

369/10896

पावती

Original/Duplicate

Monday, December 07, 2020

नोंदणी क्र. :39म

4:21 PM

Regn.:39M

पावती क्र.: 12319 दिनांक: 07/12/2020

गावाचे नाव: हरियाली

दस्तऐवजाचा अनुक्रमांक: करल1-10896-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अल्बर्ट पॉल फर्नांडीस

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

**DELIVERED**

एकूण:

रु. 31800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:35 PM ह्या वेळेस मिळेल.

*Mr. Jayant*  
(सह. निबंधक कुर्ला -१)

बाजार मुल्य: रु.7386644.43/-

मोबदला रु.7560000/-

भरलेले मुद्रांक शुल्क : रु. 151200/-

**सह. दुय्यम निबंधक  
कुर्ला -१ (वर्ग-२)**

1) देयकाचा प्रकार: By Cash रक्कम: रु 1800/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007969694202021E दिनांक: 07/12/2020

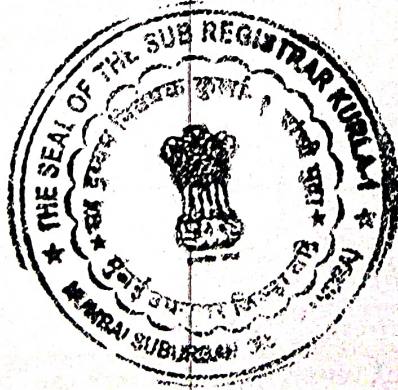
बँकेचे नाव व पत्ता:

*[Signature]*

*[Signature]*

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		07 December 2020,04:14:41 PM	
Valuation ID	202012075765	करल 1	
मूल्यांकनाचे वर्ष	2020		
जिल्हा	मुंबई(उपनगर)		
मूल्य विभाग	112-हरियाली - कुर्ला		
उप मूल्य विभाग	112/537 भुभाग: दुतगती मार्गाच्या पूर्वेस असलेल्या सर्व मिळकती (कन्नाभागर नगर)		
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#356		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
56970	130670	145030	159190
औद्योगिक	मोजमापनाचे एकक		
130670	चौरस मीटर		
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	51.39चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे
उदवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor
मिळकतीचा प्रकार-		मिळकतीचा प्रकार-	बांधीव
मूल्यदर/बांधकामाचा दर -			Rs. 130670/-
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ	= 110% apply to rate = Rs.143737/-	करल - 9	
		90000 9 00	
घसा-यानुसार मिळकतीचा प्रति चौ. मी. मूल्यदर	(((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)	2020	
	(((143737 * 56970) * (100 / 100)) + 56970)		
	= Rs.143737/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 143737 * 51.39		
	= Rs.7386644.43/-		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझेनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदित वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदित बाल्कनी		
	= A + B + C + D + E + F + G + H + I		
	= 7386644.43 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	=Rs.7386644.43/-		

Home Print



M. N. Jagtap  
सह. दुय्यम निबंधक  
कुर्ला-9 (वर्ग-2)

*[Handwritten signature]*

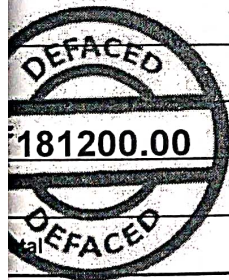


CHALLAN  
MTR Form Number-6

करल - १  
१०८८६ २ ६०  
२०२०

RN MH007969694202021E BARCODE [Barcode] Date 07/12/2020-15:38:18 Form ID 25.2

Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1		PAN No.(If Applicable)			
Location	MUMBAI		Full Name	ALBERT PAUL FERNANDES AND OTHERS		
Year	2020-2021 One Time		Flat/Block No.	FLAT NO.1604, SERENE,BLDG NO.74		
Account Head Details		Amount In Rs.	Premises/Building			
330045501	Stamp Duty	151200.00	Road/Street	VIKHROLI EAST		
330063301	Registration Fee	30000.00	Area/Locality	MUMBAI		
			Town/City/District			
			PIN	4	0	0
				0	8	3
Remarks (If Any)						
SecondPartyName=KRIPA ELITE CORP						
Amount In		1,81,200.00	One Lakh Eighty One Thousand Two Hundred Rupees On			
Words			ly			
Payment Details			FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572020120783587	IK0AVOHAL4
Cheque-DD Details			Bank Date	RBI Date	07/12/2020-15:24:38	Not Verified with RBI
Cheque/DD No.			Bank-Branch		STATE BANK OF INDIA	
Name of Bank			Scroll No. , Date		Not Verified with Scroll	
Name of Branch						



