

369/4060

पावती

Original/Duplicate

Wednesday, March 09, 2022

नोंदणी क्र.: 39म

7:53 PM

Regn.: 39M

पावती क्र.: 4649 दिनांक: 09/03/2022

यावाचे नाव: बोरला

दस्तऐवजाचा अनुक्रमांक: करल1-4060-2022

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: मृणाल रमाकांत गुडाळ . .

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2800.00

पृष्ठांची संख्या: 140

DELIVERED

एकूण:

₹. 32800.00

आपत्तास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

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M. Jagtap
इ. निबंधक गुडाळ(प्र) सह. दुय्यम निबंधक
कुर्ता-१ (वर्ग-२)

बाजार मूल्य: ₹. 34820272.554 /-

मोबयला ₹. 92507454/-

भरलेले मुद्रांक शुल्क: ₹. 4625400/-

1) वेवकाचा प्रकार: eChallan रक्कम: ₹. 30000/-

सीटी/घनादेश/पे ऑर्डर क्रमांक: MH0132022226202122M दिनांक: 09/03/2022

इतिचे नाव व पत्ता:

2) वेवकाचा प्रकार: DHC रक्कम: ₹. 2000/-

सीटी/घनादेश/पे ऑर्डर क्रमांक: 0903202213873 दिनांक: 09/03/2022

इतिचे नाव व पत्ता:

3) वेवकाचा प्रकार: DHC रक्कम: ₹. 800/-

सीटी/घनादेश/पे ऑर्डर क्रमांक: 0903202213932 दिनांक: 09/03/2022

इतिचे नाव व पत्ता:

M. Jagtap

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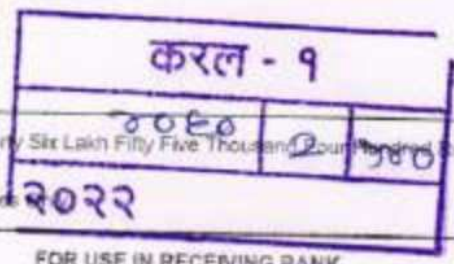




CHALLAN
MTR Form Number-6



GRN	MH013202226202122M	BARCODE			Date	16/02/2022-13:31:00	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)	AGSPG8717E			
Location	MUMBAI			Full Name	Nilesh Vijay Gokral And Other			
Year	2021-2022 One Time			Flat/Block No.	Flat No. 804, 8th Floor, C Wing, GODREJ RKS			
Account Head Details		Amount In Rs.	Premises/Building					
0030045501	Stamp Duty	4625400.00	Road/Street	V. N. Purav Marg, Chembur East				
0030063301	Registration Fee	30000.00	Area/Locality	Mumbai				
			Town/City/District					
			PIN	4 0 0 0 7 1				
			Remarks (If Any)	PAN2-AAECG0366L-SecondPartyName=Godrej Projects Development Limited-				
			Amount In Words	Forty Six Lakh Fifty Five Thousand Four Hundred Rupees				
			Amount In Words	₹ 46,55,400.00				
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	03006172022021600612 180222M909607		
Cheque/DD No.				Bank Date	RBI Date	18/02/2022-15:02:16 21/02/2022		
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch				Scroll No. , Date	1 , 21/02/2022			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन फॉर डॉक्युमेंट नॉन रजिस्टर्ड कार्यालयत नोंदणी करायलायला दस्त्यासाठी लागू आहें. नोंदणी न करायलायला दस्त्यासाठी सदर चालन लागू नाही.

Signature Not Verified

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Challan Defaced Date: 09/03/2022 19:54:58 IST

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(S)-369-4080	0006943602202122	09/03/2022-19:53:47	IGR197	30000.00
2	(S)-369-4060	0006943602202122	09/03/2022-19:53:47	IGR197	4625400.00
Total Defacement Amount					46,55,400.00



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CHALLAN
MTR Form Number-6



GRN	MH013202226202122M	BARCODE			Date	18/02/2022-13:31:00	Form ID	25.2		
Department				Inspector General Of Registration						
Type of Payment				Stamp Duty Registration Fee						
Office Name				KRL1_JT SUB REGISTRAR KURLA NO 1						
Location				MUMBAI						
Year				2021-2022 One Time						
Account Head Details				Amount in Rs.						
0030045501 Stamp Duty				4625400.00						
0030063301 Registration Fee				30000.00						
Total				46,55,400.00						
Payer Details				TAX ID / TAN (If Any)						
				PAN No.(If Applicable) AGSPG9717E						
Full Name				Nilesh Vijay Gokral And Other						
Flat/Block No.				Flat No, 804, 8th Floor, C Wing, GODREJ RKS						
Premises/Building				V. N. Purav Marg, Chembur East						
Road/Street				Mumbai						
Area/Locality				Mumbai						
Town/City/District				Mumbai						
PIN				4 0 0 0 7 1						
Remarks (If Any)				PAN2=AAECG0366L-SecondPartyName=Godrej Projects Development Limited-						
				<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center; font-weight: bold;">करल - 9</p> <table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">२०६०</td> <td style="width: 50%;">३१००</td> </tr> </table> <p style="text-align: center;">२०२२</p> </div>					२०६०	३१००
२०६०	३१००									
Amount in Words				Forty Six Lakh Five Thousand Four Hundred Rupees Only						
Payment Details				FOR USE IN RECEIVING BANK						
PUNJAB NATIONAL BANK										
Cheque-DD Details				Bank C/N						
				Ref. No. 030061720220216000						
Cheque/DD No.				Bank Date						
				RBI Date 18/02/2022-15						
Name of Bank				Bank-Branch						
				PUNJAB NATIONAL BANK						
Name of Branch				Scroll No. , Date						
				1 , 21/02/2022						

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सादर ध्यान केंद्रित करवाय निकास कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाची दस्त्यासाठी नकारितेची नोंदणी आहे.

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Location: India



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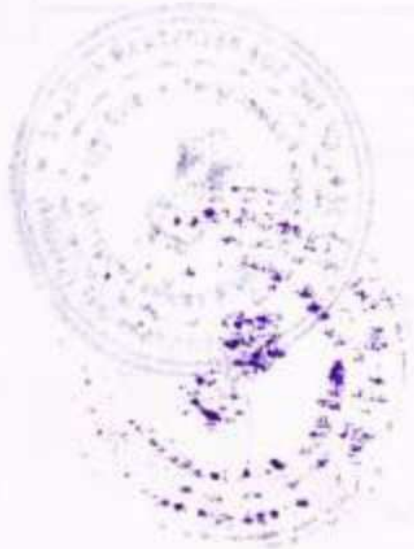
Nilesh





Sl. No.	Name of the person	Address	Age	Sex	Religion	Occupation	Signature	Date
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0903202213932

Receipt Date 09/03/2022

Received from GODREJ PROJECTS DEVELOPMENT LIMITED, Mobile number 8169019316, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 4060 dated 09/03/2022 at the Sub Registrar office Joint S.R. Kuria 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 800

DEFACED

Payment Details

Bank Name PUNB

Payment Date 09/03/2022

Bank CIN 10004152022030911273

REF No. 365111099

Deface No 0903202213932D

Deface Date 09/03/2022

This is computer generated receipt, hence no signature is required.

M. J. J. J.

M. J. J. J.

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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0903202213873 Receipt Date 09/03/2022

Received from GODREJ PROJECTS DEVELOPMENT LIMITED, Mobile number 8169019316, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4060 dated 09/03/2022 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.



Payment Details

Bank Name PUNB	Payment Date 09/03/2022
Bank CIN 10004152022030911236	REF No. 365110650
Deface No 0903202213873D	Deface Date 09/03/2022

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0903202213932	Date 09/03/2022
Received from GODREJ PROJECTS DEVELOPMENT LIMITED , Mobile number 8169019316, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 09/03/2022
Bank CIN 10004152022030911273	REF No. 365111099
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0903202213873	Date 09/03/2022
Received from GODREJ PROJECTS DEVELOPMENT LIMITED , Mobile number 8169019316, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 09/03/2022
Bank CIN 10004152022030911236	REF No. 365110650
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AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") made at Mumbai this 9th day of March in the year Two Thousand and Twenty Two.

Between

Godrej Projects Development Limited, a company incorporated under the Companies Act, 2013 having its registered office at Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079 hereinafter referred to as the "**Developer/Owner**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors and assigns), through its authorized representative Mr. Norbert Mendes authorized vide Board Resolution dated **04th November 2019** of the **ONE PART**;

And

Ms. Mrunal Ramakant Gudal (PAN: AFIPG0111R), aged 42 years, an adult Indian Inhabitant, residing at 904, 9th floor, Ariana, Raheja Acropolis - 2, Deonar Village Road, Chembur, Mumbai Maharashtra 400088 India;

Mr. Nilesh Vijay Gokral (PAN: AGSPG9717E), aged 44 years, an adult Indian Inhabitant, residing at 904, 9th floor, Ariana, Raheja Acropolis - 2, Deonar Village Road, Chembur, Mumbai Maharashtra 400088 India;

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OR

MESSERS _____ (PAN NO. _____) a partnership firm, registered under the Indian Partnership Act, 1932 having its registered office at _____, through its authorized representative Mr./Ms. _____ authorized vide Partner's Resolution dated _____;

OR

_____ (PAN NO. _____) a Company registered under the Companies Act, 2013/Companies Act, 1956 having its registered office at _____ and its administrative/branch/regional office at _____, through its authorized representative Mr./Ms. _____ authorized vide Board Resolution dated _____,

herein after referred to as the "**Purchaser/s**", (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include in the case of individual or individuals, his/her/their/its respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors or administrator of the last such survivor & in the case of firm/company or any other organization, the organization, their partners/ directors/ Owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the **OTHER PART**.

The Developer/Owner and the Purchaser/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

WHEREAS:

- A. The Developer/Owner is developing the Project (as defined below) on the Land admeasuring 7795.31 square meters of which it is legally seized and possessed of, is well and sufficiently entitled to and is the owner of aforesaid land situated at Village Borla, Chembur (East), Mumbai - 400 071 (hereinafter referred to as the "**Land**"). The Land is more particularly described in the First Schedule hereunder written and delineated by a red colour boundary line on the plan annexed hereto and marked as **Annexure 'A'**.
- B. The Developer/Owner also owns additional portion of land which together with the Land comprises the larger property. Some portion of the larger

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property is not in physical possession of the Developer/ Owner as of date (hereinafter referred to as "**Additional Area**") and accordingly The Developer/Owner has not utilized the FSI accruing from the Additional Area. Further, the IOD identifies certain area to be in excess possession of the Developer/Owner, however, it is clarified that the Developer has not utilized any benefit that may accrue from the area marked as excess possession in IOD. It is further clarified that the Developer shall convey to the association(s) or Apex Body / Apex Bodies (as the case may be) all the right, title, interest that the Developer has in respect to the Land/larger property/area under excess possession.

- C. The statutory approvals mandatorily require the Developer/Owner to hand over certain stipulated area of the Land to the concerned authorities as amenity open space or develop the same as public amenity. The Developer/Owner shall determine and identify the location of such area out of the Land and hand the same over to the concerned authorities as per the terms and conditions of statutory approvals.
- D. The Land is presently accessible from the public roads viz. VN Purav Marg and Choithram Gidwani Road.
- E. Based on its right and entitlement, the Developer/Owner is going to develop the Land and carry out the development in a single-phased manner in consonance with the Relevant Laws in the manner the Developer/Owner may deem fit. For the purpose of this Agreement, "**Relevant Laws**" means and includes any applicable Central, State or local law(s), statute(s), ordinance(s), rule(s), regulation(s), notification(s), order(s), bye-laws, etc. including amendment(s)/modifications thereto, any government notifications, circulars, office order, directives, etc. or any government notifications, circulars, directives, order, direction, judgement, decree or order of a judicial or a quasi-judicial authority, etc. whether in effect on the date of this Agreement or thereafter.
- F. The Developer/Owner has presently commenced the development of the Project), which is to be developed on the Land in the name and style of "Godrej RKS" for predominantly residential /mixed use (including commercial, retail, hospitality or any other commercial use or purpose as per permission/s obtained from the competent authorities) consisting of 01 (one) Building ("**Building**") consisting of 03 Wing(s) namely Wing A, Wing B



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and Wing C ("Wing(s)") comprising of (i) shared 03 basements, stilt / ground floor; and (ii) 14 floors in each Wing ("Project").

- G. The Developer/Owner has appointed Edifice Consultants Private Limited as their Architects and entered into a standard Agreement with them registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
- H. The Developer/Owner has appointed M/s. Dr. Kelkar Designs Pvt Ltd, as structural engineer for the preparation of the structural design and drawings of the Building/Wing(s) and the Developer/Owner accepts the professional supervision of the Architect and the structural engineer till the completion of the Building/buildings/Wing(s).
- I. The Developer/Owner through its Architect submitted the building plans in respect of the Project for sanction thereof and Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM") has sanctioned the same. MCGM has issued Intimation of Disapproval bearing Ref. No. P-2314/2019/(673 And Other)/M/W Ward/BORLA-M/W/IOD/1/New dated 18th December, 2019 amended vide Amended Plan Approval Letter dated 17th August, 2020 bearing Ref No. P-2314/2019/(673 And Other)/M/W Ward/BORLA-M/W/337/3/Amend (herein referred to as "IOD") for the Project. The IOD alongwith the plan are annexed hereto and marked as **Annexure 'B'**. The Developer/Owner has also obtained Commencement Certificate bearing Ref. No. P-2314/2019/(673 And Other)/M/W Ward/BORLA-M/W/FCC/1/New dated 3rd January, 2020 from MCGM permitting the construction/development of the Project which is annexed hereto and marked as **Annexure 'C'**.
- J. The Developer/Owner has registered the Project under the provisions of the Real Estate (Regulation and Development) Act 2016 ("Act") read with 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 ("Rules") with the Real Estate Regulatory Authority at Mumbai under no P51800023915, an authenticated copy of which has been attached hereto as **Annexure 'D'**;
- K. The Developer/Owner has sole and exclusive right to sell the Flat in the Wing(s) to be constructed by the Developer/Owner in the Project and to enter into Agreement/s with the Purchaser/s of the Apartment/Flat and receive the sale consideration in respect thereof;

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- L. On demand from the Purchaser/s, the Developer/Owner has given inspection to the Purchaser/s of all the documents of title relating to the Land and the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified under the Act, the Rules and Regulations made thereunder;
- M. The authenticated copy of Certificate of Title issued by M/s. DSK Legal, Advocates & Solicitors of the Developer/Owner, authenticated copies of property card or any other relevant revenue record showing the nature of the title of the Developer/Owner to the Land on which the Flat is constructed or is to be constructed has/have been annexed hereto and marked as **Annexure 'E'** and **'F'**, respectively.
- N. The Developer/Owner has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the Building/Wing(s) and shall obtain the balance approvals from various authorities from time to time, including but not limited to Occupancy Certificate of the Building/Wing(s).
- O. While sanctioning the Land concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer/Owner while developing the Land and the Building/Wing(s) and upon due observance and performance of which only the completion or occupancy certificate in respect of the Building/Wing(s) shall be granted by the concerned local authority.
- P. The Developer/Owner has accordingly commenced construction of the Building/Wing(s) in accordance with the plans.
- Q. The Purchaser/s has applied to the Developer/Owner for allotment of an Flat No. **804** on **8th** floor in Wing no(s). **C** ("**Flat**") being constructed in the Project and **01(One)** independent car parking space(s) / **02(Two)** dependent car parking space(s) ("**Car park(s)**") in the basement of the Building/Wing(s);
- R. The Carpet Area of the Flat is **187.47** square meters and Exclusive Areas of the Flat is **22.34** square meters aggregating to **Total Area** of **209.82** square meters (collectively referred to as the "**Total Area**"). For the purposes of this Agreement (i) "**Carpet Area**" means the net usable floor area of an Apartment/ Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Flat for



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exclusive use of the Purchaser/s or verandah area and/or exclusive open terrace area appurtenant to the Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat and (ii) "Exclusive Areas" means exclusive balcony appurtenant to the Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the Flat for exclusive use of the Purchaser/s and other areas appurtenant to the Flat for exclusive use of the Purchaser/s.

- S. The authenticated copy of the plan of the Flat sanctioned and approved by MCGM has been annexed and marked as **Annexure 'G'**. The specification to be provided in the Flat is hereto annexed and marked as **Annexure 'H'**. The Common Areas appurtenant to the Flat is hereto annexed and marked as **Annexure 'I'** and Facilities appurtenant to the Flat are annexed hereto and marked as **Annexure 'J'**;

- T. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and the Relevant Laws, are now willing to enter into this agreement on the terms and conditions appearing hereinafter;

Prior to the execution of these presents the Purchaser/s has paid to the Developer/Owner a sum of **Rs. 97,13,282/- (Rupees Ninety Seven Lakh Thirteen Thousand Two Hundred Eighty Two only)** only, being part payment of the sale consideration of the Flat agreed to be sold by the Developer/Owner to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Developer/Owner doth hereby admits and acknowledges) and the Purchaser/s has/have agreed to pay to the Developer/Owner the balance of the sale consideration in the manner hereinafter appearing.

- V. Under section 13 of the said Act the Developer/Owner is required to execute a written Agreement for sale of the Flat with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.
- W. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer/Owner hereby agrees to sell and the Purchaser/s hereby agrees to purchase the Flat and the covered parking(if applicable).

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

1. Construction

1.1 The Developer/Owner shall construct the 01 (one) Building consisting of 03 Wing(s) namely Wing A, Wing B and Wing C comprising of (i) shared 03 basements, stilt / ground floor; and (ii) 14 floors in each Wing in the Project in accordance with the plans, designs and specifications as approved by MCGM from time to time. Provided that the Developer/Owner shall obtain prior consent in writing of the Purchaser/s in respect of any major alteration or addition or variations or modifications which may adversely affect the Flat of the Purchaser/s except any alteration or addition required by any government authorities or due to change in law. Provided further that in case of any major alteration or variation or modification in the sanctioned plans/layout of the Project, the Developer/Owner shall obtain prior consent in writing of the Purchaser/s in respect of such alteration or addition or variation or modification except any alteration or addition required by any government authorities or due to change in law.



1.2 The Developer/Owner has informed the Purchaser/s and the Purchaser/s hereby confirm/s and acknowledge/s that the Land is being developed by the Developer/Owner in a single-phased manner in its absolute discretion from time to time. The Purchaser/s acknowledge/s and confirms that the Developer/Owner may, at any time, vary/modify the sanctioned plan(s)/layout in such manner as the Developer/Owner may deem fit, subject however to the sanction of the concerned authorities if required by the concerned authorities. The Developer/Owner shall be entitled to carry out minor additions due to architectural and structural reason duly recommended and verified by Architect or Engineer and as required under Relevant Laws.

2. Description of Flat, Car Park(s) and Common Areas and Facilities & Total Consideration

2.1 At the request of the Purchaser/s, the Developer/Owner has agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Developer/Owner:-

(a) a residential Flat of the aforesaid Total Area bearing no. **804**, on the **8th** floor of the **Wing C** ("Flat"), which is more particularly described in the **Second Schedule** hereunder written and shown in brown hash on the plan thereof thereto annexed as **Annexure 'G'**;

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(b) **01(One)** independent / **02 (Two)** dependent covered parking space(s) situated in the basement/podium/stilt ("Car Park(s)")

constructed or being constructed in the Project, along with the right to use the Common Areas more particularly described in the **Annexure 'I'** and Facilities more particularly described in the **Annexure 'J'**.

2.2 The specifications, fixtures and fittings like the flooring, sanitary fittings and amenities with regard to the Flat to be provided by the Developer/Owner in the Building/Wing(s) and the Flat as are set out in **Annexure 'H'**, annexed hereto or its equivalent thereof. The Purchaser/s is/are satisfied about the specifications, fixtures and fittings agreed to be provided by the Developer/Owner and undertakes that the Purchaser/s shall not raise any objection in respect thereof hereafter.

2.3 The **Carpet Area** of the Apartment/Flat is **187.47** square meters and the **Exclusive Areas** of the Apartment/Flat is **22.34** square meters aggregating to **Total Area** of **209.82** square meters. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital Q above.



2.4 In consideration of the above along with request letter received by the Developer/Owner dated **19th December 2021** from the Purchaser ("**Request letter**") [annexed herein as **Annexure 'L'** and letter dated **25th January 2022** duly executed between the Developer and Purchaser [annexed herein as **Annexure 'M'** the Purchaser/s hereby agrees to pay to the Developer/Owner a total lumpsum sale consideration of **Rs. 92507454/-** ("**Total Consideration**"), comprising of the following:-

Sr.No.	Particulars of consideration	Rupees
(i)	Towards the Carpet Area of the Flat.	Rs. 92507454/-
(ii)	Towards the Exclusive Areas of the Flat.	Rs. 0/-
(iii)	Towards Car Park(s).	Rs. 0/-
(iv)	Towards proportionate consideration for Common Areas charges including club house development charges calculated on the Carpet Area of the Flat.	Rs. 0/-
(v)	Towards Facilities as set out in Annexure J.	Rs. 0/-

20% of the Total Consideration shall be the Earnest Money.

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Along with the aforementioned Total Consideration, the Purchaser/s agree(s) and undertake(s) to pay to the Developer/Owner, amounts as specified in Clause 7 of this Agreement.

3. **VARIATION IN AREA**

The Developer/Owner shall confirm the final Carpet Area that has been allotted to the Purchaser/s after the construction of the Building/Wing(s) is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Carpet Area. In the event of any variation in the Carpet Area of the Flat, Total Consideration payable for the Carpet Area shall be recalculated upon confirmation by the Developer/Owner and in such event only recourse shall be a pro-rata adjustment in the last installment payable by the Purchaser/s towards the Total Consideration under clause 4.1. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.



4. **Payment Schedule & Manner of Payment**

4.1 The Purchaser/s hereby agree and undertakes to pay to the Developer/Owner the Total Consideration of **Rs. 92507454/- (Rupees Nine Crore Twenty Five Lakh Seven Thousand Four Hundred Fifty Four Only)** based on milestones / construction linked plan agreed and provided under **Annexure [M]**:-

Sr.No.	Milestone	Percentage	Rupees
(i)	Part Application Money	10%	4625373
(ii)	By 4 th February 2022		4625373
(iii)	By 26 th February 2022	30%	27752236
(iv)	By 27 th February 2022	60%	55504472
	Total:	100%	55323805

Each of the milestone/instalments mentioned under **Annexure M** may be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

The Developer/Owner has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones.

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The respective payment as stipulated under **Annexure M** along with applicable taxes shall be considered due on completion of each milestone and such payment shall be invoiced in accordance with **Annexure M**.

4.2 All payments to be made by the Purchaser/s under this Agreement shall be by cheque/demand draft/pay order/wire transfer/any other instrument drawn in favour of "Godrej RKS collection ACCOUNT".

4.3 For the purpose of remitting funds from abroad by the Purchaser/s, the following are the particulars of the beneficiary:

Beneficiary's Name : Godrej RKS collection Account
 Beneficiary's Account No. : 919020091448946
 Bank Name : Axis Bank Ltd
 Branch Name : Fort
 Bank Address : Jeevan Prakash Building, Sir PM Road,
 Mumbai - 400001
 Swift Code : AXISINBB004
 IFSC Code : UTIB0000004



In the event, the Developer is required to refund any amounts in terms of this Agreement, the Developer may refund such amounts in the below Bank account. The Purchaser/s agree to update the Developer of any change in the Bank account details immediately and shall not hold the Developer liable in case of Purchaser's failure in this regard.

Name of account Holder	Bank Account No.	Name of the Bank and Branch	IFSC
Nilesh Vijay Gokral	000190600011930	Yes Bank, Worli Branch	YESB0000001

Further it is clarified and acknowledged herein, that based your said Request Letter, the Developer/Owner at its sole discretion has offered you rebate in the manner as provided under **Annexure M**. It is hereby clarified that such rebate is subject to the Purchaser/s complying with all its obligations under this Agreement. The early payments received from the Purchaser/s under this Clause shall be adjusted against the future milestone payment due and payable by the Purchaser/s.

4.5 The Total Consideration is escalation-free, save and except escalations/increases/impositions levied by any statutory authority(ies),

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local bodies/ government, competent/planning authorities ("Authorities") from time to time or any statutory charges/payments including but not limited to development charges, external development charges, infrastructure development charges, premiums and/or all other charges, payments, surcharges, cesses, taxes, including land under construction tax, levies, duties, etc. payable to Authorities.

5. **Taxes**

5.1 The Total Consideration above excludes Taxes. Taxes includes Goods and Services Tax (GST), land under construction tax, property tax, or other taxes, duties, cesses, levies, charges which are leviable or become leviable under the provisions of the Relevant Laws or any amendments thereto pertaining or relating to the sale of the Flat.

5.2 For the purpose of this Agreement,

- **"GST"** means and includes any tax imposed on the supply of goods or services or both under GST Law.
- **"GST Law"** shall mean and include the Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services Tax Act and State Goods & Services Tax Act / UTGST and all related ancillary legislations, rules, notifications, circulars, statutory orders etc.
- **"Cess"** shall mean and include any applicable cess, existing or future on the supply of goods or services or both under GST Law or any other Relevant Laws.

5.3 Taxes shall be payable by the Purchaser/s on demand made by the Developer/Owner within 7 (seven) working days, and the Purchaser/s shall indemnify and keep indemnified the Developer/Owner from and against the same.

6. **Tax Deducted at Source**

The Purchaser/s is aware that the Purchaser/s has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Developer/Owner, whichever is earlier as per section 194IA in the Income Tax Act, 1961. Further, the Purchaser/s shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.



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7. Payment of Other Charges

7.1 The Purchaser/s shall on or before delivery of possession of the Flat deposit and keep deposited with the Developer/Owner the following amounts, which shall be transferred to the society / limited company / federation / Apex Body (as defined below):-

Sr.No.	Particulars	Rupees
(i)	Estimate amounts for deposit towards provisional monthly contribution towards outgoings of Society or limited company / federation / Apex Body for 24 months.	Rs. 983664/-
(ii)	Estimate amounts towards ad-hoc corpus fund to be deposited with Developer / service provider, as may be directed by the Developer/Owner	Rs. 500000/-
(iii)	LUC	Rs. 838350/-
	Total:	Rs. 2322014/-

7.2 The Purchaser/s shall on demand pay to the Developer/Owner the following

Sr.No.	Particulars	Rupees
(i)	Estimate amount for share money, application entrance fee of the society or limited company / federation / Apex Body	Rs. 600/-
(ii)	Estimate amount for formation and registration of the society or limited company / federation / Apex Body	Rs. 20000/-
(iii)	Estimate amounts for deposit towards water connection charges	Rs. 25000/-
(iv)	Estimate amounts for deposit towards electric connection charges	Rs. 25000/-
(v)	Estimate amounts for deposit towards gas connection charges	Rs. 25000/-
(vi)	Estimate amounts for deposit towards other utility / services charges	-

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(vii)	Estimate amounts for deposits of electrical receiving and sub-station on the Land	-
(viii)	Estimate amount towards proportionate share of taxes and other charges / levies in respect of the society or limited company / federation / Apex Body	-
(ix)	Estimate amounts towards legal charges for documentation which shall be payable	-
Total:		Rs. 95600/-

8. Legal charges for formation of society / limited company / federation / Apex Body

The Purchaser/s shall on demand pay to the Developer/Owner a sum of Rs. 20000/- (Rupees Twenty Thousand only) towards meeting all legal charges and expenses, including professional costs of Advocates, Solicitors of the Developer/Owner in connection with formation of the society / limited company / federation / Apex Body and for preparing its rules, regulations, bye-laws, etc. and the cost of preparing and engrossing the conveyance.



9. Developer/Owner to appropriate dues

The Purchaser/s authorizes the Developer/Owner to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Developer/Owner may in its sole discretion deem fit and the Purchaser/s undertake/s not to object/demand/direct the Developer/Owner to adjust his payments in any manner.

10. Time is of essence

10.1 Time is essence for the Developer/Owner as well as the Purchaser/s. The Developer/Owner shall abide by the time schedule for completing the Project and handing over the Flat to the Purchaser/s and the Common Areas to the apex association after receiving the occupancy certificate or the completion certificate or both, as the case may be.

10.2 Similarly, the Purchaser/s shall make timely payments of the instalment and other dues payable by him/her and meet the other obligations under

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the Agreement subject to the completion of construction by the Developer/Owner as provided in clause 4 herein above.

11. Interest

11.1 All outstanding amounts payable by any Party under this Agreement to other Party shall carry applicable interest at the rate of (i) 2% (two percent) above the then existing SBI MCLR (State Bank of India - Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under the Act/ Rules ("**Interest**") from the date they fall due till the date of receipt/realization of payment by the other Party.

11.2 Any overdue payments so received will be first adjusted against Interest then towards statutory dues and subsequently towards outstanding principal amounts.

11.3 Without prejudice to the other rights of the Developer/Owner hereunder, the Developer/Owner shall in respect of any amounts remaining unpaid by the Purchaser/s under this Agreement, have a first charge / lien on the Flat and the Car Park(s) and the Purchaser/s shall not transfer his/her/their/its rights under this Agreement, in any manner whatsoever, without making full payment of all amounts payable by the Purchaser/s under this Agreement, to the Developer/Owner. It is hereby clarified that for the purposes of this Agreement payment shall mean the date of credit of the amount in the account of the Developer/Owner.

Floor Space Index

12.1 The Purchaser/s has/have been informed and is/are aware that the buildable area has been sanctioned on the basis of the available Floor Space Index ("**FSI**") on the Land.

