

387/4874

पावती

Original/Duplicate

Monday, April 17, 2023

नोंदणी क्र. 39म

12 09 PM

Regn. 39M

पावती क्र.: 5231 दिनांक: 17/04/2023

गावाचे नाव: पी.एम.पहाडीगोरेगांव  
दस्तावेजाचा अनुक्रमांक: बरल-4-4874-2023  
दस्तावेजाचा प्रकार: करारनामा  
मादर करणाऱ्याचे नाव: मंजिरी वसंत परांजपे

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 800.00
पृष्ठांची संख्या: 40	
एकूण:	₹. 30800.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
12:21 PM ह्या वेळेस मिळेल.

  
सह. दु.नि.ना-वारीवली4

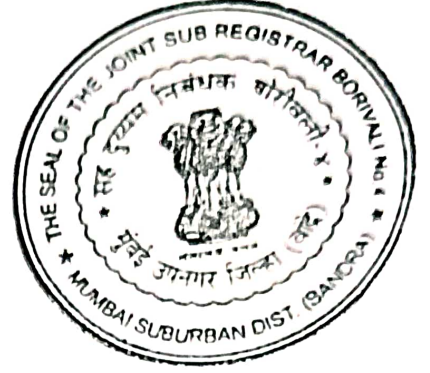
वाजार मूल्य: ₹.5342565.8 /-  
मोवदना ₹.9500000/-  
भरलेले मुद्रांक शुल्क: ₹. 570000/-

सह. दुय्यम निबंधक, बोरीवली क्र.-४,  
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: DHC रकम: ₹.800/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1704202300557 दिनांक: 17/04/2023  
बँकचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000070332202324M दिनांक: 03/04/2023  
बँकचे नाव व पत्ता:



**DELIVERED**



बदल - ४		
४८७४	५	४०
२०२३		

### AGREEMENT FOR SALE

THIS Agreement to sale is made at and entered into at Mumbai, on this 17th day of April, 2023.

BETWEEN;

1) Mr. Ravindra Gopal Kotekar (Age - about 39 years) holding PAN NO. - ARHPK2936R and 2) Mrs. Mohini Ravindra Kotekar (Age - about 39 years) holding PAN NO. - AKVPB7149J Residing at Flat No- 601 on 6<sup>th</sup> floor, Om Sai Co-operative Housing Society Limited, CTS No- 445, 445/1 to 20, Plot No. 5, Survey No. 92, Pahadi School Cross Road No.2, Aarey Road, Goregaon East, Mumbai - 400063, both Indian resident habitant, hereinafter referred to as "THE TRANSFERORS" (which expression shall mean and include his heirs, executors and administrators), of the ONE PART

AND

Ms. Manjiri Vasant Paranjpe (Age- about 37 years) D/O Mr. Vasant Paranjpe holding PAN No. - BEJPP4236D, Indian resident habitant and Residing at A/25, Devki Wadi, J. K. Sawant Road, Mahim, Mumbai- 400016, hereinafter referred to as "THE TRANSFEREE" (which expression shall mean and include his heirs, executors, successors and assignees) of the OTHER PART;

B. Kotekar

M. Manjiri

M. Manjiri

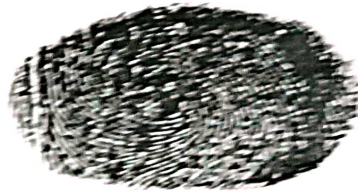
**SCHEDULE OF THE PROPERTY**

Flat No. 601 in admeasuring 329.06 sq. ft. carpet area, Sixth Floor, OM SAs Co-op HSG. SOC. LTD., situated at Pahadi School Cross Road No.2, Aarey Road Goregaon East, Mumbai - 400063, and lying and bearing C. T. S. No. 445, 445/1 to 20 Plot No. 5 Survey No. 92 Village: Pahadi Goregaon, East Mumbai 400063 Taluka: Borivli in the Registration District of Mumbai Suburban and the said building consisting of stilt car parking's plus 16 (Sixteen) Upper Floor with lift. the building is constructed in the year 2017.

