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Original/Duplicate

Thursday, April 27, 2023

नोंदणी क्र.: 39म

6:52 PM

Regn.: 39M

पावती क्र.: 9239

दिनांक: 27/04/2023

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल4-8584-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सुजन सुरेश परब

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

मुळ दस्त परत मिळाला

एकूण:

रु. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
7:12 PM ह्या वेळेस मिळेल.


सह दु.निबंधक कुर्ला - 4

बाजार मुल्य: रु.10868111.1/-

मोबदला रु.9100000/-

भरलेले मुद्रांक शुल्क : रु. 652200/-

मह दुय्यम निबंधक कुर्ला - ४
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2704202309878 दिनांक: 27/04/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001179290202324E दिनांक: 27/04/2023

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2704202309878	Date 27/04/2023
Received from AGREEMENT, Mobile number 0000000000, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 27/04/2023
Bank CIN 10004152023042708663	REF No. 311716877315
This is computer generated receipt, hence no signature is required.	

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2023	

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into Mumbai, this ^{27TH} day of APRIL 2023

BETWEEN

1. **MR. ARMINDERSING G SOUNDH Age 42 years (PAN:BYQPS87721)**
2. **MRS. MANJIT KAUR SOUNDH Age 45 years (PAN:AKYPR8710N)**

Both Indian Inhabitant of Mumbai, residing at Flat No. 102-A, ECO WINDS, LAKE ROAD, NEAR TATA POWER, BHANDUP WEST hereinafter referred to as the "VENDOR/SELLER/TRANSFEROR/ASSIGNOR " (which expression unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART

AND

- 1) **MR.SUJAN SURESH PARAB Age 39 years (PAN:AOSPP6727K)**
- 2) **MRS. SONAKSHI SUJAN PARAB Age 33 years (PAN: BYSPM4757R)**

Both Indian Inhabitant of Mumbai, residing at FLAT NO.206,R-1/C WING OM SHIV KAILAS CHS, SUBHAS NAGAR, BHANDUP WEST -400078 hereinafter referred to as The "Purchaser/ Transferee/ Assignee " (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS:

i) By virtue of an agreement for sale dated 31ST March, 2017, made between Developers "M/S OM BUILDERS AND DEVELOPERS" (THEREIN referred to as the "Developers") of the One Part, and Vendor/seller/transferor/assignor herein, MR. ARMINDERSING SOUNDH (therein referred to as the "Purchaser/ Transferee/ Assignee ") of the Other Part, the Developers agreed to sell and the Purchaser/ Transferee/ Assignee agreed to purchase a Flat No. B-504 admeasuring 575 sq.ft Carpet as per (MOFA) act and 601 sq.ft RERA Carpet as per (RERA) act on the 5th Floor in 'B' Wing of under construction building known as "ASHOKA HEIGHTS", situated at Nahur Gaon, Nahur Road, Mulund(West), Mumbai- 400 080, bearing City Survey No. 635, 637(pt), Village Nahur, Taluka Kurla, "T" Ward and more particularly described in the Schedule hereunder written, at for for the price and on the terms and conditions therein contained together with permanent and absolute right of use and occupation of the said Flat. (Hereinafter for brevity's sake the said

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Manjit

Sujan

Sonakshi

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flat shall be referred to as the "Said Premises") The said Agreement for Sale is registered in the Office of the Joint Sub Registrar of Assurance, Kurla-4, vide Sr. No. KRL4-3357-2017 on 31ST MARCH, 2017.

ii) The Purchaser/ Transferee/ Assignee s are aware of the fact that the building "ASHOKA HEIGHTS" is under construction.

iii) The Vendor have agreed to sell, transfer and assign unto the Purchaser/ Transferee/ Assignees and the Purchaser/ Transferee/ Assignees have agreed to purchase from the Vendor all that the rights, titles and interest of the Vendor under the virtue of the SALE AGREEMENT dated 31ST MARCH, 2017.