12.2 The Developer/Owner declares that as per approvals received as on 18th December, 2019, approved FSI was 6,794.82 square meters only for the Project. Subsequently the Developer/Owner obtained revised approvals from time to time. Wherein the last received approval was received dated 1st July, 2021 confirming approved FSI as 23,653.46 square meters for the Project by utilizing the FSI enumerating from the Land. Further Developer/Owner may avail further FSI, if available based on land potential or by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulations or based on the expectation of increased FSI which may become available in future.

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- 12.3 Further, the Purchaser/s has/have been informed and acknowledge(s) that the FSI proposed to be consumed in the Project may not be proportionate to the total FSI emanating from the entire area of the Land on which it is being constructed or land belonging to the Developer. The Developer/Owner in its sole discretion, may allocate such buildable FSI for the Project being constructed on the Land as it thinks fit and the purchasers of the apartment(s)/flat(s)/premises/units in the Building/Wing(s) (including the Purchaser/s) is/are agreeable to this and shall not dispute the same or claim any additional FSI or buildable area in respect of any of the Building/Wing(s) or the Land.
- 12.4 The Purchaser/s acknowledge(s) that the Developer/Owner alone is entitled to utilize and deal with all the development potential of the Land including the existing and future FSI and /or transferable development rights (TDR) heretofore sanctioned or as may hereafter be sanctioned and that he is entitled to use any or all of such FSI and/or TDR for construction of Building/Wing(s) and development of facilities and /or amenities on any part of the Land or elsewhere as may be permitted and in such manner as the Developer/Owner deems fit.
- 12.5 The Purchaser/s acknowledge(s) that in the event the Developer/Owner is able to utilise the development potential on the Additional Area, then the Developer/Owner alone is entitled to utilize and deal with all the development potential arising therefrom including the existing and future FSI and /or TDR sanctioned or as may hereafter be sanctioned and shall be entitled to, at its sole discretion, use any or all of such FSI and/or TDR for construction of Building/Wing(s) and development of facilities and/or amenities on any part of the Land or elsewhere as may be permitted and in such manner as the Developer/Owner deems fit.
- 12.6 The Purchaser/s further acknowledge(s) that, at its sole discretion (i) the Developer/Owner shall also be entitled to freely deal with the remnant FSI/TDR emanating out of the Land including by way of sale/transfer to any entity as the Developer/Owner may deem fit, in accordance to the then existing laws. The Purchaser/s has/have entered into this Agreement knowing fully well the scheme of development to be carried out by the Developer/Owner on the Land.



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12.7 Neither the Purchaser/s nor any of the other purchasers of the apartment(s)/flat(s)/premises/units in the Building/Wing(s) being constructed on the Land (including the /Wing(s) nor the association(s) / Apex Body / Apex Bodies to be formed of purchasers of apartment(s)/flat(s)/premises/units in such Building/Wing(s) (including the Wing) shall be entitled to claim any FSI and/or TDR howsoever available on the Land. All FSI and/or TDR at any time available in respect of the Land in accordance with the sanctioned plan(s)/layout or any part thereof shall always belong absolutely to the Developer/Owner, till the time the development of the Land as contemplated by the Developer/Owner is completed by the Developer/Owner and Building/Wing(s) / Land (excluding the area handed over to concerned competent authorities) is conveyed to the association(s) / Apex Body / Apex Bodies, in the manner set out herein below.

12.8 The unutilized / residual FSI (including future accretions / enhancement due to change in law or otherwise) in respect of the Land shall always be available to and shall always be for the benefit of the Developer/Owner and the Developer/Owner shall have the right to deal / use the FSI / TDR as it may deem fit, without any objection/interference from the Purchaser/s / association(s) / Apex Body / Apex Bodies. In the event of any additional FSI in respect of the Land or any part thereof being increased as a result of any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at anytime, hereafter, the Developer/Owner alone shall be entitled to the ownership and benefit of all such additional FSI for the purpose of the development and / or additions to the built up area on the Land as may be permissible.

12.9 The Purchaser/s or the association(s) / Apex Body / Apex Bodies of the purchasers shall not alter/demolish/construct or redevelop the Building or the Land or any part thereof until and unless the Building is in a dilapidated condition or unsuitable for habitation or pursuant to any requirement of any law or use any unutilized or increased FSI available on the Land. It is also agreed by the Purchaser/s that even after the formation of the association(s) / Apex Body / Apex Bodies, the Developer/Owner, if permitted by the MCGM and other authorities, shall be entitled to utilize further development potential (including fungible FSI), by putting up further construction on the Land and shall thereby continue to retain full right and authority to develop the Land and to utilize the entire FSI and / or any incremental development potential that may be available from time to time. Further, such potential or additional construction shall at all times be the

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sole property of the Developer/Owner who shall be at the liberty to use, dispose of, sell or transfer the same in such manner as the Developer/Owner may deem fit.

13. Adherence to Sanctioned Plans

13.1 The Developer/Owner hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning of the plans or thereafter and shall before offering possession of the Flat to the Purchaser/s obtain from the concerned local authority occupancy certificate in respect of the Flat. The Purchaser acknowledges that the Developer has made the Purchaser aware of the concessions availed by the Developer in the approvals (including the Intimation of Disapproval annexed hereto) and the Purchaser agreed with the same.

13.2 The Developer/Owner hereby states that the Building is developed having no deficiency in segregation distance and required approval has been duly obtained from the statutory authorities.



14. Possession

14.1 The Developer/Owner shall offer possession of the Flat and shall deliver the Common Areas and Facilities to the Purchaser/s, after obtaining the Occupation Certificate for the Flat on or before 30th day of June, 2024 ("Delivery Date") or subject to any further extension as may be prescribed by the government/competent authority from time to time, subject to the Purchaser/s being in compliance of all its obligations under this Agreement including timely payments of amounts. Provided however that the Delivery Date and delivery date of the Common Areas and Facilities shall stand extended on account of (i) any force majeure events and/or (ii) reasons beyond the control of the Developer/Owner and/or its agents and/or (iii) due to non-compliance on the part of the Purchaser/s including on account of any default on the part of the Purchaser/s ("Extension Event"). For the purpose of this Agreement, "Force Majeure" event shall include (a) war, pandemic, epidemic, civil commotion or act of God; (b) any notice, order, rule, notification of the Government and / or other public competent authority / Court.

14.2 Further, in the event the Developer/Owner is unable to offer possession of the Flat on or before the Delivery Date for any reasons other than those set out in the foregoing and subject to reasonable extension of time, then on demand in writing by the Purchaser/s, the Developer/Owner shall refund

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the amounts received from the Purchaser/s along with applicable Interest from the date of payment of such amount till refund thereof. Post such refund by the Developer/Owner to the Purchaser/s, the Purchaser/s agree(s) and acknowledge(s) that the Purchaser/s shall not have any right, title interest in the Flat, and the Developer/Owner shall be entitled to deal with the same at its sole discretion.

15. Manner of Taking Possession

15.1 The Purchaser/s shall take possession of the Flat within 15 (fifteen) days from the date Developer/Owner offering possession of the Flat, by executing necessary documents, indemnities, declarations and such other documentation as prescribed in this Agreement, and the Developer/Owner shall give possession of the Flat to the Purchaser/s. Upon receiving possession of the Flat or expiry of the said 15 days from offering of the possession ("**Possession Date**"), the Purchaser/s shall be deemed to have accepted the Flat, in consonance with this Agreement, and shall thereafter, not have or make any claim/s, against the Developer/Owner, with respect to any item of work alleged not to have been carried out or completed. The Purchaser/s expressly understands that from such date, the risk and responsibility to the Flat shall pass and be deemed to have passed to the Purchaser/s.



15.2 The Purchaser/s hereby agree/s that in case the Purchaser/s fail/s to respond and/or neglects to take possession of the Flat within the time stipulated by the Developer/Owner, then the Purchaser shall in addition to the above, pay to the Developer/Owner holding charges at the rate of Rs. 100/- (Rupees One Hundred & Ten only) per month per square meter of the Total Area of the Apartment/Flat ("**Holding Charges**") and applicable maintenance charges towards upkeep and maintenance of the common areas and facilities and common facilities (if any) for the period of such delay. During the period of such delay the Flat shall remain locked and shall continue to be in possession of the Developer/Owner but at the sole risk, responsibility and cost of the Purchaser in relation to its deterioration in physical condition.

15.3 Notwithstanding anything contained herein, it is agreed between the Parties that upon receipt of the Completion Certificate/Occupation Certificate / plot release certificate or any such certificate issued by the concerned authority approving completion of development, none of the parties shall be entitled to terminate this Agreement, except in case of any default by Allottee(s) after

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the intimation of receipt of Occupation Certificate. Further in case the Purchaser/s fail/s to respond and/or neglect/s to take possession of the Flat within the aforementioned time as stipulated by the Developer/Owner, then the Developer/Owner shall also be entitled along with other rights under this Agreement, to forfeit/claim the entire Total Consideration towards the Flat along with Interest on default in payment of instalments (if any), applicable taxes and any other charges/amounts. The Purchaser/s further agree/s and acknowledge/s that the Developer's obligation of delivering possession of the Flat shall come to an end on the expiry of the time as stipulated by the Developer/Owner and that subsequent to the same, the Developer/Owner shall not be responsible and/or liable for any obligation towards the Purchaser/s for the possession of the Flat.

16. Outgoings

16.1 From the Possession Date, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the Land and Building/Wing(s) namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, security agency, sweepers and all other expenses necessary and incidental to the management and maintenance of the Land and Building/Wing(s).

16.2 Until the conveyance of the structure of the Building to the common organization, the Purchaser/s shall pay to the Developer/Owner such proportionate share of outgoings as may be determined by the common organization. The Purchaser/s further agrees that till the Purchaser's share is so determined, the Purchaser/s shall pay to the Developer/Owner provisional monthly contribution as determined by the Developer/Owner from time to time. The amounts so paid by the Purchaser/s to the Developer/Owner shall not carry any Interest and remain with the Developer/Owner until a conveyance in favour of common association(s) as aforesaid. On such conveyance being executed the balance amount of deposits shall be paid over by the Developer/Owner to the common organization.

16.3 The Developer/Owner shall maintain a separate account in respect of sums received by the Developer/Owner from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the co-operative society or association or company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.



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16.4 In case the transaction being executed by this Agreement between the Developer/Owner and the Purchaser is facilitated by a registered real estate agent/channel partner/broker, all amounts (including taxes) agreed as payable remuneration/fees/charge for services/commission/brokerage to the registered real estate agent/channel partner/broker, shall be paid by the Developer/Purchaser/both, as the case may be, in accordance with the agreed terms of payment.

17. Defect Liability Period

17.1 If the Purchaser brings to the notice of the Developer/Owner any structural defect in the Flat/Building/Wing(s) within a period stipulated under the Relevant Laws, it shall wherever possible be rectified by the Developer/Owner without further charge to the Purchaser/s. However, Parties agree and confirm that the decision of the Developer's architect shall be final in deciding whether there is any actual structural defect in the Flat /:- Building/Wing(s) or defective material being used or regarding workmanship, quality or provision of service.

17.2 After the Possession Date, any damage due to wear and tear of whatsoever nature is caused thereto (save and except the defect(s) as mentioned in Clause 17.1), the Developer/Owner shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Purchaser/s and the Purchaser/s alone shall be liable to rectify and reinstate the same at their own costs.

18. Foreign Exchange Management Act

The Purchaser clearly and unequivocally confirm/s that in case remittances related to the Total Consideration and/or all other amounts payable under this Agreement for the Flat are made by non-resident/s/foreign national/s of Indian origin, shall be the sole responsibility of the Purchaser/s to comply with the provisions of the Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations thereunder and/or any other Relevant Laws including that of remittance of payments, acquisition/sale or transfer of immovable property/ies in India and provide to the Developer/Owner with such permission/approvals/no objections to enable the Developer/Owner to fulfill its obligations under this Agreement. Any implications arising out of any default by the Purchaser/s shall be the sole responsibility of the Purchaser/s. The Developer/Owner accepts no responsibility in this regard

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and the Purchaser/s shall keep the Developer/Owner fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Purchaser/s, subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser/s to intimate in writing to the Developer/Owner immediately and comply with all the necessary formalities, if any, under the Relevant Laws.

19. Anti-Money Laundering

19.1 The Purchaser/s hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Purchaser/s under this Agreement towards the Flat is not involved directly or indirectly to any proceeds of the scheduled offences and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively "Anti Money Laundering").



19.2 The Purchaser/s further declare(s) and authorize(s) the Developer/Owner to give personal information of the Purchaser/s to any statutory authority as may be required from time to time. The Purchaser/s further affirms that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge.

19.3 The Purchaser/s further agree(s) and confirm(s) that in case the Developer/Owner becomes aware and/or in case the Developer/Owner is notified by the statutory authorities of any instance of violation of Anti-Money Laundering, then the Developer/Owner shall at its sole discretion be entitled to cancel/terminate this Agreement. Upon such termination the Purchaser/s shall not have any right, title or interest in the Flat neither have any claim/demand against the Developer/Owner, which the Purchaser/s hereby unequivocally agree(s) and confirm(s). In the event of such cancellation/termination, the monies paid by the Purchaser/s shall be refunded by the Developer/Owner to the Purchaser/s in accordance with the terms of this Agreement only after the Purchaser/s furnishing to the Developer/Owner a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Purchaser/s.

20. Default By Purchaser/s

20.1 In the event if the Purchaser/s fails or neglects to (i) make the payment of the Total Consideration in installment in accordance with terms of this

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Agreement and all other amounts due including but not limited to estimated other charges due from the Purchaser/s as mentioned in this Agreement on due dates; and/or (ii) comply with its obligations, terms conditions as set out in this Agreement, the Developer/Owner shall be entitled, without prejudice to other rights and remedies available to the Developer/Owner including charging of Interest for delayed payment, after giving 15 (fifteen) days prior notice to the Purchaser/s, to cancel/terminate the transaction.

20.2 In case the Purchaser/s fails to rectify the default within the aforesaid period of 15 days then the Developer/Owner shall be entitled, at its sole option, to terminate this Agreement and forfeit (a) Earnest Money from the amounts paid till such date and (b) Interest on any overdue payments and (c) brokerage paid to channel partners/brokers, if any, and (d) administrative charges as per Developer's policy and (e) all taxes paid by the Developer/Owner to the Authorities and (f) amount of stamp duty and registration charges to be paid on deed of cancellation of this Agreement, if Agreement is registered and (g) any other taxes which are currently applicable or may be applicable in future and (h) subvention cost (if the Purchaser/s has opted for subvention plan) which the Developer/Owner may, but not shall, either by way of adjustment made by the bank in installments or paid directly by the Developer/Owner to the bank (collectively referred to as the "**Non-Refundable Amounts**"). Balance amounts, if any, without any liabilities towards costs/damages/interest etc. shall be refunded without interest whatsoever simultaneously upon the Purchaser/s executing and registering the deed of cancellation or such other document ("**Deed**") within 15 (fifteen) days of termination notice by the Developer/Owner, failing which the Developer/Owner shall be entitled to proceed to execute /register the Deed with the appropriate Sub-Registrar, including as an authorized constituted attorney of the Purchaser/s and the Purchaser/s hereby acknowledges and confirms. The Parties further confirm that any delay or default in such execution/ registration shall not prejudice the cancellation, the Developer's right to forfeit and refund the balance to the Purchaser/s and the Developer's right to sell/transfer the Flat including but not limited to Car Park(s) to any third party. For the sake of clarity, the Interest and/or taxes paid on the Total Consideration shall not be refunded upon such cancellation / termination. Further, upon such cancellation, the Purchaser/s shall not have any right, title and/or interest in the Flat and/or Car Park(s) and/or the Project and/or the Land and the Purchaser/s waives his/her/their/its right to claim and/or dispute against the Developer/Owner in any manner whatsoever. The Purchaser/s



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acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement.

20.3 Termination by Purchaser/s prior to receipt of Occupation Certificate.

In the event, the Purchaser/s intends to terminate this Agreement for reasons other than those attributable to the Developer's default, then the Purchaser/s shall give a prior written notice ("**Notice**") of 60 (sixty) working days to the Developer/Owner expressing his/her/its intention to terminate this Agreement. Upon receipt of notice for termination of this Agreement by the Developer/Owner, this clause shall be dealt with in accordance with clause 20.2 and the Developer/Owner shall be entitled to forfeit the Non-Refundable Amounts. The Purchaser/s further agrees and undertakes that on occurrence of such event of termination, the Purchaser/s agrees to return all documents (in original) with regards to this transaction to the Developer/Owner, comply with all other requirements of the Developer/Owner as would be required for effective termination of this Agreement including but not limited to timely execution and registration of the Deed. Upon such termination, the Purchaser/s agrees to acknowledge(s) that the Purchaser/s shall not have any right, title and interest in the Flat and/or Car Park(s) and/or the Project and/or the Land and the Purchaser/s waives his/her/their/its right to claim and/or dispute against the Developer/Owner in any manner whatsoever. Further, upon such termination, the Developer/Owner shall be entitled to deal with the Flat at its sole discretion.



21. Association Structure

21.1 The Developer/Owner shall at its discretion, as prescribed under the Relevant Laws,

- (i) form association(s) of the purchasers of apartment(s)/flat(s)/premises/units in the Building/Wing(s)(being either a co-operative society(ies)/condominium(s)/limited company(ies) or combination of them), as it may deem fit and proper in respect of each of the Building/Wing(s) comprised in Project known by such name as the Developer/Owner may decide, which shall be responsible for maintenance and management of the Building/Wing(s), within such period as may be prescribed under the Relevant Laws.
- (ii) form an apex organization (being either a co-operative society/condominium/limited company or combination of them) ("**Apex Body**") for the entire development or separate apex association / Apex Body / Apex Bodies (being either a co-operative

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society/condominium/limited company or combination of them) ("**Apex Bodies**") for each of residential and commercial zones, as the Developer/Owner may deem fit, for the purposes of effective maintenance and management of the entire Project including for common areas and amenities of the Project at such time and in such a manner as the Developer/Owner may deem fit to be known by such name as the Developer/Owner may decide, within such period as may be prescribed under the Relevant Laws.

(iii) with a view to preserve the intrinsic value of the Project by ensuring high standard of maintenance and upkeep, at its discretion but not as an obligation, be involved / undertake / conduct either by itself or through Facility Management Company (in the manner set out in clause 21 below), the maintenance and management of the Project, without any reference to the Purchaser/s and other occupants of the Project, even after formation of the association(s)/Apex Body/Apex Bodies on such terms and conditions as the Developer/Owner may deem fit and the Purchaser/s hereby gives their unequivocal consent for the same. For this purposes the Developer/Owner may, in its discretion provide suitable provisions in the constitutional documents of the association(s)/Apex Body/Apex Bodies.



(iv) Make provisions for payment of outgoings/CAM to the association(s) & the Apex Body/Apex Bodies for the purposes of maintenance of Building/Wing(s) in which the Flat is located and the Project.

21.2 Except Car Park(s) allotted by the Developer/Owner in accordance to this Agreement, the Purchaser/s agree(s) and confirm(s) that all open car parking space(s) (if any) will be dealt with in accordance with the Relevant Laws. The Purchaser/s hereby declares and confirms that except for the Car Park(s) allotted by the Developer/Owner, the Purchaser/s do/es not require any parking space/s including open car parking space(s) (if any) and accordingly the Purchaser/s waives his/her/its/their claim, right, title, interest whatsoever on the areas of parking space(s) in the Project. The Purchaser/s further agree(s) and undertake(s) that it shall have no concerns towards the identification and allotment/allocation of parking space(s) done by Developer / association(s) / Apex Body, at any time and shall not challenge the same anytime in future. The Purchaser/s agree(s) and acknowledge(s) that Developer/the association(s)/Apex Body shall deal with the parking space(s) in the manner association(s) / Apex Body deems fit, subject to the terms of bye-laws and constitutional documents of the association(s) / Apex Body / the Relevant Laws. The Developer/Owner

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acknowledges and accepts the aforementioned waiver and accordingly has given effect to the same while calculating the Total Consideration. The Purchaser/s agree/s and acknowledge/s that the Covered Car Parking Space in the Project cannot be transferred / leased / sold or dealt otherwise independently of the Flat.

21.3 The Purchaser/s hereby acknowledge(s) and agree(s) that the Developer/Owner would be conveying only the built-up area of the Building/Wing(s) (except the basement and podium) to the association(s) formed of the Building/ Wing(s)) and the underlying Land (excluding the area handed over to concerned competent authorities) would be conveyed to the society(ies)/Apex Body / Apex Bodies formed of the association(s), which shall be in accordance with the timelines stipulated under the Relevant Laws. The Developer/Owner shall convey its title in respect of the Land / larger property (excluding the area handed over to concerned competent authorities) to the association(s) / Apex Body / Apex Bodies within such period as the Developer/Owner may deem fit, however such conveyance shall not be later than 5 (five) years from date of the completion of the entire development of the Land/larger property by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with Development Control Regulations that may be in force from time to time and sale of all the apartments/flats/premises / commercial office / units in the Building/Wing(s) and receipt of the entire consideration in respect thereof. The Purchaser/s hereby agree(s) that he/she/it has understood the provisions of this clause and hereby gives his/her/its unequivocal consent for the same. The Purchaser/s hereby agree(s) and confirm(s) that till conveyance of the Building/Wing(s) and underlying Land/larger property (excluding the area handed over to concerned competent authorities) to the association(s) or Apex Body / Apex Bodies (as the case may be), the Purchaser/s shall continue to pay all the outgoings as imposed by MCGM and / or concerned authorities and proportionate charges to the Developer/Owner from time to time.



21.4 The Purchaser/s agree(s) and undertake(s), to sign and execute all applications and other papers and documents, including but not limited to the bye-laws/memorandum and articles of association(s) / Apex Body / Apex Bodies drafted/adopted by the Developer/Owner for the association(s), necessary for the formation and registration of the association(s) / Apex Body / Apex Bodies within 10 (ten) days from intimation by the Developer/Owner. The Purchaser/s agree(s) not to object to any

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changes amendments made by the Developer/Owner in the draft/model bye-laws/memorandum and articles of association(s) / Apex Body / Apex Bodies for the association(s). The Purchaser/s shall also be bound from time to time, to sign all papers, documents and deeds for safeguarding the interest of the Developer/Owner and the other purchasers of apartment(s)/flat(s)/premises/units in the Building/Wing(s). The Purchaser/s shall be bound by the rules, regulations and bye-laws/memorandum and articles of association(s) / Apex Body / Apex Bodies and the terms and conditions contained in this Agreement. No objection shall be raised by the Purchaser/s, if any changes or modifications are made in the draft bye-law of the association(s) / Apex Body / Apex Bodies by the Developer/Owner as the case may be or as may be required by the Registrar of Cooperative Societies or any other competent authority. The Purchaser/s hereby authorize(s) the Developer/Owner to sign and execute all such forms applications, papers and documents on his/her/their/its behalf as may be required for this purpose.



21.5 The Purchaser/s hereby agree/s and acknowledge/s that the Developer/Owner has presently commenced the development of the Project inter alia for mixed use development (including commercial, retail, hospitality or any other commercial use or purpose as per approvals obtained from the competent authorities) and the Purchaser shall have no objection to the development and functioning of the same on the Land/in the Project in accordance with the Relevant Laws. Further, Purchaser/s hereby agree/s and acknowledge/s that such mixed use development shall be utilized by the public at large and shall have no-objection to the same. The Purchaser/s is aware that there are certain retail units in the Project and the same may be accessed by the purchasers of entire Project and the same can also be utilized by public at large. The Purchaser/s hereby acknowledges and confirms that the Purchaser/s shall not raise any objection whatsoever in respect thereof at any point in time.

21.6 Proposed Modifications to the current sanctioned plans

The Purchaser/s hereby agree/s, confirm/s, consent/s and acknowledge/s that the Developer/Owner may modify/amend the sanctioned plans in respect of the commercial/retail development (as per permission/s obtained from the competent authorities) which shall not have any impact of any nature on the Flat.

In connection with the above all the modifications/alterations/amendments intended to be carried out by the Developer/Owner have been informed and

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explained to Purchaser/s and Purchaser/s has/have sought clarity from the Developer/Owner as regards the same, which has been duly provided to Purchaser/s and he/she/it/they is/are satisfied with the same. The Purchaser/s have perused and understood and have been made aware about the modifications/amendments/alterations by the Developer/Owner and have provided his/her/its/their consent thereto.

21.7 The Purchaser/s hereby agree and acknowledge that they have read and understood the specific conditions listed in **Annexure 'K'** and state that they will adhere to the same and abide by the terms stated therein and shall not raise an objection as regards the same in future.

21.8 The Developer/Owner may become a member of the association(s)/ Apex Body / Apex Bodies to the extent of all unsold and/or unallotted apartment(s)/flat(s)/premises/units, areas and spaces in the Building/Wing(s).

21.9 All costs, charges and expenses including stamp duty, registration charges and expenses in connection with the preparation, stamping and execution of such deed of assignment/transfer shall be borne and paid by the association(s)/all purchasers of apartments/flats/premises/units in the Building/Wing(s) in the same proportion as the total area of the apartments/flats/premises/units bears to the total area of all the apartment(s)/flat(s)/premises/units in the Building/ Wing(s).

22. **Facility Management Company**

22.1 By executing this Agreement, the Purchaser/s agree/s and consent/s to the appointment by the Developer/Owner of any agency, firm, corporate body, organization or any other person ("**Facility Management Company**") to manage, upkeep and maintain the Building/Wing(s) together with other buildings and the Land, sewerage treatment plant, garbage, disposal system and such other facilities, that the Developer/Owner may require to install, operate and maintain common areas, amenities, common facilities, car parking areas and open spaces. The Facility Management Company shall also be entitled, to collect the outgoings, provisional charges, taxes, levies and other amounts in respect of the Building/Wing(s) (including the Purchaser's proportionate share of the outgoings as provided under Clause 16.1 above). It is hereby clearly clarified, agreed and understood that the Facility Management Company shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association(s)/ Apex Body / Apex Bodies. The Purchaser/s

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hereby grants his/her/their/its consent confirming such agreement /contract/arrangement that the Developer/Owner has or may have to enter into with the Facility Management Company. It is hereby clarified and the Purchaser/s agrees and authorizes the Developer/Owner to appoint the first Facility Management Company in the Project and post formation of the society(ies) / association(s) / Apex Body, as the case may be, the Developer/Owner will novate the facility management agreement ("**FM Agreement**") in favor of the society(ies) / association(s) / Apex Body, as the case may be and post expiry of the tenure of the FM Agreement, it shall have the option to either continue with the Facility Management Company appointed by the Developer/Owner or appoint a new facility management company as it may deem fit. It is further expressly understood that the Developer/Owner shall not in any manner be accountable, liable or responsible to any person including the Purchaser/s and/or association(s) / Apex Body / Apex Bodies for any act, deed, matter or thing committed or omitted to be done by the Facility Management Company in the due course of such maintenance, management and control of the Building/Wing(s) and/or common areas, amenities and facilities thereto.

22.2 The Purchaser/s agree(s) to pay the necessary fees as may be determined by the Developer/Facility Management Company.



22.3 The Purchaser/s further agree(s) and undertake(s) to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as required, at the sole discretion of the Developer/ Facility Management Company, for the purposes of framing rules for management of the Building/Wing(s) and use of the Flat by the Purchaser/s for ensuring safety and safeguarding the interest of the Developer/Facility Management Company and other purchasers of apartment(s)/flat(s)/premises/units in the Building/Wing(s) and the Purchaser/s also agree(s) and confirm(s) not to raise any disputes/claims against the Developer/Facility Management Company and other purchasers of apartment(s)/flat(s)/premises/units in this regard.

23 License

23.1 Upon the possession of the Flat being delivered to the Purchaser/s, the Purchaser/s shall be deemed to have granted a license to the Developer/Owner, its engineers, workmen, labourers or architects to enter upon the Flat by reasonable notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to the Building/Wing(s) or if necessary any part of the Flat

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provided the Flat is restored to the same condition, as far as possible, after the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Purchaser/s or his agents and the Purchaser/s shall reimburse and/or pay to the Developer/Owner or any other person the loss or damage suffered by them on account of the act of the Purchaser/s or his agents. The Developer/Owner shall not be liable for any theft or loss or inconvenience caused to the Purchaser/s on account of entry to the Flat as aforesaid. If the Flat is closed and in the opinion of the Developer/Owner any rectification or restoration is necessary in the interest of the Building/Wing(s) and/or purchasers therein, the Purchaser/s consent(s) to the Developer/Owner to break open the lock on the main door/entrance of the Flat and the Developer/Owner shall not be liable for any loss, theft or inconvenience caused to the Purchaser/s on account of such entry into the Flat.



