9) दस्तऐवज करून दिल्याचा दिनांक	13/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	13/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4897/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	354100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला

तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला

अनुच्छेद :-

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

ii.

मुनभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज 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 14/03/2023) to Municipal Corporation of Greater Mumbai.

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





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(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सुनभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

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करल ४		
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AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at MUMBAI this , 13/03/2023 BETWEEN M/S. OM BUILDERS AND DEVELOPERS, (PAN NO: AACF06261F) a registered partnership firm having it's registered office at 102, Guru GaneshCo-op.Hsg.Scty.Ltd., M.P. Cross Road, Near C.D. Deshmukh Garden, Mulund (East), Mumbai - 400 081, represented through its partners (1) Mr. Milind Ashok Yadav, (2) Mr. Sachin Ashok Yadav, all Indian Inhabitant, hereinafter called "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the Partners for the time being constituting the said Firm, their successors, heirs, executors, administrators and assigns of the last surviving partner) of the ONE PART;

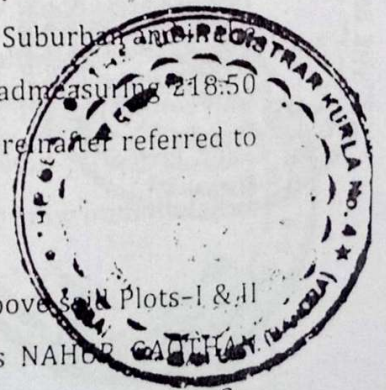
AND

(1) Mr. Pradeep Govind Revaskar, Age 55 years (PAN NO. AJHPR2468M) Both are Indian Inhabitant, residing at E-1/7, Prashant Sagar CHS, Jay Deep Nagar, Near Nahur Railway Station, Bhandup (E), Mumbai, Maharashtra-400 042 hereinafter referred to as the "PURCHASER/S" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrations and assigns) of the OTHER PART;

AND WHEREAS State Government of Maharashtra is the owner of all piece and parcel of land bearing C.T.S. No.637 (Part) of Village - Nahur, Taluka - Kurla, District - Mumbai Suburban and in the registration District and Sub-District of Mumbai City and Mumbai Suburban admeasuring 5509.50 sq. mtrs. area situated at Nahur Gaon, Mulund (West), Mumbai - 400 080. (hereinafter referred to as the said Plot-I).

AND WHEREAS Municipal Corporation of Greater Mumbai is the owner of all pieces and parcel of land bearing C.T.S. No.635 of Village - Nahur, Taluka - Kurla, District - Mumbai Suburban and in registration District and Sub-District of Mumbai City and Mumbai Suburban admeasuring 218.50 sq. mtrs. Area situated at Nahur Gaon, Mulund (West), Mumbai - 400 080. (hereinafter referred to as the said Plot-II).

AND WHEREAS 167 slum dwellers occupying the slums constructed on the above said Plots-I & II and have formed and registered a Co-operative Housing Society known as NAHUR GAON SHIVSHAKTI CO-OPERATIVE HOUSING SOCIETY LIMITED., under the provisions of Maharashtra Co-



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[Handwritten signature]

[Handwritten initials]

करल ४		
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3. THE DEVELOPERS shall construct the proposed free sale building to be known as "ASHOKA HEIGHTS ", consisting of "A and B" wings, comprising of Residential Flats and a Composite building belonging to the said Society known as Nahur Gaothan Shivshakti CHSL on the said property in accordance with the approved plans, designs and specifications approved by Slum Rehabilitation Authority and which have been seen and approved by the PURCHASER/S with only such variations and modifications as the DEVELOPERS may consider necessary or as may be required by the concerned local authority, the Government, to be made in them or any of them.
4. The PURCHASER/S agree/s to acquire from the DEVELOPERS and the DEVELOPERS hereby agree to allot to the PURCHASER/S a proposed residential Flat bearing Flat No. 2101 to be located on the Twenty One(21st) Floor of the 'A-Wing' of the Composite Building admeasuring about 28.89 sq.mtrs equivalent to 311 sq.ft Rera carpet area or thereabouts.,(inclusive of area coming under door jams) of building to be known as 'Nahur Gaothan Shivshakti Co-operative Housing Society Limited,' as shown in the Floor Plan thereof hereto annexed and marked as ANNEXURE 'G' and more particularly described in the SCHEDULE hereunder written and the consideration payable for the said proposed Flat by the PURCHASER/S to the DEVELOPERS works out to Rs. 45,49,000/- (Rupees Forty Five Lakhs Forty Nine Thousand Only) inclusive of the proportionate price of the common areas and facilities appurtenant to the said proposed Flat. The PURCHASER/S agrees to pay the said consideration amount being the price of the said proposed Flat in the following manner:-
- Rs.4,54,900/- (Rupees Four Lakhs Fifty Four Thousand Nine Hundred Only) being part consideration paid on or before the execution hereof (the payment and receipt whereof the DEVELOPERS do hereby admit and acknowledge).
 - Rs.4,54,900/- (Rupees Four Lakhs Fifty Four Thousand Nine Hundred Only) on initiation of plinth.
 - Rs.1,81,960/- (Rupees One Lakhs Eighty One Thousand Nine Hundred Sixty Only) on initiation of 1st slab
 - Rs.1,81,960/- (Rupees One Lakhs Eighty One Thousand Nine Hundred Sixty Only) on initiation of 2nd slab
 - Rs.1,81,960/- (Rupees One Lakhs Eighty One Thousand Nine Hundred Sixty Only) on initiation of 3rd slab