IN WITNESS WHEREOF the parties hereunto have put and subscribed their respective hands the day and year first hereinabove written.

SIGNED, SEALED, AND DELIVERED  
By the within named TRANSFERORS

1) Mr. Ravindra Gopal Kotekar



Ravindra Gopal Kotekar



2) Mrs. Mohini Ravindra Kotekar

In the presence of  
1. Ameya Bapat

Ameya Bapat

Mohini Ravindra Kotekar



SIGNED, SEALED, AND DELIVERED  
By the within named TRANSFEREE





MUNICIPAL CORPORATION OF GREATER MUMBAI

APPENDIX XXXI

OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/A-0348/BP(WS)/AP of 10 February 2017]

Developers (India) Pvt. Ltd., 216/1724, 6th floor, Motilalnagar no. 01, Goregaon (west), Mumbai-400104.

Cont./Owners,

Development work of Residential building comprising of Sdft + 15th Upper Floors + (Part)16th Floor and Parking  
Sdft + 9th Upper Floors on plot bearing C.S.No./CTS No. 445, 445/1 to 20 of village PAHADI GOREGAON (E)-P/S  
is completed under the supervision of Shri. ASHOK TRIBHOVANDAS DAMANI , Architect , Lic. No. CA/79/05301 ,  
RISHI KUMAR , RCC Consultant, Lic. No. STR/M/103 and Shri. Jitendra Udani , Site supervisor, Lic.No. U/14/SS-I and  
development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no.  
-IV/581 dated 07 January 2017 . The same may be occupied and completion certificate submitted by you is hereby  
A set of certified completion plan is attached herewith.

Commissioner, P/S Ward

C , P/S Ward

, Western Suburb II

P/S Ward

.W. , P/S Ward

ect, ASHOK TRIBHOVANDAS DAMANI, 4, SARSWATI SADN, DAYALDAS ROAD, VILE PARLE (EAST)

ation please

Document certified by  
Girish Bhimrao Nikam  
<gbnikam@gmail.com>.

Name : Girish Bhimrao Nikam

Designation : Executive

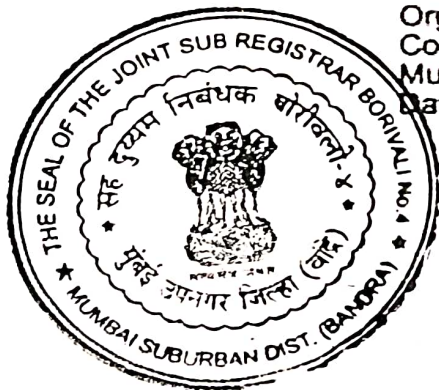
Engineer

Organization : Municipal

Corporation of Greater

Mumbai

Date : 14-02-2017 14: 44:30



Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
P/S Ward

बरल - ४		
४८७४	२९	४०
२०२३		

**BRIHANMUMBAI MAHANAGARPALIKA**  
**MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')**  
**No. CHE/A-034S/BP(WS)/AP**  
**COMMENCEMENT CERTIFICATE**

14 JUL 2014

To,  
✓ M/s. Dharivai Developers (India) Pvt. Ltd.,  
C.A. to Owner.  
Str.

With reference to your application No.945 dated 14.08.2012 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 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of proposed redevelopment of residential building on plot bearing

C.T.S. No. 445, 445/1 to 20  
at premises at Street

Village Pahadi Goregaon (E)

situated at Goregaon (East), Mumbai - 400 063.

Plot No. -  
Ward - P/South

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in 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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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 S. M. Gaiwal, Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Stilt Slab Level only.

