



05/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 8493/2023

नोंदणी :

Regn:63m

गावाचे नाव : कांजूर

विलेखाचा प्रकार करारनामा
 मोबदला 16287000
 बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी (को पट्टेदार ते नमुद करावे) 15084167.07
 भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र.3604 36वा मजला,इमारतीचे नाव: एफ विंग कनाकिया झेन वर्ल्ड फेस-2 कांजूर विलेज रोड कांजूर पूर्व मुंबई-400042 सदनिका चे क्षेत्रफल 67.99 चौ.मी.कारपेट,रेरा प्रमाने सदनिका चे क्षेत्रफल 74.79 चौ.मी.बिल्टअप,सोबत 1 कार पार्किंग स्पेस सहित((C.T.S. Number : 1015,1015/1,1015/2,1015/3 ;))

क्षेत्रफळ
 आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1) 74.79 चौ.मीटर

दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव
 किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश
 असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-कनाकिया स्पेसेस रियल्टी प्राईवेट लीमीटेड तर्फे प्राधिकृत व्यक्ती आशा एच शाह यांच्या तर्फे मुखत्यार राकेशकुमार एन सिंह वय:-41; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कनाकिया प्युचर सिटी,बिल्डिंग नं 2, ब्लॉक नं: सीटिएस नं 101 तिरंदाज विल्हेज पवई मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400076 पॅन नं:-AACCC4199F

दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी
 प्रत्ययाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे
 व व पत्ता

1): नाव:-हर्षा प्रकाश पराडकर वय:-43; पत्ता:-प्लॉट नं: फ्लॅट नं. १ बी/४०४, माळा नं:-, इमारतीचे नाव: रॉयल पार्क सीएचएस, ब्लॉक नं: स्टेशन रोड नीटको टाईल्स कांजूरमार्ग पूर्व मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400042 पॅन नं:-AFYPT3441B
 2): नाव:-प्रकाश पराडकर वय:-44; पत्ता:-प्लॉट नं: फ्लॅट नं. १ बी/४०४, माळा नं:-, इमारतीचे नाव: रॉयल पार्क सीएचएस, ब्लॉक नं: स्टेशन रोड नीटको टाईल्स कांजूरमार्ग पूर्व मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400042 पॅन नं:-AQQPP4658K

दस्तऐवज करून दिल्याचा दिनांक

04/05/2023

दस्त नोंदणी केल्याचा दिनांक

09/05/2023

भू-क्रमांक,खंड व पृष्ठ

8493/2023

बाजारभावप्रमाणे मुद्रांक शुल्क

977500

बाजारभावप्रमाणे नोंदणी शुल्क

30000

दस्तावेजाची विचारात घेतलेला तपशील:-:

दस्तऐवज 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 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 09/05/2023) 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 ("this Agreement") is made at Mumbai this 4th day of May, 2023;

BETWEEN

KANAKIA SPACES REALTY PRIVATE LIMITED a company incorporated under the provisions of the Companies Act, 1956 and having its corporate office at Kanakia Future City, Residential Building No. 2, CTS No. 101, Village Tirandaz, Powai, Mumbai - 400076, 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 and assigns) of the **ONE PART**;

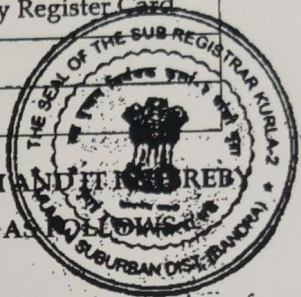
AND

Mrs. Harsha Prakash Paradkar and Mr. Prakash Paradkar having their address at 1/B/404, Royal Park CHS, Station Rd, Nitco Tiles, Kanjurmarg East, Mumbai - 40042 hereinafter referred to as "the ALLOTTEE", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF ~~for~~ from time to time and the last surviving member of the HUF and the heirs,

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Annexure "B"	First Phase RERA Certificate
Annexure "C"	Second Phase RERA Certificate
Annexure "D"	Copy of Intimation of Disapproval and Commencement Certificate.
Annexure "D-1"	Part Occupation Certificate.
Annexure "E"	Title Certificate issued by Advocates
Annexure "F"	Certified true copy of Property Register Card
Annexure "G"	Plan of the said premises
Annexure "H"	Copy of Release of charge



NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.
2. The Promoter shall construct the Real Estate Project comprising of 1 (one) Wing known as **KANAKIA ZENWORLD - PHASE II** and / or **SECOND PHASE BUILDING**, in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the MCGM from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee and are listed in the **Third Schedule** and **Fourth Schedule** hereunder written.