24 Representations and Warranties of the Developer/Owner

- 24.1 The Developer/Owner hereby represents and warrants to the Purchaser/s to the best of its knowledge as on date as follows:
- (i) The Developer/Owner has clear and marketable title with respect to the Land as let out in the title report annexed to this Agreement and has the requisite rights to carry out development, upon the Land and also has actual, physical and legal possession of the Land for the implementation of the Project;
 - (ii) The Developer/Owner has lawful rights and requisite approvals from the competent authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;
 - (iii) There are no encumbrances upon the Flat or the Land or the Project except those disclosed in the title report, if any;
 - (iv) There are no litigations pending before any Court of law with respect to the Land or Project except those disclosed in the title report and the RERA website;
 - (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, Land and the Building/Wing(s) are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be

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issued by the competent authorities with respect to the Project, Land and the Building/Wing(s) shall be obtained by following due process of law and the Developer/Owner has been and shall, at all times, remain to be in compliance with the Relevant Laws in relation to the Project, Land, Building/Wing(s) and common areas;

- (vi) The Developer/Owner has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicially be affected;
- (vii) The Developer/Owner has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Land, including the Project and the Flat which will, in any manner, adversely affects the rights of Purchaser/s under this Agreement;

The Developer/Owner confirms that the Developer/Owner is not restricted in any manner whatsoever from selling the Flat to the Purchaser/s in the manner contemplated in this Agreement;



At the time of execution of the conveyance deed of the structure to the association(s) of Purchaser/s, the Developer/Owner shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the association(s) of the Purchaser/s;

- (x) The Developer/Owner has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the competent authorities;
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or served upon the Developer/Owner in respect of the Land and/or the Project.

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25. It is clearly understood and agreed by the Parties that -

25.1 The Developer/Owner reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Land and any common rights of ways with the authority to grant such rights to the Purchaser/s and/or users of apartment(s)/flat(s)/premises/units in the Building/Wing(s) being constructed on the Land (present and future) at all times and the right of access to the Land for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, substation of power supply company etc. situated on the Land and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the Land and if necessary to connect the drains, pipes, cables etc. under, over or along the Land appurtenant to each and every building to be constructed on the Land (including the Building) without in any way obstructing or causing nuisance to the ingress and egress of the Purchaser/s /other occupants of apartment(s)/flat(s)/premises/units in Building/Wing(s) constructed on the Land till such time the Land (excluding the area handed over to concerned competent authorities) is handed over to the association(s)/society(ies)/condominium/limited company/Apex Body/Apex Bodies.

25.2 Necessary provisions for the above shall be made in the transfer documents such as deeds of transfer/assignment/declaration/deeds of Flat to be executed in respect of the sale/transfer of apartment(s)/flat(s)/premises/units in the Building/Wing(s) to be constructed on the Land. The Purchaser/s hereby expressly consents to the same.

26 Brand Name & Project Name

26.1 It is agreed by the Purchaser/s that the name of the Project "Godrej RKS" or of the individual towers may be changed at the sole discretion of the Developer/Owner in accordance to the Relevant Laws.

26.2 It is further agreed by the Purchaser/s that the association(s) of the brand name "Godrej" (in its registered logo form) or a combination of words with prefix as "Godrej" ("**Brand Name**") shall at all times be subject to the sole control of Godrej Properties Limited ("**GPL**"). It is agreed and accepted by the Purchaser/s that the Brand Name shall always be used in the form in

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which it is registered with the concerned authorities and the color combination, the design; the appearance shall not be changed under any circumstances, unless GPL has itself informed in writing about any change in the logo/Brand Name. The Brand Name will be associated with the Project including Land and the Building/Wing(s). However, it shall be the sole discretion of GPL to associate its name / Brand name with the association(s) / Apex Body / Apex Bodies (which would be formed gradually), on such terms and conditions as may deem fit by GPL. It is further agreed that the association(s) of the Brand Name shall not, under any circumstances, be construed as a license or any other interest granted to any person in the Brand Name and all intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vest in and be held exclusively by the GPL. The Purchaser/s further agree/s to not use the Brand Name and / or any intellectual property in the Brand Name in any manner and for any purpose whatsoever except as otherwise permitted by GPL. The Purchaser/s and the association(s) / Apex Body / Apex Bodies of the Flat, purchaser/s shall not be entitled to change the name of the Project / Building/Wing(s) without written consent of GPL.



27 Representations by Third Parties

The Purchaser/s acknowledge(s), agree(s) and undertake(s) that the Purchaser/s shall neither hold the Developer/Owner or any of its sister concerns/ affiliates liable/ responsible for any representation(s)/ commitment(s)/offer(s) made by any third party to the Purchaser/s nor make any claims/demands on the Developer/Owner or any of its sister concerns/ affiliates with respect thereto.

28 Transfer

Only after (i) payment of minimum 50% (fifty percent) of the Total Consideration by the Purchaser/s and (ii) a term of 1½ (one and a half) years (i.e. eighteen months) has elapsed from the date of allotment letter dated **8th February 2022**, whichever is later, the Purchaser/s may transfer his rights, title and interest in the Apartment/Flat under this Agreement to any third person / entity after obtaining prior written consent of the Developer/Owner. Any such transfer by the Purchaser/s shall be subject to the terms and conditions of this Agreement, Relevant Laws, notifications/ governmental directions, the Purchaser/s submitting documentary proof as may be required by the Developer/Owner, payment of the monies due and payable by the Purchaser/s under this Agreement and payment of applicable transfer / administrative fee of Rs.4424/- (Rupees Four Thousand Four Hundred and Twenty Four only) per square meter plus taxes

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as applicable on the Total Area of the Apartment/Flat to the Developer/Owner. Further, the Developer/Owner reserves the right to allow such transfer at its sole discretion.

29 Obligations, Covenants, Representations of Purchaser/s

29.1 The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, hereby covenants, represents with the Developer/Owner as follows :-

- (i) To maintain the Flat at the Purchaser/s's own cost in good and tenable repair and condition from the date of possession of the Flat is taken and shall not do or suffer to be done anything in the Wing(s) in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the Wing(s) in which the Flat is situated and the Flat itself for any part thereof without the consent of the local authorities, Government.
- (ii) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Wing(s) in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the Wing(s) in which the Flat is situated, including entrances of the Wing(s) in which the Flat is situated and in case any damage is caused to the Wing(s) in which the Flat is situated or the Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.
- (iii) To carry out at his own cost all internal repairs to the Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Developer/Owner to the Purchaser/s and shall not do or suffer to be done anything in or to the Wing(s) in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



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२०६०	(iv) Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the Wing(s) in which the Flat is situated nor shall demand partition of the Purchaser's interest in the Flat and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenatable repair and condition, and in particular, so as to support shelter and protect the other parts of the Wing(s) in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, pardis or other structural members in the Flat without the prior written permission of the Developer and/or the society or the limited company.
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(iv) Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the Wing(s) in which the Flat is situated nor shall demand partition of the Purchaser's interest in the Flat and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenatable repair and condition, and in particular, so as to support shelter and protect the other parts of the Wing(s) in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, pardis or other structural members in the Flat without the prior written permission of the Developer and/or the society or the limited company.

(v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Land and the Wing(s) in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.



(vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Flat in the compound or any portion of the Land and the Wing(s) in which the Flat is situated.

(vii) That the dry and wet garbage shall be separated and the wet garbage generated in the Building/ Wing(s) shall be treated separately on the Land by the residents/occupants of the Building/Wing(s) in the jurisdiction of MCGM.

(viii) Pay to the Developer/Owner within fifteen days of demand by the Developer/Owner, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Wing(s) in which the Flat is situated.

(ix) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Purchaser/s for any purposes other than for the purpose for which it is sold.

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- (x) Not cause any nuisance, hindrance, disturbance and annoyance to other purchasers of apartment(s)/flat(s)/premises/units in the Building/Wing(s) or other occupants or users of the Building/Wing(s), or visitors to the Building/Wing(s), and also occupiers of any adjacent, contiguous or adjoining properties;
- (xi) Permit the Developer/Owner and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the Flat or any part thereof, to view and examine the state and condition thereof or to repair the same, at the cost of the Purchaser/s;
- (xii) Not to cover or enclose in any manner whatsoever, the open terrace, the open balcony/ies, verandah, car parking space/s or other open spaces forming a part or appurtenant to the flat/s in the Building/Wing(s), without the prior written permission of the Developer/association(s)/concerned authorities;
- (xiii) After possession of the Flat is handed over the Purchaser/s, the Purchaser/s may insure the Flat from any loss, theft, damage caused due to human intervention or due to any act of god or other force majeure incident including fire, riot, strikes, earthquakes, natural calamity or any other cause beyond reasonable human control, and the Developer/Owner shall not be responsible for any loss/damage suffered thereafter.
- (xiv) The Purchaser/s and/or the Developer/Owner shall present this Agreement as well as the conveyance and / or any other document as may be required, in accordance to the provisions of the Registration Act, 1908.
- (xv) The Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Purchaser/s to the Developer/Owner under this Agreement are fully paid up.
- (xvi) To not amalgamate the Flat/flats in the Project at any time in future.
- (xvii) The Purchaser/s shall observe and perform all the rules and regulations which the society or the limited company or Apex Body or federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for



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protection and maintenance of the Building/Wing(s) and the flats therein and for the observance and performance of the Building/Wing(s) rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the society/limited company/Apex Body/federation regarding the occupancy and use of the Flat in the Building/Wing(s) and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

(xviii) Till a conveyance of the structure of the building in which the Flat is situated is executed in favour of society/limited society, the Purchaser/s shall permit the Developer/Owner and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the buildings or any part thereof to view and examine the state and condition thereof.

(xix) Till a conveyance of the Land / larger property (excluding the area handed over to concerned competent authorities) on which the Building/Wing(s) in which the Flat is situated is executed in favour of Apex Body or federation, the Purchaser/s shall permit the Developer/Owner and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Land or any part thereof to view and examine the state and condition thereof.



(xx) Usage of Flat Areas & Car Parks by Purchaser

The Purchaser/s agree(s) to use the Flat or any part thereof or permit the same to be used only for the purpose of residence only. The Purchaser/s further agree(s) to use the garage or parking space only for the purpose of keeping or parking car.

(xxi) The Purchaser/s hereby confirms/s and acknowledge/s that the specifications mentioned in the advertisement / communications or the sample flat / mock flat and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specifications and/or services or cannot be construed as the same. The Purchaser/s has/have not relied on the same for his/her/their/its decision to

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acquire the Flat in the Project and also acknowledges that the Purchaser/s has/have seen all the sanctioned plans and the time schedule of completion of the Project.

(xxii) The Purchaser/s undertakes that the Purchaser/s has/have taken the decision to purchase the Flat in the Project out of his/her/their own free will, based solely upon the information provided along with the documents enclosed, after giving careful consideration to the nature and scope of the entire development explained to the Purchaser/s by the Developer/Owner in person including the disclosures contained herein and on the basis of the specifications, locations, quality, services, etc. contained in this Agreement.

(xxiii) Save and except the information / disclosure contained herein the Purchaser/s confirm/s and undertake/s not to make any claim against Developer/Owner or seek cancellation of the Flat or refund of the monies paid by the Purchaser/s by reason of anything contained in other information / disclosure not forming part of this Agreement including but not limited to publicity material / advertisement published in any form or in any channel.

(xxiv) The Purchaser/s agrees and undertakes that the Developer/Owner shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Flat and/or Car Park(s) by concerned authorities due to non-payment by the Purchaser/s or any other apartment/flat purchaser of their respective proportion of the taxes / outgoings payable to the concerned authorities on account of default in making such payments.

(xxv) To comply with all the terms and conditions as mentioned in this Agreement including but not limited to payment of all such amounts within the timelines stipulated under clause 4.1 of this Agreement or as and when demanded by the Developer/Owner.

30 Rights of the Developer/Owner

30.1 Developer's obligation for obtaining occupation certificate (OC)/completion certificate (CC)

The Developer/Owner hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may

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have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall, before handing over possession of the Flat to the Purchaser/s, obtain from the concerned local authority occupancy and /or completion certificates in respect of the Flat.

30.2 Hoarding rights

The Purchaser/s hereby consents that the Developer/Owner may and shall always continue to have the right to place/erect hoarding/s on the Land, of such nature and in such form as the Developer/Owner may deem fit and the Developer/Owner shall deal with such hoarding spaces as its sole discretion until conveyance to the association(s) / Apex Body / Apex Bodies and the Purchaser/s agree/s not to dispute or object to the same. The Developer/Owner shall not be liable to pay any fees / charges to the association(s) / Apex Body / Apex Bodies for placing / putting up the hoarding/s, provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Developer and/or by the transferee (if any).

30.3 Retention

Subject to, and to the extent permissible under the Relevant Laws, the Developer/Owner may, either by itself and/or its nominees, associates/affiliates also retain some portion / units/ apartment/flats in the Project which may be subject to different terms of use, including as a guest house / corporate apartment/flats.

30.4 Unsold flat

(i) All unsold and/or unallotted apartment(s)/flat(s)/premises/units, areas and spaces in the Building/ Wing(s) /residential complex, including without limitation, parking spaces and other spaces in the basement and anywhere else in the Building/ Wing(s) / Project and Land shall always belong to and remain the property of the Developer/Owner at all times and the Developer/Owner shall continue to remain in overall possession of such unsold and/or unallotted apartment(s)/flat(s)/premises/units and shall be entitled to enter upon the Land and the Building/Wing(s) / Project to enable it to complete any unfinished construction work and to provide amenities and facilities as the Developer/Owner may deem necessary.

(ii) The Developer/Owner shall without any reference to the Purchaser/s, association(s) / Apex Body / Apex Bodies, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever

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all such unsold and/or unallotted apartment(s)/flat(s)/premises/units and spaces therein, as it deems fit. The Developer/Owner shall be entitled to enter in separate agreements with the purchasers of different apartment(s)/flat(s)/premises/units in the Building /Wing(s)/ Project on terms and conditions decided by the Developer/Owner in its sole discretion and shall without any delay or demur enroll the new purchaser/s as member/s of the association(s) / Apex Body / Apex Bodies. The Purchaser/s and / or the association(s) / Apex Body / Apex Bodies shall not claim any reduction in the Total Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developer/Owner shall not be liable to pay / contribute any amount on account of non occupancy charges or for any other charges / fund provided for under the bye-laws, rules and regulations or resolutions of the association(s) / Apex Body / Apex Bodies.



30.5 **Basement/Podiums**

The Purchaser/s hereby consents to the Developer/Owner dividing the basement into car parking spaces, store rooms, storage spaces and any other areas as may be decided by the Developer/Owner. The Developer/Owner shall be entitled to allot, grant a right to use of, sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever such spaces and areas in the Project to the extent permissible under the Relevant Laws.

30.6 **Assignment**

The Developer/Owner may at any time assign or transfer (by way of lease, mortgage, sale or otherwise), in whole or in part, its rights and obligations in respect of the Project in accordance with the Relevant Laws. On such transfer, the assignee or transferee of the Developer/Owner shall be bound by the terms and conditions herein contained.

30.7 **Additional Construction**

The Purchaser hereby consents that the Developer/Owner shall be entitled to construct any additional area/structures in the Project as the Developer/Owner may deem fit and proper and the Developer/Owner shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Purchaser/s and/or the association(s) / Apex Body / Apex Bodies, upon its formation/registration, as the case may be, in accordance

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	to the Developer/Owner until the complete optimization of the Project.

30.8 Mortgage & Security

The Developer/Owner if it so desires shall be entitled to create security on the Land together with the Building/Wing(s) being constructed thereon (including the Wing) by availing loans/financial assistance/credit facilities from banks/financial institutions, against securities thereof, save and except the Flat allotted hereunder. The Developer/Owner shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and other documentation whether legal or in English form or by way of deposit of title deeds, save and except the Flat, provided the Developer/Owner shall be the principal debtor and it shall be the sole responsibility of the Developer/Owner to repay such loan amount with interest, charges and expenses thereon, in any case on or before the assignment/transfer of the Land (or any part thereof) and Building/Wing(s) constructed thereon in favour of the association(s) / Apex Body / Apex Bodies in accordance with Clause 22.3 above. The Purchaser/s hereby gives express consent to the Developer/Owner to raise such financial facilities against security of the Land together with the building(s) being constructed thereon (including the Building) and mortgage the same with banks/financial institutions as aforesaid, save and except the Flat agreed to be transferred hereunder.

31 Right of Purchaser/s to the Apartment/Flat and Common Areas

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Flat or of the Land and the Building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Developer/Owner until the structure of the Building/ Wing(s) is transferred to the society/limited company or other body and until the Land (excluding the area handed over to concerned competent authorities) is transferred to the Apex Body /federation as hereinbefore mentioned.

32 Binding effect

Executing this Agreement with the Purchaser/s by the Developer/Owner does not create a binding obligation on the part of the Developer/Owner until the Purchaser/s appear/s for registration of this Agreement before the concerned sub-registrar as and when intimated by the Developer/Owner.

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33 Entire agreement

This Agreement contains the whole agreement between the Parties in respect of the subject matter and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by all the Parties. This Agreement constitutes the entire understanding / agreement between the Parties and there are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. The Purchaser/s hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Developer/Owner and/or its agents to the Purchaser/s and/or his agents, including those contained/given in any advertisement, brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Purchaser/s in any manner to enter into this Agreement. This Agreement supersedes all previous arrangement, agreement, exchange of documents including marketing materials brochures etc.



34 Provisions of this Agreement applicable to the Purchaser/s / subsequent Purchaser/s

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent purchaser/s of the Flat, in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.

35 Severability

Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be illegal, unenforceable or void shall, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or affecting the validity or enforceability of such provision in any other jurisdiction. If any such prohibition or unenforceability substantially affects or alters the residual terms and conditions of this Agreement, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same terms, covenants and conditions as were there in this Agreement prior to such prohibition or unenforceability.

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Any delay tolerated or indulgence shown by the Developer/Owner, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance, or giving of time, to the Purchaser/s by the Developer/Owner, shall not be treated/construed /considered, as a waiver or acquiescence on the part of the Developer/Owner of any breach, violation, non-performance or non-compliance by the Purchaser/s of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement, nor shall the same in any manner prejudice, the rights/remedies of the Developer/Owner.

37. Method of calculation of proportionate share wherever referred to in the Agreement

Wherever in this Agreement it is stipulated that the Purchaser/s has to make any payment, in common with other purchaser/s in Project, the same shall be in proportion to the Carpet Area of the Flat to the carpet area of all the flat(s) in the Project.

38. Further assurances

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

39. Place of execution

The execution of this Agreement shall be complete only upon its execution by the Purchaser/s and the Developer/Owner through its authorized signatory of the Developer/Owner at the Developer's Office and simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar and this Agreement shall be deemed to have been executed at Mumbai.

40. Present for registration

The Purchaser/s and/or Developer/Owner shall present this Agreement as well as the conveyance at the proper office of registration within the time limit prescribed by the Registration Act and the Developer/Owner will attend such office and admit execution thereof.

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41 Notices

41.1 Any notice, demand or other communication including but not limited to the Purchaser's default notice to be served under this Agreement may be served upon any Party by registered post with acknowledgement due or through speed post or through courier service at the address mentioned below, or through e-mail or at such other address as it may from time to time be notified in writing to the other Party.

To the Purchaser:

Name: Ms. Mrunal Ramakant Gudal
Address : 904, 9th floor, Ariana, Raheja Acropolis - 2, Deonar
Village Road, Chembur, Mumbai Maharashtra 400088
India
Notified E-mail ID: mgudal@kpmg.com



To the Developer/Owner:

Name: Godrej Projects Development Limited
Address: Godrej One, 6th Floor, Pirojshanagar, Eastern Express Highway,
Vikhroli (East), Mumbai - 400079
Notified E-mail ID: notice_gpdl@godrejproperties.com

41.2 In case of more than one Purchaser/s, default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned Purchaser/s onto the above mentioned address or any address later notified by the first mentioned Purchaser/s and the same shall be a sufficient proof of receipt of default notice, letters, receipts, demand notices and other communication by all the Purchaser/s and the same shall fully and effectively discharge the Developer/Owner of its obligation in this regard.

In case of change of address of the Purchaser/s, the same shall be informed to the Developer/Owner well in advance by the Purchaser/s.

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42 Satisfied with the Developer's title

The Purchaser/s hereby declare/s that he/she/they/it has gone through this Agreement and all the documents relating to the Land /Building/ Wing(s) and has expressly understood the contents, terms and conditions of the same and the Developer/Owner has entered into this Agreement with the Purchaser/s relying solely on the Purchaser/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchaser/s to be observed, performed and fulfilled and complied with and therefore, the Purchaser/s hereby jointly and severally (as the case may be) agrees, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Developer/Owner and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser/s.



43 Joint Purchaser/s

That in case there are Joint Purchaser/s all communications shall be sent to the Developer/Owner to the Purchaser/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchaser/s.

In the case of joint Purchaser/s for the Flat, unless a duly executed instruction by all such joint Purchaser/s is provided to the Developer/Owner at the time of termination of this Agreement, all payments/ refund to be made by the Developer/Owner to the Purchaser/s under the terms of this Agreement, upon termination, shall be made to the first mentioned Purchaser, which payment/refund shall be construed to be a valid discharge of all liabilities towards all such joint Purchasers.

44 Stamp duty and Registration charges

The charges towards stamp duty and registration of this Agreement shall be borne by the Purchaser/s only.

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45 Arbitration

In case the Parties are unable to settle their disputes within 15 days of intimation of dispute by either Party, the Parties shall in the first instance, if permitted under Relevant Laws, have the option to settle through arbitration in accordance to the procedure laid down under the Relevant Laws. Costs of arbitration shall be shared equally by the Parties. The award of the Arbitrator shall be final and binding on the Parties to the reference. The arbitration proceedings shall be conducted in English only and be held at an appropriate location in Mumbai.

46 Governing Law

That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this Agreement. Further, all the terms & conditions, rights and obligations of the Parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 ("Act") and the Rules and Regulations made thereunder ("Rules and Regulations") and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.



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FIRST SCHEDULE

All that piece and parcel of freehold measuring 7795.31 sq. meters (the "Land") vide a registered Deed of Conveyance dated 2nd May, 2019. The Land is comprised within CTS Nos. 673, 673/1 to 20 and portion of CTS No. 783 at Village Borla, Chembur (East), Mumbai - 400071 and within the limits of Municipal Corporation of Greater Mumbai.

SECOND SCHEDULE

Flat No. **804** admeasuring **187.47** square meters of Carpet Area and Exclusive Areas admeasuring **22.34** square meters of the Flat aggregating to **209.82** square meters on the **8th** floor in Wing "**C**" of project known as Godrej RKS along with **03** car park(s) situated in the basement/podium/stilt.

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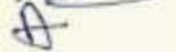
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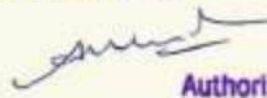
IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement at **Mumbai** in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED by the)
 within named **Developer/Owner,**)
M/s. Godrej Projects)
Development Limited)
 through its constituted attorney)
Mr. Norbert Mendes)
 in the presence of :

1. KIRAN NAIK - 
2. Avinash Mali - 



For Godrej Projects Development Ltd.



Authorized Signatory

SIGNED AND DELIVERED by the)
 within named **Purchaser/s**)

Ms. Mrunal Ramakant Gudal)







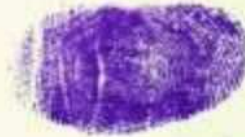


Mr. Nilesh Vijay Gokral)



in the presence of :

1. KIRAN NAIK - 
2. Avinash Mali - 



SIGNED AND DELIVERED by the)
 within named **Purchaser/s**)
 _____, through its Authorized)
 Signatory/representative vide)
 Board/Partner's Resolution dated)

In the presence of :

1. _____)
2. _____)



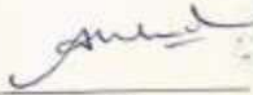
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RECEIPT

Received from within named Purchaser/s, a sum of **Rs. 97,13,282/- (Rupees Ninety Seven Lakh Thirteen Thousand Two Hundred Eighty Two only)** being part payment of the Total Consideration payable in terms of this Agreement plus taxes vide RTGS/Telegraphic Transfer directly into the bank account of the Developer/Owner being Account No. 919020091448946 with Axis Bank, Fort Branch.

We say received.

For **GODREJ PROJECTS DEVELOPMENT LIMITED**



Authorized Signatory

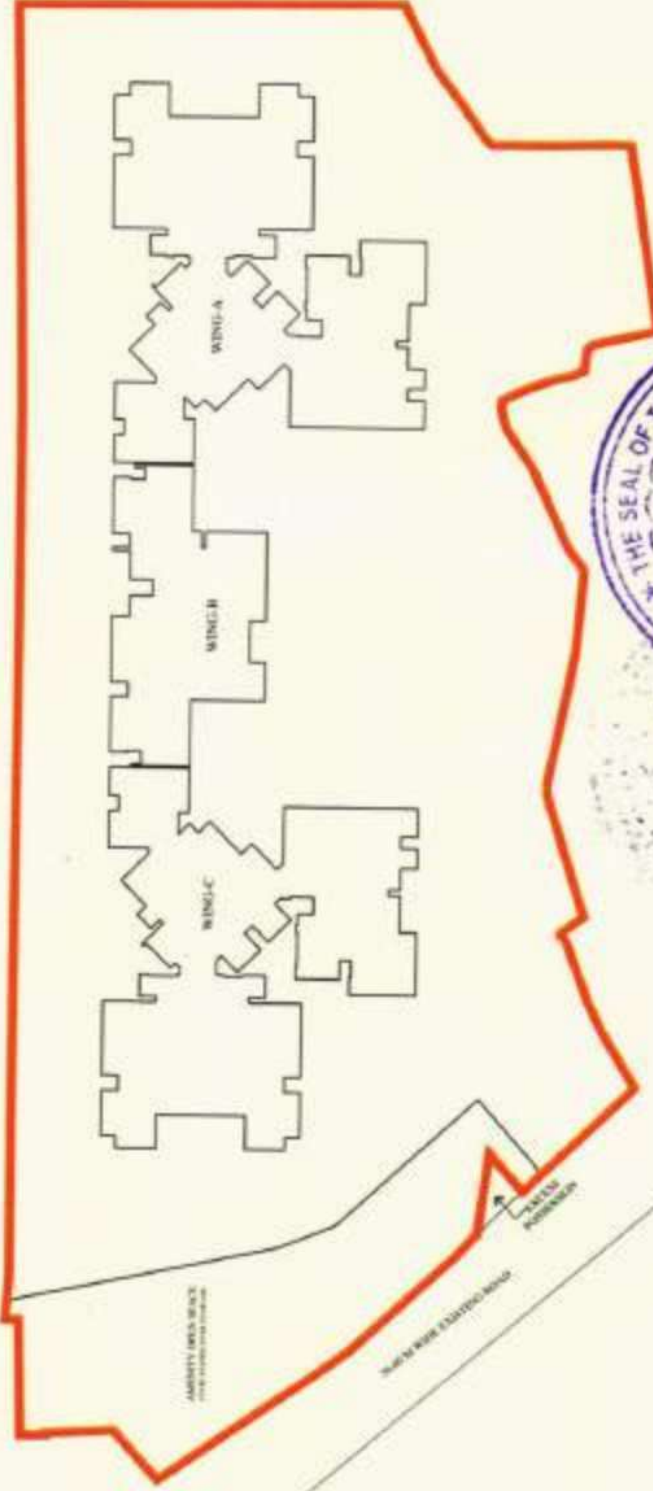


Annexure "A" Layout Plan

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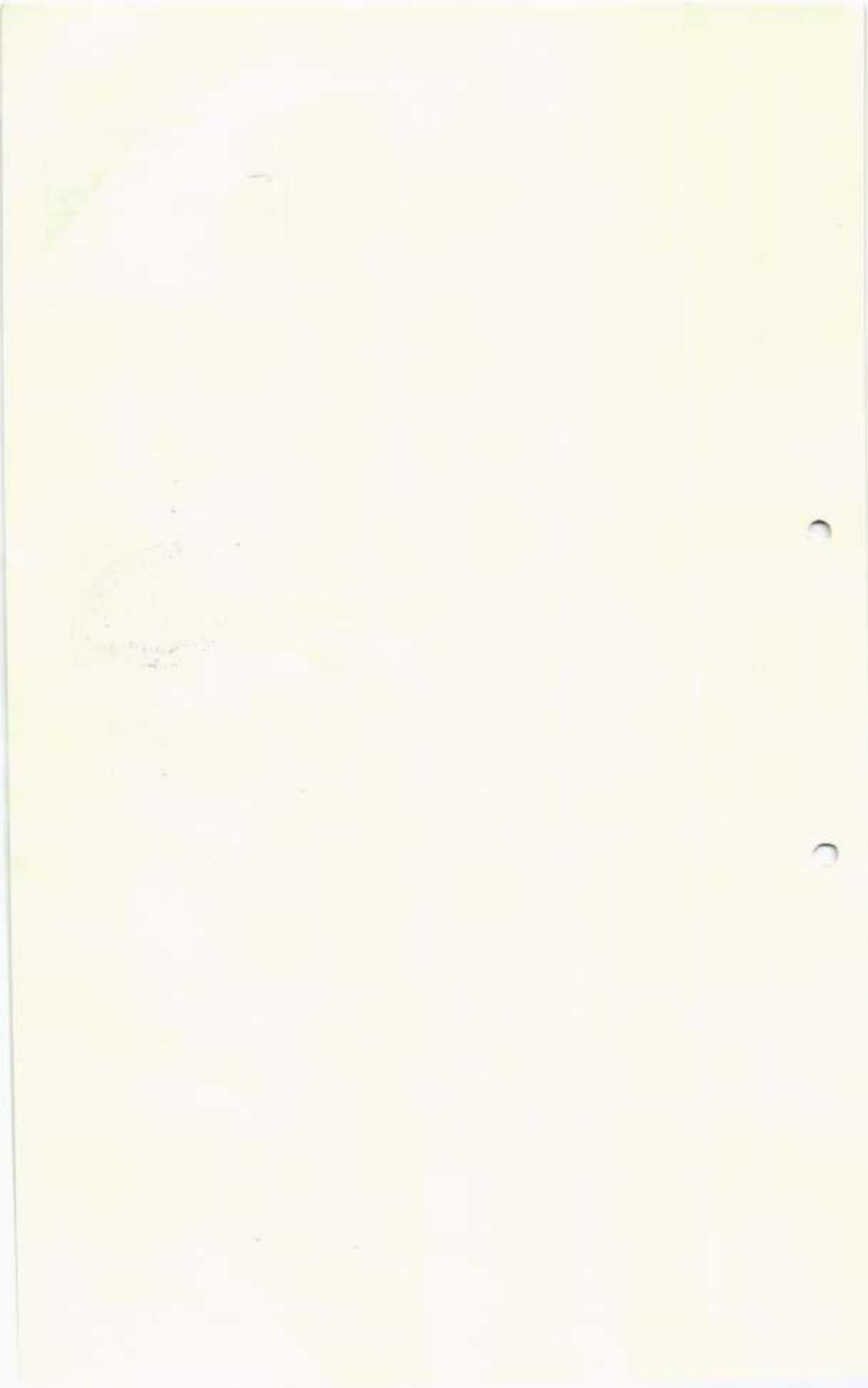


30.00 M WIDE ROAD



LAYOUT PLAN

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Annexure "B" Intimation Of Disapproval

P-2314/2019/(673 And Other)/M/W Ward/BORLA-M/W/IOD/1/New

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in replying please quote No.
and date of this letter.