Department ID : Mobile No. : 9819017714  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-369-10896	0003619790202021	07/12/2020-16:20:57	IGR197	30000.00
2	(IS)-369-10896	0003619790202021	07/12/2020-16:20:57	IGR197	151200.00
Total Defacement Amount					1,81,200.00



CHALLAN  
MTR Form Number-6



N MH007969694202021E		BARCODE		Date	07/12/2020-15:38:18	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No.(If Applicable)			
Account Name KRL1_JT SUB REGISTRAR KURLA NO 1				Full Name		ALBERT PAUL FERNANDES AND OTHERS	
Location MUMBAI				Flat/Block No.		FLAT NO.1604, SERENE,BLDG NO.74	
2020-2021 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		VIKHROLI EAST	
045501 Stamp Duty		151200.00		Area/Locality		MUMBAI	
063301 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 0 0 8 3	
				Remarks (If Any)			
				SecondPartyName=KRIPA ELITE CORPORATION- 9			
				90000 3 ea			
				2020			
		Amount In		One Lakh Eighty One Thousand Two Hundred Rupees On			
		1,81,200.00		Words ly			
Account Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572020120783587	
Cheque/DD No.				Bank Date	RBI Date	07/12/2020-15:24:58	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. 9819017714  
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू

Anamaria

करल - १		
१०६६	४	६०
२०२०		



**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("Agreement") is executed at Mumbai on this 07<sup>th</sup> day of December, 2020, *Rahul*

BY AND BETWEEN

M/s. KRIPA ELITE CORPORATION, a Partnership Firm through two of its partner Mr. Rahul Pratap Rawlani having its registered office at 106, Options Primo, Road No.21, MIDC Cross Roads, SEEPZ, Andheri (East), Mumbai-400093, hereinafter called the "Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners of the said firm for the time being, the survivor of survivors of them and the heirs, executors, administrators of the last surviving partner and his or their assigns); *Anamaria*

AND

1. SHRI. ALBERT PAUL FERNANDES, PAN AAAPF7407N, Age 60 years,
2. SMT. ANAMARIA ALBERT FERNANDES, PAN, Age 51 years,

all Indian Inhabitant(s), presently residing at 5, Jai Ambika Snehdeep CHS Ltd Adarsha Nagar, Kanjurmarg Mumbai-400 042.(hereinafter collectively referred to as the "Purchaser", which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART.**

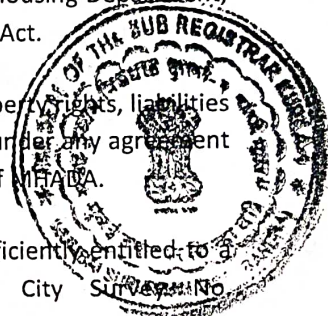
The "Promoter" and "Purchaser" are hereinafter collectively referred to as the "Parties" or individually as a "Party." *Anamaria*

