

520/5840

Tuesday, March 21, 2023

1:25 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 6195 दिनांक: 21/03/2023

गावाचे नाव: चांदिवली

दस्तऐवजाचा अनुक्रमांक: करल5-5840-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रिचा रश्मी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2700.00

पृष्ठांची संख्या: 135

**DELIVERED**

एकूण:

रु. 32700.00

  
Joint S.R. Kurla-5

बाजार मुल्य: रु.17058003.2/-

मोबदला रु.21470226/-

भरलेले मुद्रांक शुल्क : रु. 1288300/-

सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-३)

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1603202308402 दिनांक: 21/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1603202308179 दिनांक: 21/03/2023

बँकेचे नाव व पत्ता:

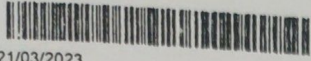
3) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000 -

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016777804202223R दिनांक: 21/03/2023

बँकेचे नाव व पत्ता:

*Pick Rahmi*





21/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 5840/2023

नोंदणी :

Regn:63m

गावाचे नाव : चांदिवली

(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	21470226	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17058003.2	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका नं: 1202, माला नं: 12 वा मजला, ए विंग, इमारतीचे नाव: अमरएलिस टॉवर्स व प्लाझा, ब्लॉक नं: सेक्टर आर-6, नाहर अमृत शक्ती, रोड नं: चांदिवली, मुंबई-400072, इतर माहिती: मौजे चांदिवली, सदनिकेचे क्षेत्रफळ रसा प्रमाणे 807 चौ.फुट कारपेट, 2 कवर्ड कार पार्किंग( ( C.T.S. Number : 52/A/A ; ) )	
(5) क्षेत्रफळ	1) 807 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स नाहर बिल्डर्स लिमिटेड तर्फे संचालक सुखराज बी. नाहर तर्फे मुखत्यार विनोद रसाल वय:-64; पत्ता:- प्लॉट नं: ऑफिस नं. बी-1, माला नं: , इमारतीचे नाव: महालक्ष्मी चॅम्बर्स, ब्लॉक नं: मुंबई, रोड नं: 22, भुलाभाई देसाई रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400026 पॅन नं:-AADCN3065A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रिचा रश्मी वय:-33; पत्ता:- प्लॉट नं: टी10-402 एनवायएक्स, माला नं: , इमारतीचे नाव: रुणवाल ऐरेने, ब्लॉक नं: माजिवडा ऑफ रुणवाल गार्डन सिटी बाळकूम, ठाणे, रोड नं: पुनिव्हर्सिटी रोड, महाराष्ट्र, THANE. पिन कोड:-400608 पॅन नं:-AYEPRO177P 2): नाव:- अनुराग कुमार वय:-34; पत्ता:- प्लॉट नं: टी10-402 एनवायएक्स, माला नं: , इमारतीचे नाव: रुणवाल ऐरेने, ब्लॉक नं: माजिवडा ऑफ रुणवाल गार्डन सिटी बाळकूम, ठाणे, रोड नं: पुनिव्हर्सिटी रोड, महाराष्ट्र, THANE. पिन कोड:-400608 पॅन नं:-BEJPK5245R	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	5840/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1288300	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		

मुल्याकनासाठी विचारात घेतलेला तपशीत:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



सह: दुय्यम निबंधक  
कुर्ला-4 (वर्ग-2)



**THE SECOND SCHEDULE HEREINABOVE REFERRED TO**

[Redacted]		
4	1	89
2022		

(Description of the said Apartment)

That Apartment bearing Premises no. **1202** admeasuring approximately **807** square feet in **A** wing on the **12<sup>th</sup>** floor in the building to be known as "**AMARYLLIS TOWERS AND PLAZA**" on the said Property together with **2** covered car parking admeasuring **27.9** sq mts approx. in the MLCP building.

**THE THIRD SCHEDULE HEREINABOVE REFERRED TO**

(Description of Common Areas in the Project)

- (i). The entire land for the real estate project consisting of building known as "Amaryllis Towers and Plaza";
- (ii). The stair case, lifts, lift lobbies, fire escapes and common entrances and exits of the building.
- (iii). The common basement, terraces, parks, play areas, and common storage spaces; common toilets, Society office.
- (iv). The premises for the lodging of person employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel.
- (v). Installation of central services such as electricity, gas, water and sanitation, air conditioning and incinerating, system for water conservation and renewable energy, backup power supply and fire fighting system
- (vi). The water tanks, sumps, motors, fans, compressors, ducts all apparatus connected with installations for common use;
- (vii). All community and commercial facilities as provided in the real estate project.
- (viii). All the other portion of the project necessary or convenient for its maintenance, safety etc. and in common use;



करल - ५		
५८०	७	९९५
२०२३		



Annexure 11

## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51800028801.