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The recitals contained herein shall form the integral part of this Agreement for Sale as if the same are set out and incorporated herein.
2. The said agreement for sale dated 31ST MARCH, 2017 still valid and subsisting and in no way terminated and/or cancelled.
3. The Vendor/Seller/Transferor/assignor hereby states and declares as under
 - a) He is the owner of the said premises.
 - b) He had good right, full power and absolute authority to deal with and dispose of the said premises and no one else.
 - c) The vendor/Seller/Transferor/assignor had taken a home loan on above said flat/premise and said flat being mortgaged with AXIS BANK LTD, THANE vide home loan ac no **PHR032703491809**.
 - d) AXIS BANK has released the property charges mentioned in the schedule 1 on 05/08/2022. AXIS Bank certifies that it holds no claim/right against the property B-504, 5th Floor, Ashoka Heights, Nahur Village Road, Mulund West 400080 and ARMINDERSING SOUNDH herein Vendor/Seller/Transferor/assignor.
 - e) The vendor/seller/transferor/assignor responsibly declares that he has already closed this home loan by paying the full and final amount mentioned in the foreclosure letter issued by AXIS BANK, THANE and has provided the full and final home loan closure letter, NOC and all relevant necessary documents from AXIS BANK to the Purchaser/ Transferee/ Assignee .

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f) The vendor/seller/transferor/assignor responsibly declares that after closing above mentioned home loan with axis bank, thane. there is no further home loan/ mortgage against the above said flat/ premise.

g) If any of the aforesaid declarations turns out to be false or if any person makes any claim in respect of the said premises and thereby or otherwise the Purchaser/ Transferee/ Assignee put to any loss, expenses or prejudice or otherwise the Vendor shall indemnify and keep indemnified and harmless the Purchaser/ Transferee/ Assignee s against all such losses and expenses.

4. The Vendor/Seller/Transferor/Assignor has agreed to sell, transfer and assign unto the Purchaser/ Transferee/ Assignee the said premises as also the rights and interests therein and relying upon the aforesaid representation and declarations made by the Vendor, the Purchaser/ Transferee/ Assignee s have purchased from the Vendor his rights, titles and interest, including the beneficial interest in the said premises, at or for the total consideration of **₹ 91,00,000/- (Rupees Ninety One Lakhs only)**.

5. The both parties hereby expressly agree and are aware that there is NO CAR PARKING being included/allotted with above said premise/flat 504-B WING, Ashoka Heights, Nahur village Road, Mulund west.

6. The said amount of the consideration shall be paid by the Purchaser/ Transferee/ Assignee to the vendor/seller/transferor/assignor in the following manner that is to say:-

a) **₹ 1,00,000/- (Rupees One Lakh Only)** has been paid by the Purchaser/ Transferee/ Assignees to the Vendor as a token of expression (The payment and receipt whereof the transferor both hereby admit and acknowledge).

b) **₹ 91,000/- (Rupees Ninety One Thousand Only)** shall be deducted as Income Tax (TDS) as per the provisions of Section 174-IA of the Income Tax Act, 1961 being 1% of the total consideration of ₹ 91,00,000/-

c) **₹ 25,00,000/- (Rupees Twenty Five Lakh Only)** shall be paid by the Purchaser/ Transferee/ Assignees to the Vendor within 7 working days from the date of Agreement for sale.

d) **Balance ₹64,09,000 /- (Rupees Sixty Four Lakh Nine Thousand Only)** shall be paid by Bank/Financial Institution on behalf of the Purchaser/ Transferee/ Assignee /transferor/Assignee to the vendor/seller/transferor/Assignor as per current progress of construction at project ASHOKA HEIGHTS, subject to submission of original SALE AGREEMENT Dated 31st MARCH, 2017, NOC from the Developers for mortgage of the said premises and all other relevant documents, papers which may be required by the

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Purchaser/ Transferee/ Assignees Bank/Financial Institution (The timely payment being the essence of this Agreement for Sale)

e) The both parties herein expressly agrees & aware that Vendor/ Seller/ Assignor have to pay pending amount of **Rs.12,90,653/- (Rupees Twelve lakh Ninety Thousand Six Hundred and Fifty Three only)** to M/S OM BUILDERS AND DEVELOPERS towards the Consideration amount of the flat B-504 , Fifth Floor Ashoka Heights.

f) The both parties herein expressly agrees & aware that Vendor/ Seller/ Assignor have to pay pending amount of **Rs.1,31,732/- (Rupees One Lakh Thirty One Thousand Seven Hundred and Thirty Two)** to M/S OM BUILDERS AND DEVELOPERS towards the GST. amount of the flat B-504 , Fifth Floor Ashoka Heights.

g) The both parties herein expressly agrees & aware that Vendor/ Seller/ Assignor have to pay pending amount of **Rs.67,774/- (Rupees Sixty Seven Thousand Seven Hundred and Seventy Four only)** to M/S OM BUILDERS AND DEVELOPERS towards the pending TDS. amount of the flat B-504 , Fifth Floor Ashoka Heights.