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MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. P-2314/2019/(673 And Other)/M/W Ward/
BORLA-M/W/IOD/1/New

Date : 18.12.2019.

MEMORANDUM

Municipal Office,
Mumbai

To,
M/s. Godrej Projects Development Ltd.
Godrej One, 5th Floor, Phirojsha nagar,
Eastern Express Highway,
Vikhroli (East),
Mumbai-400079.



With reference to your Notice 337 (New), letter No. 6165 dated. 20/5/2019 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Development, C.T.S. No. 673, 673/1 to 673/20 & 783 of Village Borla at V.N. Purav Marg, Chembur, (E) Mumbai-400071 furnished to me under your letter, dated 20/5/2019 I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

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

1. That NOC from MOEF shall not be submitted before exceeding construction area of 20,000 sqmt.
2. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
3. That the conditions as stipulated in I to R/C approval issued u/no. Dy.Ch.E./B.P./4048/E.S.dt.30.07.2019 shall not be complied with.
4. That the Janata Insurance Policy shall not be submitted.
5. That the requisitions of clause 49 & 50 of DCPR- 2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
6. That the bore well shall not be constructed in consultation with H.E.
7. That the work shall not be carried out only between 6.00 am to 10.00 pm as per circular u/no Ch.E./DP/7749/Gen at 07.06.2016

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P-2314/2019/(673 And Other)/M/W Ward/BORLA-M/W/IOD/1/New

8. That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
9. That the necessary deposit hording or the flex of size 1.5m to 1.5m for the advertisement of proposal shall not be made by you.
10. That the prerequisites as per EODB Manuals are not submitted.
11. That the NOC from S.W.M. Department shall not be obtained in view of order of Hon'ble Supreme Court of India dated 15/03/2018(SLP Civil NoD-23708of 2017), for disposal of C & D waste & accordingly the Bank Guarantee is not submitted to MCGM.
12. That the feasibility of providing the basement from Geologist on the plot under reference shall not be submitted.
13. That the developer / owner shall not demolish the structure/ building proposed to be demolished by following the guidelines proposed in the IS Code 4130:1991 amended upto date in respect of demolition of building-code of safety and not under the supervision of approved structural engineer duly registered with MCGM.
14. That the extra water & sewerage charges shall not be paid to A.E. Water works "M" ward before C.C
15. That the balance pre-requisites as per EODB shall not be complied with.
16. That the mobile toilet shall not be provided on site to keep proper sanitation as per Circular U/No.CHE/DP/27391/Gen dated 07/01/2019.
17. That the compound wall shall not be submitted as per DCPR-2034
18. That the demarcation from A.E Survey for all Reservations / Road/ Amenity shall not be submitted.
19. That the ULC NOC shall not be submitted.
20. That the status of road from AE (Maint) of M ward is not submitted.
21. That the 'design of curvature at road intersections in Mumbai' shall NOT be followed as stipulated in policy circular issued u/no.Dy.Ch.E/5781/Traffic of 27.12.2018.
22. That the remarks from concerned dept. / authority regarding the High Voltage line shall not be submitted.
23. That the 50% LOS (layout open spaces) shall not be planted as per MIYAWAKI plantation pattern.
24. That the Registered Undertaking stating that, the premium as per Reg.No.31(1) (iv) for excess parking then permitted under Reg.No.44 of DCPR 2034, if any, at final stage of development be paid before OCC to last building shall not be submitted.

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That NOC from MOEF shall not be submitted before exceeding construction area of 20,000 sqmt.
2. That the plinth/stilt height shall not be got checked by this office staff.
3. That the remarks from competent authority regarding the Flamingo notification applicability to be obtained before proceeding work beyond 20,000Sq.Mt. shall not be submitted .
4. All the payments as intimated by various departments of MCGM shall not be paid.

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5. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks ,shall not be submitted for :a) S.W.D. b)Parking c)Roads. d)Sewerage. e)Water Works. f)Fire Fighting Provisions. g) Mechanical Ventilation. h) Tree authority. i)Hydraulic Engineer. j)PCO. k)NOC from Electric Supply Company.
6. That set back land /or amenity (**area not less then 779.53 sqmt as per reg. 14B of DCPR-2034 and as per I to R/C permission issued U/No. Dy.Ch.E./B.P./4048/E.S.dt.30.07.2019**), free of any encumbrances alongwith compound wall, gate shall not be handed over and possession receipt shall not be submitted from Assistant commissioner of the ward.
7. That in the event setback and /or reservation/ or Amenity (as per reg. 14B of DCPR-2034) is not handed over then at FCC, area equivalent to the area of Setback and /or reservation shall not be restricted till such area is handed over.
8. That the Material testing report shall not be submitted.
9. That the quarterly progress report of the work will not be submitted by the Architect
10. That the application for separate P.R.C. in the name of M.C.G.M. for road set back / D.P.Road/reservation/ Amenity in the layout shall not be submitted.
11. That the NOC from Civil Aviation Department will not be obtained for the proposed height of the building.
12. That the remarks for METRO/MONO LINE (PROPOSED) from competent Authority/ MMRDA shall not be submitted.



D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C


1. That the low lying plot will not be filled up to a reduced level of at least 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side.
2. That Agreement in consultation with legal department for handing over of tenement / built up accommodation shall not be executed and final copy of executed agreement shall not be submitted. Advance Possession shall not be handed over with title certificate by advocate.
3. That the dust bin will not be provided.
4. That 3.00 mt. wide paved pathway upto staircase will not be provided.
5. That the open spaces as per approval, parking spaces and terrace will not be kept open.
6. That the construction of layout road or access roads/ development of setback land will not be done and the access and setback land will not be developed accordingly including providing street lights and S.W.D. only if additional FSI is being claimed.
7. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place.
8. That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
9. That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary

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connections will not be leak proof and smoke test will not be done in presence of licensed plumber.

10. That final N.O.C. from concerned authorities / empanelled consultants for a) S.W.D. b) Parking. c) Roads. d) Sewerage. e) Water Works. f) CFO / Fire Fighting Provisions. g) Mechanical Ventilation. h) Tree authority. i) Hydraulic Engineer j) Assessment dept. shall not be submitted before occupation.
11. That Structural Engineer's laminated final Stability Certificate along with up to date License copy and R.C.C. design plan shall not be submitted.
12. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and that drainage system or the residential part of the building will not be affected if applicable.
13. That the construction of D.P. road and development of setback land will not be done including providing street lights and S.W.D.
14. That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format..
15. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization / individual specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of municipal commissioner.
16. That the top most elevation of the building is not certified by Airport Authority of India / GVK mentioning that the Average Mean Sea Level of the Building is within the permissible limits of Civil Aviation N.O.C.
17. That the dry and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately on the same plot by residents / occupants of the building in the jurisdiction of MCGM. Necessary condition in sale agreement with prospective buyer shall not be incorporated to that effect by the Developer / Owner.
18. That the sample copy of sale agreement is not submitted.
19. That the water proofing certificate shall not be submitted
20. That the PRC of setback land / or amenity (area not less then 779.53 sqmt as per reg. 14B of DCPR-2034 and as per I to R/C permission U/No. Dy.Ch.E./B.P./4048/E.S.dt.30.07.2019) in MCGM's name shall not be submitted.
21. That the water from Rain Water Harvesting system is not used for Toilet flushing purposes and certificate from empanelled consultant is not submitted to this office.
22. That the completion certificate from EE(mech)EI(P&D) for provision of artificial light, ventilation/ AHU shall not be submitted.
23. That the separate PRC of amenity in MCGM's name and separate PRC of plot in Owner's name is not submitted.

- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
- () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day of but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

**Executive Engineer, Building Proposals,
Zone, Wards.**



SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be

- a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street
- b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
- c) Not less than 92 ft. (Town Hall) above Town Hall Datum.

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4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
5. Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.



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No. P-2314/2019/(673 And Other)/M/W Ward/
BORLA-M/W/IOD/1/New

NOTES

The work should not be started unless objections are complied with

- 1) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 2) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 3) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 4) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 5) The owners shall intimate the Hydraulic Engineer or his representative in wards at least 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 6) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 7) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 8) No work should be started unless the structural design is approved.
- 9) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.



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- 10) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- 11) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 12) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 13) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 14) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 15) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 16) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 17) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 18) No work should be started unless the existing structures proposed to be demolished are demolished.
- 19) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 20) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
- Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
 - Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of

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construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt.and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap in one piece with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition extends to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-1(a)
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

DEELIP
PARASHAR
AM PATIL

Executive Engineer, Building Proposals
Zones E.Sub-I

Copy To :-

1. SHASHIKANT LAXMAN JADHAV
B-106, NATRAJ BLDG., MULUND (W)
2. Asst. Commissioner T Ward.
3. A.E.W.W. T Ward,
4. Dy.A& C. Eastern Suburb
5. Chief Officer, M.B.R. & R. Board T Ward .
6. Designated Officer, Asstt. Engg. (B. & F.) T Ward ,
7. The Collector of Mumbai

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MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. P-2314/2019/(673 And Other)/M/W Ward/BORLA-M/W/337/3/Amend dated 17.08.2020

To,
SHASHIKANT LAXMAN JADHAV
B-106, NATRAJ BLDG., MULUND
(W)

CC (Owner),
Godrej Projects Development LTD.
Godrej One, 5th Floor,
Pirojshanagar,

Eastern Express Highway, Vikhroli
(E.), Mumbai - 400 079

Subject : Proposed Development on Plot Bearing C.T.S. No. 673, 673/1 to 673/20 & 783 of Village Borla at V.N. Purav Marg, Chembur (E), Mumbai - 400071.

Reference : Online submission of plans dated 24.05.2020

Dear Applicant/Owner/Developer,
There is no objection to you carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

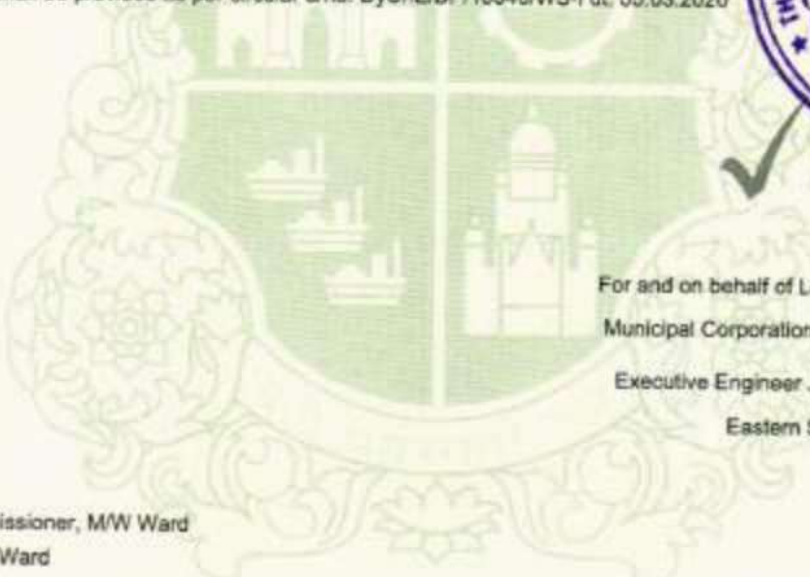
- 1) That all the conditions of IOD under even number 18/12/2019 shall be complied with.
- 2) That Structural Stability Certificate from Structural Engineer shall be submitted for extension/additional floors.
- 3) That the R.C.C. design and calculations as per the amended plans should be submitted through the registered structural engineer before starting the work.
- 4) That revised RCC design and calculations as per amended plans for the proposed work considering seismic forces as per relevant IS codes shall be submitted through registered structural engineer before starting the work.
- 5) That all requisite fees, premiums, development charges deposits etc. shall be paid before endorsement of CC.
- 6) That the extra water & sewerage charges shall be paid to A.E.(W.W.) M ward before endorsement of CC.
- 7) That no dues pending certificate from A.A. & C.(M Ward) shall be submitted.
- 8) That C.C. shall be got endorsed as per approved amended plans.
- 9) That the Janata Insurance Policy to be submitted.
- 10) That the requisitions of clause 49 of DCPR - 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
- 11) That the quarterly progress report of the work will be submitted by the L.S.
- 12) That the CC for the equivalent area claimed against the setback area/amenity area shall be restricted, till the setback area/amenity area is handed over to MCGM.
- 13) That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in sale Agreement to that effect shall be incorporated by the Developer/Owner.
- 14) That the top most elevation of the building will be certified by Airport of India mentioned that the Average Mean Sea Level of the Building is within the permissible limits of Civil Aviation N.O.C. The same shall be submitted before O.C.C.
- 15) That the I to R/C conditions issued on 30.07.2019 u/no. DyChE.BP./4048/ES shall be complied with. (pointwise compliance report shall be annexed) (also for condition no. 30 of I to R/C permission).
- 16) That the details/section of solar panels to be shown on drawing & structural stability shall be submitted
- 17) That the Regulation 30(9): 'The amenity plot, free of encumbrances, shall be handed over to MCGM/ Appropriate Authority within twenty four months from the date of approval of building plans/approval of the layout. The FSI of such plot can be utilized on remainder plot only after, handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 75% of plot area or granting Occupation

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Certificate to any of the buildings, whichever is earlier. The ownership of plot shall be transferred in the name of MCGM/Appropriate Authority in Land Revenue Records before seeking occupation to any of the buildings in the layout other than amenity shall be complied with.

- 18) That the compound wall (as per DCPR-2034 provisions) along the amenity space shall be constructed and suitable provision of Gate with proper drain shall be provided/constructed.
- 19) That the undertaking from developer shall be submitted, stating that the increase in ownership of plot area (i.e. PRC), will amount to increase in amenity space requirement and the difference of amenity space will be further handed over to MCGM, abutting to proposed amenity of 780.25sqmt.
- 20) That the smaller size flats as per I to R/C condition and as required under reg. 14B of DCPR-2034, will not be amalgamated in future and also a clause in sale agreement shall be included. (The copy of sample sale agreement shall be accordingly submitted).
- 21) That the PRC of plots in MCGM's name for the setback area and amenity space shall be submitted before OC. Also, the FRESH PRC's for all plots shall be submitted in name of owner/developer.
- 22) The suitable declaration cum indemnity bond shall be submitted by developer stating that they are eligible to claim the double benefit of setback as earlier no setback benefit was claimed by original landlord/owner and now developer has suitable rights to claim the setback benefit and MCGM and its officers shall be indemnified against any claims, disputes etc.
- 23) That the fresh demarcation of setback & amenity space shall be submitted.
- 24) A suitable undertaking shall be submitted stating that the additional amenity space will be handed over to MCGM (adjoining the original amenity space adm. 780.25sqmt) , in case the plot area is increased. Also, the bond shall include condition regarding the handing over of difference in amenity space requirement proportionally for the 'area shown not in possession', in case the area is increased at time of submission of FRESH PRC.
- 25) That the indemnity bond indemnifying MCGM / MCGM Staff against any dispute , litigation , RERA compliances etc regarding installment payment facility availed by owner/developer shall be submitted.
- 26) That owner/developer shall submit the undertaking stating that all the terms and conditions mentioned in circular u/no. CHE/DP/14770/Gen. dt. 17.09.2019 shall be binding and will be followed scrupulously and also stating that they shall make aware to the prospective buyers and RERA authorities about the installment payment facility availed in the various payments to be made to MCGM / Govt. and the provisions in the circular initiating action by MCGM against the default in payment on specified date.
- 27) That the payments shall be made on time schedule as per installment schedule approved & Post Dated Cheques shall be deposited / submitted & 10% CC shall be restricted as per circular CHE/DP/3274/Gen. dt. 31.07.2020
- 28) That the parking shall be provided as per circular u/no. DyChE/BP/10340/WS-I dt. 05.03.2020



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer - Building Proposal
Eastern Suburb

Copy to :

- 1) Assistant Commissioner, M/W Ward
- 2) A.E.W.W., M/W Ward
- 3) D.O. M/W Ward

- Forwarded for information please.

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FORMOSA A
 FORMOSA A, KURLE, DIST. RAJGIRI

1. Name of the Applicant: ...
 2. Name of the Property: ...
 3. Address of the Property: ...
 4. Nature of the Property: ...
 5. Date of the Application: ...
 6. Name of the Surveyor: ...
 7. Name of the Engineer: ...
 8. Name of the Valuer: ...
 9. Name of the Architect: ...
 10. Name of the Surveyor: ...

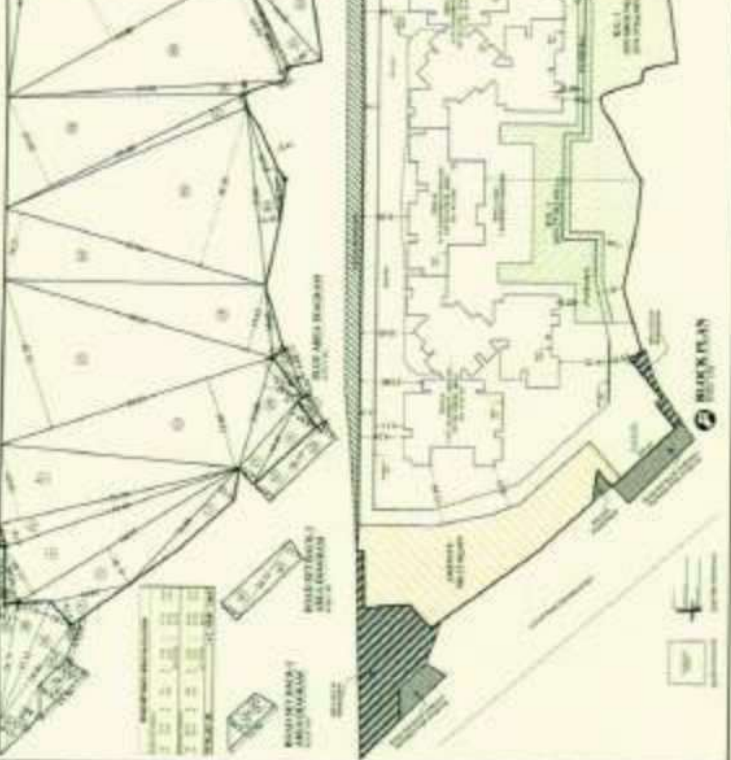
Sl. No.	Name of the Property	Area (Sq. Ft.)	Area (Sq. Mts.)	Value (Rs.)	Value (Rs.)
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Sl. No.	Name of the Property	Area (Sq. Ft.)	Area (Sq. Mts.)	Value (Rs.)	Value (Rs.)
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Sl. No.	Name of the Property	Area (Sq. Ft.)	Area (Sq. Mts.)	Value (Rs.)	Value (Rs.)
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10



Sl. No.	Name of the Property	Area (Sq. Ft.)	Area (Sq. Mts.)	Value (Rs.)	Value (Rs.)
1
2
3
4
5
6
7
8
9
10

Sl. No.	Name of the Property	Area (Sq. Ft.)	Area (Sq. Mts.)	Value (Rs.)	Value (Rs.)
1
2
3
4
5
6
7
8
9
10

Sl. No.	Name of the Property	Area (Sq. Ft.)	Area (Sq. Mts.)	Value (Rs.)	Value (Rs.)
1
2
3
4
5
6
7
8
9
10

Sl. No.	Name of the Property	Area (Sq. Ft.)	Area (Sq. Mts.)	Value (Rs.)	Value (Rs.)
1
2
3
4
5
6
7
8
9
10



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Handwritten text, possibly a signature or date, located below the circular stamp.

Annexure "C"
Commencement Certificate

करल - १		
४०६०	७०	१००
२०२२		

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-2314/2019/(673 And Other)/M/W Ward/BORLA-M/W/FCC/1/New

COMMENCEMENT CERTIFICATE

To,
M/s. Godrej Projects Development Ltd.
Godrej One, 5th Floor, Phirojshanagar, Eastern
Express Highway, Vikhroli (East) Mumbai-400079

Sir,

With reference to your application No. **P-2314/2019/(673 And Other)/M/W Ward/BORLA-M/W/FCC/1/New** Dated. **20 May 2019** 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 **20 May 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **C.T.S. No. 83, 783, 672/2** Division / Village / Town Planning Scheme No. **BORLA-M/W** situated at **V.N. Puray Marg Road / Street in M/W Ward**.



The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development 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 renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the 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. **Assistant Engineer 'M' ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

sh

↑

my

करल - १		
००६०	७९	९००
२०१९ valid upto 18/6/2020		

Issue On : 19 Jun 2019 Valid Upto : 18 Jun 2020

Application Number : P-2314/2019/(673 And Other)/MW
Ward/BORLA-MW/CC/1/New

Remark :

C C upto top of plinth as per zero FSI IOD dated 12.0 6.2019 is granted as proposed.

Approved By
Executive Engineer BP ES1
Executive Engineer

Issue On : 03 Jan 2020 Valid Upto : 18 Jun 2020

Application Number : P-2314/2019/(673 And Other)/MW
Ward/BORLA-MW/FCC/1/New

Remark :

C.C. recommended upto top of plinth as per IOD plans dt. 18.12.2019.



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करल - १		
००६०	०२	११०
२०२२		

Name : MAHESH B SINKAR
 Designation : Assistant Engineer
 Organization : MCGM
 Date : 03-Jan-2020 18: 39:06



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

Assistant Engineer . Building Proposal
 Eastern Suburb M/W Ward Ward

Cc to :

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



Handwritten signatures in blue ink.



Annexure "D" Commencement Certificate



करल - १		
४०६०	१०३	१४०
२०२२		

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 :
P51800023915

Project: Godrej RKS, Plot Bearing / CTS / Survey / Final Plot No.: Comprised within CTS no 673, 673/1 to 673/20, 783 part at Kurla, Kurla, Mumbai Suburban, 400071;

- Godrej Projects Development Limited** having its registered office / principal place of business at **Kurla, District: Mumbai Suburban, Pin: 400079.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **14/01/2020** and ending with **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 14-01-2020 11:57:14

Dated: 14/01/2020
Place: Mumbai

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

[Handwritten signatures]

1880

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1880

1880

Annexure "E" Title Report

DSK Legal 
True Value, True Values

करल - १	T: +91 22 6658 8000
DSK Legal Advocates & Solicitors 1203, One Indiabulls Centre Tower 2B, Floor 12B 841, Senapati Bapat Marg Elphinstone Road Mumbai - 400022, India	F: +91 22 6658 8001 08/9/20

TITLE CERTIFICATE

We have investigated the right, title, and interest of Godrej Projects Development Limited ("**GPDL**") to the Property (defined below), more particularly described in the **Schedule** herein below.

For the purposes of this title certificate:

- We have perused the documents, a list whereof is set out in the **Annexure**, hereto.
- We have caused searches to be conducted by Mr. Ashish Javeri, Search Clerk who has conducted searches in the concerned office of the Sub Registrar of Assurances in respect of the title of the predecessors of GPDL to the Property and have relied on the **Sub Registrar Report** dated October 22, 2018.

Based on the aforesaid, we have to report as under:

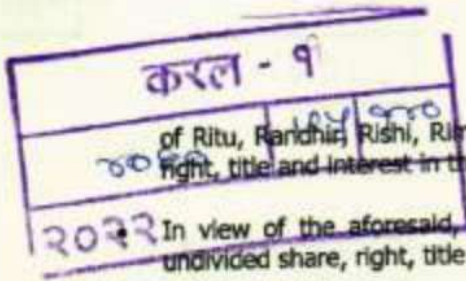
Flow of Title:

- Prior to 1989, Mrs. Krishna Raj Kapoor ("**Krishna**"), Mrs. Ritu Nanda ("**Ritu**"), Mr. Randhir Raj Kapoor ("**Randhir**"), Mr. Rishi Raj Kapoor ("**Rishi**"), Mrs. Rima Jain ("**Rima**"), Mr. Rajiv Raj Kapoor ("**Rajiv**") were seized and possessed of and / or well and sufficiently entitled to all that piece and parcel of land admeasuring 9,655.10 square meters (less set-back area admeasuring 139.81 square meters) bearing Survey No. 78/1 (part) and 79 (part) corresponding CTS Nos. 673, 673/1 to 20 and 783 situate, lying and being at Village Borla, Taluka Kurla, in the registration Sub-district of Bandra (now in Greater Mumbai), Chembur (East), Mumbai 400071 ("**Larger Land**") together with the structures [including a studio ("**Studio**") standing thereon, in equal shares.
- Upon perusal of the property register card for CTS No. 783, we note that by an Order dated April 12, 1989, Shri Kant Studios Private Limited became the holder of 50% of the area comprised in CTS No. 783. Accordingly, Krishna, Ritu, Randhir, Rishi, Rima, and Rajiv became entitled to the Larger Land to the extent of 9018.85 square meters (less set-back area admeasuring 139.81 square meters) ("**said Land**").

The said Land together with the structures (including the Studio) standing thereon are hereinafter collectively referred to as the "**Property**", more particularly described in the **Schedule** hereunder written.

- Krishna died on October 1, 2018 leaving behind her Last Will and Testament dated April 7, 2018 registered with the Sub-registrar of Assurances under Serial No. KRL - 5/4749/2018 ("**Will**"). By and under the aforesaid Will, Krishna bequeathed her 1/6th undivided share, right, title and interest in the Property in favour of her 5 (five) children equally i.e. to her 3 (three) sons namely Randhir, Rishi, and Rajiv and to her 2 (two) daughters, namely Ritu and Rima.
- The executors named under the Will i.e. Mr. Manoj Prakash Jain, Mr. Racheria Prasad Rao, and Mr. Rakesh Shrivastava (executors to the Will) filed a petition being Petition No. 2932 of 2018 before the Hon'ble High Court of Judicature at Bombay. The Hon'ble High Court by its Order dated December 19, 2018 granted the Probate in respect of the aforesaid Will.
- By and under a Deed of Transfer dated March 1, 2019, registered with the Sub-registrar of Assurances under Serial No. KRL - 3/2861/210/2019, Mr. Manoj Prakash Jain, Mr. Racheria Prasad Rao, and Mr. Rakesh Shrivastava (as the executors to the Will) transferred the Property in favour



of Ritu, Randhir, Rishi, Rima and Rajiv, to be held by them, each holding 1/5th undivided share, right, title and interest in the same.

In view of the aforesaid, Ritu, Randhir, Rishi, Rima and Rajiv each became entitled to 1/5th undivided share, right, title and interest in the Property.

- By and under a Deed of Conveyance dated May 2, 2019 registered with the Sub-registrar of Assurances under Serial No. KRL1 - 5508 - 2019, Ritu, Randhir, Rishi, Rima and Rajiv sold, transferred, conveyed and assigned their respective undivided 1/5th share in the Property in favour of GPDL for the consideration and on the terms and conditions contained therein.
- Pursuant to the aforesaid Deed of Conveyance, Ritu, Randhir, Rishi, Rima and Rajiv granted a Specific Power of Attorney dated May 2, 2019 registered with the Sub-registrar of Assurances under Serial No. KRL1 - 5509 - 2019 in favour of GPDL to undertake the acts, deeds, matters and things more particularly set-out therein.

Our View:

Basis the aforesaid, the title of GPDL to the Property, is clear and marketable and free from all encumbrances.


**The Schedule referred to hereinabove
Description of the Property**



All that piece or parcel of land admeasuring 9,018.85 square metres (less set-back area admeasuring 39.81 square metres) together with structures (including a studio) standing thereon bearing CTS Nos. 673, 673/1 to 25 and 783 (to the extent of 50% undivided share) and corresponding Survey Nos. 78/1 (part) and 79 (part) situate, lying and being at Village Boria Taluka Kuria, in the registration Sub-district of Bandra (now in Greater Mumbai), Chembur (East), Mumbai 400071.

This certificate is issued for the purposes of meeting the compliances required towards submission of development proposal for the land under reference in the Municipal Corporation of Greater Mumbai and/or any other development authority, as per the prevailing policy.

This certificate is based on the provisions of applicable law, prevailing at the present time and the facts of the matter hereinabove narrated, as we understand them to be. Our understanding is based upon and limited to the information available. Any variance of facts or of law may cause a corresponding change in our certificate.

Dated this 22nd day of May 2019.