For and on behalf of Local Authority  
Brihanmumbai Mahanagarpalika

14 JUL 2014

Ex.Eng. Bldg. Top. (W.S.) 'P' Ward

FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI





सूची क्र.2

दुय्यम निबंधक : मह दु.नि. बोरीवली 4

दमन क्रमांक : 4874/2023

नोंदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

प्रकार  
करारनामा  
9500000  
भाडेपट्टयाच्या  
र आकारणी देतो की पट्टेदार  
5342565.8

टिहिसा व  
न्यास)

1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 601, माळा नं: 6 वा मजला, इमारतीचे नाव: ओम साई को ऑप हौ सोसा लि, ब्लॉक नं: पहाडी स्कुल क्रॉस रोड नं - 2, आरे रोड, रोड : गोरेगाव पूर्व मुंबई - 400063, इतर माहिती: सदनिके चे एकूण क्षेत्रफळ 329.06 चौ फूट कार्पेट PUI: PS2106980220000 ( ( C.T.S. Number : 445, 445/1 to 20 ; ) )

1) 36.70 चौ.मीटर

किंवा जुडी देण्यात असेल तेव्हा.

करून देणा-या/लिहून ठेवणा-या  
किंवा दिवाणी न्यायालयाचा  
किंवा आदेश असल्यास,प्रतिवादिचे

1): नाव:-रविंद्र गोपाळ कोतेकर वय:-39; पत्ता:-प्लॉट नं: सदनिका क्र - 601, माळा नं: 6 वा मजला, इमारतीचे नाव: ओम साई को ऑप हौ सोसा लि, ब्लॉक नं: पहाडी स्कुल क्रॉस रोड नं - 2, आरे रोड, रोड नं: गोरेगाव पूर्व मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-ARHPK2936R  
2): नाव:-मोहिनी रविंद्र कोतेकर वय:-39; पत्ता:-प्लॉट नं: सदनिका क्र - 601, माळा नं: 6 वा मजला, इमारतीचे नाव: ओम साई को ऑप हौ सोसा लि, ब्लॉक नं: पहाडी स्कुल क्रॉस रोड नं - 2, आरे रोड, रोड नं: गोरेगाव पूर्व मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AKVPB7149J

करून घेणा-या पक्षकाराचे व  
न्यायालयाचा हुकुमनामा किंवा  
नास,प्रतिवादिचे नाव व पत्ता

1): नाव:-मंजिरी वसंत परांजपे वय:-37; पत्ता:-प्लॉट नं: सदनिका क्र - ए - 25, माळा नं: ,, इमारतीचे नाव: देवकी वाडी, ब्लॉक नं: जे के सावंत रोड, रोड नं: माहीम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400016 पॅन नं:-BEJPP4236D

करून दिल्याचा दिनांक

17/04/2023

णी केल्याचा दिनांक

17/04/2023

क,खंड व पृष्ठ

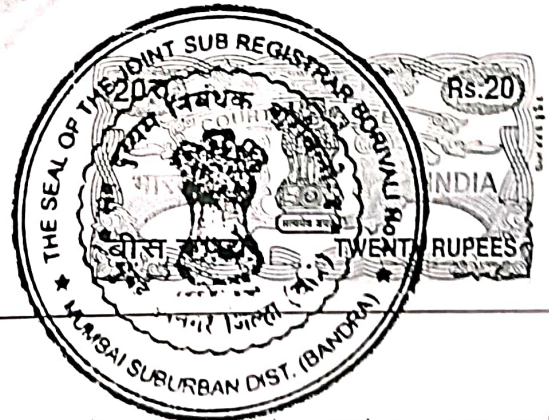
4874/2023

नावाप्रमाणे मुद्रांक शुल्क

570000

नावाप्रमाणे नोंदणी शुल्क

30000



गाठी विचारात घेतलेला तपशील:-

आकारताना निवडलेला अनुच्छेद

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

खरी प्रत

दुय्यम निबंधक, बोरीवली-४,  
मुंबई उपनगर जिल्हा.