PROVIDED THAT the Promoter shall have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any change as contemplated by any of the disclosures already made to the Allottee.

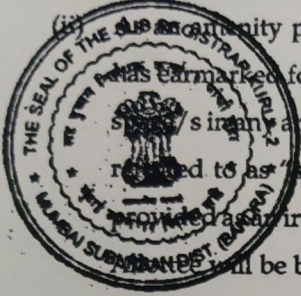
3. **Purchase of the Premises and Sale Consideration:**
 - (i) The Allottee hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee,

Handwritten signature/initials.

Handwritten signature/initials.

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the said Premises bearing No. 3604 admeasuring 67.99 square metres carpet area plus NIL square metres balcony area as per RERA on the 36th floor in the Tower/Wing "F" (the said Premises are more particularly described in the Fifth Schedule and are shown in the floor plan annexed and marked Annexure "G" hereto) at and for the consideration of Rs. 1,62,87,000/- (Rupees One Crore Sixty Two Lakh(s) Eighty Seven Thousand Only) ("the Sale Consideration").



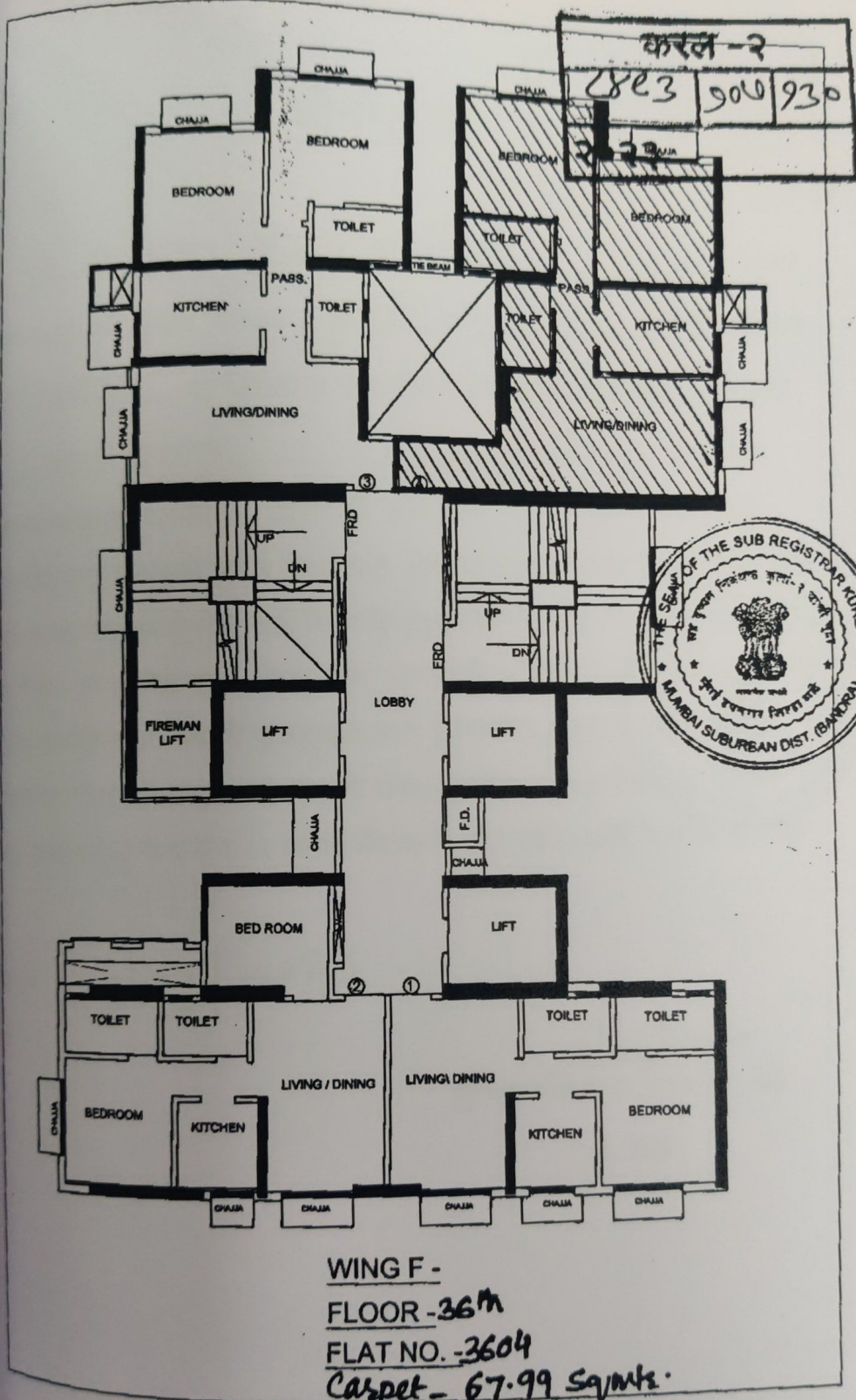
...amenity provided along with the said Premises, the Promoter for the exclusive use of the Allottee 1(One) car parking s in an arrangement in the Second Phase Building (hereinafter referred to as "said Car Parking/s"). The said Car Parking/s is/are irrevocable amenity without consideration however the will be bound to abide with the rules and regulations as may be framed in regard to the said Car Parking/s by the Promoter and/or the said Organisation (as defined hereinafter) and shall pay such outgoings in respect of the said Car Parking/s as may be levied by the said Organisation.