*Rahul*

करल - १		
१०८८६	५	२०
२०२०		

**WHEREAS:**

- A. Prior to December 1977, the Maharashtra Housing Board [formerly the Bombay Housing Board (B.H.B.) ] a statutory body constituted under the Maharashtra Housing Board Act, 1948 (BOM.LXIX of 1948) (hereinafter referred to as "the Board") was the owner of and or well and sufficiently entitled to a large tract of lands situate at Vikhroli (East), Mumbai.
- B. The Board stood dissolved pursuant to the constitution of the Maharashtra Housing and Area Development Authority, a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Maharashtra XXVIII of 1977) ("said Act") having its office at Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051 (hereinafter referred to "MHADA" or "Authority"), duly constituted with effect from the 5<sup>th</sup> December, 1977 under Government Notification No. ARD-1077 (1)/desk - 44, dated 5<sup>th</sup> December, 1977, of the Public Works and Housing Department, Government of Maharashtra, by operation of Section 15 of the said Act.
- C. Under clauses (a) and (b) of Section 189 of the said Act, all the property, rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA.
- D. The Board was, inter alia, possessed of or otherwise well and sufficiently entitled to a piece or parcel of land bearing Survey No.113 (Part), City Survey No. 356(Part)admeasuring 655.89 square meters plus tit bit lands admeasuring about 177.27 sq. mtrs. attached thereto, being part of the Board's larger lands at Kannamwar Nagar, Village Hariyali, Vikhroli (East), Mumbai - 400083 and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said land"). The plan of the said land duly certified by MHADA is annexed hereto as Annexure-I.
- E. Pursuant to the said Act, the said land became the property of MHADA and all rights, liabilities and obligations of the Board in relation to the said land became the rights, liabilities and obligation of MHADA.
- F. The Government of India formulated a Housing Scheme viz. "Subsidized Industrial Housing Scheme" (hereinafter referred to as "the said scheme") for the construction and allotment of tenements on rental basis to industrial workers. The Board had in pursuance of the said scheme built a Building No. 74 on the said land, for housing industrial workers, as provided in the said scheme. The tenements in the said building were allotted by the Board to industrial workers on rental basis.
- G. Persistent demands were made by the occupants/allottees of tenements constructed for housing industrial workers that such tenements allotted to them on rental basis be converted into ownership basis and sold to them.
- H. In the conference of the Housing Ministers of all the States in India held at Calcutta in the month of December, 1975, it was recommended to the Government of India, to consider the transfer of the tenements constructed under the said scheme to the occupants of the said tenements on ownership basis, by giving them an opportunity to pay for the said tenements, in suitable instalments, as it was found that it was



*Annamai*

*Rohul*

Practically impossible to dispossess superannuated workers or the allottees, who had crossed the prescribed income limit and consequently had become ineligible for retention of the tenements in their occupation.

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The Government of India after considering the entire problem permitted the State Governments to transfer such tenements to the occupants thereof on ownership basis on certain conditions laid down by the Government of India in this behalf.

J. On the basis of the guidelines laid down by the Government of India, the Government of Maharashtra, inter-alia, directed that the buildings built by the housing board and other agencies under certain schemes should be offered for sale on "as is and where is basis" to the authorized and / or unauthorised occupants, whose occupation was to be regularized on their paying a penalty amounting to 50% of the cost of the tenements in lump sum, for residential purpose, on the basis of hire purchase after the occupants of such tenements had formed a Co-operative Housing Society.

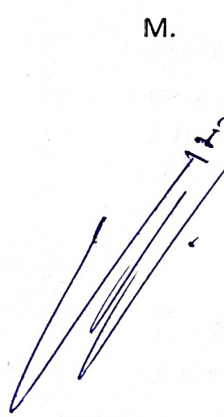
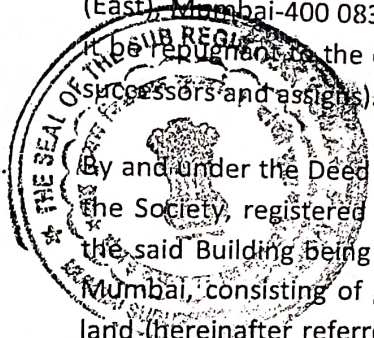
K. The allottees of the tenements in Building No. 74 at Kannamwar Nagar, Vikhroli (East), Mumbai-400 083 formed themselves into a Co-operative Housing Society named the **KANNAMWAR NAGAR SAMADHAN CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Housing Society, registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/MHADB/HSG/(TC)/12313/2004-2005 dated 14/03/2005, having its registered office at Building No.74, Kannamwar Nagar, Vikhroli (East), Mumbai-400 083, hereinafter called "**the Society**" (which expression shall, unless be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).

L. By and under the Deed of Sale dated 07<sup>th</sup> October 2019 executed between MHADA and the Society, registered with the Sub-Registrar, Kurla, under No. KRL-3/12972 of 2019, the said Building being building No. 74, situated at Kannamwar Nagar, Vikhroli (East), Mumbai, consisting of ground + 3 floors with 32 tenements, constructed on the said land (hereinafter referred to as the "**Existing Building**") has since been conveyed, sold and transferred by MHADA to the Society, for the consideration and on the terms and conditions set out therein.