h) The both parties herein expressly agrees & aware that Vendor/ Seller/ Assignor have to pay amount of **Rs.3,00,000/- (Rupees Three Lakhs Only)** to M/S OM BUILDERS AND DEVELOPERS collectively towards the Development charges, MSEB charges, legal expenses and society (other) charges as may be applicable from time to time, if any, which shall be in addition to the said consideration amount of (₹ 91,00,000/- Ninety One Lakh Only) mentioned hereinabove for the said proposed premise/Flat 504-B wing, Ashoka heights, Nahur village Road, Mulund west.

i) The VENDOR/SELLER/TRANSFEROR herein agrees to pay above said Rs.3,00,000/- to M/S OM BUILDERS AND DEVELOPERS within Five working days from the date of Agreement for Sale.

7. Nothing contained in these present shall be considered as transfer assignment, demise, sale or conveyance of the said right, title and interest in the said premises in favor of the Purchaser/ Transferee/ Assignee till the balance amount is paid by the Purchaser/ Transferee/ Assignee as agreed herein above.

8. The Purchaser/ Transferee/ Assignee undertake to pay sum of rupees ₹91,000/- (Rupees Ninety One Thousand Only) being the Income tax deducted at source as mentioned in clause no.4(b) herein above to the credit of central government

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Parab

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within the prescribed time and will handover evidence of payment made to the Vendor before the due dates as per provisions the income tax act, 1961.

9. The vendor shall give instructions to the developers to handover vacant and peaceful possession of the paid premises directly to the Purchaser/ Transferee/ Assignee s upon receipt of full and final payment.

10. It is expressly agreed by and between the parties hereto that the Vendor/ seller/Transferor/Assignor will bring NO OBJECTION CERTIFICATE of the Developers(M/S OM BUILDERS AND DEVELOPERS) for the peaceful and smooth transfer of the said Flat premise- flat no. 504- B wing, Ashoka Heights, Mulund west to the Purchaser/ Transferee/ Assignee's.

11. The vendor/seller/Transferor/Assignor will transfer all the rights therein of the said premises in the name of the Purchaser/ Transferee/ Assignees upon the receipt of full and final payment.

12. The vendor/seller/Transferor/Assignor's do hereby covenant with the Purchaser/ Transferee/ Assignees that the said premises agreed to be sold, is free from encumbrances of any nature whatsoever and the vendor/seller /Transferor /Assignor has full and absolute power to transfer the said premises to the Purchaser/ Transferee/ Assignee's.

13. Upon receipt of full and final payment, the vendor/seller/Transferor/Assignor shall not have any right, title, interest, claim, demand or charge of whatsoever nature on the payments and contributions made by the vendor to the Developer's/proposed society for the said premises. The vendor shall do the needful in all respect to secure the title of the said premises to the Purchaser/ Transferee/ Assignees and shall keep the Purchaser/ Transferee/ Assignee s indemnified from any liabilities and or claims of the said premise.

14. The vendor/seller/Transferor/Assignor do hereby further covenant with the Purchaser/ Transferee/ Assignee that the Purchaser/ Transferee/ Assignee shall quietly and peacefully possess and occupy the said premises without any let, hindrance, denial, demand interruption or equitably claiming through under or in trust for the vendor/seller/Transferor/Assignor.

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15. Upon completion of construction of the said building "Ashoka Heights" and receipt of full and final payment, the Purchaser/ Transferee/ Assignee shall be entitled to have and hold the possession, occupation and use of the said premises and the Purchaser/ Transferee/ Assignee s shall hold the same up to and to the use and benefit of the Purchaser/ Transferee/ Assignee s, for them, their heirs, successors and assigns forever without any claim, right, interest, demand, lien of the vendor or any person or persons claiming through or under him subject to payment by the Purchaser/ Transferee/ Assignee of all taxes, assessments, charges, duties, calls made by the developers/Adhoc committee, flat owners proposed society and thereafter to society when formed and registered in respect of the said premises.

16. The Purchaser/ Transferee/ Assignee do hereby covenant with the vendor/seller/Transferor/Assignor that save and except as aforesaid the Purchaser/ Transferee/ Assignee's shall also become the members of the Co-operative housing society or any other incorporated body to be formed by all flat owners of the said building "Ashoka Heights" and also abide by the rules and regulations of the society to be formed.

17. The Purchaser/ Transferee/ Assignee s shall regularly pay all taxes, assessments, charges, duties, calls made by the Developers /Ad Hoc Committee, Flat Owners proposed Society and thereafter to the Society when formed, Government, Revenue or Local Authority hereafter in respect of the said premises. However, vendor/seller/Transferor/Assignor is liable to pay all such taxes, etc. referred hereinabove till the date of execution of this Agreement for Sale.