(iii) The Allottee hereby agrees to pay to the Promoter the Sale Consideration as per the following terms of payment which are as under:

		Percentage	Cumulative Percentage	Amount
1	At the time of Booking (Earnest Money)	10.00%	10.00%	162870
2	Within 30 Days of Booking	55.00%	65.00%	895785
3	On completion of 33rd slab (E)	2%	67.00%	32574
4	On completion of terrace slab	3.00%	70.00%	48861
5	On Completion of the walls, internal plaster, Flooring, Doors and windows of the said premises.	5%	75.00%	81435
6	On Completion of staircase, lift wells, lobbies upto the floor level of the said premises	5%	80.00%	81435
7	On Completion of External Plumbing, External plaster, elevation, terrace with water proofing.	5%	85.00%	81435
8	On completion of lifts, water pumps, electrical fittings and electric, mechanical and environmental requirements, entrance lobby/s, plinth protection, paving of areas appertain of the said real	10%	95.00%	162870

Handwritten signatures and initials at the bottom of the page.

22358



WING F -
FLOOR -36th
FLAT NO. -3604
 Carpet - 67.99 Sqmtr.
 Area

Asha H. Shah

H. H. H. H.

s mentioned
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 411 sq. yard
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C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT

No CHE/ES/0196/S-T/337(NEW)/FCC/3/Amend

COMMENCEMENT CERTIFICATE



To,
M/s. Kanakia Spaces Realty Pvt. Ltd.
215, Atrium, 10th Floor, Andheri Kurla Road, Andheri
East, Mumbai 400093.

Sir,
With reference to your application No. CHE/ES/0196/S-T/337(NEW)/FCC/3/Amend dated 22 Aug 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 22 Aug 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. C.T.S. No. 1015, 1015/1 to 3 Division / Village / Town Planning Scheme No. KANJUR-E situated at Kanjur village road Road, Subel in S Ward Ward.

