



09/02/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

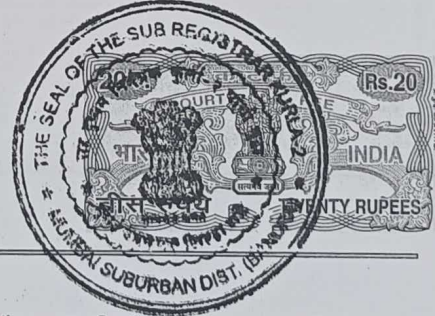
दस्त क्रमांक : 1942/2022

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4475669
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3501575
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: सदनिका नं.1116, माळा नं: 11 वा मजला,टॉवर झेन ए, इमारतीचे नाव: सेन्ट्रोना झेन ए, ब्लॉक नं: घाटकोपर मुंबई 400077, रोड : कामराज नगर इस्टन एक्सप्रेस हाईवे, इतर माहिती: दि 31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक 2021/अनौ.सं.क्र 12/व्य.क्र.107/म-1 (धोरण) या नुसार दस्तावेजास महिला खरेदीदारास 1 टक्के मुद्रांक शुल्काची सवलत देण्यात आली आहे.(( C.T.S. Number : C S NO 194 B PART ; ))
(5) क्षेत्रफळ	1) 19.25 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:-एल अँड टी एशियन रियल्टी प्रोजेक्ट एल एल पी तर्फे प्राधिकृत व्यक्ती जे हरीश कुमार तर्फे मुखत्यार दिपक प्रधान वय:-60; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: एल अँड टी हाऊस, ब्लॉक नं: बॅलार्ड इस्टेट मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAEFL7465N 2): नाव:-आर्यमान डेव्हलपर्स प्रा लि तर्फे मुखत्यार एल अँड टी एशियन रियल्टी प्रोजेक्ट एल एल पी तर्फे प्राधिकृत व्यक्ती जे हरीश कुमार तर्फे मुखत्यार दिपक प्रधान वय:-60; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: ट्राझिस्ट कॅम्प जवळ, ब्लॉक नं: घाटकोपर मुंबई, रोड नं: कामराज नगर, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AAFCA4831M 3): नाव:-एवझबिया चाकण डेव्हलपर्स प्रा लि तर्फे मुखत्यार एल अँड टी एशियन रियल्टी प्रोजेक्ट एल एल पी तर्फे प्राधिकृत व्यक्ती जे हरीश कुमार तर्फे मुखत्यार दिपक प्रधान वय:-60; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: मंत्री हाउस फ्रेमसन कॉलेज रोड, ब्लॉक नं: पुणे, रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411004 पॅन नं:-AAECG7846F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रुती सुनिल खानोलकर वय:-26; पत्ता:-प्लॉट नं: 304/ए, माळा नं: -, इमारतीचे नाव: माणेक कुंज, ब्लॉक नं: लालबाग, मुंबई, रोड नं: डॉ.एस.एस.राव रोड, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-FZRPK7865N 2): नाव:-सुखदा सुनिल खानोलकर वय:-55; पत्ता:-प्लॉट नं: 304/ए, माळा नं: -, इमारतीचे नाव: माणेक कुंज, ब्लॉक नं: लालबाग, मुंबई, रोड नं: डॉ.एस.एस.राव रोड, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-AMFPK5444B
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2022
(10)दस्त नोंदणी केल्याचा दिनांक	08/02/2022
(11)अनुक्रमांक,खंड व पृष्ठ	1942/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	179200
(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 it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्मुंबई 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 08/02/2022 ) toMunicipal Corporation of Greater Mumbai.

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

सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा

1 मार्च 2021 के प्रत्येक आदेश क्र. मुंबई-2021/अपी. सं. 12/  
क्र. 107/ए-1(खोरण) या नुसार दस्तऐवजांचा महिला खरेदीदाराक  
1% मुद्रांक गुन्नाची सवलत देण्यात आली आहे.

