

सूची क्र.2

दुयम निबंधक : सह दु.नि. कुर्ला 2

2

दस्त क्रमांक : 7978/2023

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

करारनामा	
7582381	
याच्या बाबतितपटटाकार आकारणी करावे)	6146926.8
घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 0206, माळा नं: 02 रा मजला.वी विंग, इमारतीचे नाव: सेंट्रल पार्क, ब्लॉक नं: कन्नमवार नगर 1, रोड : विक्रोळी पूर्व मुंबई 400083, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 430.02 चौ फूट रेरा कार्पेट((C.T.S. Number : 356 (PART) ;))
प्यात असेल तेव्हा.	1) 43.96 चौ.मीटर
ग/लिहून ठेवणाऱ्या पक्षकाराचे नाव कुमुनामा किंवा आदेश पत्ता	1) नाव.-मेसर्स वी लक्ष्मी नर्सस डेव्हलपर्स एलएलपी चे भागीदार रामदास मारुती सांगळे तर्फे मुखत्यार अनिल शंकर विचारे वय:-48, पत्ता.-प्लॉट नं: शॉप नं. 2, माळा नं: सी विंग, इमारतीचे नाव: स्टेला रेसिडेन्सी, ब्लॉक नं: कन्नमवार नगर 1, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं.-AAUFV4010B
पक्षकाराचे व किंवा दिवाणी आदेश असल्यास,प्रतिवादिचे पत्ता	1) नाव.-अमर रघुनाथ पाटील वय:-37, पत्ता.-प्लॉट नं: रूम नं 2532, माळा नं: चाळ नं 149, इमारतीचे नाव: टागोर नगर 5 बी, ब्लॉक नं: विक्रोळी पूर्व, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं.-APXPP1198Q 2) नाव.-रघुनाथ साताप्पा पाटील वय:-64, पत्ता.-प्लॉट नं: रूम नं 2532, माळा नं: चाळ नं 149, इमारतीचे नाव: टागोर नगर 5 बी, ब्लॉक नं: विक्रोळी पूर्व, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं.-AGZPP0149G
दिनांक	28/04/2023
नांक	28/04/2023
	7978/2023
शुल्क	454950
शुल्क	30000

गा तपशील:-

लेला 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 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 28/04/2023) toMunicipal Corporation of Greater Mumbai.

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

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 28th day of APRIL 2023:

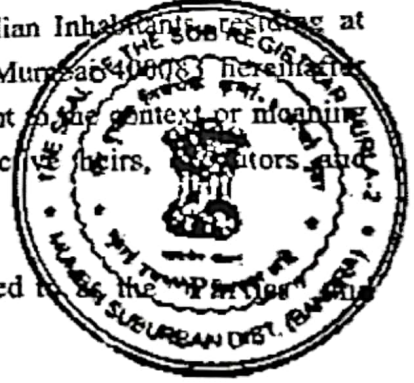
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BETWEEN

M/s V Laxmi Nurses Developers LLP, a limited liability partnership duly registered under the provisions of Limited Liability Partnership Act, 2008, having its registered office at Shop No. 2, C wing, Stella Residency, Kannamwar Nagar-I, Vikhroli (East), Mumbai- 400083, hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the One Part;

AND

Amar Raghunath Patil and Raghunath Satappa Patil, adult, Indian Inhabitant residing at Chawl No. 149, Room No. 2532 Tagore Nagar 5B, Vikhroli East Mumbai-400083, hereinafter referred to as the "Allottee/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the Other Part.



The Developer and the Allottee/s are hereinafter collectively referred to individually as the "Party".

WHEREAS:

- A. The Maharashtra Housing and Area Development Authority ("MHADA") was duly constituted with effect from 5th day of December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("the MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the properties, rights, liabilities and obligations of the erstwhile Maharashtra Housing Board including those arising under any agreement or contract became the properties, rights, liabilities and obligations of MHADA.
- B. The Board was possessed or otherwise well and sufficiently entitled to all that piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building No. 220 and 222 admeasuring approximately 2132.36 sq. mtrs (hereinafter referred to as "the Land"), bearing survey no. 133 (part), C.T.S. No. 356 (Part) situated at Kannamwar Nagar, Vikhroli (East), Mumbai 400 083.
- C. The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to...