Project: AMARJIS TOWERS AND PLAZA, Plot Bearing / CTS / Survey / Final Plot No.: 52-A-A at Kurla, Kurla, Mumbai Suburban - 400072.

1. Naha Builders Ltd. having its registered office / principal place of business at Tehsil: Ward ABCD District: Mumbai City Pin: 400028.

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 or 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 Disclosure 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 30/03/2021 and ending with 30/06/2026 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. Vasanti Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 08-09-2021 12:02:03

Dated: 08/09/2021  
Place: Mumbai

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



करल - ५		
५८६०	६	३५
२०२३		

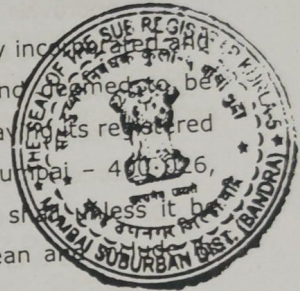
### AGREEMENT FOR SALE

*Z* Richa Rashmi  
Anurag Kumar

THIS AGREEMENT is made at Mumbai this 21<sup>st</sup> day of MARCH, 2023

#### BETWEEN

**NAHAR BUILDERS LIMITED, [PAN : AADCN8065A]** a company incorporated and registered under the provisions of the Companies Act, 1956 and deemed to be registered under the provisions of the Companies Act, 2013 and having its registered office at B-1, Mahalaxmi Chambers, 22 Bhulabhai Desai Road, Mumbai - 400016, hereinafter referred to as the "**PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-title) of the **ONEPART**;



#### AND

**MRS. RICHA RASHMI [PAN: AYEPR0177P]** and **MR. ANURAG KUMAR [PAN: BEJPK5245R]** Indian Inhabitant/s at present residing at **T10-402NYX RUNWAL EIRENE, UNIVERSITY ROAD MAJIWADA, OPP RUNWAL GARDEN CITY, BALKUM, THANE - 400608, MAHARASHTRA, INDIA** hereinafter called "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/ her/ their heirs, executors and administrators ) of the **OTHER PART**;

#### OR

Messrs. \_\_\_\_\_ a Partnership Firm/ a Company registered under Indian Partnership Act, 1932 a Company registered under Indian Companies Act, 1956 and having its registered office at \_\_\_\_\_

--

*Z*  
NAHAR BUILDERS LIMITED

*Richa Rashmi*  
MRS. RICHA RASHMI

*Anurag Kumar*  
MR. ANURAG KUMAR



कमल - 4  
 1/10  
 2023

3.11. The Promoter has got some of the approvals from the concerned local authority(s) to the plans and sections and of the said Building; and shall obtain the balance approvals from various authorities from time to time, so as to obtain the Building Completion Certificate/ Occupancy Certificate of the said Building; Promoter has also obtained necessary approval from the MOEF for Environmental Clearance and a copy thereof is annexed hereto and marked as **Annexure 'I'**;

3.12. The Promoter has accordingly commenced construction of the said Building in accordance with the sanctioned plans;

**4. PURCHASE OF PREMISES & SALE PRICE**

4.1. The term "Apartment" in this agreement shall mean and include both residential flat/unit and commercial unit unless otherwise specifically mentioned;



4.2. The Allottee/s has applied to the Promoter for allotment of an Apartment bearing No. **1202** admeasuring approximately **74.97** sq. meters carpet area in "A" wing (hereinafter referred to as the "said Apartment" and more particularly described in the **SECOND SCHEDULE** hereunder written) in the said Building being constructed on the said Land;

4.3. The term "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls and internal columns of the apartment as defined under RERA Act;

4.4. Prior to execution of this Agreement, the Allottee/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Apartment, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the said Building and the Whole Project, and such title being clear and marketable; (ii) the approvals and permissions (including IOD and CC) obtained till date and (iii) the Promoter's entitlement to develop the said Building as mentioned in this Agreement including in the Recitals hereinabove and applicable law and sell the premises therein.

4.5. The Promoter has agreed to sell to the Allottee/s and the Allottee/s has agreed to purchase and acquire from the Promoter, the said Apartment,

*Z*  
 NAHAR BUILDERS LIMITED

*Richa Rashmi*  
 MRS. RICHA RASHMI

*Anurag Kumar*  
 MR. ANURAG KUMAR

Name of R  
 RMPB's :  
 Loan Type :  
 Interest Rat  
 Loan Amou  
 Contact Num  
 E No.:  
 Applicant  
 Applicant Na  
 No. :  
 STA





Date:- 13<sup>th</sup> February, 2023

**Nahar Builder Limited**  
B-1, Mahalaxmi Chambers,  
22, Bhulebhai Desai Road,  
Mumbai- 400026.

Dear Sir,

Sub: No Objection to the sale of **Flat No. 1202, 12<sup>th</sup> Floor**, admeasuring Rera Carpet Area of Approx **807 Sqft** in the building known as **Tower A** at residential Project "**Amaryllis Towers & Plaza**" situated at Nahar Amrit Shakti, Chandivali, Andheri (E), Mumbai- 400072.