*Khanolkar*  
*S.S. Khanolkar*

~~चे मुद्रांक मुद्रांक क्र. 2~~ **AGREEMENT FOR SALE**

*[Handwritten signatures]*

This AGREEMENT FOR SALE ("Agreement") is made at Mumbai on this 08 day of February 2022

BETWEEN

**L&T ASIAN REALTY PROJECT LLP**, a limited liability partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at L & T House, Ballard Estate, Mumbai – 400 001 (PAN - AAFL7465N) and having its Corporate Office at A. M. Naik Tower, L&T Campus, Gate No. 3, Jogeshwari - Vikhroli Link Rd, Powai, Mumbai 400 072, hereinafter called "**PROMOTER-1 /L&T LLP**" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include the partner or partners for the time being and from time to time of the said LLP, the survivors or survivor of them and the heirs, executors and administrators of such surviving partner and their assigns) of the **FIRST PART**;

AND

**Aryamaan Developers Private Limited**, a private limited company incorporated and registered under the provisions of the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at Near Transit Camp, Eastern Express Highway, Ghatkopar East, Kamraj Nagar, Mumbai 400 077, (PAN - AAFC4831M), hereinafter called "**PROMOTER-2**" / "**ARYAMAAN**" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include its successors and assigns) of the **SECOND PART**;

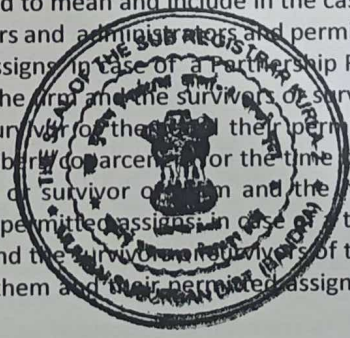
AND

करल-२		
१९४२	(	१९०
२०२२		

**Xrbia Chakan Developers Private Limited**, a private limited company incorporated and registered under the provisions of the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at Mantri House, Fergusson College Road (F.C. Road), Pune 411 004, (PAN - AAECG7846F), hereinafter called "**PROMOTER-3**" / "**XRBI**" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include its successors and assigns) of the **THIRD PART**;

AND

**Ms. Shruti Sunil Khanolkar PAN: FZRPK7865N, Mrs. Sukhada Sunil Khanolkar PAN: AMFPK5444B**, having its registered office/place of business/ residing at **304/A, Manek Kunj, Dr. S.S.Rao Road, Lalbaug, Mumbai- 400012, Maharashtra, India**, hereinafter referred to as the "**Allottee/s**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals, his, her or their respective heirs, executors and administrators and permitted assigns; in case of a body corporate, its successors and permitted assigns; in case of a Partnership Firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor for the time being and from time to time of the undivided family and the survivors of survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a Hindu undivided family, the karta and the members of the family for the time being and from time to time of the undivided family and the survivors of survivor of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns; in case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivors of them and the heirs, executors and administrators of the last survivor of them and their permitted assigns) of the **FOURTH PART**.



The Promoter-1, the Promoter-2 and the Promoter-3 are jointly referred to as "Promoters". The Promoter-1, the Promoter-2, the Promoter-3 and the Allottee/s are hereinafter collectively referred to as "the Parties", and individually referred as a "Party".

*[Handwritten signatures]*

*Khanolkar*  
*S.S. Khanolkar*

# 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/2720/N/STGL/AP  
COMMENCEMENT CERTIFICATE

28 APR 2017

Sale Bldg No. 12

M/s Aryaman Developers Pvt. Ltd.  
1 Hetal, Zaver Road, Mulund (W).  
Mumbai - 400 080.

करल-२		
१६२	७०	९९०
२०२४/०८/२०११ for Development		

Sir, With reference to your application No. 1588  
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. 194 (pt) of Village Ghatkoper Tal- Kurla at Kamraj

Nagar, Eastern Express Highway Ghatkoper,  
Mumbai- 400 077.

of village Ghatkoper T.P.S. No. \_\_\_\_\_  
ward N Situated at For Sant Namdeo SRA CHS & Juni Ramabai SRA C

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
UR No. SRA/ENG/1253/N/STGL/LOI & SRA/ENG/1560/N/STGL/LOI dt. 2/4/2010 & 9/1,  
DA UR No. SRA/ENG/2720/N/STGL/AP dt. 05/12/2011  
and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- 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.
- 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.
- This permission does not entitle you to develop land which does not vest in you in contravention of the provision of coastal Zone Management plan.
- 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 lapses shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- 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 plan.  
(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.
- 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.D. Mahajan.  
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 C.C. With 2 Level Basement of  
Sale Bldg No. 12.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

*Signature*

28.04.17

Executive Engineer (SRA) III

FOR

CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

Allottee/s are more particularly stated in SIXTH SCHEDULE hereunder written.