Sajit Suvarna
Partner

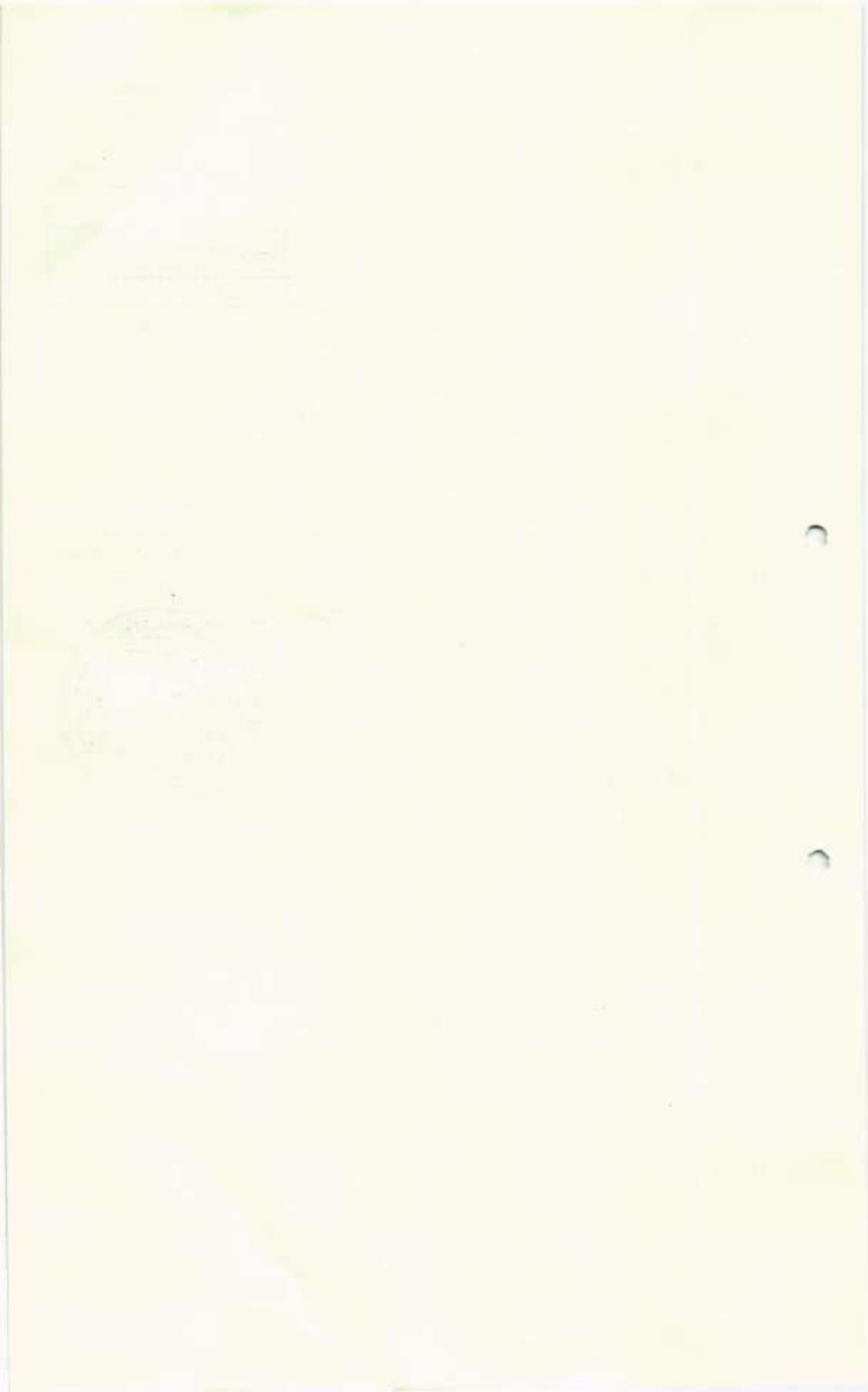
करल - १	
२०१०	०६/१०
२०२२	

Annexure
List of documents perused by us

1. Last Will and Testament dated April 7, 2018 registered with the Sub-registrar of Assurances under Serial No. KRL - 5/4749/2018 in respect of Krishna Raj Kapoor.
2. Probate in respect of the Last Will and Testament of Krishna Raj Kapoor granted by the Hon'ble High Court of Bombay vide its Order dated December 18, 2018.
3. Deed of Transfer dated March 1, 2019, registered with the Sub-registrar of Assurances under Serial No. KRL - 3/2861/210/2019 executed between Mr. Manoj Prakash Jain, Mr. Racheria Prasad Rao, and Mr. Rakesh Shrivastava (as the executors) and Mrs. Ritu Nanda, Mr. Randhir Raj Kapoor, Mr. Rishi Raj Kapoor, Mrs. Rima Jain, and Mr. Rajiv Raj Kapoor.
4. Deed of Conveyance dated May 2, 2019 registered with the Sub-registrar of Assurances under Serial No. KRL1 - 5508 - 2019 executed between Mrs. Ritu Nanda, Mr. Randhir Raj Kapoor, Mr. Rishi Raj Kapoor, Mrs. Rima Jain, and Mr. Rajiv Raj Kapoor and Godrej Projects Development Limited.
5. Specific Power of Attorney dated May 2, 2019 registered with the Sub-registrar of Assurances under Serial No. KRL1 - 5509 - 2019 executed by Mrs. Ritu Nanda, Mr. Randhir Raj Kapoor, Mr. Rishi Raj Kapoor, Mrs. Rima Jain, and Mr. Rajiv Raj Kapoor in favour of Godrej Projects Development Limited.
6. Property register card.



Handwritten signatures in blue ink.



Annexure "F" Property Cards

करल - १	
४०६०	७७१२०
२०२३ मुंबई उपत्यका जिल्हा	

मालमत्ता पत्रक

विभाग/मौजे -- **बोली** गाव/का/ने. भू. मा. का. -- **न. भू. अ. चेंबूर**

सप्त पुराण	प्लॉट नंबर	प्लॉट नंबर	अंग	धोरणी/धोर	विवरण
६७३	६७३				
			४२४२६	C	वि. हो. सा. र. ३३२म- दर १०० चौ.मी. ला १.८.८१ दि. २०/१२/०१ [४०६० २.३.५२ ते २२७२.८० १.८.७१ म. भू. का. ६७३, ६७३/ १ ते २० सह] १२५७३६ १.८.७१ पासून



सुविधाधिकार --

हक्काचा मुळ धारक वर्ष १९६६ [श्री राजवीर राजकपूर बाप पूर्वीराम कपूर]

पट्टेदार --

इतर धार --

इतर शेंदे --



दिनांक	कारण	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)
०१/११/१९७१	विनमोदी आदेश ADC एल.एन.डी.क. १०४/१५.७.७० मा. उप विधायीय अधिकाारी अंधेरी, मुंबई यांचे कारडील एल एन्ड डी ए डी. वि क्रमांक २०४/१५.७.७० विनमोदी सान्वाची नोंद घेतली. १००२५.५ वा. ४०१.० १.३.५२ ते ३१.७.७० म. भू. का. ६७३, ६७३/ १ ते २० सह		म. भू. का. डब्ल्यू. २, मुंबई.
१०/०३/१९७३	विनमोदी आदेश ADC एल.एन.डी.क. १०४/१६.२.७२ मा. उप विधायीय अधिकाारी अंधेरी, मुंबई यांचे कारडील DC III एल एन्ड डी ए डी. वि क्रमांक विनमोदी सान्वाची नोंद घेतली. १००२५.५ वा. २२७२.८० १.८.७१ पासून.		सी - १५७३-०८-३० म. भू. का. डब्ल्यू. २, मुंबई.
२५/११/१९८२	मुंबातील विनमोदी आदेश मा. उप उपविधायीयकारी अंधेरी यांचे कारडील क्र. LND.D १०२ दि. ३०.१२.८२ विनमोदी सान्वाची नोंद घेतली १२५७३.० म. १.८.७१ पासून म. भू. का. ६७३/१ ते २० सह		सी - १०१३/१९८२ वि. नि. भू. का. ४८ तथा म. भू. का. ८८
१३/०१/२०००	कारणाने सांगून होर.	SI.	धा [०] श्रीमती कुमारी राजवीर राजकपूर. [१] श्री. राजवीर राजवीर राजकपूर. [२] श्री. कपूर राजवीर राजकपूर. [४] श्री. राजवीर राजवीर राजकपूर. [५] श्रीमती. त्रिपु नंदा [६] श्रीमती. विमा जैन.]
०१/०८/२००६	मान निर्णय (महसूल व वन विभाग) क्र. एन. अ. अ. १०८७ १५/७० म. का. ५३/१०-५ दि. २७/७/०१ चे आदेशानुसार मु. व. वि. शी. आकारणीची नोंद घेतली. पुरत १/८/०१ ते ३१/७/०६		म. भू. का. क्र. १६६ प्रथम सी - १८/०६ म. भू. का. चेंबूर

करल - १
 ४०६० ७९ ११०
 २०२२

मालमत्ता पत्रक

विभाग/मौजे	बोली	सालुका/न.पु.सा.का. -- न.पु.अ. चंपूर	जिल्हा -- मुंबई उपनगर जिल्हा
सा कुल्ल क्रमांक / सा नं. नं.	फाईल नंबर प्लॉट नंबर	धरा खो.नं.	सालुका/न.पु.सा.का. आकार/मालमत्ता/सालुका/न.पु.सा.का. सालुकीत आणि जमाव
६७३/९	६७३/९	३३८-९	C
		मि.रो.सा.र.रु.३३०/- पर १०० चौ.मी. ला र. १२/०५ दि. २७/०९ ते ३१/०९ एवेत [४०९.० रु.३५ ते ३९,०००] [२९७३.८० रु.८०० ते ३९,०००] [१२५७३.० रु.८०० ते ३९,०००]	



सुविधाधिकार --
 हक्काचा मूळ धारक वर्ष १९६६ [श्री रणधीर रामकपूर बाब पुष्पीरामकपूर]

पट्टेदार --
 झर धार --
 झर रीत --



दिनांक	भावना	खंड क्रमांक	मंडित धारक (धा) पट्टेदार (ध) किंवा धार (धा)
०२/११/१९७१	किन्हीत आदेश ADC मू.एन.डी.अ. १०४/१५-७७/७० सा. उप विभागीय अधिकारी अंधेरी, मुंबई यांचे कडीत मू.एन.डी.अ. व डी. मि. क्रमांक १०४/१५-७७/७० किन्हीती सादरपणे नोंद घेतली. १००२५.५,४०९.० रु.३.५२ ते ३१.७.७० म.पु.का.६७३,६७३/९ ते २०		म.पु.अ.का.डी.अ. २,७५६
१७/०३/१९७३	किन्हीती आदेश न.पु.अ.६७३ प्रमाणे		श्री - ३०/८/१९७२ म.पु.अ.का.डी.अ. २,७५६
२९/११/१९८२	मुखनीत किन्हीती आदेश न.पु.अ.६७३ प्रमाणे		श्री - १२/११/१९८२ मि.मि.पु.अ.अ.सी. ला म.पु.अ.का.८८
१३/०६/२०००	धारकाने संपुर्ण शेव	SI	धा. [१]श्रीमती कृष्णा रणधीर रामकपूर [२]श्री रणधीर रणधीर रामकपूर [३]श्री बाबू रणधीर रामकपूर [४]श्री रानीव रणधीर रामकपूर [५]श्रीमती-विशु मंदार [६]श्रीमती - विद्या मंदार
०१/०८/२००६	शान निर्णय (मामूला न वन विभाग) अ.एन.ओ.सी.३०८७/३५७० अ.अ. ५३/१९-५ दि.२७/९/०९ चे आदेशप्रमाणे मू.प.वि.रो. आकारपुढी नोंद घेतली. मुदत १/८/०९ ते ३१/७/०९		धरमपु.अ. ११८ प्रमाणे श्री - १३/०५/२००० म.पु.अ. चंपूर

Handwritten signatures and initials in blue ink.

करल - १

२०६०	१९	१४०
२०२२		

मालमत्ता पत्रक

विभाग/मौजे -- **बोर्ला** तालुका/ग. पू. मा. कत. -- **न. भू. अ. चेंबुर** जिल्हा -- **मुंबई उपनगर जिल्हा**

सप्त क्रमांक / स. सं. नं.	दिनांक	पत्रक नं.	श्रेणी	धारणस्थान	सामग्रीचे विवरण
६७३२	२०२२		४५८	C	वि.सं.सा.र.स.३३०/- दर १०० चौ.मी. ला. र. १६/०१ ते १६/०२ पर्यंत [४०६.० र.३५.००] [२९७२.८० र.१०६.००] [१२५७२.० र.४६०.००]



सुविधाधारक --

इयत्ताचा मुक्त धारक वर्ष १९६६ [श्री एण्डीर रामकृष्ण काव पृथ्वी रामकृष्ण]

पुस्तक --

कार पत्र --

इतर शर्त --



दिनांक	व्यवहार	खंड क्रमांक	संबंधित धारक (प्रा) पुरवठा (पर) किंवा वार (पर)
०६/११/१९७६	विनसोती आवेश ADC एम.एन.सी.क्र.१०४/१५.७.७७ मा. उम विधायी अधिकारी अंधेरी, मुंबई यांचे कळोत एम एन्ड डी ए डी. सि क्रमांक १०४/१५.७.७७ विनसोती सान्याची नोंद घेतली. १००२५.५ चार, ४०६.० र.३.५२ ते ३६.७.७७ न.पू.क्र.६७३.६७३/१ ते २० ख.		२.मुंबई
१०/०३/१९७३	विनसोती आवेश न.पू.क्र.६७३ प्रमाणे		सी - ३०८/१९७३ न.पू.क्र.अ.८७७.६.मुंबई
२१/११/१९८२	सुधारित विनसोती आवेश न.पू.क्र.६७३ प्रमाणे		सी - १०९२/१९८२ वि.सं.पू.क्र.३८.१४४ न.पू.क्र.८८
१६/०६/२०००	वारंवार संपूर्ण क्षेत्र	SI	धा. [१]श्रीमती कृष्णा रणवीर रामकृष्ण [२]श्री रणवीर रणवीर रामकृष्ण. [३]श्री ऋषी रणवीर रामकृष्ण [४]श्री रानीव रणवीर रामकृष्ण [५]श्रीमती विठु नंदा [६]श्रीमती - रिमा जेठ
०६/०८/२००६	शा.वि.सं. (महसूल व वन विभाग) क्र.एन.सी.क्र.१०८७ ३५७० प.क्र. ५३/१५ दि.२७/१०/०६ या आदेशान्वये सु.र.क्र.सं. आकारणीची नोंद घेतली. मुदत १८/०६ ते ३१/७/०६		वे.सं.पू.क्र. ११८ प्रमाणे सी - ३०८/२००० न.पू.क्र. अ. ७७७

(१)

करल - १
 २०२० १३ १००
 २०२२

मालमत्ता पत्रक

विभाग/मौजे - बोर्ला तालुका/म. पु. या. का. - न. भू. अ. चेंबुर जिल्हा - मुंबई उपनगर जिल्हा
 नमूना क्रमांक / या. पी. नं. ६७३/३ प्लॉट नंबर ६७३/३ क्षेत्र खे. नं. धारणाधिकार C वि. से. सा. र. नं. ३३०/- दर ६०० चौ. मी. ला. र. नं. ४७३.५५ वि. १०१ ते १०७/०१ पर्यंत
 [४०६.० १.३.५२ ते ३१.१०.००
 [१२७२.८० १.८.७० पर्यंत
 [१२५७३.० १.८.७० पर्यंत]



सुविधाधिकार -
 हस्ताक्षर मूळ धारक श्री रणधीर राजकपूर बाप कृष्णराज कपूर
 वर्ष १९६६
 प्लॉट नं. ३
 इतर धार -
 इतर मोजे -



दिनांक	जपवारा	खंड क्रमांक	नवीन धारक (ध) पट्टेदार (प) किंवा धार (ध)
०१/११/१९७१	न. भू. का. ६०३, ६७३/१ ते २० सह या. उभ विभागीय अधिकारी अवेरी, मुंबई पॉस्ट कार्डिनल घाट एन्ड डी ए डी. सि क्रमांक १०४/१५.७० विनसोती सान्याची नोंद कोसोती. १००२५.५ १.३.५२ ते ३१.७.७० न. भू. का. ६७३, ६७३/१ ते २० सह		
१७/०३/१९७३	विनसोती आदेश न. भू. का. ६७३ प्रमाणे		सी - १०/०१/७३ न. भू. अ. का. Dwb ६.७५
२९/११/१९८२	मुंबई विनसोती आदेश न. भू. का. ६७३ प्रमाणे		सी - १०/११/८२ वि. प्र. भू. अ. अ. C. सा. न. भू. अ. अ. C.
१३/०६/२०००	जवामने संपूर्ण क्षेत्र	S1	धा. [१] श्रीमती-कृष्णा रणधीर राजकपूर [२] श्री रणधीर रणधीर राजकपूर [३] श्री सचि रणधीर राजकपूर [४] श्री रणधीर रणधीर राजकपूर [५] श्रीमती-रिनु मंग [६] श्रीमती-विद्या मंग
०१/०८/२००६	शान निर्माण (मळसूत्र व प्लान विभाग) का. एन. अ. से. १०८७ ३५७० प. का. ५२/११-५ दि. २०/७/०१ चे अधिसूचना मु. व. वि. से. जाकारपीची नोंद कोसोती. मूळ १/८/०१ ते ३१/०८/०६		धे रणधीर का. ११८ प्रमाणे सी - १८/०६ न. भू. अ. अ. अ.

(Handwritten signatures and initials)

करल - १	
००६०	१५ १००
२०२२	

मालमत्ता पत्रक

विभागाधीन -- बोलां तालुकाने. भु. मा. का. -- व. भु. अ. चेंबुर जिल्हा -- मुंबई उपनगर जिल्हा

वा. क्रमांक	दि. क्रमांक	पत्र क्रमांक	शे. क्रमांक	भा. क्रमांक	मालमत्ता क्रमांक
६०३/४	६०३/४		६०२६.४	C	क्रि.शे.सा.र.स.३३०/- दर १०० बी.मी. लव.र.३६०३००० दि.२०/११/०१ ते २१/०१/०१ पर्यंत [२०१० १.३.५२ [२२०२.०० १.८.१० [२२५०३.० १.८.१०



सुविधाधिकार --

इच्छित मूल धारक वर्ष १९६६ [श्री रणवीर रामकपूर बाप पुष्पेराव कपूर]

पुंदा --

इतर धार --

इतर शे. --



दिनांक	व्यवहार	शे. क्रमांक	नवीन धारक (धा) पुंदा (प) शिवा धार (धा)
०१/११/१९०१	विनश्री आदेश ADC एल.एन.डी.क्र.१०४/१५.७.७० मा. उप विभागीय अधिकारी अश्वेरी, मुंबई यांचे कार्यालय एल.एन.डी.ए.सी. क्रि.शे.सा.र.स.३३०/१५.७.७० विनश्री साह्याचे नोंद घेतली. १००२५.५/२०१.० १.३.५२ ते ३१.७.७० न.पु.क्र.६०३,६०३/१ ते २०		
१०/०३/१९७३	विनश्री आदेश न.पु.क्र.६७३ प्रमाणे		शे. - ३५/०१/७३ न.पु.क्र.६७३, १/७३
२१/११/१९८२	सुधनील विनश्री आदेश न.पु.क्र.६७३ प्रमाणे		शे. - १०/११/८२ वि.पु.स.४८ लव.सपु.क्र.८.६
१३/०६/२०००	धारताने संपूर्ण शे.स	SI	धा. [१]श्रीगणेश-कृष्ण रणवीर रामकपूर [२]श्री-रणवीर रणवीर रामकपूर [३]श्री अश्वेरी रणवीर रामकपूर [४]श्री-रानीय रणवीर रामकपूर [५]श्रीमती-शिशु मंगल [६]श्रीमती-रिमा मंगल
०१/०८/२००६	राम विराय (महसूल व सन विभाग) क्र.ए.अ.३/१०८/६ ३५७० न.क्र. ५३/११-५ दि.२७/१/०१ चे आदेशानुसारचे सु.प.वि.शे. २०३४२०१०१ नोंद घेतली. मुदत १/८/०१ ते ३१/७/०६		शे.सपु.क्र.६१६ प्रमाणे शे. - १६/०८/०६ न.पु.अ.०१५

Handwritten signatures and initials in blue ink.

करल - १

४०६० १७ १४०

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मालमत्ता पत्रक

विभाग/पोले - बोली

तालुका/न.भू.मा.का. - न.भू.अ. घोंघूर

जिल्हा - मुंबई उपनगर जिल्हा

आ. क्र. नं.	वि. नं.	आ. नं.	अ. नं.	आ. नं.	आ. नं.
६०६/५	६०६/५				
		६६६.६	C	वि.से.आ.र.क.३३०१/५	दा. १०० चौ.मी. ला र.क. ३३०१/५
					[४०१.० र.३.५२ ते ३३०.०
					[२२७२.८० र.३.५२ ते २२७२.८०
					[१२५७३.० र.३.५२ ते १२५७३.०



सुविधायिका	-
संस्थापक मूल धारक वर्ष	१९९६ (श्री. रणवीर राजकपूर बाप सुधीरराज कपूर)
पट्टेदार	-
इतर धार	-
इतर संरे	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (पा) पट्टेदार (प) किंवा धार (ध)
२१/११/१९७१	विनमोली आदेश ADC एल.एन.डी.अ.१०४/१५.७.७० मा. उम विभागीय अधिकारी अंधेरी, मुंबई यांचे काढील एल.ए.ए.डी.ए.डी. नि.क्रमांक १०४/१५.७.७० विनमोली सान्याची नोंद घेतली. १००२५ वाड/४०१.२ र.३.५२ ते ३१.७.७० न.भू.अ. ६०३, ६०३/१ ते २० सहा		
१७/०३/१९७२	विनमोली आदेश न.भू.अ. ६०३ क्रमाणे		
२९/१४/१९८२	सुधीरराज विनमोली आदेश न.भू.अ. ६०३ क्रमाणे		
१३/०६/२०००	धारसामे संपूर्ण क्षेत्र	SI	धा. [१]श्रीमती-कृष्णा रणवीर राजकपूर [२]श्री. रणवीर राजकपूर [३]श्री. अश्वी रणवीर राजकपूर [४]श्री. रणवीर राजकपूर [५]श्रीमती-रितु नंदा [६]श्रीमती-रिखा जैन
०९/०८/२००६	शान निर्माण (वाडयूल व इतर विभाग) अ.एन.अं.ओ/१०८७ ३५७० प.अ. ५३/१०-५ दि. २७/५/०१ चे आदेशाप्रमाणे सु.न.वि.सं. आक्रामणीची नोंद घेतली. मुदत ९/८/०१ ते ३१/७/०६		



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करल - 9		
2020	12	900
2022		

मालमत्ता पत्रक

विभाग/मौजे -- बोर्ला तालुका/न. भू. मा. क्र. -- न. भू. अ. चेंबुर जिल्हा -- उपनगर कोल्हा

जमिनीचा प्रकार/स. वि. न.	प्लॉट नं. 1	प्लॉट नं. 2	सं. 1	धारणाधिकार	सामयिक मूल्य	सामयिक मूल्य
603/5	603/5		65.4	C	वि.शे.मा.र.क्र. 130/01 दर 100 चौ.मी. ला र. 1000/-	1000/-
					[2020-21 1.2.42 ते 21.12.2020]	1000/-
					[2021-22 1.1.21 ते 31.12.21]	1000/-
					[2022-23 1.1.22 ते 31.12.22]	1000/-



सुविधाधिकार --

समजाचा मुद्रा धारक वर्ष 1995 [श्री रणवीर राजकपूर बाप दुर्गाजीराज कपूर]

उद्देश --

इतर नाव --

इतर रीत --



दिनांक	उपकार	प्लॉट क्रमांक	मामिन धारक (भा) पुरंदर (प) किंवा धार (ध)
01/11/1901	बिन्शोली आदेश ADC एल.एन.डी.क्र. 10/1/1901 मा. उप विभागीय अधिकारी अंधेरी, मुंबई यांचे कारील एल एन्ड डी ए डी. वि क्रमांक 20/1/1901 मा. बिन्शोली मान्यार्थ नोंद घेतली. 10024.4 बाग/10020 1.2.42 ते 21.12.20 न.भू.क्र. 603, 603/5 ते 20 मा.		2.पुन.
10/02/1902	बिन्शोली आदेश न.पू.क्र. 603 इमारती		सौ - 20/02/1902 न.पू.अ.क्र. 10/2, 2.पुन.
21/11/1902	सुधरीत बिन्शोली आदेश न.पू.क्र. 603 इमारती		सौ - 21/11/1902 वि.शे.पू.अ.क्र. 10/2 न.पू.अ.क्र. 10/2
23/05/2000	कारखाने संपूर्ण शेव	SI	धारक. [1]श्रीमती-कृष्णा रणवीर राजकपूर [2]श्री-रणवीर रणवीर राजकपूर [3]श्री-शशी रणवीर राजकपूर [4]श्री-रानीय रणवीर राजकपूर [5]श्रीमती-रितु नंद [6]श्रीमती-निष्ठा जैन
01/01/2004	शान निर्वाह (महसूल व वस विभाग) क्र.एन.शे.ओ/100/0 24/00 प.क्र. 43/19-1 दि. 20/1/01 चे आदेशाप्रमाणे सु.प.वि.शे. अकारणीय नोंद घेतली. मुद्रा 1/1/01 ते 31/12/01		वि.शे.पू.अ.क्र. 10/2 इमारती सौ - 1/1/01 न.पू.अ.क्र.

Handwritten signatures and initials in blue ink.

करल - १			
विभाग/मौज - बोली	१०६०	२०	१००
प्लॉट नंबर - २०२२	प्लॉट नंबर	प्लॉट नंबर	शेअर
१०३/६	१०३/६		

मालमत्ता पत्रक

तहसील/व. भु. मा. का. -- न. भु. अ. चेंबुर

जिल्हा -- मुंबई उपनगर जिल्हा

शासकाला दिलेल्या संस्काराबाबत किंवा पाहणीचा तपशील अर्थात त्याच्या फेर तपशीलाचे निवड घेऊन

दिनांक	स्पृश्या	खंड क्रमांक	नविन धारक (धा) पुरवठा (प) किंवा धार (ध)	साक्षात्किं
२३/०६/२०१५			मा. नवाबवादी मातुलत अर्थात संपालका भूमि अभिलेख(म. राज्य) पूर्वे सापेक्षद्वारे परिपत्रक क्र. न. भु. अ. सि. प./सहकारी नोंद/२०१५, पुणे दिनांक १६/२/२०१५ व इतरद्वारे आदेश क्र. न. भु. नोंद/फि. क्र. ५०४ दिनांक २३/०६/२०१५ अन्वये केवळ चौकरी नोंदवहीवरील क्षेत्र व मिळविलेले परिपत्रक वरील क्षेत्र मेळता असलेले मिळविलेले परिपत्रक नमूद अंकी क्षेत्र अहली सहाय्यी धारक पाप दारात मात्र बी.सी. दाखल केले.	वे. रजसू क्र. ५०४ इमाने नोंद - २३/०६/२०१५ न. भु. अ. चेंबुर
२०/०६/२०१९	श्री. वि. पी. दुर्गुडे			वे. रजसू क्र. ५०४ इमाने नोंद - २०/०६/२०१९ न. भु. अ. चेंबुर
२०/०६/२०	श्री. वि. पी. दुर्गुडे		धारक - गोदरेज प्रोपेक्टस डेव्हलपमेंट लि.	वे. रजसू क्र. ५०४ इमाने नोंद - २०/०६/२०१९ न. भु. अ. चेंबुर



तपासणी कारगारा -
श्री. वि. पी. दुर्गुडे
 परिपत्रक क्र. ५
 नगर भूमापन अधिकारी चेंबुर

खरी नकल -

न. भु. अ. चेंबुर
 मुंबई उपनगर जिल्हा

१५५/१९
 ७.६.१५
 ७.६.१५
 १५१२८

वस्तु संपादन/पुस्तक...
 नगरीय शुल्क...
 नगरीय वी...
 नगरीय वी...

खरी नकल
 नगर भूमापन अधिकारी
 चेंबुर

Handwritten signatures and initials in blue ink at the bottom left of the page.

करल - १
 २०६० ६३ ११०
 २०२२

मालमत्ता पत्रक

विभाग/भावे - बोली सातकुवा/न.भु.सा.का. -- न.भु.अ. चंभुर जिल्हा --

पत्र क्रमांक ६७३/८ पत्र नं. ६७३/८ क्षेत्र २३२.७ कार्यालय C वि.सं.सा.र.स.३२०/- दर १०० चौ.मी. ला दर ७०० रु. प्रति चौ.मी. [४०९.० रु. २.५२ रु. प्रति चौ.मी.]
 क्रमांक / सा.पत्र नं. ६७३/८ ६७३/८ ६७३/८ ६७३/८ ६७३/८ ६७३/८ [२२७२.८० रु. ६८.७९ रु. प्रति चौ.मी.]
 [२२५७३.० रु. ६८.७९ रु. प्रति चौ.मी.]