18. The Purchaser/ Transferee/ Assignee' s do hereby covenant with the Vendor/seller/Transferor/Assignor that they shall abide by the terms and conditions of SALE AGREEMENT dated 31st MARCH, 2017 and agreement dated 31st MARCH, 2017 and rules, regulations and bye-laws of the said society when formed after admission as member thereof and that he agrees and undertakes to pay and discharge all calls, demands, contributions and dues which the said society, developers/proposed society as the case may hereafter made in respect of the said premises.

19. The vendor/seller/ Transferor/Assignor hereby covenant with the Purchaser/ Transferee/ Assignee that the vendor shall from time to time and at all times whenever called upon by the Purchaser/ Transferee/ Assignee s or their advocates or attorney do and execute at the cost of the Purchaser/ Transferee/ Assignee s all such

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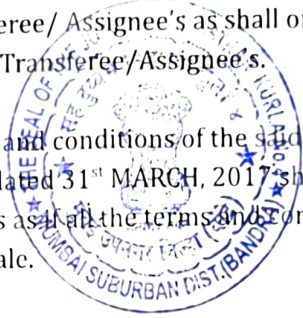
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acts, deeds, matters and things whatsoever for more perfectly securing the interest of the interest of the Purchaser/ Transferee/ Assignee s in the premises to be hereby sold unto and to the use of the Purchaser/ Transferee/ Assignee's as shall or may be reasonably required but at cost of the Purchaser/Transferee/Assignee's.

20. Save and except as aforesaid all the terms and conditions of the said Agreement for sale dated 31st MARCH, 2017 and agreement dated 31st MARCH, 2017 shall be binding on the Purchaser/ Transferee/ Assignee's as all the terms and conditions were bodily incorporated in this Agreement for sale.



21. It is specifically agreed between both the parties that the Purchaser/ Transferee/ Assignee will pay proper stamp duty, registration charges, etc. payable in regards to this Agreement for sale. However, if any transfer charges are payable to the Developers/Builders shall be paid by the vendor/seller/transferor/assignor alone.

22. This Agreement for Sale shall always be subject to the provisions of the REAL ESTATE,(REGULATION AND DEVELOPMENT) ACT, 2016 (RERA).

SCHEDULE

A flat bearing No.504, B-Wing admeasuring 575 sq.ft carpet as per(MOFA)act and 601 sq.ft RERA carpet as per (RERA) on the 5th Floor of the building known as "ASHOKA HEIGHTS" situate on piece and parcel of land, situate and lying at Nahur Gaon,Nahur Road, Mulund (west),Mumbai 400 080, bearing C.T.S. Nos. 635, 637 (Pt), village Nahur, Taluka Kurla, District Mumbai Suburban Registration District and Sub District of Mumbai City and Mumbai Suburban District within the limits of 'T' Ward of Municipal Corporation of Greater Mumbai

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IN WITNESS WHEREOF the parties hereto have hereunto set their hands and subscribed their names in the presence of the witnesses and subscribed their hands to this writing the day and year Third hereunto above written.

SIGNED AND DELIVERED

BY THE WITHIN NAMED "Vendor/Seller/Transferor/Assignor"

1) MR. ARMINDER SINGH G. SOUNDH



Arms



2) MRS. MANJIT KAUR SOUNDH

IN THE PRESENCE OF

1) *Dub*

2) *Dub*

SIGNED AND DELIVERED

BY THE WITHIN NAMED "Purchaser/ Transferee/ Assignee /Transferee/Assignee"

MR. SUJAN SURESH PARAB

MRS. SONAKSHI SUJAN PARAB

IN THE PRESENCE OF

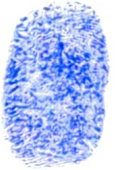
1) *Dub*

2) *Dub*



(LEFT HAND THUMB IMPRESSION)

SIGNATURE



Sujan



(LEFT HAND THUMB IMPRESSION)

SIGNATURE



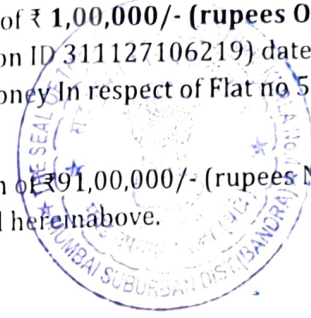
Sonakshi

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RECEIPT

Received from the Purchaser/ Transferee/ Assignee's **(1) Mr. SUJAN SURESH PARAB (2) Mrs. SONAKSHI SUJAN PARAB** a sum of ₹ **1,00,000/- (rupees ONE Lakh only)** by GPAY(UPI)TRANSFER (upi transaction ID 311127106219) dated 21/04/2023 towards part payment cum earnest money in respect of Flat no 504 B WING, Ashoka Heights, Mulund West

Being part consideration out of total consideration of ₹ 91,00,000/- (rupees Ninety Lakh rupees only) payable by them to me, as agreed hereinaabove.