करल - २		
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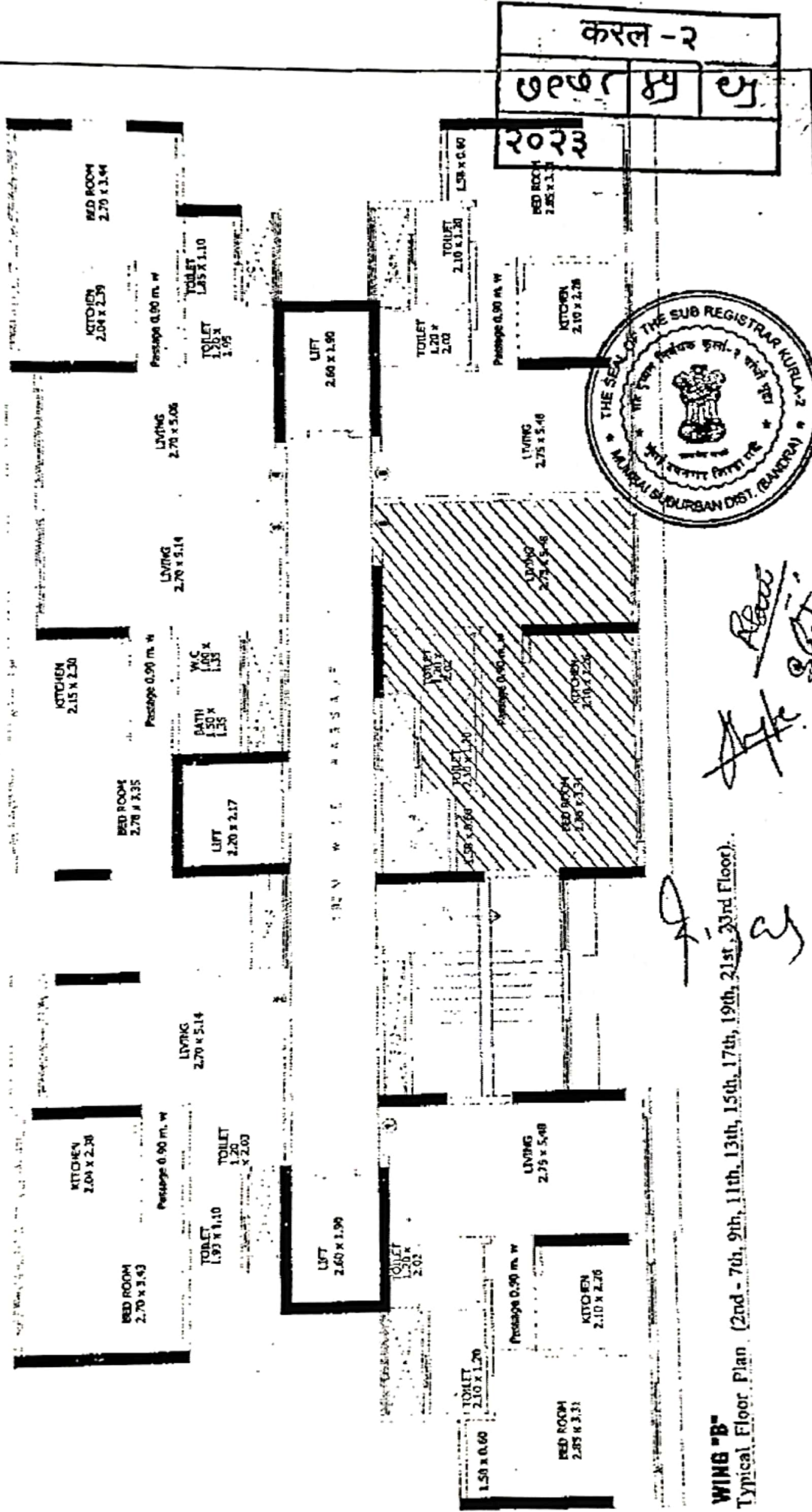
by any allottee/s including the Allottee/s, as aforesaid nor they do or cause to be done anything whereby such allottee/s including the Allottee/s, if concerned, is / are prevented from using and occupying the open space / terrace / garden / car parking space/s in the manner as aforesaid or the rights of such allottee/s including the Allottee/s, if concerned, to the same are in any manner affected or prejudiced. Correspondingly, the Allottee/s covenant that he / she / it / they shall exercise his / her / its / their rights consistently with the rights of the other allottee/s and shall not do anything whereby the allottee/s of the other apartments are prevented from using or occupying exclusively their respective apartments including the open space / terrace / garden / car parking space/s in the manner as stated aforesaid or whereby the rights of the other allottee/s with regard to their respective apartments including the open space / terrace / garden / car parking space/s as aforesaid are in any manner affected or prejudiced. The Allottee/s covenant that they shall not raise any objection, claim or demand against the Developer or against any other allottee/s in relation to the exclusive use by any other allottee/s of any restricted common areas and facilities, exclusively granted to such allottee/s. That the allottee/s hereby agrees that they shall not hold MHADA liable for failure of mechanical parking system for life or future and shall not complain regarding inadequate maneuvering space of car parking to MHADA in future.