सुविधाधिकार -

इच्छा या मूळ धारक वर्ष १९६६ [श्री रणवीर राजकुमार बाग पुष्पोत्तम चंभुर]

पट्टा नं. ३ ३

इतर धार -

इतर सौ -



दिनांक	कारण	खंड क्रमांक	ज्वलन धारक (अ) पट्टेदार (ब) किंवा धार (ग)
०६/११/१९७१	१,३,५२ ते ३१,७,७०० न.पू.क्र.६७३,६७३/१ ते २० या उप विभागीय अधिकारी आदेशी, मुंबई यांचे कडील एका एका डी ए डी. सि क्रमांक १०४/१५, ७, ७०० विनश्रीली साव्याची गौर घेतली. १००२५.५ घंटा/४०२.० १,३,५२ ते ३१,७,७०० न.पू.क्र.६७३,६७३/१ ते २०		
१०/०३/१९७२	विनश्रीली आदेश न.पू.क्र.६७३ प्रमाणे		
२५/११/१९८२	सुधारीत विनश्रीली आदेश न.पू.क्र.६७३ प्रमाणे		
१३/०६/२०००	कारसामे संपूर्ण क्षेत्र	SI	या. [१]श्रीमती-कृष्ण रणवीर राजकुमार [२]श्री-रणवीर रणवीर (जन्मचंभुर) [३]श्री-पद्मा रणवीर राजकुमार [४]श्री-राजेश रणवीर राजकुमार [५]श्रीमती-विजु संधू [६]श्रीमती-निगा जेठ
०६/०८/२००६	शान निर्माण (महसूल व वन विभाग) क्र.दु.नं. ३१/०८७ ३५७० न.क्र. ५३/११-५ दि. २७/१/०१ चे आदेशप्रमाणे सु.द.वि.शे. आकारणीची नोंद घेतली. मुदत १/८/०१ ते ३१/७/०६		

सौ -
 ३०/०८/१९७३
 न.पू.क्र.अ.६७३
 २, मुंबई.

सौ -
 १०/१२/१९८२
 वि.वि.पू.स.अ.८.
 उच्च न्यायालय, ८

सौ -
 १६/०४/२०००
 न.पू.क्र.
 चंभुर

वि.वि.पू.स.अ.८
 सौ -
 १/८/०६
 न.पू.क्र.चंभुर

[Handwritten signatures and initials]

मालमत्ता पत्रक

विभाग/मोने - **कडल - १**

क्र.सं. / प.सं. **१०६०**

दिनांक **२०२२**

जिल्हा/न.भू.सा.का. - **न.भू.अ. चंद्रपूर**

जिल्हा - **मुंबई उपनगर जिल्हा**

भागाधिकार

सालाना दिवसानुसार सारणीबद्ध किंवा पाहण्यात येतील आणि त्याच्या फेर तपसणीचे निष्पत्तीचे

दिनांक	वर्ष क्रमांक	नविन धरक (पा) पुरेदा (पा) किंवा धर (पा)	साक्षात्करण
२२/११/२०१५		<p>श. जगावंदी ज्युनियर आणि संचालक भूमि अधिकारी (म.रा.रा.प.) पूर्ण संशोधन प्रतिपत्तिका क्र. न. भू. अ/ मि. प./ अहमदी संघ २०१५ पूर्ण दिनांक १६/२/२०१५ च इकाईल अग्रेसर क्र. न. भू. अ/ अ/ के. क्र. ५९४ दिनांक २२/११/२०१५ अन्वये वेगळ्या प्रकारची नोंदणीवरील क्षेत्र व मिळकत पत्रिके वरील क्षेत्र वेगळ्या आकाराने मिळकत अधिकार नमूद अंकी क्षेत्र नगरी दोन्ही कालीन पुराणे सारक्या माग को.सी. दाखल केले.</p>	<p>दिनांक २२/११/२०१५ न.भू.अ. चंद्रपूर</p>
२०/०६/२०१९		<p>श. जगावंदी ज्युनियर आणि संचालक भूमि अधिकारी (म.रा.रा.प.) पूर्ण संशोधन प्रतिपत्तिका क्र. न. भू. अ/ मि. प./ अहमदी संघ २०१५ पूर्ण दिनांक १६/२/२०१५ च इकाईल अग्रेसर क्र. न. भू. अ/ अ/ के. क्र. ५९४ दिनांक २२/११/२०१५ अन्वये वेगळ्या प्रकारची नोंदणीवरील क्षेत्र व मिळकत पत्रिके वरील क्षेत्र वेगळ्या आकाराने मिळकत अधिकार नमूद अंकी क्षेत्र नगरी दोन्ही कालीन पुराणे सारक्या माग को.सी. दाखल केले.</p>	<p>दिनांक २०/०६/२०१९ न.भू.अ. चंद्रपूर</p>
२०/०६/२०१९		<p>श. जगावंदी ज्युनियर आणि संचालक भूमि अधिकारी (म.रा.रा.प.) पूर्ण संशोधन प्रतिपत्तिका क्र. न. भू. अ/ मि. प./ अहमदी संघ २०१५ पूर्ण दिनांक १६/२/२०१५ च इकाईल अग्रेसर क्र. न. भू. अ/ अ/ के. क्र. ५९४ दिनांक २२/११/२०१५ अन्वये वेगळ्या प्रकारची नोंदणीवरील क्षेत्र व मिळकत पत्रिके वरील क्षेत्र वेगळ्या आकाराने मिळकत अधिकार नमूद अंकी क्षेत्र नगरी दोन्ही कालीन पुराणे सारक्या माग को.सी. दाखल केले.</p>	<p>दिनांक २०/०६/२०१९ न.भू.अ. चंद्रपूर</p>



श. जगावंदी ज्युनियर आणि संचालक भूमि अधिकारी (म.रा.रा.प.) पूर्ण संशोधन प्रतिपत्तिका क्र. न. भू. अ/ मि. प./ अहमदी संघ २०१५ पूर्ण दिनांक १६/२/२०१५ च इकाईल अग्रेसर क्र. न. भू. अ/ अ/ के. क्र. ५९४ दिनांक २२/११/२०१५ अन्वये वेगळ्या प्रकारची नोंदणीवरील क्षेत्र व मिळकत पत्रिके वरील क्षेत्र वेगळ्या आकाराने मिळकत अधिकार नमूद अंकी क्षेत्र नगरी दोन्ही कालीन पुराणे सारक्या माग को.सी. दाखल केले.

नगराचे कार्यालय - **श्री. बी. पी. दुसरे**
धरिदर भूपापन नगर भूपापन अधिकारी

न.भू.अ. चंद्रपूर
मुंबई उपनगर जिल्हा

नवे धरक..... २५५/११..... धरक नंदा/पुस्तक... ६
नवे धरक दिनांक..... ३१/१०/१९..... नवे धरक दिनांक..... ३/११/२०१९
नवे धरक दिनांक..... ३१/१०/१९..... नवे धरक दिनांक..... ३/११/२०१९
नवे धरक दिनांक..... ३१/१०/१९..... नवे धरक दिनांक..... ३/११/२०१९

नगर भूपापन अधिकारी चंद्रपूर

(Handwritten signatures and initials)

करल - 9
 ००६० ६५ १००
 २०२२

मालमत्ता पत्रक

विभाग/पोस्टे - बोलई तालुका/न.भू.मा.का. -- न.भू.अ. चंवर

स.पु.सं.	सि.सं.	प्लॉट नं.	श्रेणी	आवक/प्र.सं.	अवकाश/प्र.सं.
१०२/१	६७३/१		११५.०	C	वि.सं.मा.र.क. ३३०/- दर १०० चौ.मी. सा.र.क. ५००/- दर १०० चौ.मी. [४०१.० र.३.५२ ते ३१०.००] [२२७२.८० र.८.७९ पावत] [१२५७३.० र.८.७९ पावत]



सुविधाधिकार -
 हक्काचा मुळ धारक यांचे नाव - [श्री रणवीर राजकपूर बाप पुष्पोत्तम कापूर]
 पट्टेदार -
 हारा मार -
 हारा मी -

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (पट्टेदार (प) किंवा मार (प))
१६/११/१९७१	विनशोभी आदेश ADC एन.एन.डी.क. १०४/१५.७.७० या उम विभागात अधिकाारी अंधेरी, मुंबई चांदे काठोल एन एन डी ए डी. वि क्रमांक १०४/१५.७.७० विनशोभी सान्याची तोंद घेतली. १००२५.५ वारा ४०१.० र.३.५२ ते ३१.७.७० न.भू.का.५००/१ ते २५.६/७३		
१७/०३/१९७३	विनशोभी आदेश न.भू.का.६७३ प्रमाणे		
२९/११/१९८२	सुधारित विनशोभी आदेश न.भू.का.६७३ प्रमाणे		
१३/०६/२०००	धारकाने संतुर्ण होय	SI	धा. [१]श्रीमती-कुब्जा रणवीर राजकपूर [२]श्री रणवीर रणवीर राजकपूर [३]श्री शशी रणवीर राजकपूर [४]श्री योगेश रणवीर राजकपूर [५]श्रीमती-विठ्ठल न्या [६]श्रीमती-विष्णू भैरव
०३/०८/२००६	शाण विभाग (मान्य व वर विभाग) क.एन.अ.सं.३०८/७.३५/७० प.क्र. ५३/१४-५ दि. २७/४/०१ चे आदेशाप्रमाणे सु.प.वि.सं. जाणवरणीची तोंद घेतली. मुला १/८/०१ ते ३१/७/०६		



३०/८/१९७३
 न.भू.अ.क.६७३
 र.मुंबई
 धा -
 १०/११/१९८१
 वि.पु.अ.क.
 एन.भू.का.६८८
 २९/११/१९८२
 वि.पु.अ.क.
 एन.भू.का.६७३
 १३/०६/२०००
 न.भू.अ.
 संतुर्ण
 ०३/०८/२००६
 न.भू.अ.६७३

Handwritten signatures and initials in blue ink at the bottom of the page.

मालमत्ता पत्रक

विभाग/मौजे: पोलिस:
 रज. क्रमांक: पत्र क्रमांक:
 दिनांक: 20/08/2019

तालुका/न.मु.मा.का. -- न.मु.अ. चेंबुर
 धारणाधिकार

जिल्हा -- मुंबई उपनगर जिल्हा
 मालमत्ता दिलेल्या अफरपोचा किंवा वाट्याचा कागदोपल अर्थात त्याच्या फेर कागदापोषे निरपत्त होऊ

दिनांक	व्यवहारी	खंड क्रमांक	नवीन धारक (घ) पुरोधार (घ) किंवा धार (घ)	साक्षात्करण
20/08/2019			ना.जमाबंदी आणुला आणि संपादनक धूमि अधिलेख(म.राज्य) पूर्वी सापेक्षकरील परिपत्रक क्र.ना.पु.४/मि.२/अखरी नं.२०१५ पूर्वी दिनांक १६/०२/२०१५ व इकोडील अपेक्ष क्र.न.पु.बोर्ल/वे.क्र.५५४ दिनांक २३/११/२०१५ अन्वये वेळवळ घेऊनही नोंदवरीलधरील क्षेत्रात मिळवता पोत्रके घरील क्षेत्र वेळवळ असलेने मिळवता पोत्रकेवर नमूद अंकी क्षेत्र अंकी एकाच पंगट पूर्णतः शुद्ध दाखल मात्र नै.मौ. दाखल केले.	दि.२०/०८/२०१९ इतले साक्षी - २३/११/२०१५ न.पु.अ.चेंबुर
20/08/2019			ना.जमाबंदी आणुला आणि संपादनक धूमि अधिलेख(म.राज्य) पूर्वी सापेक्षकरील परिपत्रक क्र.ना.पु.४/मि.२/अखरी नं.२०१५ पूर्वी दिनांक १६/०२/२०१५ व इकोडील अपेक्ष क्र.न.पु.बोर्ल/वे.क्र.५५४ दिनांक २३/११/२०१५ अन्वये वेळवळ घेऊनही नोंदवरीलधरील क्षेत्रात मिळवता पोत्रके घरील क्षेत्र वेळवळ असलेने मिळवता पोत्रकेवर नमूद अंकी क्षेत्र अंकी एकाच पंगट पूर्णतः शुद्ध दाखल मात्र नै.मौ. दाखल केले.	दि.२०/०८/२०१९ इतले साक्षी - २३/११/२०१५ न.पु.अ.चेंबुर
20/08/2019			धारक - खेदेरज प्रोनेक्टर टेक्नोलॉजी लि.	दि.२०/०८/२०१९ इतले साक्षी - २३/११/२०१९ न.पु.अ.चेंबुर



धारणाधिकार करणारा -
श्री. बी. पी. दुर्गाडे
 परिरक्षण भूमापक क्र. ५
 नगर भूमापन अधिकारी चेंबुर.

खरी नत्कल -

न.पु.अ. चेंबुर
 मुंबई उपनगर जिल्हा

खंड क्रमांक..... १५०/१८ पत्रक नं.टी/पत्रकी.....१८
 खंड दिनांक..... १६/११/१९ रफतरेचे शुल्क.....१८०
 पत्रक क्रमांक..... १६६/५११९ अपट फी.....२३
 पत्रक दिल्याचा दिनांक..... १०/११/१९ शुद्ध मी.....१८०
 खरी नत्कल
नगर भूमापन अधिकारी
चेंबुर

(Handwritten signatures and initials)

करल - 9
 2020 20 200
 2022

मालमत्ता पत्रक

विभाग/मौजे -- बोलार्ड तालुक/न.धु.म.का. -- म.धु.अ. चेंबूर

सह पुरावा क्रमांक/ म. धु. अ. नं.	सिद्ध संख्या	प्लॉट नंबर	जमीन क्षेत्र (घ. मी.)	धारणाधिकार	सामान्यतः दिनांक/संख्या/वर्ष
६७३/१०	६७३/१०		५०.३	सी	वि.जे.सा.र.क.३३०/- दर १०० घ.मी. ल.सं.र.१६.०० [४०६.० र.३.५२ ते ३१.७.७०] [२२७२.८० र.३.५२ ते ३१.७.७०] [२२५७३.० र.३.५२ ते ३१.७.७०]



सुविधाधिकार --
 इच्छाका मुजुं धारका वर्ष १९६६ [श्री रणधीर राजकपूर बाप कृष्णीराम कपूर]

खुदर --
 इतर धार --
 इतर रीति --



दिनांक	व्यवहार	छांट क्रमांक	नामन धारक (धा) पट्टेदार (ध) किंवा मार (म)
०१/११/१९७१	बिनसोती आदेश ADC एल.एन.डी.क्र.१०४/१५.७.७० मा. उप विधायी अधिकारी असेरी, मुंबई घावे जडील प्लॉट एन्ड डी ए डी. वि क्रमांक २०४/१५.७.७० बिनसोती साम्याची नोंद घेतली. १०० र.५.५ वाट/४०६.० र.३.५२ ते ३१.७.७० म.धु.क्र.६७३,६७३/१ ते २० सह		
१०/०३/१९७३	बिनसोती आदेश न.धु.क्र.६७३ प्रमाणे		
२१/११/१९८१	सुधारित बिनसोती आदेश न.धु.क्र.६७३ प्रमाणे		
१३/०६/२०००	धारताने संपूर्ण क्षेत्र	SI	धा. [१]श्रीमती-सुमंगा रणधीर राजकपूर [२]श्री रणधीर रणधीर राजकपूर [३]श्री सूर्य रणधीर राजकपूर [४]श्री सलीब रणधीर राजकपूर [५]श्रीमती-शिवु मंदा [६]श्रीमती-रिमा कैन
०१/०८/२००६	धारताने निवृत्त (महसूल व धन विभाग) क्र.एन.ओ.ओ/१०८/७ ३५७० म.क्र. ५३/११-५ दि. २७/१/०१ चे आदेशाप्रमाणे सु.द.वि.जे. आकलणोचे नोंद घेतली. मुदल १/८/०१ ते ३१/७/०६		
१३/०८/२०१३	आदेशान्वये मा. तिलाका अधिकारी धुमी अफिलेख, मुंबई उपनगर जिल्हा अधिकारील दिनांक २६/०७/२०१३ चे पत्रव्यवहारेने घेतलेल्या सुचने अन्वये इच्छाका मुजुं धारका न.धु.अ.चेंबूर/न.धु.बोलार्ड/ सत्ताप्रकार नोंद / २०१३ मुद्रित दिनांक १३/०८/२०१३ अन्वये मिळकतपत्रीकेकर सत्ताप्रकार दाखल केलेची नोंद घेतली.		

(पान नं.- 1)

Handwritten signatures and initials in blue and green ink at the bottom of the page.

करल - १

मालमत्ता पत्रक

दिनांक/संख्या: 20/06/2019 कोरत/ 2019/10 मालमत्ता/न.भू.मा.का. - न.भू.अ. चेंबुर जिल्हा -- मुंबई उपनगर जिल्हा

नाम भूमापन श्री.बी.पी. दुर्गुडे भूमापन अधिकारी श्री.बी.पी. दुर्गुडे मालमत्ता दिवस/न.भू.मा.का. - न.भू.अ. चेंबुर शासनात्मक दिवस/न.भू.मा.का. - न.भू.अ. चेंबुर

भूमापन/सं. भू.पी. नं. 2019/10 भू.मा.का. 2019/10 भू.मा.का. 2019/10 मालमत्ता/न.भू.मा.का. - न.भू.अ. चेंबुर शासनात्मक दिवस/न.भू.मा.का. - न.भू.अ. चेंबुर

दिनांक	व्यवहार	खंड क्रमांक	मौजिग धारक (धा) पत्तेदार (प) निवासा धार (धा)	समाप्तिदिन
20/06/2019			मा. जमाबंदी आधुनिक शासित संपत्तीसक धूमि अधिलेखन (म.रा.प.) पूर्ण सोपेकडील परिपत्रक क्र. न. भू. ए/ भि. प./अहमदी नं. 2019, पुणे जिल्हा 15/2/2019 व इतर कडील आदेश क्र. न. भू.मौला/फि.क्र. 508 दिनांक 20/06/2019 मध्ये केवळ चेंबुरी मंडळीकडील क्षेत्र व मिळकत धरि के वरील क्षेत्र घेऊन असलेले निव्वळत पत्रिकेवर नगद अर्धे शीत अशरी पध्दात धूमि/सौ. न. द. शीत मा. 2019. पाठवत केले.	दि. 20/06/2019 मध्ये संपु. अ. चेंबुर
20/06/2019	प्रोवेट. राजपुत्रा. न. भू.मा.का. व न.भू.अ. चेंबुरी मंडळीकडील क्षेत्र व मिळकत धरि के वरील क्षेत्र घेऊन असलेले निव्वळत पत्रिकेवर नगद अर्धे शीत अशरी पध्दात धूमि/सौ. न. द. शीत मा. 2019. पाठवत केले.			दि. 20/06/2019 मध्ये संपु. अ. चेंबुर
20/06/2019	शे. न. भू.मा.का. व न.भू.अ. चेंबुरी मंडळीकडील क्षेत्र व मिळकत धरि के वरील क्षेत्र घेऊन असलेले निव्वळत पत्रिकेवर नगद अर्धे शीत अशरी पध्दात धूमि/सौ. न. द. शीत मा. 2019. पाठवत केले.		शे. न. भू.मा.का. व न.भू.अ. चेंबुरी मंडळीकडील क्षेत्र व मिळकत धरि के वरील क्षेत्र घेऊन असलेले निव्वळत पत्रिकेवर नगद अर्धे शीत अशरी पध्दात धूमि/सौ. न. द. शीत मा. 2019. पाठवत केले.	दि. 20/06/2019 मध्ये संपु. अ. चेंबुर



समाप्त करणारा - श्री. बी. पी. दुर्गुडे भूमापन अधिकारी श्री. बी. पी. दुर्गुडे

खरी नकल - श्री. बी. पी. दुर्गुडे भूमापन अधिकारी श्री. बी. पी. दुर्गुडे

न.भू.अ. चेंबुर मुंबई उपनगर जिल्हा

दि. 20/06/2019 मध्ये संपु. अ. चेंबुर

शे. न. भू.मा.का. व न.भू.अ. चेंबुरी मंडळीकडील क्षेत्र व मिळकत धरि के वरील क्षेत्र घेऊन असलेले निव्वळत पत्रिकेवर नगद अर्धे शीत अशरी पध्दात धूमि/सौ. न. द. शीत मा. 2019. पाठवत केले.

(Handwritten signatures and initials)

करल - 9

०० ६०

९९ १००

२०२२

मालमत्ता पत्रक

विभाग/गोर्ग -- पोर्सा तालुका/न.भू.मा.का. -- न.भू.अ. चेंबुर

मिळ्या -- मुंबई उपनगर जिल्हा

दस्तावेज क्रमांक / अ. मी. नं.	मिळ्या नंबर	प्लॉट नंबर	खेती	धारणा प्रकार	सामान्यतः दिल्या जाणाऱ्या मिळ्याच्या तालुक्यात जाहीर ठरविलेल्या मिळ्या
६०३/११	६०३/११				
			५०.३	C	[६०१.० ६३५२ [२२७२.८० ६.८.७० [२२५७३.० ६.८.७१



वि.सं.सा.र.ह.७३०/- दर १०० चौ.मी. ला दर.क. १६६.०० प्ल.१/८/०१ ते ३१/७/०९ पर्यंत

सुविधाधिकार	-
इच्छित मूल धारक वर्ग	११६६ [श्री रणवीर रामकपूर वगैरे कुळीतान कपूर]
पट्टा	-
इतर धार	-
इतर शर्त	-



दिनांक	आयदा	खंड क्रमांक	नवीन धारक (घ) पट्टाधार (घ) किंवा धार (घ)
०६/१०/१९७१	किन्नरीत आदेश ADC प्ल.प्ल.डी.क्र.१०४/१५.७.७० या उप विभागीय अधिकारी अंधेरी, मुंबई कोचे कडून प्ल.प्ल.डी.ए.डी. सि क्रमांक १०४/१५.७.७० किन्नरीत सन्मधी गौद फेसली. १००२५.५५ए/४०१.० १.३५२ ते ३१.७.७० न.भू.क्र.६७३.६७३/१ ते ३० सड		
१०/०३/१९७२	किन्नरीत आदेश न.भू.क्र.६७३ प्रमाणे		
२७/११/१९८२	दुसरीत किन्नरीत आदेश न.भू.क्र.६७३ प्रमाणे		
१३/०६/२०००	धारकाने खंडात क्षेत्र	SI	घा. [१]श्रीमती कृष्णा रणवीर रामकपूर [२]श्री रणवीर रणवीर रामकपूर [३]श्री रमि रणवीर रामकपूर [४]श्री रानीक रणवीर रामकपूर [५]श्रीमती-रिनु नंदा [६]श्रीमती-रिमा केत
०१/०८/२००६	मान नियम (महसूल व धन विभाग) क्र.एन.से.७१/१०८७ ३५७० प.क्र. ५३/ल-५ दि.२७/१/०१ चे आदेशाप्रमाणे नु.व.वि.से.७३७४१०१ची नोंद घेतली. मुदत १/८/०१ ते ३१/७/०६.		

श्री -
२०/०८/१९७१
न.भू.क्र.६७३
२ मुंबई

श्री -
३०/१२/१९८२
वि.सं.पु.न.अ.क.
ता.पु.क्र.६८८

धारकाने ११६ प्रमाणे
श्री -
१३/०६/२०००
न.भू.क्र.
चेंबुर

धारकाने २६६ प्रमाणे
श्री -
१/८/०६
न.भू.क्र.चेंबुर

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करल - १		
४०६०	१४३	१४०
२०२२		

मालमत्ता पत्रक

विभाग/वीस - बोर्ला	तालुका/न. भु. मा. का. -- न. भु. अ. चेंबूर	जिल्हा -- मुंबई उपनगर जिल्हा
सा. क्रमांक / प्लॉट नं.	खंड नंबर / क्षेत्र	कालमत्ता दिनांक / प्लॉट नं.
६७३/२३	६७३/२३	
-	२५.४	C
		(४०६.० इ.क. मी. ते ४०६.०० इ.क. मी. पर्यंत)
		(१२७२.८० इ.क. मी. पर्यंत)
		(१२५७३.० इ.क. मी. पर्यंत)



वि. सं. मा. र. क. ३३०/- दर १०० चौ. फी. सा. र. क. ८०/- दर १०० चौ. फी. पर्यंत ३१/७/०६ पर्यंत

सुविधाधिकार -

हस्ताक्षर मूळ धरक वर्ष १९६६ (बी रजिस्टर राजकपुर काय प्रधीतल कर)

पंदास -

दार मार -

इतर सी -



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) / पुरवठा (प) / काल मार (मा)
०६/१०/१९७६	६.३.५.२ ते ३६.७.७० न. भु. का. ६७३, ६७३/१ ते २० सह मा. उप निधायीय अधिकारी अर्धेरी, मुंबई चौथे कडील एल एन्ड सी ए डी. नि. क्रमांक १०४/१५.७.७० विनलेंडी सामाची नोंद घेतली. १००२५.५ घरा/ ४०६.० इ. ६.३.५.२ ते ३६.७.७० न. भु. का. ६७३, ६७३/१ ते २० सह		
१७/०३/१९७३	विनलेंडी आवेश न. भु. का. ६७३ प्रमाणे विनलेंडी आवेश न. भु. का. ६७३ प्रमाणे		
२२/११/१९८२	सुधारीत विनलेंडी आवेश न. भु. का. ६७३ प्रमाणे		
१३/०६/२०००	धारकाले संपूर्ण होत	SI	धा. [१] श्रीमती-कृष्णा रणवीर राजकपुर [२] श्री रणवीर रणवीर राजकपुर [३] श्री रणवीर राजकपुर [४] श्री रणवीर रणवीर राजकपुर [५] श्रीमती-विजु नंदा [६] श्रीमती-रिधा नंदा
०६/०८/२००६	मान निर्णय (महसूल व घन विभाग) क्र. एन. अ. अ. १०८७ ३५७० घ. का. ५३/१६-५ दि. २७/९/०१ चे आदेशाप्रमाणे मु. न. वि. सं. आकारणीची नोंद घेतली. मुद्रा १८/०१ ते ३१/०१/०६		

(Handwritten signatures and initials)

करल - १
 २०६० १७५ १००
 २०२२

मालमत्ता पत्रक

विभाग/सीवे -	बोर्डा	तानुका/न.पु.मा.का. -- न.भू.अ. चेंबुर	जिल्हा -- मुंबई उपनगर जिल्हा
संग सुलभ	शिफ्ट नंबर	प्लॉट नंबर	दर
अवेज/ वा. नं.			भारताधिकार
६०३/१४	६०३/१४		
		२६.२	C



वि.सं.सा.र.क.३३०/- दर ६०० चौ.मी. सा.र.क. ४३.२१/१००/११/३/०५ पर्यंत

मुदत/विचार	
इत्यकाया मुदत मारका	[श्री रणवीर राजकपूर वाग पुणेवाहन कपूर]
साल	१९६६
प्लॉट	२
इतर मार	
इतर सी	



दिनांक	प्रकार	खंड क्रमांक	मौलिक दस्तावेज (घ)	पट्टेदारा (घ) किंवा मार (घ)
०६/११/१९७१	विनयवैत आदेश ADC एल.एन.डॉ.क.१०४/१५.७.७० मा. उप विभागीय अधिकारी लखेरी, मुंबई बांधे काढील एल एनड डी ए डी. डि. क्रमांक १०४/१५.७.७० विनयवैत साऱ्याची मीट घेतली. १००२५.५ बारा /४०६.० १.३.५२ ते ३६.७.७० न.पु.अ.६७३,६७३/१ ते २०			न.पु.अ.क.डोब. १,७५१
१७/०३/१९७३	विनयवैत आदेश न.पु.अ.६७३ प्रमाणे			सी - ३०/०८/१९७३ न.पु.अ.क.डोब. २,७५१
२९/११/१९८२	सुधारित विनयवैत आदेश न.पु.अ.६७३ प्रमाणे			सी - १९८२-१९-६० वि.पु.अ.क.डोब. २,७५१
१३/०६/२०००	एवरमाने संपूर्ण मार	SI	घा.	घे.सं.सा.क. १६८ प्रमाणे सी - २०००-०६-१६ न.पु.अ. चेंबुर
			[१]श्रीमती कुल्लुबा रणवीर राजकपूर [२]श्री रणवीर रणवीर राजकपूर [३]श्री अश्वी रणवीर राजकपूर [४]श्री सत्यंजय रणवीर राजकपूर [५]श्रीमती-रितु मरा [६]श्रीमती-रिखा मरा	
०१/०८/२००६	शान निर्माण (गडसुल व वन विभाग) का.एन.ओ.१०८७ ३५७० घ.अ. ५३/स-५ दि.२७/१/०६ चे आदेशाप्रमाणे सु.व.वि.ओ. अकारणीची मीट घेतली. मुदत १/८/०६ ते ३१/७/०६			घे.सं.सा.क. १६६ प्रमाणे सी - १/८/०६ न.पु.अ. चेंबुर

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करल - 9		
2022	780	980
2022		

मालमत्ता पत्रक

विभाग/मैत्री - बोर्ला तालुका/म. भू. मा. का. -- न. भू. अ. चेंबुर

जिल्हा -- मुंबई

सद. क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधरक	जमादना दिवसाचा अंकीय क्रमांक
202/24	202/24		१५.००	C	[११०.० १.३.५२ ते ३००] [२२०२.८० १.८.७१ पासून] [१२५७६.० १.८.७१ पासून]



वि. प्र. सा. र. क. ३३०/- दर १०० चौ.मी. सा. र. क. ४१.५० दि. १८/०१ ते ३१/०६ पर्यंत

सुविधाधिकार -

हस्ताक्षर मूळ धारक यथे १९६६ [श्री रमवीर रामकपूर बाप पुष्पलाल कपूर]