M. By and under the Indenture of Lease dated 07<sup>th</sup> October 2019 executed between MHADA and the Society, registered with the Sub-Registrar, Kurla under No. KRL-3/12974 of 2019 (hereinafter referred to as "**the said Lease**"), MHADA has since granted lease of the said land bearing Survey No.113 (Part), City Survey No. 356 (Part) admeasuring 655.89 square meters or thereabouts at Kannamwar Nagar, Village Hariyali, Vikhroli (East), Mumbai, in favour of the said Society, for a term of 30 years, commencing from 29/12/1995 in consideration of the lease rent and on the terms and conditions more particularly set out in the said Lease. As provided in the said Lease, the lease of the said land is renewable by 30 - 30 years period twice on the terms and conditions determined by the Authority from time to time.

N. In the premises aforesaid the Society is the owner of the Existing Building viz. Building No.74 along with the leasehold rights in the said Land, more particularly described in the First Schedule hereinafter written.

O. The members of the society being present holders / allottees of the tenements in the Existing Building are occupying their respective tenements in the Existing Building viz.



Aneem

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P.

Q.

R.

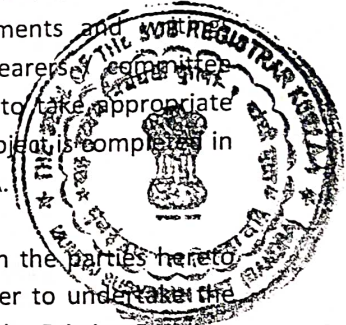
S.

T.

U.

Building No.74, consisting of ground + 3 floors standing on the said Land comprising of 32 Residential tenements bearing Room Nos. 2001 to 2032 each having a carpet area of 20.23 sq. mtrs. or thereabouts (the said Land together with the said Existing Building are hereinafter collectively referred to as the "said Property").

- P. The Existing Building being 50 years old and in dilapidated condition, the Society invited offers for redevelopment of the said Property.
- Q. The members of the Society present in the Extra Ordinary General Body meeting of the members of the Society held on 11<sup>th</sup> November 2017 unanimously resolved and authorized the Managing Committee of the Society to appoint the developers to undertake the said Project and to entrust the redevelopment rights in respect of the said Property to such developers on mutually agreed terms and conditions and to obtain necessary permissions and sanctions from the concerned authorities including MHADA and take all necessary steps for the purpose of redevelopment of the said Property and implementation of the proposed redevelopment scheme in accordance with the prevailing Development Control Regulations as amended from time to time and to execute the Development Agreement and all necessary documents and including General Power of Attorney etc., through the office bearers and members of the Society in favour of such developers and also to take appropriate decisions from time to time for and behalf of the Society till the project is completed in all respects in accordance with the plans to be approved by MHADA.
- R. After negotiations, meetings and discussions held by and between the parties hereto and considering the sufficient experience and skill of the Promoter to undertake the redevelopment of the said Property as developers by demolishing the Existing Building, constructing new building and providing to the existing members of the Society new flats having mutually agreed carpet area and amenities in the new building without any cost to the members of the Society and the Promoter as developers retaining the balance Flats/Shops/Units constructed out of FSI available for the said Property (hereinafter referred to as "the said project"), the Society agreed to appoint the Promoter as developers to undertake the said project and the Promoter agreed to the offer of the Society considering the potential of the total area of the said Land including tit-bit area attached to the Society's leasehold plot.
- S. By and under the Development Agreement dated 21/11/2019 entered into between the Society viz. Kannamwar Nagar Samadhan Co-operative Housing Society Ltd., the members of the Society and M/s. Kripa Elite Corporation as developers (Promoter herein), registered with the Sub-Registrar, Kurla-4, under Sr. No. KRL-4/14735/2019 (hereinafter referred to as "the Development Agreement"), the Society has granted the development rights for redevelopment of the said Property to the Promoter on the terms and conditions contained therein.
- T. Pursuant to the said Development Agreement, the Society has executed a Power of Attorney dated 21/11/2019 in favour of the Promoter and its partners, registered with the Sub Registrar Kurla-4 under Sr. No. KRL-4/14736/2019 inter alia to enable the Promoter to take necessary steps for redevelopment of the said property.
- U. Accordingly, in pursuance of the Development Agreement, the Promoter herein viz. M/s. Kripa Elite Corporation has development rights in the said Property on the terms and conditions contained in the Development Agreement.