This has reference to your letter dated **09<sup>th</sup> February, 2023** seeking permission of Tata Capital Housing Finance Limited ("TCHFL") for sale of the above mentioned unit ("Said Unit") to **MRS. RICHA RASHMI and MR. ANURAG KUMAR** (the "Purchaser").

Please note that TCHFL has considered your request and hereby conveys its "No Objection" to your selling the said Units to the Purchaser subject however to the condition that TCHFL's mortgage / charge over the said unit shall continue unabated till such time the entire sale proceeds / sale consideration received from the Purchaser or paid on behalf of the Purchaser is received in **Escrow Account Holder Name - Nahar Builders Ltd Amaryllis Collection Escrow Account No-032305005829** held with **ICICI Bank Ltd Lower Ground Floor, B 1, Mahalaxmi Chambers, Mumbai.** ("Account") Upon receipt and/or realization of the entire sale proceeds / sale consideration in the said Escrow Account, the mortgage/charge over the said Unit in favour of TCHFL shall automatically stand satisfied / released.

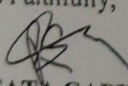
Further, you shall ensure that the entire sale proceeds / sale consideration received from the Purchaser or paid on behalf of the Purchaser are received in the above Account on issuance of this no-objection certificate. In the event of late payment of the said sale proceeds/sale consideration, TCHFL shall have the right to cancel this no-objection certificate or charge such penal interest as the TCHFL may deem fit.

The permission is for the limited purpose of facilitating sale of the said Unit in favour of the Purchaser.

Please also note that the sale of said Unit shall not affect the mortgage / charge created on all other Units including the land and construction thereon and the receivables, in favour of TCHFL.

This certificate has been issued on the specific request made by you without any other responsibility or guarantee on the part of TCHFL or its official.

Yours Faithfully,

  
For **TATA CAPITAL HOUSING FINANCE LIMITED**

**TATA CAPITAL HOUSING FINANCE LIMITED**

Corporate Identity Number U67190MH2008PLC187552

11th Floor Tower A Peninsula Business Park Ganpatrao Kadam Marg Lower Parel Mumbai 400 013

Toll Free 1860 267 6060 Web [www.tatacapital.com](http://www.tatacapital.com) [customercare@tatacapital.com](mailto:customercare@tatacapital.com)

Registered Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013.



4, Sumer Kendra  
Pandurang Budhkar Marg  
Worli, Mumbai 400018  
India

t +91-22-40250100 / 24961071-2  
f +91-22-24960489  
e admin@kapadiaconsultants.com  
w kapadiaconsultants.com

architecture | interior design



KAPADIA consultants

**Ref. No. 1930/23/RG/S-92(X-6)(C)**

**Dt. 9<sup>th</sup> January, 2023**

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that construction of the building on property bearing C.T.S. No.52/A/A of Village Chandivali, Kurla (W), Mumbai in Sector R-6 is under construction as per the plans approved by M.C.G.M. under No. CE/3999/BPES/AL/337/4/Amend dated 13.08.2021. The 12<sup>th</sup> Floor slab (top of the Eleventh Floor) has been completed of Wing 'A'.

**For Kapadia Consultants**

Ravindra  
Gordhand  
as Kapadia

Digitally signed by  
Ravindra  
Gordhandas Kapadia  
Date: 2023.01.09  
13:18:48 +05'30'

**(R.G. Kapadia)**



# NAHAR BUILDERS LIMITED

CIN: U45202MH2011PLC221752

(GST NO: 27AADCN8065A1ZL)

(HD /POST/COURIER/REGISTER AD)

Ref: NBL/2023/AMARYLLIS/A/1202

Date: 04/04/2023

To  
The Assistant General Manager  
State Bank of India  
RACPC Ghatkopar, Mumbai.

Dear Sir,

I/We, NAHAR BUILDERS LIMITED, here by certify that:

1. We have/has transferable rights to the property described below and are presently the legal owners of the property, and are desirous of transferring the said property to **MRS. RICHA RASHMI and MR. ANURAG KUMAR** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated 21/03/2023 (herein after referred to as the "Sale document")

Description of the property:

Flat no. : 1202  
Building name : AMARYLLIS TOWER AND PLAZA  
Wing : A  
Parking : 2 Covered Car Parking  
Sector : R6 SECTOR  
Street Name : OFF SAKI VIHAR ROAD  
Locality name : CHANDIVALI  
Area Name : ANDHERI [E]  
City Name : MUMBAI  
Pin Code : 400072

2. That the total consideration for this transaction is Rs. 2,14,70,226/- (Rupees: Two Crore Fourteen Lakh Seventy Thousand Two Hundred Twenty Six Only) towards sale document

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

Registered Office & Corporate Office :

B-1, Mahalaxmi Chambers, 22, Bhulabhai Desai Road, Mumbai - 400 026.