3 CONSIDERATION

- 3.1 The Allottee/s agree/s to pay to the Developer the purchase price / consideration of Rs.7582381.00/- (Rupees Seventy Five Lakh Eighty Two Thousand Three Hundred and Eighty One Only)(hereinafter referred to as the "Purchase Price") which is inclusive of the amount payable towards the proportionate price of the common areas, facilities and amenities appurtenant to the said Apartment as provided herein subject to deduction of tax deducted at source (TDS) in accordance with the provisions of the Income Tax Act, 1961 and in the manner specified in the Third Schedule hereunder written and the same as specified shall not be changed or altered by the Allottee/s under any circumstances. The cheque / demand draft / pay order for the payment of the Purchase Price shall be drawn by the Allottee/s specifically in the name of 'M/S. V Laxmi Nurses Developers LLP Collection' and payable at Mumbai.

4 OTHER CONTRIBUTIONS

- 4.1 The Allottee/s shall in addition to the Purchase Price, pay along with the penultimate installment of the Purchase Price, the amounts / charges as mentioned in the Fourth Schedule hereunder written and the same as specified shall not be changed or altered by the Allottee/s under any circumstances. The cheque / demand draft for the payment of such amounts shall be drawn by the Allottee/s specifically in the name of 'M/S. V Laxmi Nurses Developers LLP' and payable at Mumbai.
- 4.2 The Developer shall not be liable, responsible and/or required to render the account in respect



करल - २
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WING "B"
 Typical Floor Plan (2nd - 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd Floor).



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)



NOTIFICATION OF APPROVAL (IOA) FOR ZERO FSI

No.MH/EE/BP Cell/GM/MHADA-9/ 504 /2021

Date : 07 OCT 2021

Nurses Developers LLP
Nurses Welfare CHS Ltd.
Shop No. 10, Bldg. No. 150 Stella Residency,
Near Axis Bank, Kaunamwar Nagar- I,
Vikhroli (E), Mumbai - 400083.

Sub-Proposed Redevelopment of existing Building No.220 & 222 Society Known as
"Nurses Welfare CHS Ltd." on plot bearing CTSnos.356(Pl.) of Village
Hariyali at Kannarwar Nagar, Vikhroli (East), Mumbai-400083.

Ref:- 1.Application of Architect dated 21/09/2021.

Dear Applicant,

With reference to your Notice U/S 45 (i) (ii) of MRTP Act 1966 submitted with letter No. NildL08/09/2021 and delivered to MHADA on 08/09/2021 and the plans, Sections Specifications and Description and further particulars and details of your Building No.220 & 222 Known as "Nurses Welfare CHS Ltd." on plot bearing CTSnos.356(Pl.) of Village Hariyali at Kannarwar Nagar, Vikhroli (East), Mumbai-400083 furnished to this office under your letter, dated 08/09/2021, I have to inform you that, I may approve ZERO FSI IOA the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45 (i) (ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

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करल - १		
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A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1. That the commencement certificate U/s-44/69(1) of MRTTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (9) shall be submitted by him.
3. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before D.C.
4. Janata Insurance Policy shall be submitted.
5. Requisitions of clause 49 of DCPR 2034 shall be completed with records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
6. Bore well shall be constructed in consultation with H.E./MCO.
7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
8. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
9. Necessary deposit for erection/display of hording or the flex of size m to m for the advertisement of proposal shall be made.
10. That the owner shall undertake that he will be abide by DCPR 2034 and will process the said proposal as per DCPR 2034 or as per demand raised by authorities or advised by authorities.
11. All the precautionary measures shall be taken during demolition/excavation foundation & construction work.
12. That the applicant shall deploy the construction labours as per provisions of labour compensation act 1923 and as per suo motto SLP in Supreme Court.
13. That the if land u/ref. falls within 10.00 km. buffer from the boundary of Eco-Sensitive zone of Thane Creek flamingo Sanctuary, remarks from the same shall be submitted as per the Dy. Forest Conservator, Thane Forest Division vide letter dt. 09/04/2021.

B.FOR LABOUR CAMP/TEMPORARY SHED

1. That, the exact location of the Temporary Shed /Labour Camp at the premises situated at shall be shown in the accompanying sketch of the proposed temporary shed/labour camp.
2. That, the material for side and top covering used for the Temporary Shed/ Labour Camp shall be either tarpaulin or G.I. Sheets.
3. That this Temporary Shed/Labour Camp shall be constructed in such a manner that the same can be easily removed after the expiry of the temporary permission.