The Commencement Certificate is granted subject to the following conditions:-

1. The land vacated on consequence of the endorsement of the back-sight / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate / Building Permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is valid for one year but such extended period shall be in no case exceed three years provided further that the applicant shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. AE BP S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 30/12/2017

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Issue On : 31 Dec 2016

Valid Upto : 30 Dec 2017

Application Number :

CHE/ES/0196/S-T/337(NEW)/CC/1/New

Remark :

C.C. upto plinth level top of basement within the building line for wing 'A' to 'F' as per approved plans dtd: 18.11.2016



Approved By
 Shri A.G. Tambewagh
 Executive Engineer

Issue On : 28 Aug 2017

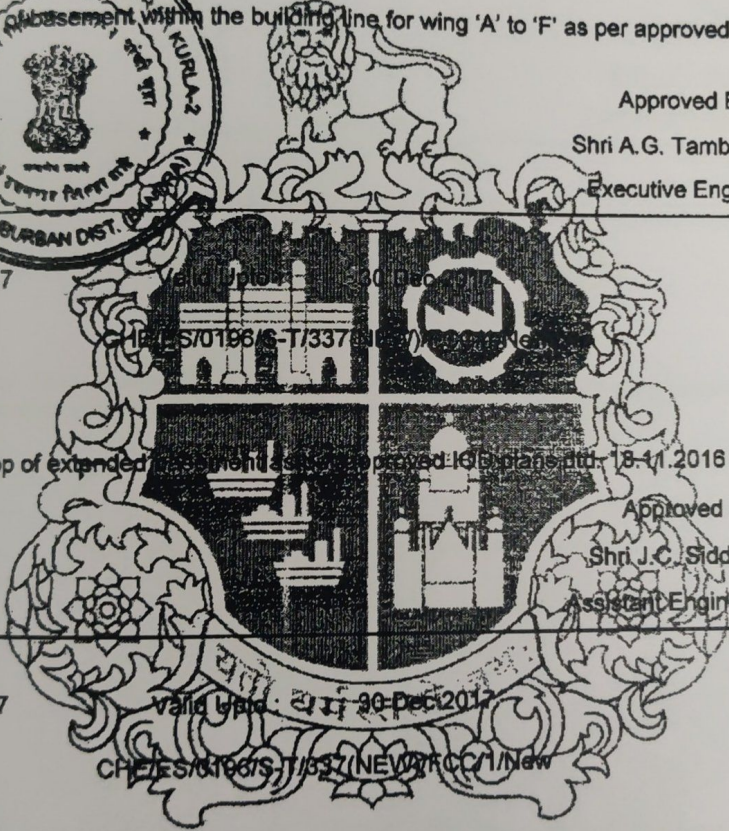
Valid Upto : 30 Dec 2017

Application Number :

CHE/ES/0196/S-T/337(NEW)/CC/1/New

Remark :

The further C.C. upto top of extended basement as per approved ICB plans dtd: 18.11.2016



Approved By
 Shri J.C. Siddhpura
 Assistant Engineer (BP)

Issue On : 30 Nov 2017

Valid Upto : 30 Dec 2017

Application Number :

CHE/ES/0196/S-T/337(NEW)/FCC/1/New

Remark :

Further C.C. upto top of 15th floor for wing A to E and upto top of basement for wing-F as per approved amended plans dtd: 15.11.2017

Approved By
 Shri J.C. Siddhpura
 Assistant Engineer (BP)

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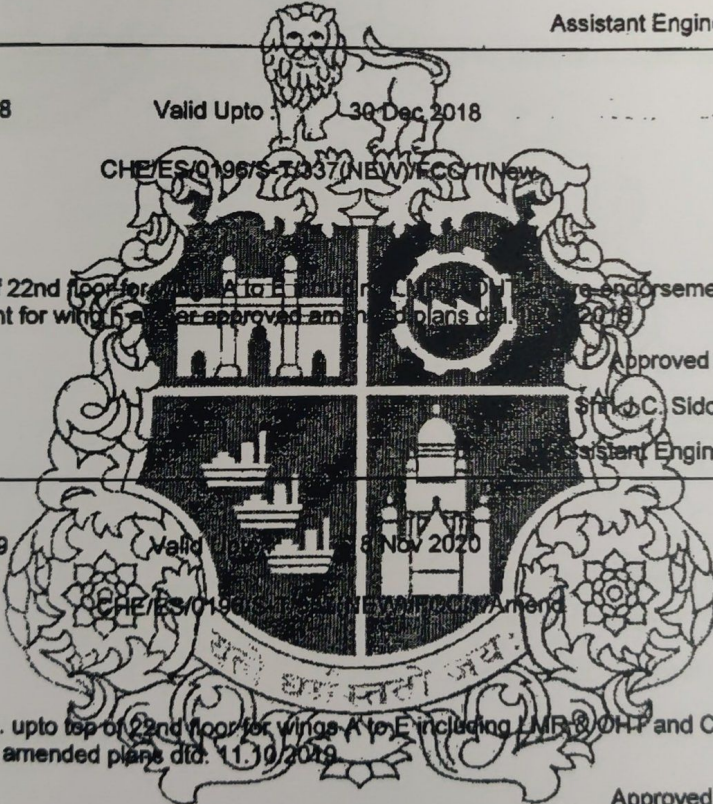
Issue On : 03 Feb 2018 Valid Upto : 30 Dec 2018
 Application Number : CHE/ES/0196/S-T/337(NEW)/FCC/1/New