Anuramini

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करल - 3  
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 मालमत्ता पत्रक  
 2020 जिल्हा -- मुंबई उपनगर जिल्हा  
 तालुका/नं. भू. भा. का. -- न. भू. अ. घाटकोपर  
 शासनाला दिलेल्या अकराव्या क्रमांकाच्या अध्यादेशानुसार शेतमीन आणि त्याच्या फेर तपासणीची नियत वेळ)

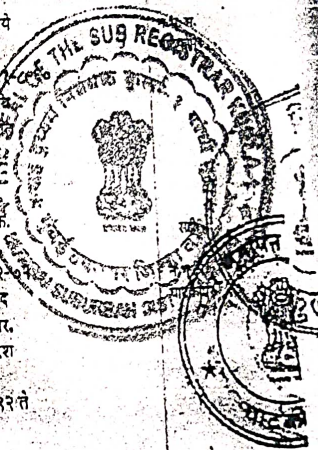
वेनांक	व्यवहार	खंड क्रमांक	नविन पारत्य (भा) पट्टेदार (घ) किंवा भार (भा)	सादाकर्त
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24/10/1900 विनशेती आदेश



मा.अपर उपजिल्हाधिकारी क्र.अंधेरी/मुंबई यांचा क्र.एल.एन.डी/एडी. सी-१८१४ दि. २०-१-७० अन्वये विनशेती सान्द्याची नोंद केली. क्षेत्र १५५१४४० चौ.यार मुदत पासून पुढील आदेश होईपर्यंत रो.सा.द.सा.रू. ४८७३.२ सामील सि.स.नं.१२१, १२२ १८४/१, २१२ते३५५/३३.

मा.अपर उपजिल्हाधिकारी क्र.अंधेरी/मुंबई यांचा क्र.एल.एन.डी/एडी.सी.१८२४ दि. २३-२-७० अन्वये विनशेती सान्द्याची नोंद केली क्षेत्र १५५१४४० चौ.यार, मुदत १-८-७१ ते पुढील आदेश होईपर्यंत यात सामील नं.भू. क्र.१२१, १२२ ते १८४/१, २१२ ते ३५५/३.



०१/१२/१९७७ सब रजिस्टर मुंबई काविल रजि क्र.३२१६ दि. १-८-७४ लीन खत क्षेत्र २७१.२६ चौ. मी. मु. अ. क्र. १ आदेश क्र.न.भू.हरियाली/३५६ दि. १-१२-७७

(L) सुधा कृष्णाकांत शिंदे



०१/१२/१९७७ स.रजि.मुंबई रजि. क्र.४९८ दि. ३१-१-७६ लिन मुदत वर्ष-१९ क्षेत्र १७७९.२८ चौ.मी. न.भू.अ.क्र.१ आदेश क्र.न.भू.हरियाली/ दि. ६-१२-७७

(L) विशाल दलित को.ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड

०१/१२/१९७७ सब रजि मु.रजि क्र. २५२२/७५ व मा.न.भू. अ.क्र.१ मु.उ.आदेश क्र.न.भू.३५६/१-१२-७७ लिन मुदत वर्ष १९ क्षेत्र १०१०.२७ चौ.मी.

(L) लोकसेवक को. ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड

०१/१२/१९९७ सब रजि मु.रजि.क्र. २४५८ दि. २८-६-७५ व मा.न.भू.अ.क्र.१ आदेश क्र.न.भू. हरियाली.न.भू.३५६ दि. १-१२-७७ लिन मुदत १९ वर्षे क्षेत्र ७६६.७७ चौ.मी.

(L) विक्रोळी जनता को.ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड

Handwritten signatures and stamps at the bottom of the page, including a date stamp '20 10 2020' and a page number 'पान नं.- 2'.