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands the day and year hereinabove written.

SCHEDULES

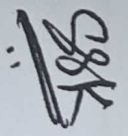
FIRST SCHEDULE - (Description of Larger Land)

All that piece and parcel of lands admeasuring approximately 70,554.42 sq. metres bearing C. S Nos. 194 B (Part), situate, lying and being at of Village Ghatkopar, Mumbai 400077 and bounded as follows:

On or towards the East: SRA Project being developed by Neelam Realtors



41



On or towards the West	9252	80	99
On or towards the North			
On or towards the South:	2022		

Rajput House  
Eastern Expressway Highway and  
Rising City Project

**SECOND SCHEDULE- (Description of Free Sale Plot)**

All that piece and parcel of lands admeasuring approximately 21,902.21 square meters and forming part of the Larger Land, more particularly described in the First Schedule written hereinabove.

**THIRD SCHEDULE- (Description of Phase I Plot/Development Land)**

All that piece and parcel of lands admeasuring approximately 10,735.48 square meters and forming part of the **Second Schedule**, more particularly described in the First Schedule written hereinabove.

**FOURTH SCHEDULE- (Description of the Project)**

All that piece and parcel of lands admeasuring approximately 564.24 square meters and forming part of the **Third Schedule**, more particularly described in the First Schedule written hereinabove.

**FIFTH SCHEDULE- (Description of the said Apartment)**

Apartment bearing No. **1116** admeasuring **17.500** sq. mtrs. carpet area i.e. approximately **188.370** square meters with ancillary areas admeasuring **NIL** sq. mtrs. approximately **(NIL)** Sq. ft.), on **11th** floor in Tower Zen A for the Project known as "Centrona Zen A", alongwith **NIL** car parking space/s.

**SIXTH SCHEDULE**



No.	Expressions and	Meaning/Description																					
1	Consideration	Rs. 44,75,669/- (Rupees Forty Four Lakh Seventy Five thousand Six hundred Sixty Nine Only)																					
2	Earnest Money	A sum of Rs. 4,44,572/- (Rupees Four Lakh Forty Four thousand Five Hundred Seventy Two Only) (not exceeding 10% of the Consideration) as earnest money or application fee																					
3	Payment Plan	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Amounts</th> <th>Due Date</th> </tr> </thead> <tbody> <tr> <td>Application Money</td> <td>1,98,019.80</td> <td>Paid</td> </tr> <tr> <td>Earnest Money</td> <td>2,49,547.10</td> <td>Paid</td> </tr> <tr> <td>After Execution of Agreement</td> <td>2,23,783.45</td> <td>By 01-Mar-2023 or slab completion whichever is later</td> </tr> <tr> <td>On Completion of Raft</td> <td>2,23,783.45</td> <td>By 01-Mar-2023 or slab completion whichever is later</td> </tr> <tr> <td>On Completion of Plinth</td> <td>2,23,783.45</td> <td>By 01-Mar-2023 or slab completion whichever is later</td> </tr> <tr> <td>On Completion of 4<sup>th</sup> Floor Slab</td> <td>2,23,783.45</td> <td>By 01-Mar-2023 or slab completion whichever is later</td> </tr> </tbody> </table>	Particulars	Amounts	Due Date	Application Money	1,98,019.80	Paid	Earnest Money	2,49,547.10	Paid	After Execution of Agreement	2,23,783.45	By 01-Mar-2023 or slab completion whichever is later	On Completion of Raft	2,23,783.45	By 01-Mar-2023 or slab completion whichever is later	On Completion of Plinth	2,23,783.45	By 01-Mar-2023 or slab completion whichever is later	On Completion of 4 <sup>th</sup> Floor Slab	2,23,783.45	By 01-Mar-2023 or slab completion whichever is later
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