Remark :
 Further C.C. upto top of 18th floor of wing A to E and upto plinth i.e. top of basement for wing F as per approved amended plans dtd. 16.01.2018

Approved By
 Shri J.C. Siddhpura
 Assistant Engineer (BP)

Issue On : 21 Aug 2018 Valid Upto : 30 Dec 2018
 Application Number : CHE/ES/0196/S-T/337(NEW)/FCC/1/New



Remark :
 Further C.C. upto top of 22nd floor for wings A to E including LMR & OHP and re-endorsement of C.C. upto plinth i.e. upto top of basement for wing F as per approved amended plans dtd. 16.01.2018

Approved By
 Shri J.C. Siddhpura
 Assistant Engineer (BP)

Issue On : 19 Nov 2019 Valid Upto : 8 Nov 2020
 Application Number : CHE/ES/0196/S-T/337(NEW)/FCC/2/Amend

Remark :
 Re-endorsement of C.C. upto top of 22nd floor for wings A to E including LMR & OHP and C.C. upto top of Stilt for wing F as per approved amended plans dtd. 11.10.2019

Approved By
 Assistant Engineer S&T ward
 Assistant Engineer (BP)

Issue On : 14 Dec 2020 Valid Upto : 13 Dec 2021
 Application Number : CHE/ES/0196/S-T/337(NEW)/FCC/2/Amend

CHE/ES/0196/S-T/337(NEW)/FCC/3/Amend

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Remark :

Further CC upto top of 24th floor of wing 'F', granted as proposed, as per amended plans dtd. 19.10.2019, by restricting BUA from 25th to 30th upper floors in lieu of instalment facility granted.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On : 24/01/2022

Valid Upto : 30 Dec 2022

Application Number :

CHE/ES/0196/S-T/337(NEW)/FCC/3/Amend

Remark :

Full C.C. for wing 'F' is granted as per approved amended plan dated 11.10.2019 i.e. upto top of 30th floor + LMR + OHT.



Name : Nitin Vasantrao Patil
 Designation : Assistant Engineer
 Organization : Personal
 Date : 24-Jan-2022 15:32:03

For and on behalf of Local Authority
 Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal

Eastern Suburb S Ward Ward

Cc to :

1. Architect
2. Collector Mumbai Suburban /Mumbai District.

CHE/ES/0196/S-T/337(NEW)/FCC/3/Amend

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ANNEXURE

MUNICIPAL CORPORATION OF GREATER MUMBAI
 APPENDIX XXII
 PART OCCUPANCY CERTIFICATE
 [CHE/ES/0196/S-T/337(NEW)/OCC/1/New of 07 November 2020]



To,
 M/s. Kanakia Spaces Realty Pvt. Ltd.
 215, Atrium, 10th Floor, Andheri Kurla Road, Andheri East, Mumbai 400093..

Dear Applicant/Owners,

The Part 1 development work of Residential building comprising of Wings "A, B, C, D, E" having common Basement (Part) + Stilt (Part) + 1st to 22nd upper floors as shown in Red colour in issue plans attached herewith for residential building (excluding part stilt of Wing A and pits for mechanical puzzle parking in basement area) on plot bearing C.S.No./CTS No. 1015, 1015/1 to 3 of village KANJUR-E at Near Kanjurwadi, Railway Station East is completed under the supervision of Shri. Manojkumar Ashwanikumar Dubal, Licensed Surveyor, Lic. No. D/243/LS, Shri. Achuyt N Watve, RCC Consultant, Lic. No. STR/W/10 and Shri. CHARUDATTA SAMANT, Site supervisor, Lic. No. S/789/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/0196/S-T/337(NEW)-CFO dated 10 September 2020.