मालमत्ता पत्रक

हरियाली

तालुका/न.भु.मा.का. -- न.भु.अ.घाटकोपर  
धारणाधिकार

७२  
२०२१  
२१/११/२०२१

क्र.सं.	विवरण	मूल्य
३८	१५००.०० - ३५६३/१ नविन मि.प. उपडलेने कमी ५४१९७.१	४८७३.२५
	२८१.६० - ३५६३/१ नविन मि.प. उपडलेने कमी ५३१६२१.५	१७४६.५०
	१०८३.७० - ३५६३/१ नविन मि.प. उपडली. ५३०५४७.८	१७४६.५०

शासनाला दिलेल्या आदेशांनुसार तपशील अर्जात त्याच्या पत्रावर  
४८७३.२५ १-८-६० ते ३-१-२०२१  
१७४६.५० १-८-७१ पासून  
पुढील आदेशांनुसार पत्रक  
भू.क्र. १२३/२२० पत्रक १८/४/२०२१  
२१२ ते ३५६ मि.प.

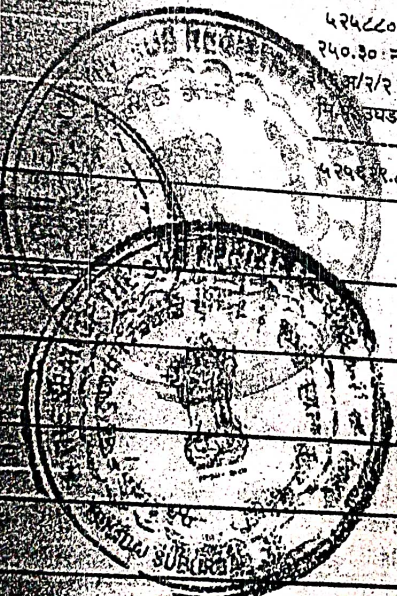
महाराष्ट्र  
AFA  
REA

करल - ३

३५	५२९८५१.३
३५६३/१ न.भु.क.	५२९८५१.३
३५६३/१ न.भु.क.	५२९८५१.३
३५६३/१ नविन मि.प.	५२९८५१.३

करल-३

१२	१२	५२
२०१९		



७२ / २१/११/२०२१

धवठा	खंड क्रमांक	नविन धारक (भा) घडेदार (प) किंवा भार (भा)	साक्षात्कृत
मा.न.भु.अ.क्र.१ आदेश क्र.हरियाली/ न.भु.क्र.३५६ दि. १०-१०-७७	-	क्षेत्र दाखल केले	सही न.भु.अ. घाटकोपर
मा.न.भु.अ.क्र.१ आदेश क्र.हरियाली न.भु.क्र.३५६ दि. १०-१०-७७	-	(H) महाराष्ट्र गृहनिर्माण मंडळ	सही न.भु.अ. घाटकोपर

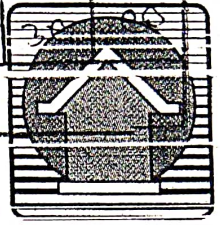
*(Handwritten signature)*

पत्र नं. ११

निर्माण  
घडली

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY

करल - १
१०८६६
२०२०
हाडा
MHADA



**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.)

**INTIMATION OF APPROVAL (IOA) FOR ZERO FSI**

No.EE/BP Cell/GM/MHADA - 9/ 512 /2020

Dated: 31 AUG 2020

To,  
M/s. KRIPA ELITE CORPORATION.  
C.A. to Kannamwar Nagar Samadhan Co. Op. Hsg. Soc. Ltd.  
106, Options Primo. Road No. 21, MIDC Cross Road,  
Seepz, Andheri (East), Mumbai: - 400 093.

**Sub:-** Proposed redevelopment of existing building No. 74 known as "Kannamwar Nagar Samadhan Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 356 (pt) of Village Harivali. at Kannamwar Nagar MHADA Layout, Vikhroli (E), Mumbai- 400083.