पेटेदार -

दर भर -

दर भर -



दिनांक	व्याख्यान	खंड क्रमांक	नवीन धरक (धा) पेटेदार (रा) किंवा भाग (पा)
01/11/1961	विनमोती आवेदन ADC एल.एन.डी.क्र. १०४/१५, ७.७० मा. या विभागीय अधिकारी अंधेरी, मुंबई यांचे कडील एल.एन.डी. क्र. १०४/१५, ७.७० विनमोती खात्याची नोंद घेतली. १००२५.५ वाट/४०६.० १.३.५२ ते ३१.७.७० न.पू.क्र.१७३, १७३/१ ते २०		न.पू.क्र. Dwb २, मुंबई
१०/०३/१९७३	विनमोती आवेदन न.भू.क्र.६७३ प्रमाणे		नोंद - १०/०३/१९७३ न.पू.क्र. Dwb २, मुंबई
२१/११/१९८२	सुधारीत विनमोती आवेदन न.भू.क्र.६७३ प्रमाणे		नोंद - २१/११/१९८२ वि.प्र.ए.अ.ख. नया मुंबई ८८
१३/०६/२०००	धारकाने संपुर्ण क्षेत्र	SI	धा. [१] श्रीमती-कुळा रमवीर रामकपूर [२] श्री रमवीर रमकपूर [३] श्री चव्हेर रमवीर रामकपूर [४] श्री रमवीर रमवीर रामकपूर [५] श्रीमती-रिनु नया [६] श्रीमती-रिमा जैव
०१/०८/२००६	ज्ञान निर्मल (महकूल व वग विभाग) क्र.एन.ओ.१०८/३ ३५.७० प.क्र. ५३/न-५ दि. २७/९/०६ चे आवेदन/आप्या. सु.द.वि.सं. आकारणीची नोंद घेतली. मुदत १८/०१ ते ३१/०६/०६		के रमवीर अ. ३६६ प्रमाणे नोंद - १८/०६ न.पू.अ.चेंबुर

[Handwritten signatures and initials]

करल - 9		
8060	702	900
2023		

मालमत्ता पत्रक

विभाग/पोस्टे - बोर्ला तालुकामें भु.मा.का. -- न.भू.अ. चेंबुर

क्रम क्रमांक	सिट नम्बर	प्लॉट नम्बर	खंड	धारणाधिकार	मालमत्ता दिलेला रकम (पोली) किंवा पुरविलेला तपशील अर्थात मालमत्ता कर तपशीलपैकी किंवा (अ)
६०३/१६	६०३/१६		१५.९	C	[४०६.० १.३.५२ ते २१.७.७० [२२७२.०० १.८.७१ ते २१.७.७० [१२५७३.० १.८.७१ पासून बि.शे.स.र.क.२३०/- दर १०० चौ.मी. ला र.क.५२.४५ वि.१/८/०१ ते २१/७/०९ पर्यंत



सुविधाधिका	-
हक्कधारण मूल धारक वर्ग	११६६ (श्री रणवीर राजकपूर बाल पुण्योत्सव कपूर)
पदेदार	-
इतर धार	-
इतर सौ	-



दिनांक	कारण	खंड क्रमांक	नविन धारक (धा) पुरविले (न) किंवा धार (धा)
०१/१६/१९०१	किमशेरी आदेश ADC एम.एन.डी.क्र.१०४/१५.७.७० या. त्या शिवाजीय अधिकारी अशेरी, मुंबई खोबे कडील एम एन्ड डी ए डी. सि क्रमांक १०४/१५.७.७० किमशेरी साऱ्याची गीद घेतली. १००२५.५ चार /४०६.० १.३.५२ ते ३१.७.७० म.भू.क्र.६७३.१७७/१ ते २० रक		न.पू.अ.क्र. Dwh. २,१५६
१०/०३/१९०३	किमशेरी आदेश न.पू.क्र.६७३ प्रमाणे		सौ - ३०/०८/१९०३ न.पू.अ.क्र. Dwh. २,१५६
२१/११/१९८२	सुधरीत किमशेरी आदेश न.पू.क्र.६७३ प्रमाणे		सौ - १०/११/१९८२ सि.सि.पू.अ. ४८ तप. न.पू.अ.क्र. ८८
१३/०६/२०००	धारणाने संपूर्ण शेव	SI	धा. (१)श्रीमती-कृष्णा रणवीर राजकपूर (२)श्री रणधीर रणवीर राजकपूर (३)श्री प्रवी रणवीर राजकपूर (४)श्री रानीय रणवीर राजकपूर (५)श्रीमती-विजु मंग (६)श्रीमती-विना मंग
०१/०८/२००६	शान दिलीप (मासुल प धन विभाग) क्र.एन.अ.३०/१०८७ ३५७० प.क्र. ५३/स-५ वि.२७/९/०१ चे आदेशानुसारचे मू.द.बि.शे. जाकारणपैकी नोंद घेतली. मुदत १/८/०१ ते ३१/७/०६		ते संपूर्ण क्र. ११८ प्रमाणे सौ - १/८/०६ न.पू.अ.मौद

(Handwritten signatures and initials)

करल - १

१०६० ११०३१०

विभाग/मौजे -- कोर्ला

दिनांक ३०/०६/२०१९

प्लॉट नंबर प्लॉट कायदा क्रमांक

मालमत्ता पत्रक

तालुक/ज.पु.पा.का. -- न.पु.अ. चेंबुर

कार्याधिकार

जिल्हा -- मुंबई उपनगर जिल्हा

मालमत्ता परीक्षा अधिकाऱ्यांचा जिल्हा भावव्यापक कार्यालय आणि त्याच्या फेर तपासणीचे विभाग (कॅम्प)

३०/०६/१९ ३०/०६/१९

दिनांक	संख्या	संबंधित क्रमांक	मविन धारक (धा) गृहदार (ग) विवाह धार (धा)	साक्षात्कार
२०/०६/२०१९			मा.जनाबंटी अणुपुल आणि संधालक धूमि अधिनेछ(म.राज्य) पुणे पारंपारिक धारपत्रक क्र.न.पु.१/मि.प./अधारी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकरडीस आदेश क्र.न.पु.पोलीस/क्र.५७४ दिनांक २७/७/२०१५ अन्वये केवळ धारकनी नोंदबहीबरीस क्षेत्र व निजकरीत पत्रिके बरीस क्षेत्र मंडळा अखत्येने मालमत्ता पत्रिकेवर गमूद अंकी क्षेत्र अस्तरी पंधरा पूर्वांक नऊ दशांश मात्र चौ.मी. दाखल केले.	दि.२७/७/२०१५ प्रथम सत्र - २०/०६/२०१९ न.पु.अ.चेंबुर
२०/०६/२०१९			श्री.वि.वि.म. जैन व श्री.वि.म. जैन यांनी १/६ अधिभूमीत हिस्सास मर्यादाभागात त्यांची नावे धारकनी नोंदबहीबरीस क्षेत्र मंडळा अखत्येने मालमत्ता पत्रिकेवर गमूद अंकी क्षेत्र अस्तरी पंधरा पूर्वांक नऊ दशांश मात्र चौ.मी. दाखल केले.	दि.२७/७/२०१५ प्रथम सत्र - २०/०६/२०१९ न.पु.अ.चेंबुर
२०/०६/२०१९			धारक - गोपरेम डोनेकटस डेव्हलपमेंट लि.	दि.२७/७/२०१५ प्रथम सत्र - २०/०६/२०१९ न.पु.अ.चेंबुर



कार्यालयीन कार्यालय

श्री. वी. पी. दुस्मुडे

परिष्कारक सहायक क्र.५

नगर भूमापन अधिकारी चेंबुर

छात्री नमूदना -

न.पु.अ. चेंबुर

मुंबई उपनगर जिल्हा

संबंधित क्रमांक..... १५५/१९.....

दिनांक दिनांक..... २६/५/१९.....

मालमत्ता दिनांक..... ३०/६/१९.....

मालमत्ता दिनांक दिनांक..... ३०/६/१९.....

कार्यालयीन कार्यालय

श्री. वी. पी. दुस्मुडे

परिष्कारक सहायक क्र.५

नगर भूमापन अधिकारी चेंबुर

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करल - १		
००६०	११२	१००
२०२२		

मालमत्ता पत्रक

दिनांक/सं. - २०/०६/२०१९
 जिल्हा - मुंबई उपनगर जिल्हा
 न.भू.अ. संवृत्त - मुंबई उपनगर जिल्हा
 शासकाल - २०१९
 दिनांक - २०/०६/२०१९

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पुरवठा (भा) किंवा पार (भा)	साक्षात्कार
२०/०६/२०१९			<p>मा. जगज्योती अय्यंगर आणि संचालक भूमि अभियंता(म.राज्य) पूर्वे खंभेकडील परिपत्रक क्र.न.भू.१/मि.प./असली नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इतर कडील अदेश क्र.न.भू.बोर्डा/पे.क्र.५०४ दिनांक २०/०६/२०१९ अन्वये केवळ खंभेकडील नोंदपत्रावरील क्षेत्र व भिदाकड पत्रिके वरील क्षेत्र वेळोवेळी असलेले मिळकत अधिकार नष्ट अंकी क्षेत्र असताना पंधरा पूर्णक शुल्क वसूल मांडा श्री.मै. दाखल केले.</p>	<p>१. न.भू.अ. संवृत्त - मुंबई उपनगर जिल्हा २. २०/०६/२०१९ ३. न.भू.अ. संवृत्त</p>
२०/०६/२०१९	<p>बोर्डाच्या आदेशानुसार मुंबई उपनगर जिल्हा, मुंबई येथील न.भू.अ. संवृत्त, मुंबई खंभेकडील प्लॉट नं. २१३२/२०१८ दि. १८/१२/२०१८ व नोंदपत्रावरील प्लॉट नं. २८६४/२०१९ दि. २५/०६/२०१९ अन्वये श्रीम. कृष्ण रणधीर राजकपूर यांनी ०/६ मी.प.अ.सली नोंद किंवा पत्रिकेवरील वाटापत्र केलेले असलेले श्री. रणधीर रणधीर राजकपूर, ज्योती रणधीर राजकपूर, राजीव रणधीर राजकपूर, श्रीम. विद्या जैन यांचे जमिनी १/४ अंशिकावरील किंवा सहायक नोंदी वरील भाग नष्ट अंकी क्षेत्र असताना पंधरा पूर्णक शुल्क वसूल मांडा श्री.मै. दाखल केले.</p>			<p>१. न.भू.अ. संवृत्त - मुंबई उपनगर जिल्हा २. २०/०६/२०१९ ३. न.भू.अ. संवृत्त</p>
२०/०६/२०१९	<p>मुंबई उपनगर जिल्हा, मुंबई उपनगर जिल्हा खंभेकडील करल - १/५५०८/२०१९ नोंदी दि. २०/०६/२०१९ अन्वये श्री. रणधीर रणधीर राजकपूर, ज्योती रणधीर राजकपूर, राजीव रणधीर राजकपूर, श्रीम. विद्या जैन यांचे नोंदपत्रावरील प्लॉट नं. २८६४/२०१९ अन्वये केवळ खंभेकडील नोंदपत्रावरील क्षेत्र व भिदाकड पत्रिके वरील क्षेत्र वेळोवेळी असलेले मिळकत अधिकार नष्ट अंकी क्षेत्र असताना पंधरा पूर्णक शुल्क वसूल मांडा श्री.मै. दाखल केले.</p>		<p>धारक - गोपरेज प्रोपर्टी डेव्हलपमेंट लि.</p>	<p>१. न.भू.अ. संवृत्त - मुंबई उपनगर जिल्हा २. २०/०६/२०१९ ३. न.भू.अ. संवृत्त</p>

लगावचे अधिकारी -
 श्री. बी. पी. कुर्कुडे
 सहायक भूमापक
 भूमापन अधिकारी संवृत्त

न.भू.अ. संवृत्त - मुंबई उपनगर जिल्हा
 नवंबर क्रमांक - १५५/१९
 नवंबर दिनांक - २०/०६/२०१९
 नवंबर तारीख दिनांक - १०/०६/२०१९
 नवंबर दिनांक दिनांक - १०/०६/२०१९
 खरी नदकत
 नगर भूमापन अधिकारी संवृत्त

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करल - 9		
2020	993	900
2022		

मालमत्ता पत्रक

विभाग/पोस्ट - बोर्ला तालुका/न. घु. मा. का. - न. भू. ज. चंयूर जिल्हा - कोयंबटूर

न. घु. मा. का. क्रमांक/ व. सं. न.	दिनांक	वर्ग	क्षेत्र	मालमत्ता	विवरण
६७३/१८	१७/१८		१५.००	C	[१०६.० १.३.५२५ [२२७२.८० १.८.००० [१२५७३.० १.८.७९९

वि. सं. सा. र. स. ३३०/- दर १०० चौ.मी. ला दर रु. ३९.५० दि. १८/०१ ते ३१/७/०६ पर्यंत



मुद्रापत्रिका -

हस्ताक्षर/मूळ धारक - [श्री रणवीर रामकपूर बाब पुष्पीराम कापूर]

पंढर -

पत्र भर -

द्वार को -



दिनांक	व्यवहार	खंड क्रमांक	मूळ धारक (प)	पंढर (प) किंवा भर (पा)
०१/११/१९०१	विनयित आदेश ADC एल.एन.डी.क्र. १०४/१५.७.७० या उप विनयित अधिकाारी अधीत, मुंबई बांधे काढील एल एन डी ए डी. सि क्रमांक १०४/१५.७.७० विनयित आदेशाची नोंद घेतली. १००२५.५ वाटा/१०६.० १.३.५२ ते ३१.७.७० न.घु.क्र.१७३,६७३/१ ते २० वाटा			मू - न.घु.क्र.६७३/१८
१७/०३/१९०३	विनयित आदेश न.घु.क्र.६७३ प्रकरणे			मू - ३०/०८/१९०१ न.घु.क्र.६७३/१८ २, मुंबई
२५/११/१९८२	मुद्रापत्रिका विनयित आदेश न.घु.क्र.६७३ प्रकरणे			मू - ००/१३/१९८२ दि. १५.११.८८ ला. न.घु.क्र.८८
१३/०६/२०००	बाबतहाने संपूर्ण क्षेत्र	SI	बा. [१]श्रीमती-कृष्णा रणवीर रामकपूर [२]श्री रणवीर रणवीर रामकपूर [३]श्री अश्वी रणवीर रामकपूर [४]श्री रणवीर रणवीर रामकपूर [५]श्रीमती-रितु नंदा [६]श्रीमती-निमा नैन	५२५५५ क्र. ११८ प्रकरणे मू - २३/०८/२००० न.घु.क्र. ७६५
०१/०८/२००६	मालमत्ता (मामूल व अन विभाग) क्र.एन.डी.क्र.१०८७ ७५७० प.क्र. ५३/१५-५ दि. २७/१२/०१ से आदेशाबाबत मु. र. वि. सं. आवागमनाची नोंद घेतली. मुद्रा १८/०१ ते ३१/७/०६			५२५५५ क्र. २६६ प्रकरणे मू - १८/०६ न.घु.क्र.७६५

[Handwritten signatures and initials in blue ink]

करल - १	
२०६०	११३१३०
२०२२	

मालमत्ता पत्रक

विभाग/पोले - बोली तालुका/प. भु. मा. का. -- न. भू. अ. चेंबुर जिल्हा -- मुंबई उपनगर जिल्हा
 सा. पु. नं. - सिट नंबर भा. नं. - संग सा. पु. नं. - सा. पु. नं.
 इ. नं. / सा. पु. नं. - २०२१/८ १७२/८

दिनांक	प्राप्तार	चिठ्ठ क्रमांक	संविन धारक (प) पुरोत (प) किंवा भा. (प)	साक्षात्करण
२७/०५/२०२५			<p>मा. ज्योतीबाई भादुका आणि संघालक भूमि अभिलेख (म. राज्य) पुणे संघेकडील परिपत्रक क्र. न. १७/१/१५/असती नोंद/२०१५ पुणे दिनांक १६/७/२०१५ व इकाडील आदेश क्र. न. भू. बोली/के. क्र. ५७४ दिनांक २७/७/२०१५ अन्वये कोकळी नोंदवहीमधील क्षेत्र व निष्पत्ता पत्रिके वरील क्षेत्र घेऊन असलेले निष्पत्ता पत्रिकेवर मगू अंकी क्षेत्र असती येथे पूर्णतः राज्य दाखल नसून चो. मी. दाखल केले.</p>	<p>दि. २७/०५/२०२५ सा. पु. नं. १७२</p>
२७/०५/२०२५			<p>धारक - गोदरेज प्रोपर्टी डेव्हलपमेंट लि.</p>	<p>दि. २७/०५/२०२५ सा. पु. नं. १७२</p>



प्रोबेटरी ऑफिस, मुंबई न्यायालय, मुंबई संघेकडील पिटिशन क्र. २१३२/२०२८ दि. २८/५/२०२८ व नोंदवहीमधील इकाडील क्र. २८५१/२०२१ दि. २६/०५/२०२१ अन्वये श्रीम. कृष्णा रणवीर राजकपूर यांचे १/६ अविभाजीत क्षेत्राचे समग्र भाग काढून घेऊन असलेले श्री. रणवीर रणवीर राजकपूर, श्री. रणवीर राजकपूर, श्रीम. रिखा जैन यांची नावे १/६ अविभाजीत क्षेत्राचे समग्र भाग यांची नावे धारक यांची नावे घेऊन चो. मी. दाखल केले.

मा. सा. पु. नं. निष्पत्ता क्रमांक - १५५०८/२०१९ नोंदवही दि. २/०५/२०१९ अन्वये श्री. रणवीर रणवीर राजकपूर, श्री. रणवीर राजकपूर, श्रीम. रिखा जैन यांची गोदरेज प्रोपर्टी डेव्हलपमेंट लि. यांना खरेदी दिल्याने खरेदी येथे यांचे नावे काढून घेऊन खरेदी येथे गोदरेज प्रोपर्टी डेव्हलपमेंट लि. यांचे नाव धारक यांची दाखल केले.

तासगाचे करपास - श्री. बी. वी. दुर्गादे
 परिपत्रक नं. ५
 सा. पु. नं. अ. अधिकारी चेंबुर

न. भू. अ. चेंबुर
 मुंबई उपनगर जिल्हा

१५ क्रमांक १५५/२१
 १६ दिनांक १६/५/२१
 १७ दिनांक १७/५/२१
 १८ दिनांक १८/५/२१

रक्कम घेणे/प्रत्येक...
 रक्कम घेणे...
 काढणे...
 काढणे...

खरी नसून
 मुंबई न्यायालय अधिकारी
 चेंबुर

(Handwritten signatures and marks)

करल - 9

२०६०	११५	१००
२०२२		

मालमत्ता पत्रक

विभाग/मौजे :- **बोर्ला** तालुका/म. भू. मा. का. :- **न. भू. अ. चेंबुर** जिल्हा :- **मुंबई**

पत्र क्रमांक	दिनांक	पत्रांक	धर	धारणाधिकार	आमनाद दिनांक
६७४/१२	६७३/१२		ख. ६	C	[२०६.० १.३.५२ ते २१.७.२०००] [२२७२.८० १.८.७९ पासून] [१२५७३.० १.८.७९ पासून]

वि. सं. सा. र. स. ३३०/- दर १०० चौ. मी. ला. र. स. १५३.८० दि. १/८/०२ ते ३१/७/०६ पर्यंत



मुविधाधिकार :-

इच्छाया भूज धारक :- **[श्री रमवीर राजकपूर चाप पुण्यालय चेंबुर]**

वर्ग :- **१९६६**

पट्टा :-

इतर भार :-

इतर सौ :-



दिनांक	व्यवहार	खंड क्रमांक	निरत धारक (ध) पट्टेदार (प) किंवा भार (भा)
०१/११/१९०१	विनयति आवेश ADC एल.एन.टी.क्र. २०४/१५.७.७० या. उप विभागीय अधिकारी अंधेरी, मुंबई यांचे कडील एल एनटी टी ए सी. सि क्रमांक २०४/१५.७.७० विनयती मान्यते नीचे घेतली. २००२.५.५ वार /२०१० १.३.५२ ते २१.७.७० न.पु.क्र.६७३,६७३/१ ते २०		
२७/०३/१९०३	विनयती आवेश न.पु.क्र.६७३ प्रमाणे		
२९/१०/१९०२	सुधारित विनयती आवेश न.पु.क्र.६७३ प्रमाणे		
१३/०६/२०००	धारकाने संपूर्ण लेव	S1	ध. [१]श्रीमती-कृष्णा रमवीर राजकपूर] [२]श्री रमवीर राजकपूर राजकपूर] [३]श्री अग्नि रमवीर राजकपूर] [४]श्री राजेश रमवीर राजकपूर] [५]श्रीमती-रितु मंगा] [६]श्रीमती-विद्या लेव]
०१/०८/२००६	माल निर्णय (महसूल व वन विभाग) क्र.कृ.अ.अ/२०८७ ३५.०० प.क्र. ५३/स-५ दि. २७/९/०१ चे जावेसीप्रमाणे मु.व.क्र.सो. आकारणीची नोंद घेतली. मुदत १/८/०१ ते ३१/७/०६		

करल - १			
४०६०	११६	१४०	
विभाग/मौजे	खोला		
२०१३	फिट नंबर	घाट नंबर	संग
६०३/११	६०३/११		

मालमत्ता पत्रक

तालुकानं. भु. मा. का. - न. भु. अ. चेंबूर

जिल्हा - मुंबई उपनगर जिल्हा

सामन्वयादितेच्या अधिकारपीठा किंवा वायुकाय सचरीत अर्षि त्याच्या वेळ सकाळी १० निवात वेळ)

दिनांक	अवधार	संद क्रमांक	वैय्य घडना (घा) खंड (घ) किंवा घा (घा)	साक्षात्करण
२०/०४/२०१८			<p>श्री. जयशंकर अजयकुल आणि संघालक धूमि अधिनेका (घ. राज्य) पुणे संघेकडील परिचालक क्र. १५५/१/ मि. घ./अलरी नोंद/२०१५, पुणे दिनांक १६/२/२०१५ व एकटीस आदेश क्र. न. पु. सोला/पि. क्र. ५७४ दिनांक २७/३/२०१५, अन्यवे केवळ श्री. जयशंकर अधिनेका व मिळकत पत्रिके वरील क्षेत्र घेतात अस्तित्ने मिळकत पत्रिकेवर नमुद अर्षे क्षेत्र अस्तित्ने संघपालीस पूर्णक सकाळीस मात्र श्री. श्री. दाखल केले.</p>	<p>श्री. जयशंकर अजयकुल श्री. श्री. दाखल केले २०/०४/२०१८ न. भु. अ. चेंबूर</p>
	<p>मुंबई, भूमापन व ट्रान्झाक्शन डिव्हिजन - अर्षे जिल्हा, अर्षे पोस्टाळीय मुद्राच्या दाखला व मा. राज्य न्यायालय, मुंबई संघेकडील निर्देशीयन क्र. २१०२/२०१८ दि. २८/१२/२०१८ व नोंदणीकृत ट्रान्झाक्शन डिव्हिजन क्र. २८६४/२०१९ दि. २६/०२/२०१९ अन्यवे श्री. जयशंकर अजयकुल रणवीर राजकपूर श्री. श्री. अधिनेका क्रियासुते समज्जागात घाटप केलेले अस्तित्ने श्री. रणवीर रणवीर राजकपूर, श्री. रणवीर राजकपूर, राजेश रणवीर राजकपूर, श्री. रिशु नंदा, श्री. रिमा जेन यांची नावे १/६ अधिनेका क्रियासुते समज्जागात त्यांची नवे घाटप सकालीस करील व श्री. जयशंकर अजयकुल रणवीर राजकपूर, अर्षे क्षेत्र कमी केले.</p>		<p>श्री. जयशंकर अजयकुल श्री. श्री. दाखल केले २०/०४/२०१८ न. भु. अ. चेंबूर</p>	
	<p>श्री. जयशंकर अजयकुल रणवीर राजकपूर - १ मुंबई जिल्हा संघेकडील करल - १/५५०८ २०१९ नोंदणी दि. २०/०५/२०१९ अन्यवे श्री. रणवीर रणवीर राजकपूर, श्री. रणवीर रणकपूर, शनीय रणवीर राजकपूर, श्री. रिशु नंदा, श्री. रिमा जेन यांचे गोदरेव प्रोसेक्शन डेक्लरपमेंट लि. वी. सी. खांची दिव्याने खांची देशार यांची नावे कमी करून खांची देशार गोदरेव प्रोसेक्शन डेक्लरपमेंट लि. यांची नवे घाटप सदरी दाखल केले.</p>		<p>श्री. जयशंकर अजयकुल श्री. श्री. दाखल केले २०/०४/२०१९ न. भु. अ. चेंबूर</p>	



समाप्त करणारा -
श्री. वी. पी. दुस्मते
परिचालक भूमापक क्र. ५
नगर भूमापन अधिकारी मुंबई

धरती नक्कल -
न. भु. अ. चेंबूर
मुंबई उपनगर जिल्हा

अर्षे क्रमांक १५५/१९ रकत घेता/घडना
 अर्षे घाटप दिनांक १६/४/१९ रकतेचे घुलक १६०१
 अर्षे घाटप दिनांक १६/४/१९ अर्षे क्षेत्र
 अर्षे घाटप दिनांक १६/४/१९ अर्षे क्षेत्र १६०१
 अर्षे घाटप दिनांक १६/४/१९ अर्षे क्षेत्र १६०१
 अर्षे घाटप दिनांक १६/४/१९ अर्षे क्षेत्र १६०१
 अर्षे घाटप दिनांक १६/४/१९ अर्षे क्षेत्र १६०१
 अर्षे घाटप दिनांक १६/४/१९ अर्षे क्षेत्र १६०१
 अर्षे घाटप दिनांक १६/४/१९ अर्षे क्षेत्र १६०१
 अर्षे घाटप दिनांक १६/४/१९ अर्षे क्षेत्र १६०१

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करल - १
 ००६० १११० १००
 २०२२

मालमत्ता पत्रक

विभाग/मौजे - घोर्ना तालुका/न.पु.मा.का. -- न.पु.अ. रावपुर

जिल्हा -- महाराष्ट्र



वप क्रमांक/क.पं.न.	प्लॉट नंबर	प्लॉट मंदा	अव	धारणाधिकार	सामकालीन देल्ल्या अन्वयेतही किंवा उद्भवणाऱ्या जन्मदाल आधि न्याय्य क्षेत्र मालमत्ताची किंमत वेळी
१७३/२०	१७३/२०		३२.००	C	[४०१.० १.३.५२ ते ३२.७० [१२७२.८० १.८.७१ पासून [१२५७३.० १.८.७१ पासून वि.सो.सा.र.क.३३०/- दर १०० चौ.मी. ला र.क.२०५.६० दि.१/८/०१ ते ३१/७/०६ पर्यंत

सुविधाधिकार --

इतरक्या मुळ कारका वर्ष १९९६ [श्री रावपूर राजकपूर धाम पुण्यवना जयपुर]

पट्टेदार --

इतर धार --

इतर सोरे --



दिनांक	व्यवहार	वर्ग क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा धार (धा)
०१/११/१९७१	विनयोजी आदेश ADC एल.एन.प्री.क. २०४/१५.७७.७० ध. उभ विनयोजी अर्थीकरी अंशेरी, मुंबई बोरो वाडील एल एनड यो ए डी. सि क्रमांक १०४/१५.७७.७० विनयोजी सा-बाधी नोंद वेळी. १००२५.५ वाग/४०१.० १.३.५२ ते ३२.७०.७० न.पु.क.६७३.६७३/१ ते २०		सी - न.पु.अ.क.६७३.६७३
१७/०३/१९७३	विनयोजी आदेश न.पु.क.६७३ प्रजाणे		सी - ३०/०/१९७१ न.पु.अ.क.६७३.६७३
२६/११/१९८२	मुधारीत विनयोजी आदेश न.पु.क.६७३ प्रजाणे		सी - ३०/११/१९८१ वि.सि.पु.अ.क.६८८ ला न.पु.अ.क.६८८
१३/०६/२०००	कारावने संतुर्ण क्षेत्र	SI	धा. [१)श्रीमती-कृष्णा रावपूर राजकपूर] [२)श्री रागिभा रावपूर राजकपूर] [३)श्री अंधि रावपूर राजकपूर] [४)श्री रागेश रावपूर राजकपूर] [५)श्रीमती-विठु नंदा] [६)श्रीमती विद्या नंदा]
०१/०८/२००६	राम निगंध (महामुन व धन विभाग) क.एल.जे.जे.३०८७७ २५७० प.क. ५३/स-५ दि.२०/९/०१ से आदेशाप्रमाणे सु.द.वि.सं. आकारणीची नोंद वेळी. मुक्त १/८/०१ ते ३१/७/०६		कारावत क.२६६ प्रजाणे सी - १८/०९ न.पु.अ.क.६७३

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करल - 9		
४०६०	११११००	
विभाग/मार्ग	मार्ग	

मालमत्ता पत्रक

आलुकाय. भू. मा. का. - व. भू. अ. चेंबुर

जिल्हा - मुंबई उपनगर जिल्हा

दिनांक/ वा. क्र. नं.	दिनांक	वर्ग	धारणाधिकार	शासनालय दिरल्या अकरावाचे जिल्हा पाह्याचे कार्यालय (अधीन लक्षाच्या फेर ठरविलेले विषय वेळ)
२०/०३/२०	२०/३/२०			

दिनांक	संख्या	चंड क्रमांक	नविन धारक (धा) पुरवण (प) किंवा धार (धा)	साक्षात्करण
२०/०३/२०१५			<p>श्री. जयवंशी आपुला आणि संपालक भूमि अधिकारी (म. रा. रा.) पुणे यांचेकडील परिपत्रक क्र. नं. भू. १/ मि. व. / अकरा नोंद/ २०१५ पुणे विभाग १६/२/२०१५ चं इकाईल आदेश क्र. नं. भू. मोला/फे. क्र. ५७४ दिनांक २०/०३/२०१५ अन्वये कोणता चौकशी मॅट्रिकलीयरील क्षेत्र व मिळकत अधिकारी कोणता क्षेत्र वेळाला भरलेले मिळकत अधिकारी नमूद अंकी क्षेत्र अकरा मतीस पूर्णक मूल्य दाखल वया चौ. नं. दाखल केले.</p>	<p>वे. रा. रा. क्र. ५७४ अकरा नोंद - २०/०३/२०१५ व. भू. अ. चेंबुर</p>
२०/०६/२०१५			<p>श्री. जयवंशी आपुला आणि संपालक भूमि अधिकारी (म. रा. रा.) पुणे यांचेकडील परिपत्रक क्र. नं. भू. १/ मि. व. / अकरा नोंद/ २०१५ पुणे विभाग १६/२/२०१५ चं इकाईल आदेश क्र. नं. भू. मोला/फे. क्र. ५७४ दिनांक २०/०३/२०१५ अन्वये कोणता चौकशी मॅट्रिकलीयरील क्षेत्र व मिळकत अधिकारी कोणता क्षेत्र वेळाला भरलेले मिळकत अधिकारी नमूद अंकी क्षेत्र अकरा मतीस पूर्णक मूल्य दाखल वया चौ. नं. दाखल केले.</p>	<p>वे. रा. रा. क्र. ५७४ अकरा नोंद - २०/०६/२०१५ व. भू. अ. चेंबुर</p>
२०/०६/२०१५			<p>श्री. जयवंशी आपुला आणि संपालक भूमि अधिकारी (म. रा. रा.) पुणे यांचेकडील परिपत्रक क्र. नं. भू. १/ मि. व. / अकरा नोंद/ २०१५ पुणे विभाग १६/२/२०१५ चं इकाईल आदेश क्र. नं. भू. मोला/फे. क्र. ५७४ दिनांक २०/०३/२०१५ अन्वये कोणता चौकशी मॅट्रिकलीयरील क्षेत्र व मिळकत अधिकारी कोणता क्षेत्र वेळाला भरलेले मिळकत अधिकारी नमूद अंकी क्षेत्र अकरा मतीस पूर्णक मूल्य दाखल वया चौ. नं. दाखल केले.</p>	<p>वे. रा. रा. क्र. ५७४ अकरा नोंद - २०/०६/२०१५ व. भू. अ. चेंबुर</p>



जमादारी करणारा -
श्री. बी. पी. दुसगुडे
 परिचालन भूमापन क्र. ५
 नगर भूमापन अधिकारी चेंबुर

खरी नकदल -

व. भू. अ. चेंबुर
 मुंबई उपनगर जिल्हा

रकम क्रमांक..... ७५५/११..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/१२..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/१३..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/१४..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/१५..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/१६..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/१७..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/१८..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/१९..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/२०..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/२१..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/२२..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/२३..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/२४..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/२५..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/२६..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/२७..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/२८..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/२९..... रकम अंकी/वक्रांक.....
 रकम दिनांक..... ७६५/३०..... रकम अंकी/वक्रांक.....