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करल - २		
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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. M/ES/EP/101/MHADA/9/904/2022/FCC/L/New

Date : 14 September, 2022

To
M/s. Laxmi Nurses Welfare
LLP Ch. & Nurses Welfare CHS
Ltd.

Shop no. 2, Ground Floor, 150/150A,
Stella Residency, Axis Bank,
Kannamwar Nagar, Vikhroli
(East) Mumbai-400 083.



Sub : Proposed Redevelopment of existing building No.220 & 222 society Known as "Nurses Welfare CHS Ltd." on plot bearing C.T.S.No.356(Pt.) of Village Hariyali, Kannamwar Nagar, MHADA Layout, Vikhroli (East), Mumbai-400083.

Dear Applicant,

With reference to your application dated 04 September, 2022 for development permission and grant of Further Commencement Certificate under section 44 & 69 of 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 Proposed Redevelopment of existing building No.220 & 222 society Known as "Nurses Welfare CHS Ltd." on plot bearing C.T.S.No.356(Pt.) of Village Hariyali, Kannamwar Nagar, MHADA Layout, Vikhroli (East), Mumbai-400083..

The Commencement Certificate/Building permission is granted 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.
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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - 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 VP & CEO, MHADA is contravened or not complied with.

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)



No.CO/MB/REE/NOC/F-1238/23 47/2021
Date:- 29 SEP 2021

To,
The Executive Engineer (E.S.),
Building Permission Cell,
Greater Mumbai, MHADA,
Bandra (E), Mumbai 400 051.



Sub : N. O. C. for proposed redevelopment of existing Building No. 220 & 222, known as Kannamwar Nagar NURSES CHSL., bearing CTS No. 356(pt), at village- Hariyali, Vikhroli (E), Mumbai - 400 083 under DCPR 2034.
-- NOC for 1,2,3 & 4th installment.

Ref: 1. Mumbai Board's Offer letter No. CO/MB/REE/NOC/F-1238/1785/2021, dated 11.08.2021.
2. Society's letter dated 30.08.2021.

Sir,

The applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area & pro-rata BUA of layout for redevelopment of their building under subject. There is no objection of this office for undertaking construction as per the proposal of the said society under certain terms and conditions.

Allotment of additional BUA approved and allotted by this NOC is as under:

- i) The above allotment is on sub-divided plot as per layout plan admeasuring about 2,025.21 m² (i.e. 107.15 m² Less area as per Lease Area 2,132.36 m²). The total built up area should be permitted up to existing BUA 3,178.40 m² + 9,173.23 m² (for residential use) [i.e. 2,897.23 m² in the form of additional BUA + 4,492.00 m² Pro-rata BUA + 1,784.00 m² 10 % Hon. VP/A Quota] thus total BUA = 12,351.63 m² only.
- ii) Allotment of total BUA of 12,351.63 m² (for residential) is permitted for I.O.A. purpose only.
- iii) Since the Society has paid Full payment (First to Fourth installment) i.e. 100 % amount of premium towards additional built up area of 9,173.23 m² (for residential use) as per A.R. Resolution 6749, Dt. 11.07.2017, hence Commencement certificate shall be issued for 12,351.63 m² [i.e. 9,173.23 m² (for residential use) permitted through this NOC. (Proportionate to the Full payment (First to Fourth installment) paid by the Society as per Offer letter under reference no. 1) and 3,178.40 m² Existing Built up area].



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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 :
 PR1000034840

Project: **GENERAL PARK**, Plot bearing / GTS / Survey / Final Plot No.: **GTS NO 358**, Tehsil: **Karla**, District: **Mumbai Suburban**, 400083;



1. **V Laxmi Nurses Developers Llp** having its registered office / principal place of business at **Mumbai Suburban, Pin: 400083**
2. This registration is granted subject to the following conditions, namely:-
 - a. The promoter shall enter into an agreement for sale with the allottees;
 - b. The promoter shall execute and register a conveyance deed in favour of the allottees 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;
 - c. The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a scheduled 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;

(VI)

That entire of the amounts to be realized 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.
 - d. The Registration shall be valid for a period commencing from **22/02/2022** and ending with **31/05/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with Rule 6.
 - e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - f. 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 her/him, as per the Act and the rules and regulations made there under.

Signature valid
 Digitally Signed by
 Dr. Varun Arvind Prabhu
 (Secretary, MahaRERA)
 Date: 22/02/2022 15:55:04

Form 20/03/2022
 Page Number

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