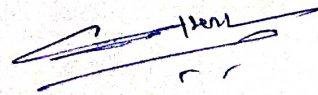
**Ref:-** Application of Architect dated 16.03.2020

Dear Applicant,

With reference to your Notice U/s. 44/69 of MRTP Act 1966 submitted with letter No. Nil dtd. 16.03.2020 and delivered to MHADA on 16.03.2020 and the plans, Sections Specifications and Description and further particulars and details of your buildings at building No. 74 known as "Kannamwar Nagar Samadhan CHS Ltd." on plot bearing C.T.S. No. 356 (pt) of Village Hariyali, at Kannamwar Nagar MHADA Layout, Vikhroli (E), Mumbai- 400 083 furnished to this office under your letter, dated 16.03.2020, 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(1)(ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereon subject to fulfillment of conditions mentioned as under:-

**A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.**

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That the structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation - 10(3) (ix) shall be submitted by him.



गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.  
दुरध्वनी : ६६४०५०००  
फैक्स नं. : ०२२ २६५२२०५०

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.  
Phone : 66405000  
Fax No. 022 2650250  
Website : www.mhada.maharashtra.gov.in



90000  
2020

3. That the structural Design and calculations for the proposed work account for system analysis as relevant IS code along with Plan shall be submitted before C.C.

4. That the Janata Insurance Policy shall be submitted.

5. That the requisitions of clause 49 of DCPR 2034 shall be complied with a records of quantity of work, verification report, etc. shall be maintained on site till completion of the entire work.

6. That the bore well shall be constructed in consultation with H.E./MCGM.  
7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular w/no. CHE/DP/7749/GEN dt.07.06.2016.

8. That the information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.

9. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civ No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2017 shall be obtained from concerned department/S.W.M. Department.

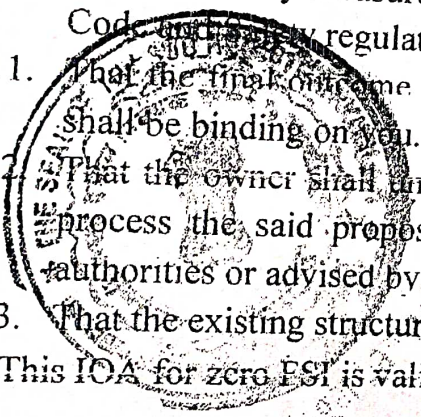
10. That the safety measure shall be taken on site as per relevant provision of IS Code and any regulation.

11. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.

12. 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.

13. That the existing structure shall be demolish as per due process of law.

This IOA for zero FSI is valid for 1 year i.e. upto 30 JUL 2021



--Sd--

(Dinesh Mahajan)  
Executive Engineer B.P. Cell  
Greater Mumbai/ MHADA.

Copy to,

1) The Hon'ble Chief Officer / M.B., for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. COMB/RE/NOC/T-1119/021/2020 dated 10.08.2020 for gross plot area 833.16 Sq. Mt. (which includes Lease deed area adm. 655.89 Sq. Mt. + Additional land Area adm. 177.27 Sq. Mt.).

करल - १		
१०६६	२७	००
२०२०		



**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.)

**COMMENCEMENT CERTIFICATE**

No. MH/EE/(BP)/GM/MHADA-9/512/2020/CC/1/New

Date : 23 October, 2020

To

M/s. Kripa Elite Corporation C.A.  
to Samadhan Co. Op.Hsg. Soc.  
Ltd.

106, Options Primo, Road No. 21,  
MIDC Cross Road, Seepz, Andheri  
(E), Mumbai-400093

**Sub :** Proposed redevelopment of existing building no. 74 known as Kannamwar Nagar Samadhan CHSL on plot bearing CTS No. 356 (pt) of village Hariyali at Kannamwar Nagar, Vikhroli (E) Mumbai.

Dear Applicant,

With reference to your application dated 16 October, 2020 for development permission and grant of Plinth 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. 74 known as Kannamwar Nagar Samadhan CHSL on plot bearing CTS No. 356 (pt) of village Hariyali at Kannamwar Nagar Vikhroli (E) Mumbai.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-9/512/2020/IOA/1/Old dt. 31 August, 2020 and 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. 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.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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 VP & CEO, MHADA is contravened or not complied with.