We Say Received,

MR. ARMINDERSING G. SOUNDH

MRS. MANJIT KAUR SOUNDH

VENDOR/SELLER/TRANSFEROR/ASSIGNOR

Witness:

1)

2)

3357391

27-04-2023

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दुय्यम तिबंधक : सह द.नि. कुर्ता 4

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

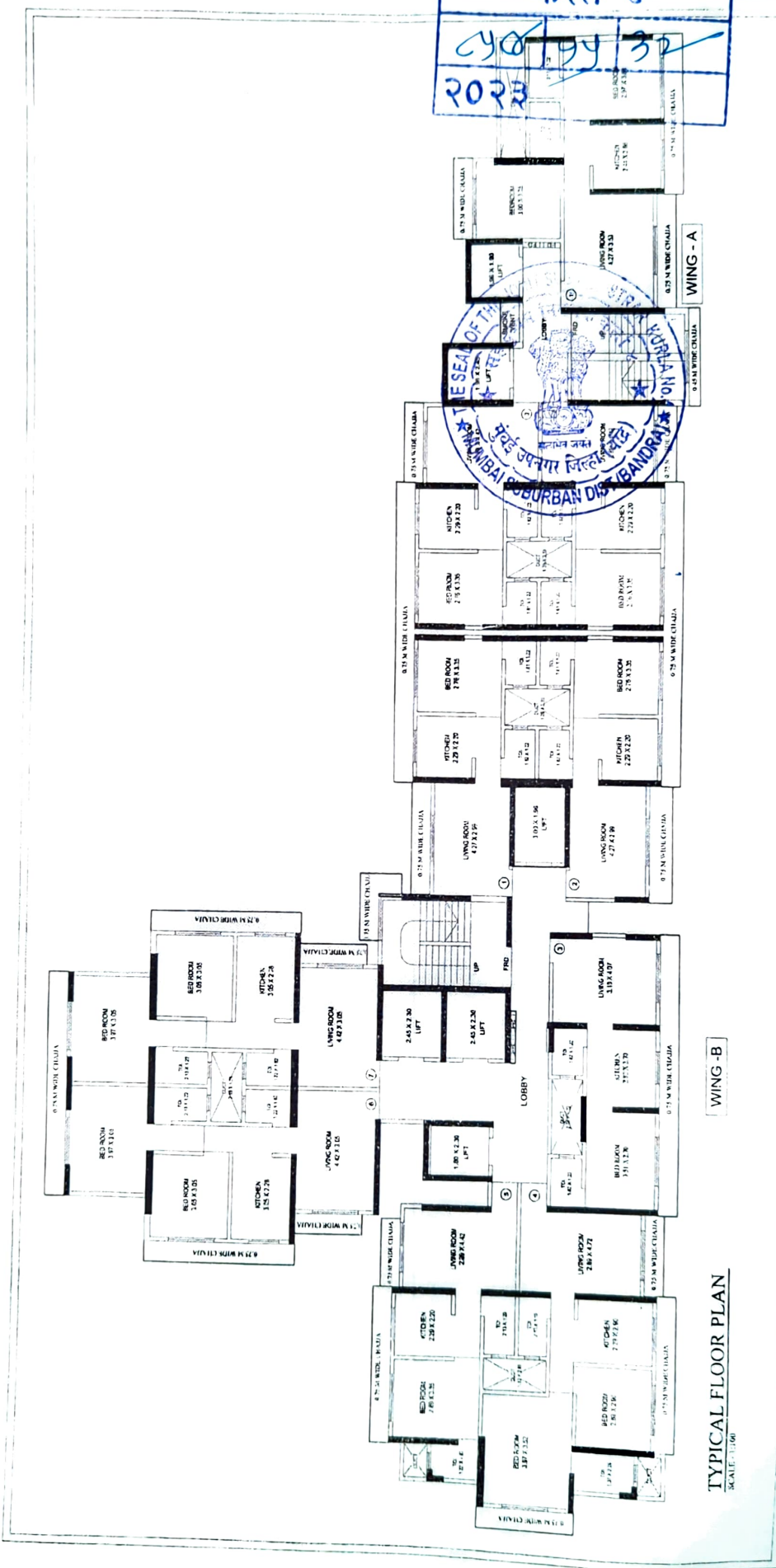
दस्तावेजांक: 3357/2017	करार
नोंदणी	32
Regn: 63m	
गावाचे नाव : 1) नाहूर 2023	