It can be occupied with the following conditions:-

- 1) To comply conditions mentioned in the CE certificate issued on date 10-09-2020.
- 2) That the remaining work of stilt & pits for mechanical puzzle parking and in basement of wings A to E which is excluded from this part OC, shall be completed within 2 months from issue date of this part OC.
- 3) That the various compliances mentioned in the registered undertakings dtd 04-11-2020 shall be complied with.

Copy To:

1. Asstt. Commissioner, S Ward
 2. A.A. & C., S Ward
 3. EE (V), Eastern Suburb
 4. M.L., S Ward
 5. A.E.W., S Ward
 6. Licensed Surveyor, Manojkumar Ashwanikumar Dubal, 302, Sagar Arcade, Alibhola road opp. Rly. station
- For information please



Name : LOTAN SUKADEO
 AHIRE
 Designation : Executive Engineer
 Organization : Personal
 Date : 07-Nov-2020 09: 48:19

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

Form - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer Yes No

CIF No/ Account No. 80027672098

First Name: HARSHA Middle Name: PRAKASH Last Name: PARADIKAR

Gender M F Transgender

Status Single Married Other Date of Birth: 10/11/1979

Spouse with Primary Applicant (Applicable for Co-applicant/ Guarantor) First Name: PRAKASH Middle Name: SHANKAR Last Name: PARADIKAR

Father with Primary Applicant (Applicable for Co-applicant/ Guarantor) First Name: DATTATRAYA Middle Name: WIFE Last Name: TIKAM

UID No. 681747207719 PAN No. AFYPT3441B

No. Driving License No. MGNREGA Job Card No. Citizenship: INDIAN

No. Resident NRI / CIO

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

SC ST OBC General



Please sign here

Residential Address

Residential Address: Years at current address 27 Months at current address Residence Type Owned Rented Company Lease

1 AB-404 ROYAL PARK
 2 OPP. NITCO TILES, KANJURMARG (E)
 3 STATION ROAD
 4 H00042 Village City: MUMBAI
 5 MAHARASHTRA State MAHARASHTRA Country
 6 9833235668 Email ID HARSHA@CIPLA.COM

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

1
 2
 3
 4 Village City
 5 State Country
 6 Email ID

Chairman/MD or other director is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Chairman Managing Director Other Director

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

- Daughter (including step daughter) (Independent)
- Spouse (Independent)
- Daughter's husband
- Brother (including step brother)
- Mother (including step mother)
- Brother's wife
- Sister (including step-sister)
- Son (including step-son) (Independent)
- Sister's husband
- Brother (including step brother) of spouse
- Daughter (including step daughter) (Dependent)
- Sister (including step-sister) of spouse

FORM - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Applicant Customer Yes No

CIF No/ Account No. 85680973426



First Name: PRAKASH Middle Name: SHANKAR Last Name: PARADIKAR

Mrs Ms Dr Other MR Gender M F Transgender

Single Married Other Date of Birth: 03/10/1978

First Name: HARSHA Middle Name: PRAKASH Last Name: PARADIKAR

Relationship with Primary Applicant (Applicable for Co-applicant/ Guarantor): HUSBAND

First Name: SHANKAR Middle Name: BHIVA Last Name: PARADIKAR

UID No. 441551203537 PAN No. AAOPT4658K

Driving License No. MGNREGA Job Card No.

Citizenship

Resident NRI / CIO Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

SC ST OBC General

Residential Address

Residence Type Owned Rented Company Lease

Address: 1B-404 ROYAL PARK

OPP. NITCO TILES KANJURMARGH (E)

STATION ROAD

400042 Village City: MUMBAI

KURLA State: MAHARASHTRA Country: INDIA

7506335556 Email ID

Permanent Address Same as Present Address? Yes No

Present Address: (If no, fill below)

Address fields for present address

Village City

State Country

Email ID

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

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

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