Tel : 2353 8425, 2352 2784. Fax : 2351 0470.

Site and Sales Office :

Nahar's Amrit Shakti, Powai, Turn From Killick Nixon, Off. Saki Vihar Road, Andheri (E), Mumbai - 400 072.

Tel : 2847 1153, 2847 0201, 2847 0293. Fax : 2847 0091.

E-mail : info@nahargroup.co.in Website : www.nahargroup.co.in





~~8827100407~~  
85267682102

**FORM - A (PERSONAL DETAILS)**

**APPLICANT**

**CO-APPLICANT**



Existing Customer  Yes  No

CIF No/ Account No.

Name First Name Middle Name Last Name  
R I C H A                      R A S H M I

Salutation  Mrs  Ms  Dr.  Other  Gender  M  F  Transgender

Marital Status  Single  Married  Other Date of Birth 22/02/1989

Name of Spouse First Name Middle Name Last Name  
A N U R A G                      K U M A R

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Name of Father First Name Middle Name Last Name  
O M                      P R A K A S H                      S I N G H

Aadhaar / UID No. 488234092401 PAN No. AYEPRO177P

Passport No.  Driving License No.

Voter ID No.  MGNREGA Job Card No.

Residential Status  Resident  NRI / CIO Citizenship I N D I A N

Religion  Hindu  Islam  Christian  Sikh  Jain  Buddhist  Zoroastrian  Bahaist  Judaist  Agnosticist  Others

Category  SC  ST  OBC  General

*Richa Rashmi*  
Please sign here

**Residential Address**

Present Address: Years at current address  Months at current address  Residence Type  Owned  Rented  Company

Address 1 T I O - 4 0 2 N Y X R U N W A L E I R E N E

Address 2 U N I V E R S I T Y R O A D M A J I W A D A

Address 3 B A L K U M O P P . R U N W A L G A R D E N C I T Y

Pincode 400608 Village  City

District THANE State MAHARASHTRA Country I N D I A

Mobile No. 8805690787 Email ID R I C H A . R A S H M I 2 2 @ G M A I L . C O M

Is the Permanent Address Same as Present Address?  Yes  No

Permanent Address: (If no, fill below)

Address 1

Address 2

Address 3

Pincode  Village  City

District  State  Country

Mobile No.  Email ID

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank?  Yes  No

Designation  Chairman  Managing Director  Other Director

Name of the Chairman/ MD or other director First Name Middle Name  
N A

Indicate Name of Bank/ Subsidiary (SBI)



FORM - A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

Existing Customer  Yes  No

CIF No/ Account No. 85271904107

First Name ANURAG KUMAR Middle Name Last Name

Marital Status  Mrs  Ms  Dr.  Other

Gender  M  F  Transgender

Status  Single  Married  Other

Date of Birth 30071989

Spouse with Primary Applicant (Applicable for Co-applicant/ Guarantor) SPOUCE

First Name Middle Name Last Name

Spouse with Primary Applicant (Applicable for Co-applicant/ Guarantor) SPOUCE

First Name Middle Name Last Name KUMAR

Spouse with Primary Applicant (Applicable for Co-applicant/ Guarantor) SPOUCE

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Anurag Kumar Please sign here

Residential Address

Present Address: Years at current address Months at current address 09 Residence Type  Owned  Rented  Company Lease

Address 1 T10-402 NYX RUNWAL EIRENE

Address 2 UNIVERSITY ROAD MAJIWADA

Address 3 OPP. RUNWAL GARDEN CITY BALKUM

Pin Code 400608 Village City THANE

District State MAHARASHTRA Country INDIA

Mobile No. 7004373171 Email ID

Is the Permanent Address Same as Present Address?  Yes  No

Permanent Address: (If no, fill below)

Address 1

Address 2

Address 3

Pin Code Village City

District State Country

Mobile No. Email ID

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank?  Yes  No

Designation  Chairman  Managing Director  Other Director

Name of the Chairman/ MD or other director First Name Middle Name Last Name

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

- Relationship with applicant/ co applicant/ guarantor
Spouse (Dependent) Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband
Father Brother (including step brother) Mother (including step mother) Brother's wife
Son (including step-son) (Dependent) Sister (including step-sister) Son (including step-son) (Independent) Sister's husband
Son's wife Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including step-sister) of spouse