गावाचे नाव : 1) नाहूर

(1) वित्तेखाचा प्रकार	करारनामा
(2) मोबदला	7268000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8350000
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : , इतर माहिती: सदनिका नं: प्लॉट नं 504, बी-विंग, माळा नं: पाचवा मजला, इमारीतीचे नाव: अशोका हाईटस, ब्लॉक नं: सुलुंड पश्चिम मुंबई 400080, रोड नं: नाहूर गांव नाहूर रोड, इतर माहिती: सदर मिळकतीचे क्षेत्रफळ 575 चौ फुट क्षेत्रफळ आहे ((C.T.S. Number : 635,637(PART) ;))
(5) क्षेत्रफळ	1) 64.13 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 पता.	1): नाव:-मेसर्स ओम विल्डर्स अँड डेव्हलपर्स चे भागीदार मिलिंद अशोक पोट्टे, पता:-प्लॉट नं: 102, माळा नं: पहीला मजला, इमारीतीचे नाव: गुरु गणेश सीएचएस लीमीटेड, ब्लॉक नं: सुलुंड पूर्व, रोड नं: एम.पी.क्रॉस रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AACFO6261F 2): नाव:-मेसर्स ओम विल्डर्स अँड डेव्हलपर्स चे भागीदार सचिन अशोक यादव यांच्या तर्फे मुखत्यार म्हणून स्पेश बी.निवळकर वय:-35; पता:-प्लॉट नं: 102, माळा नं: पहीला मजला, इमारीतीचे नाव: गुरु गणेश सीएचएस लीमीटेड, ब्लॉक नं: सुलुंड पूर्व, रोड नं: एम.पी.क्रॉस रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-AACFO6261F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता	1): नाव:-अभिदरसिंग जी. सौध वय:-36; पता:-15, -, गजानन निवास रत्नदीप कॉलनी, भांडुप पश्चिम, एल.बी.एस. मार्ग, भांडुप वेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400078 पॅन नं:-BYQPS8772J 2): नाव:-मंजीतकौर - सौध वय:-39; पता:-प्लॉट नं: 15, माळा नं: -, इमारीतीचे नाव: गजानन निवास रत्नदीप कॉलनी, ब्लॉक नं: भांडुप पश्चिम, रोड नं: एल.बी.एस. मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AKYPR8710N
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2017
(10) दस्त नोंदणी केल्याचा दिनांक	05/04/2017
(11) अनुक्रमांक, खंड व पृष्ठ	3357/2017
(12) बाजारभावाप्रमाणे सुद्रांक शुल्क	417500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
सुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

करल ४
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 ०५/१५/२३

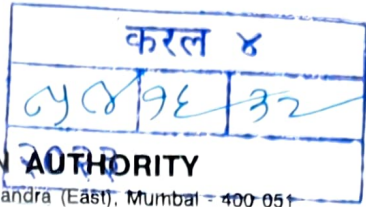
अपारत



TYPICAL FLOOR PLAN
 SCALE: 1:100

WING-B

WING-A



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

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

No. **SRA/ENG/3030/T/ML & STGL/AP'**

1 OCT 2016

COMMENCEMENT CERTIFICATE

SALE BUILDING

TO,

**M/s. Cm Builders & Developers,
303, Guru Ganesh CHS.,
Near C.D. Deshmukh Garden,
Mulund (W), Mumbai-400 080.**

Sir,

With reference to your application No. **1282**



dated **16/07/2016** 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. **635, 637(pt.)**
C.T.S. No. _____

of village **Nahur** T.P.S. No. _____
ward **TT** Situated at **Mulund (West), Mumbai.**

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. **SRA/ENG/2542/T/ML & STGL/LOI** dt **29/06/2012**
IDA U/R No. **SRA/ENG/3030/T/ML & STGL/AP** dt **20/08/2016**
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 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 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, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed **SHRI. S.Y. THATTE**
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

This C.C. is granted for work up to **plinth level.**

For and on behalf of Local Authority
The Slum Rehabilitation Authority

S. S. Thatte
Executive Engineer (SRA) III
FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/3030/T/ML & STGL/AP 19 SEP 2018

This C.C. is further extended from Ground to 5th upper floor of sale building as per approved plans dated 20/08/2016.