[Handwritten signatures]

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करल ४. ०. ०.		
४६६	३६	१०५
२०२३		

anything contained in this Agreement, in case of any conflict with the details provided in Brochures, Pamphlets, Literature and/ or Plans, etc. and in this Agreement, the provisions of this Agreement shall prevail. The Purchaser/s confirms and consents that the Purchaser/s have purchased the said Units solely on the basis of the terms and conditions and representations made in this Agreement and nothing contained in any brochures, pamphlets, literature or any other material shall be binding on either Party and this Agreement supersedes all earlier documents, letters, brochures and/or oral/written representations whatsoever. This Agreement to Sell supersedes all previous correspondence, writings and documents executed/exchanged between the Parties herein in respect of the said Flat and this Agreement to Sell is the comprehensive conclusive document between the Parties hereto in respect of sale of the said Flat.

51. This Agreement shall always be subject to the provisions of the Act and the Rules made thereunder, as amended from time to time.
52. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act (Regulation of Promotion of construction, sale, Management and Transfer) Act, 1963 and the rules made there under and also the provisions of The Maharashtra Co-operative Societies Act, 1960.
53. Stamp Duty, Registration Fees, Legal Charges and other incidental expenses in connection with this Agreement shall be borne and paid by the PURCHASER/S herein.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures the day and year first hereinabove written.



SCHEDULE OF THE FLAT REFERRED ABOVE

A Residential Flat No. 2101 to be located on Twenty One (21st) Floor measuring about 28.89 sq. mtrs equivalent to 311 sq.ft Rera carpet area or thereabouts, of the Building known as Nahur at Nahur Gaon, Village - Nahur, Taluka - Kurla, Dist. Of Mumbai bearing C.T.S. No. 635 & 637 (Part), situated on that piece and parcel of land known as Shakti Co-operative Housing Society Limited, situated on that piece and parcel of land bearing C.T.S. No. 635 & 637 (Part), at Nahur Gaon, Village - Nahur, Taluka - Kurla, Dist. Of Mumbai

[Signature]

[Signature]

[Signature]



करल ४	
DEVELOPER COPY	
2023	187

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO SRA/ENG/3029/T/ML & STGL/AP (DUPLICATE COPY)

COMMENCEMENT CERTIFICATE (Composite Bldg)

25 AUG 2013

To,
M/s. Om Builders & Developers
1803, Guru Ganesh CHS,
Near C.D. Doshmukh Garden,
Mulund (W) Mumbai- 400 080

Sir,

With reference to your application No. 3451 dated 16/07/2013 for Development

Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____

C.T.S. No. 635, 637 (pt)

of village Nahur

ward 'T' Situated at I.P.S.No. - Mulund (W) Mumbai

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in I.OI

U/R No. SRA/ENG/2542/T/ML & STGL/LOI

dt. 29/06/2013

IDA/U/R No. SRA/ENG/3029/T/ML & STGL/AP

dt. 26/03/2014

and 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. However the construction work should be commenced within three months 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. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through misrepresentation and the applicant and every person deriving title through or under him by an event shall be deemed to have carried out the development work in contravention of sections 43 and 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, assigns, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri R.B. Bandgar

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act



Part Plinth of the composite building b

This C.C is granted for work up to restricting the portion marked as 'A' to 'I' on plan as at page 469

For and on behalf of Local Authority
The Slum Rehabilitation Authority

sd/-

Executive Engineer (SRA)
FOR

CHIEF EXECUTIVE OFFICER

करल ४		
४६६०	७६	९०४
२०२३		



Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
 [See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: NAHUR GAONTHAN SHIV SHAKTI CHS LT, Plot Bearing / CTS / Survey / Final Plot No.: CTS NO 635, 637 PT at Kurla, Kurla, Mumbai Suburban, 400080*, registered with the regulatory authority vide project registration certificate bearing No P51800031723 of