*[Handwritten signature]*





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

करल - १		
१०८८८	२६	१०
२०२०		

This registration is granted under section 5 of the Act to the following project under project registration number : P51800026394

Project: **SERENE, Plot Bearing / CTS / Survey / Final Plot No.:356 at Greater Mumbai (M Corp.) (Part) (802794), Mumbai, Mumbai Suburban, 400083;**

1. **Kripa Elite Corporation** having its registered office / principal place of business at **Tehsil. Andheri, District. Mumbai Suburban, Pin: 400093.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of allottees, as the case may be, of the apartment or the common areas as per Rule 0 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 (i) 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 17/09/2020 and ending with 31/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 17-09-2020 09:41:24

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

Dated: 17/09/2020

Place: Mumbai



16/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 10896/2020

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7560000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7386644.43
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	
(5) क्षेत्रफळ	
(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.	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	07/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	10896/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	151200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1604, माळा नं: 16 वा मजला, इमारतीचे नाव: सिरिन, ब्लॉक नं: विल्डिंग नं. 74, कन्नमवार नगर, व्हिजेज हरियाली, रोड : विक्रोळी पूर्व, मुंबई - 400083, इतर माहिती: क्षेत्रफळ 46.72 चौ. मीटर रेरा कार्पेट ( ( C.T.S. Number : 356 भाग ; ) )

1) 51.39 चौ.मीटर

1): नाव:-मेसर्स क्रिपा इलाईट कॉर्पोरेशन लॅफे भागीदार राहुल प्रताप रावलानी ह्यांच्या तर्फे मुखत्यार म्हणून मंगेश चव्हाण वय:-30; पत्ता:-प्लॉट नं: 106, माळा नं: -, इमारतीचे नाव: ऑप्शन प्रिमो, ब्लॉक नं: -, रोड नं: रोड नं. 21, एमआईडीसी क्रॉस रोड, सीप्ल, अंधेरी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AATFK6365P

1): नाव:-अल्बर्ट पॉल फर्नांडीस वय:-60; पत्ता:-प्लॉट नं: 5, माळा नं: -, इमारतीचे नाव: जय अंबिका खेहदीप सीएचएस लिमिटेड, ब्लॉक नं: -, रोड नं: आदर्श नगर, कांजुरमार्ग, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400042 पॅन नं:-AAAPF7407N

2): नाव:-अनामारिया अल्बर्ट फर्नांडीस वय:-51; पत्ता:-प्लॉट नं: 5, माळा नं: -, इमारतीचे नाव: जय अंबिका खेहदीप सीएचएस लिमिटेड, ब्लॉक नं: -, रोड नं: आदर्श नगर, कांजुरमार्ग, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400042 पॅन नं:-AAAPF7196E

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

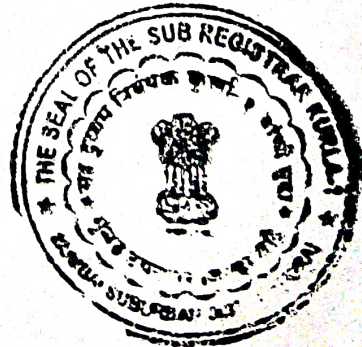
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे 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 14/12/2020 ) toMunicipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

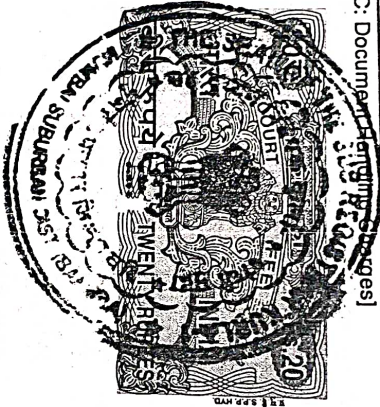




Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ALBERT PAUL FERNANDES AND OTHERS	echallan	00040572020120783587	MH007969694202021E	151200.00	SD	0003619790202021	07/12/2020
2		By Cash			1800	RF		
3	ALBERT PAUL FERNANDES AND OTHERS	echallan		MH007969694202021E	30000	RF	0003619790202021	07/12/2020

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Charges]



खरी प्रत

M. J. Jadhav  
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