करल ४		
CYCY	90	32
2023	SRA/ENG/3030/T/ML & STGL/AP	

Seah
19.09.18
Executive Engineer
Slum Rehabilitation Authority

09 OCT 2019

This C.C. is Further extended upto 11th upper floor and for R.C.C. framework only from 12th to 17th upper floor of sale building as per approved plans dated 20/08/2016.



Seah
09.10.19
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3030/T/ML & STGL/AP 22 APR 2021

This C.C. is further extended upto 17th upper floor and for R.C.C. framework only from 18th to 21st upper floor of sale building as per approved plans dated 22/04/2021.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3030/T/ML & STGL/AP

22 SEP 2021

Full C.C including LMR and OHWT as per approved amended plans dated 22/04/2021.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

करल ४		
८५०	१८	३२
०२३		

महाराष्ट्र शासन

मालमत्ता पत्रक

1311

गाव/पेठ : नाहूर	तालुका/न.धु.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक ६३५	शिट नंबर : २१८.५०	प्लॉट नंबर : एघ
क्षेत्र चौ.मी.	पारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ

सूचिधाधिकार	हक्काचा मुळ धारक म वर्ष : मुंबई म्युनिसिपल कॉर्पोरेशन मुंबई
पट्टेदार	---
इतर गार	---
इतर शेर	---



दिनांक	व्यवहार	मिळकत (या) पत्रक (या) क्रमांक	साक्षात्कृत
२८/०९/२०१५	मा. जमावटी आयुक्त आणि संचालक भूमि अगिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.९/मि.प/अहारी नोंद/२०१५ पुणे दि.१५/२/२०१५ व इकडील आदेश क्र.न.भू.नाहूर/फे.क.११५४ दिनांक २८/७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेल्यात अरालेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी दोनशे अठरा पूर्णांक पाच दशांश चौ.मी. दाखल केले.	फेरफार क्र. ११५४ प्रमाणे सही- २८/७/२०१५ न. भु. अ. मुलुंड	

हे मिळकत पत्रिका दिनांक २८/०९/२०१५ १२:००:०० AM (वेळी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
 मिळकत पत्रिका डाउनलोड दिनांक १८/१२/२०२१ ९:२९:१५ AM
 मिळकत पत्रिकावरील सही <https://aapbahrksh.maharajm.gov.in/DLSR/propertycard> या संकेत स्थळावर जाऊन २२०९१०००१७९४०२१ हा क्रमांक वापरून.



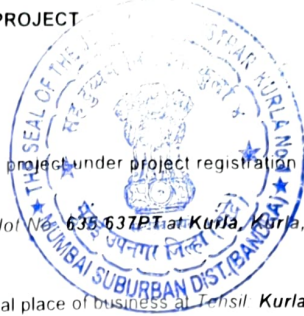
करल ४		
०५	२०	३२
२०२३		



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 **P51800003394**

Project **ASHOKA HEIGHTS**, Plot Bearing / CTS / Survey / Final Plot No. **638, 637PT** at **Kurla, Kurla, Mumbai Suburban, 400080**

- Om Builders And Developers** having its registered office / principal place of business at Tehsil **Kurla**, District **Mumbai Suburban**, Pin **400081**.
- 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 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 **05/08/2017** and ending with **30/12/2022** 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
- 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 Premchand Prabhu
(Secretary, MahaRERA)
Date: 10-09-2021 03:10:24

Dated: **09/09/2021**
Place: **Mumbai**

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

करल ४		
८५४	२९	३२
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARMINDERSING G SOUNDH