1. **Om Builders And Developers** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400081*.
2. This renewal of registration is granted subject to the following conditions, namely:-
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) 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 me/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 up to 30/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
 - 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
 - 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 Premanand Prabhu
 (Secretary, MahaRERA)
 Date: 22-02-2023 11:18:46
 Signature and seal of the Authorized Officer
 Maharashtra Real Estate Regulatory Authority



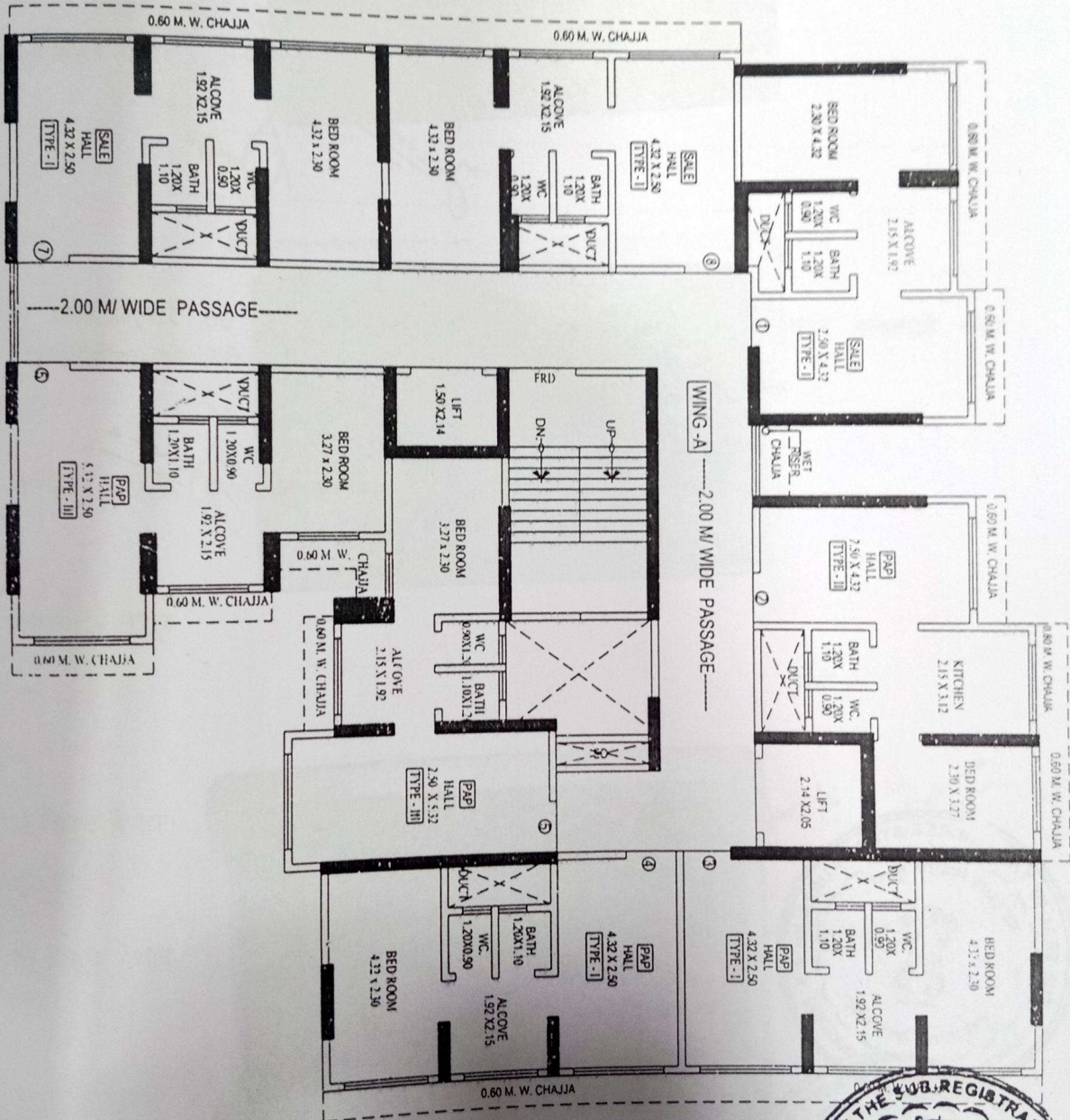
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21ST FLOOR PLAN (REHAB WING - A) (REHAB + SALE)
 SCALE - 1:100



Handwritten signatures and initials.