GURUDIPSING CHANASING SOUNDH

28/08/1981

Permanent Account Number

BYQPS8772J

Singh

Signature



06082008

Singh

आयकर विभाग
INCOME TAX DEPARTMENT

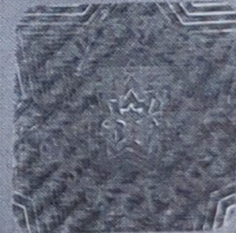


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKYPR8710N



नाम / Name

MANJIT KAUR ARMINDER SINGH
SOUNDH

पिता का नाम / Father's Name

SAMPURAN SINGH JAGAT SINGH
RONOTOY

जन्म की तारीख / Date of Birth

25/08/1978

Manj

हस्ताक्षर / Signature



29012018

Manj

करल ४
 04/23 32
 2023

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SUJAN SURESH PARAB

SURESH RAMBHAU PARAB

06/08/1984
 Permanent Account Number
 AOSPP6727K

S Parab
 Signature

भारत सरकार
 THE SEAL OF
 THE GOVERNMENT OF
 MAHARASHTRA
 SUBURBAN
 1950005

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
 BYSPM4757R

QR Code

नाम / Name
 SONAKSHI SUJAN PARAB

पिता का नाम / Father's Name
 VIJAY VISHNU MADYE

जन्म की तारीख / Date of Birth
 17/12/1989

S Parab
 हस्ताक्षर / Signature

S Parab

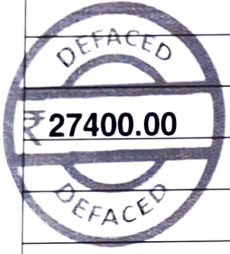
CHALLAN
MTR Form Number-6



GRN MH001259655202324E	BARCODE	Date 27/04/2023-11:42:34	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty	TAX ID / TAN (If Any)		
	PAN No.(If Applicable) AOSPP6727K		
Office Name KRL4_JT SUB REGISTRAR KURLA NO 4	Full Name SUJAN SURESH PARAB		
Location MUMBAI	Flat/Block No. FLAT NO.504, B WING, 5TH FLOOR, ASHOKA		
Year 2023-2024 One Time	Premises/Building HEIGHTS		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Sale of NonJudicial Stamp	27400.00	NAHUR GAON, NAHUR VILLAGE ROAD, MULUND WEST	MUMBAI		4 0 0 0 8 0	PAN2=BYQPS8772J-SecondPartyName=ARMINDER SINGH SOUNDH-
		Amount In Twenty Seven Thousand Four Hundred Rupees Only				
Total	27,400.00	Words				



Payment Details BANK OF BARODA	Cheque-DD Details		
	Bank CIN 0206301702304270044	Branch No. 4333645854	
Cheque/DD No.	Bank Date 27/04/2023-11:46:38	RBI Date	Not Verified with RBI
Name of Bank	Bank-Branch BANK OF BARODA		
Name of Branch	Scroll No. , Date Not Verified with Scroll		

Department ID : Mobile No. : 9594480400
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चतान कॅवळ दुय्यम निवधक कार्यालयात नोटणी करावयाच्या दस्त्यासाठी लागू आहे. नोटणी न करावयाच्या दस्त्यासाठी सदर चतान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-391-8584	0000698724202324	27/04/2023-18:52:32	IGR200	27400.00



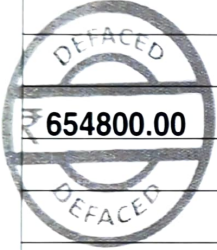
CHALLAN
MTR Form Number-6



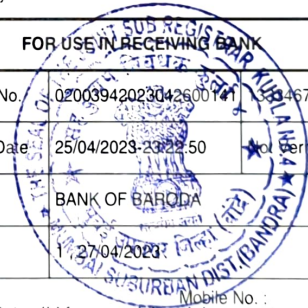
GRN MH001179290202324E	BARCODE	Date 25/04/2023-23:22:50	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
	PAN No.(If Applicable) AOSPP6727K		
Office Name KRL4_JT SUB REGISTRAR KURLA NO 4	Full Name	SUJAN SURESH PARAB	
Location MUMBAI			
Year 2023-2024 One Time	Flat/Block No.	FLAT NO.504, B WING, 5TH FLOOR, ASHOKA	
	Premises/Building	HEIGHTS	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	624800.00	NAHUR GAON, NAHUR VILLAGE ROAD, MULUND WEST	MUMBAI		4 0 0 0 8 0
0030063301 Registration Fee	30000.00				
Remarks (If Any)					
PAN2=BYQPS8772J--SecondPartyName=ARMINDERSING G SOUNDH-					
Total	6,54,800.00	Amount In	Six Lakh Fifty Four Thousand Eight Hundred Rupees		
		Words	Only		



Payment Details BANK OF BARODA	FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN	Ref. No.	02003942023042600141 33467095		
Cheque/DD No.	Bank Date	RBI Date	25/04/2023-23:22:50 Not Certified with RBI		
Name of Bank	Bank-Branch		BANK OF BARODA		
Name of Branch	Scroll No. , Date		1, 27-04-2023		



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केंद्र द्वायम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तारासाठी लागू आहे . नोंदणी न करावयाच्या दस्तारासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-391-8584	0000698729202324	27/04/2023-18:52:38	IGR200	30000.00