[Handwritten signatures and initials in blue ink at the bottom left of the page.]

करल - १

४०६०	११९	१४०
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मालमत्ता पत्रक

विभाग/मौजे	श्रीवा	तापुका/न.पु.मा.का. -- न.भू.अ. चंवर	जिल्हा --	
नया प्रकरण अपवाद / या को. न.	सिट नंबर	प्लॉट नंबर	शेअर	क्षेत्रप्रकार
०८३	०८३			
१२७२.५			- C-I	



मुख्याधिकारी	--
हातकाय मुज धरक नय	--
पट्टेस	--
दिनांक	--
हस्त शेर	--



दिनांक	व्यवहार	श्रेण प्रमाण	वर्णन धरक (धा) पट्टेस (म) किंवा धर (ध)	
१४/०२/१९०६	श्रीकाशी रणे बसुन फावनेदारणे वाड व सदा प्रकार राखल केला.	S.I	(H) रणवीर राजकपूर पूर्वीराज फाव.	१४/०२/१९०६ न.पु.म.अ.दाब. २.गुंन
१२/०४/१९८१	म.व.ज्यास, छारेदीवत अ.नं.१५२१/१/१२/१९४७ म.वि.नि.पु.अ.रावा न.पु.म.अ.८ मु. उप.मु.योगेवडीस आपेश क्र.१.पु.अ.८/ प.पु.७/बोला २९९ व ७८२वि.१२.४.८९ अन्वये १/२ दिश्यांस सध्यासक मजगुन गांव राखल केले	S.I	H. श्रीकांत शंभूजी भा.लि.	मौ. १५/४/१९८१ वि.नि.पु.अ.अ.८ म.व.पु.म.अ.८८
१३/०४/२०००	घारलाने मजगुन शेव.	S.I	धा. [१]श्रीकाशी कृष्ण रणवीर राजकपूर] [२]श्री.रणवीर रणवीर राजकपूर.] [३]श्री.अधि रणवीर राजकपूर.] [४]श्री.राजीव रणवीर राजकपूर.] [५]श्रीमाते शिमु मंदा.] [६]श्रीमाते शिमा जैन.]	म.रमा क्र.११८ ज्वाने मौ. १३/०४/२००० न.पु.म. मंदा
१३/११/२०१५			म.जयवंदी जगपुल आणि संचालक धुमि अभिलेखा म.राणा) पुणे यादीकडील परिपत्रक क्र.मा.पु.१/ वि.प./अधारी नोंद/२०१५ पुणे दिनांक १६/१/२०१५,य इकडील आपेश क्र.न. पु.बोला/के.क्र.५१४ दिनांक २३/११/२०१५,अन्वये केलाय चीकरी नंदवडीवरील शेव व मिळवत पविडे बरील शेव येवजल अवलाने मिळवत परिकेवर नमू.अको शेव अवारी एक हजार बोनसे बाह्यर पूर्वीक प्राय दशाका गाव ची.मौ. राखल केले.	म.रमा क्र.५१४ ज्वाने मौ. २३/११/२०१५ न.पु.म.मंदा

करल - १

४०६०

१२०१००

मालमत्ता पत्रक

विभाग/मौज -- जिला

गाणुका/न. भू. मा. का. -- न. भू. अ. चंबुर

जिल्हा -- मुंबई उपनगर जिल्हा

शिट नंबर

प्लॉट नंबर

खंड

भारतीयकर

राजमहला दिवसेचा उपकरणाचा किंवा वास्तुवाचे लवरीत अर्जात उपाधा फेर तपस्वीनी दिवत सेजे

७८३

७८३

दिनांक	घटना	खंड क्रमांक	वर्धन धराक (घा) मंहेदार (पा) किंवा भर (भ)	साक्षात्कार
२०/०६/२०१९	प्रॉबेट मुल्यपत्र व ट्रांसफर डीड प्रमाणे - अर्जेच्यावर, सवयंपोषणापत्र मुल्यपत्रा व मा. उच्च न्यायालय, मुंबई यांचेमधील पिटीशियन क्र. २९२३/२०१८ दि. १८/१२/२०१८ व नोंदणीकृत ट्रांसफर डीड वस्त क्र. २८९१/२०१९ दि. २६/०३/२०१९ अन्वये श्रीम. कृष्णा रणवीर रामकपूर यांची १/६ अविभाजीत हिस्सेदार साहज्यागल वाटप केलेले असलेले श्री. रणवीर रणवीर रामकपूर, अश्री रणवीर रामकपूर, रानोब रणवीर रामकपूर, श्रीम. रितु वंग, श्रीम. रिखा वंग यांची यांचे १/६ अविभाजीत हिस्सेदार साहज्यागल यांची नवे धारक सुदरी वारस केले व श्रीम. कृष्णा रणवीर रामकपूर, यांचे नाव कमी केले.			श. रणवीर रामकपूर श्री - २०/०६/२०१९ न. भू. अ. चंबुर
२०/०६/२०१९	खरेदीने - मा. उच्च न्यायालय निबंधक कुर्ली - २ मुंबई राजमहला दिवसेचा उपकरणाचा किंवा वास्तुवाचे लवरीत अर्जात उपाधा फेर तपस्वीनी दिवत सेजे २०/०६/२०१९ अन्वये श्री. रणवीर रामकपूर, श्रीम. रितु वंग, श्रीम. रिखा वंग यांची यांचे १/६ अविभाजीत हिस्सेदार साहज्यागल यांची नवे धारक सुदरी वारस केले व श्रीम. कृष्णा रणवीर रामकपूर, यांचे नाव कमी केले.		धारक - गेंदरेल प्रॉबेटस वेम्बलपॉस्ट सि.	श. रणवीर रामकपूर श्री - २०/०६/२०१९ न. भू. अ. चंबुर



सवयंपोषणापत्र प्रमाणे -
श्री. वी. पी. दुर्गा
परिवर्तन भूमापन अधिकारी
नगर भूमापन अधिकारी चंबुर

न. भू. अ. चंबुर
मुंबई उपनगर जिल्हा

अर्ज क्रमांक..... १५५/१५..... वस्तु खंडी/पत्राची..... ५
 व दाखल दिनांक..... १६/६/१९..... तपस्वीने सुटके..... १०७
 काळ उपाधा दिनांक..... ३६/६/१९..... उपकरणाची..... ४२२
 वस्तु दिवसेचा दिनांक..... १६/६/१९..... वस्तुची..... १०७

श. रणवीर रामकपूर
नगर भूमापन अधिकारी
चंबुर

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करल - १		
१०६०	१२९	१००
२०२२		

Annexure - G

FLOOR PLAN

FLAT NO. - ८०४

FLOOR NO. ८th



TYPICAL FLOOR PLAN
WING - C



This plan has been approved/sanctioned by MCGM vide
Auto DCR File No.- P-2314/2019(673 And Other)/M/W Ward/BORLA-M/W/337/3/Amend dated 17.08.2020

gmsd

Mohamed

Mohyudal



ANNEXURE H
Specifications for Fully Furnished Units

करल - १		
१०६०	१२२	१४०
२०२२		

Godrej RKS_3 BHK Regal, Supreme, Luxe and 4 BHK Regal
--

Living & Dining Area	
Flooring	Imported marble (Beige)
Windows	DGU windows
Main Door	Flush door with veener finish & teak wood frames

Kitchen	
Flooring	Imported marble (Beige)
Dado	High end vitrified tiles upto 2 ft ht.
Windows	Openable glass window with exhaust fan on top.
Platform	Quartz Platform

Bedroom	
Flooring	Imported marble (Beige)
Windows	DGU windows
Door	Flush door with veener finish & teak wood frames

Toilets	
Flooring	Imported marble (Beige)
Dado	Imported marble (Beige)
Windows	Openable Window with exhaust fan on top.
Door	Stone door frame with flushed door

AC	AC in all bedrooms and living/dining room
-----------	---

CP/Sanitary Fittings	Kohler or equivalent
Shower Partition	Glass Partition

Video Door Phone	Provided
-------------------------	----------

Marble disclaimer:
Marble is a product of nature which contains natural color, veining and shading. The marble will contain certain inclusions, pits or fissures as a result of its geological formation. These pits and fissures are not considered imperfections and the Developer cannot be held liable for any repairs or replacement of the same due to natural variations. It is implied that the marble may vary in pattern, texture and colour and that the actual stone delivered may differ from the sample shown. Samples are only used as a representation of the final product and should not be construed as the final product. Further, marble is porous in nature and while highly resistant to staining and scratching can be subject to both. The Developer makes no warranties implied or expressed as to stain resistance or imperviousness of the products to scratching. Since marble is a product of nature, natural fractures are common but not defects in the stone. The Developer makes no guarantees or warranties against grazing, scratching or wear on the stone surface or otherwise, and subject to variation in color, pattern, flow, grain, tonality, spotting, veining, shade, and texture.





Annexure "I" Common Areas

करल - १		
४०६०	१२३	१००
२०२२		

1. All parking areas in the Ground floor, Basement 1, 2 & 3 floors
2. Terrace level of all towers
3. All common staircases, lifts & lobbies
4. All internal roads
5. All common entry/entries and exist/s in the Building/s
6. Entire Clubhouse
7. All paved & landscaped areas including amenities (swimming pool inclusive) within the Project
8. All service & utility rooms like Security cabin, society office, electric meter rooms, pump rooms etc.
9. All toilets in common areas
10. All services like UGT, OHT, STP, DG set, Substation etc.



sh
my



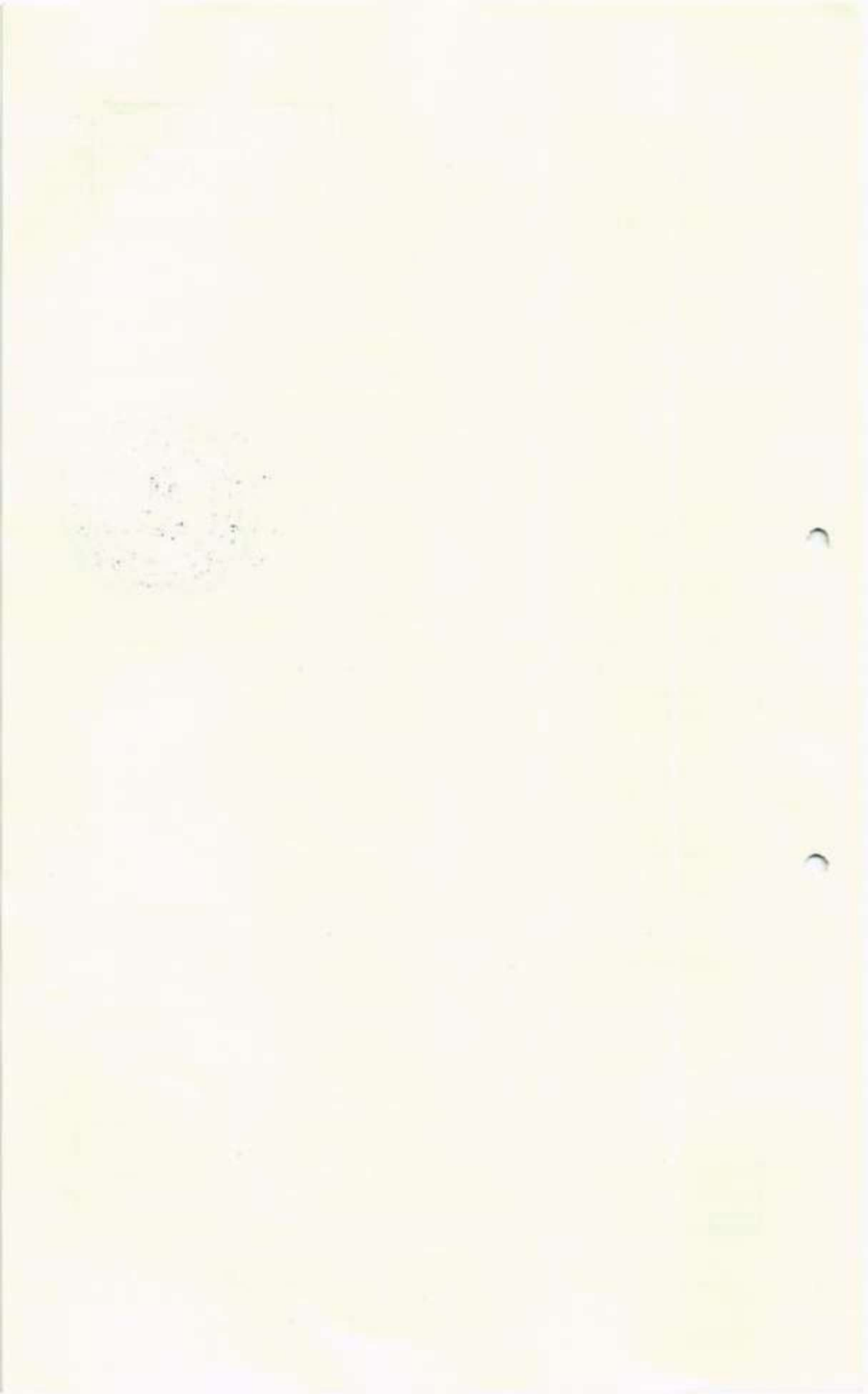
Annexure "J"
Facilities

करल - १		
००६०	१२४	१००
२०२२		

Sr. No.	List of Facilities & Amenities
1	Amphitheatre
2	AV Room
3	Digital fitness workout
4	Double Height Entrance Lobby
5	Green Lawn
6	Gymnasium
7	Indoor Games
8	Kids Play Area
9	Library
10	Meditation / Zumba Studio
11	Multi-purpose / Party Hall
12	Recreational Ground
13	Senior Citizen Area
14	Society Office
15	Squash Court
16	Swimming Pool
17	Toddlers Play Area
18	Virtual Gaming Room



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Annexure "K"
Specific Conditions

करल - 9		
र०६०	१२५	१००
२०२२		

The Purchaser/s agree/s that:

(i) the wall facing V. N. Purav Marg ("the Wall"), the logo of 'RK Films & Studios' (hereinafter referred to as the "RK Logo") shall be retained and maintained by the purchasers / society(ies)/association(s)/apex body/apex bodies/ limited company(ies)/condominium(s). The bronze statue of the late Mr.RanbirRaj Kapoor ("the Statue") is the exclusive property of the Developer/Owner and it shall have the sole right and entitlement to transfer, deal with the same, including change in the location of the same, at its sole discretion.

(ii) The RK Logo shall not be removed from any wall standing on the Land;

(iii) He/she/it/they shall not have or shall not claim any right, title, interest, lease, benefit, ownership etc. of any nature whatsoever and in any manner whatsoever in the RK Logo, the Statue or any part thereof;

(iv) He/she/it/they shall not alter, modify or otherwise change the style, appearance and manner of use of the RK Logo, the Statue or any part thereof, in any manner whatsoever;

(v) He/she/it/they shall not remove the Statue, the RK Logo, or any part thereof, from the any wall standing on the Land including the Wall save and except in instances of force majeure events such as weather conditions, fire, flood, hurricane, strike, dispute, war, hostilities, political unrest, riots, civil commotion, vandalism, theft, inevitable accidents, statutory requirements, development planning constraints, act of God and/or events; and

(vi) He/she/it/they shall not use the RK Logo, the Statue or any part thereof for any purpose and/or manner and/or at any other place, whatsoever.



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1914

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1924

CERTIFIED TRUE COPY OF THE RESOLUTION
PASSED BY THE BOARD OF DIRECTORS OF
GODREJ PROJECTS DEVELOPMENT LIMITED
(FORMERLY KNOWN AS GODREJ PROJECTS
DEVELOPMENT PRIVATE LIMITED) AT ITS
MEETING HELD ON NOVEMBER 04, 2019

करल - 9
7060 706 700
2022

“RESOLVED THAT Mr. Amitesh Shah, Mr. Rohan Kedia, Ms. Urvashi Panchal, Ms. Megha Ladhani and Mr. Norbert Mendes (hereinafter referred to as “Authorised Signatories”) be and are hereby severally authorized to execute Sale Deed, Agreement for Sale, Deed of Transfer, Cancellation Deed, Declaration(s), No Objection Certificate(s), mortgage letter(s), allotment letter(s), instalment letter(s), payment receipt(s), confirmation deed(s) and rectification deed(s), and any other deed(s)/document(s)/agreement(s) and further to admit execution at the Sub-Registrar’s office, as also to authorize others by way of Power of Attorney to admit execution at the Sub-Registrar’s office and do all such acts, deeds, actions, writings and things that maybe necessary to give effect to sale of flats/offices, constructed/marketed by the Company as also for internal transfers of flats/Units in the Project “Godrej RKS” located at Chembur, Mumbai.

RESOLVED FURTHER THAT the authority conferred by this resolution will be valid and subsisting till the above authorised signatories are in the employment of Godrej Properties Limited or any of its affiliate companies and shall ipso facto cease to be operative on either of the date on which it is revoked by a resolution passed by the Board of Directors or the Committee or the date on which any of the authorised signatories ceases to be in employment of Godrej Properties Limited or any of its affiliate companies.”



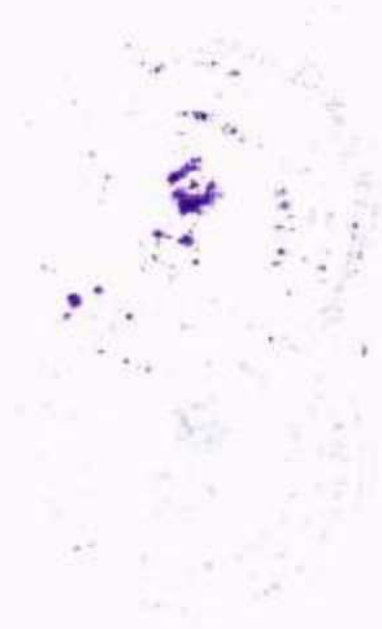
For Godrej Projects Development Limited

Rajib Das
Digitally signed by Rajib Das
DN: cn=Rajib Das, o=Godrej Projects Development Limited, email=rajib.das@godrej.com, c=IN

Rajib Das
Director

Date of issue: October 05, 2020





करल - १		
००६०	१२०	१००
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MRUNAL RAMAKANT GUDAL
RAMAKANT WAMAN GUDAL

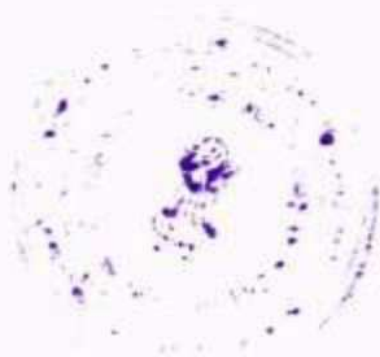
०६/०५/१९७९
Permanent Account Number
AFIPG0111R

M. Gudal
Signature

भारत सरकार



M. Gudal



करल - १		
४०६०	१२८	१२०
२०२२		

आयकर विभाग
INCOME TAX DEPARTMENT
NIRESH VIJAY GOKRAL
VIJAY BHASKAR GOKRAL
 10/10/1977
Permanent Account Number
AGSPG9717E

Signature

भारत सरकार
GOVT. OF INDIA





Niresh

करल - १		
४०६०	१२९१०	
२०२२		





करल - १		
२०६०	१३०	१००
२०२१ आधार		

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/00773/01041

To,
दुहाळ मृणाल रमाकांत
Gudal Mrunal Ramakant
D/O Ramakant Gudal
904 anana raheja acropolis - II
deonar village
behind telecom factory deonar
DEONAR
Mumbai
Maharashtra 400068

07/12/2011

Ref: 250 / 01C / 442311 / 443591 / P



UE117224352IN



आपला आधार क्रमांक / Your Aadhaar No. :

4956 4888 0333

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



दुहाळ मृणाल रमाकांत
Gudal Mrunal Ramakant
जन्म वर्ष / Year of Birth : 1979
स्त्री / Female



4956 4888 0333

आधार — सामान्य माणसाचा अधिकार

M. Gudal

करल - १		
४०६०	५३३	१००
२०२२		





कैरल - १	
४०६०	९४०
आधार	
२०२२	

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2085/29113/00170

To,
 निलेश विजय गोकराळ
 Nilesh Vijay Gokral
 S/O: Vijay Bhaskar Gokral
 904, 9th Floor, Ariana Raheja Acropolis-2,
 Deonar Village Road,
 OPP. Datta Guru Society, Chembur
 Mumbai
 T.f.donar Mumbai Mumbai
 Maharashtra 400058
 9892247661

08/03/2018

Ref: 1171 / 150 / 263998 / 264074



SA13903551515151



आपला आधार क्रमांक / Your Aadhaar No.

8611 1758 5987

माझे आधार, माझी ओळख



भारत सरकार

Government of India



निलेश विजय गोकराळ
 Nilesh Vijay Gokral
 जन्म तारीख / DOB 10/10/1977
 पुरुष / Male



8611 1758 5987

माझे आधार, माझी ओळख

Nilesh Vijay Gokral

करल - १		
४०६०	१३३	११०
२०२२		



करल - 9		
8060	930	980
2022		

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

भारतीय संघीय संवसदा कार्ड
 Permanent Account Number Card
AAECG0366L

22/1/2010

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

NORBERT ANDREW MENDES
MANUEL MENDES
 06/06/1970

Permanent Account Number
AAHPM7066M

Signature



मेरी सेवा
 Government of India


 नॉर्बर्ट अ. मॅण्डेस
 Norbert Andrew Mendes
 जन्म दिनांक: 06/06/1970
 लिंग: MALE

3007 6411 4988
 VNO. 8130 8111 8130 2790

मेरा अधिकार, मेरी पहचान

P. - 1234

करल - १		
४०६०	१३५	१४०६
२०२२		



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करल - 9		
2020	2021	2022
2022		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGQP8048R



नाम / Name
KIRAN NARAYAN NAIK

पिता का नाम / Father's Name
NARAYAN NAIK

जन्म की तिथि / Date of Birth
30/10/1986

हस्ताक्षर / Signature



भारत सरकार
Government of India

जिवेश निरुडी माली
Ajivash Niruddi Mali
जन्म तिथि/DOB: 25/05/1986
लिंग/ MALE

2365 2120 1808
VID : 9143 0238 9409 0849

माझे आधार, माझी ओळख

D

करल - १
१०६० १३७ १४०
२०२२



Sub Registrar
Kurla
Mumbai

369/4060

बुधवार, 09 मार्च 2022 7:54 म.नं.

दस्त गोपवारा भाग-1

करल 1

दस्त क्रमांक: 4060/2022

दस्त क्रमांक: करल 1 /4060/2022

बाजार मूल्य: रु. 3,48,20,273/-

मोबदला: रु. 9,25,07,454/-

भरलेले मुद्रांक शुल्क: रु.48,25,400/-

दु. नि. सह. दु. नि. करल 1 यांचे कार्यालयात

अ. क्र. 4060 वर दि.09-03-2022

रोजी 7:52 म.नं. बा. हजर केला.

पावती:4649

पावती दिनांक: 09/03/2022

नादरकरणाराचे नाव: मृणाल रमाकांत मुडाळ . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2800.00

पृष्ठांची संख्या: 140

एकुण: 32800.00

दस्त हजर करणान्याची सही:

M. N. Bhat
(प्र) सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

M. N. Bhat
(प्र) सह. दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्वातंत्र्य असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (पोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 09 / 03 / 2022 07 : 52 : 46 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 09 / 03 / 2022 07 : 53 : 46 PM ची वेळ: (फी)

करल - १
४०६० १३/०३
२०२२



दस्त गोपबारा भाग-2

करल 1

दस्त क्रमांक:4060/2022

09/03/2022 7 58:45 PM

दस्त क्रमांक : करल1/4060/2022

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम:गोदरेज प्रोजेक्ट्स डेव्हलपमेंट लिमिटेड चे ऑफिस/राज्य विक्रेता नॉरबर्ट मॅनेज . . पत्ता:प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुम्बई. फोन नंबर:AAECG0366L	विहून देणार वय :-51 स्वाक्षरी:-		
2	नाम:मुणाल रमाकांत मुडाळ . . पत्ता:प्लॉट नं: फ्लॉट नं. 904, माळा नं: 9 वा मजला, इमारतीचे नाम: एरिषाना, ब्लॉक नं: रवेजा एकोपोलिस- 2, चेंबुर, मुंबई, रोड नं: देवनाथ व्हील्वेज रोड, महाराष्ट्र, मुम्बई. फोन नंबर:AFIPG0111R	विहून देणार वय :-42 स्वाक्षरी:-		
3	नाम:नीलेश विजय गोकराळ . . पत्ता:प्लॉट नं: फ्लॉट नं. 904, माळा नं: 9 वा मजला, इमारतीचे नाम: एरिषाना, ब्लॉक नं: रवेजा एकोपोलिस- 2, चेंबुर, मुंबई, रोड नं: देवनाथ व्हील्वेज रोड, महाराष्ट्र, मुम्बई. फोन नंबर:AGSPG9717E	विहून देणार वय :-44 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तपासणीत करारनामा चा दस्त ऐवज करून दिल्याचे कडून करतात.
शिक्का क्र.3 ची वेळ:09 / 03 / 2022 07 : 57 : 57 PM

ओळख:-

खालील इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाम:किरण नाईक . . वय:32 पत्ता:ऑफिस पिरोजशानगर ईस्टर्न एक्सप्रेस हायवे विक्रोळी पूर्व मुंबई पिन कोड:400079		
2	नाम:अचिनाश माळी . . वय:34 पत्ता:65मुनिसिपल मार्केट घाटकोपर पश्चिम मुंबई पिन कोड:400086		

शिक्का क्र.4 ची वेळ:09 / 03 / 2022 07 : 58 : 22 PM

शिक्का क्र.5 ची वेळ:09 / 03 / 2022 07 : 58 : 46 PM नोंदणी पुस्तक 1 मध्ये

(प्र) सुविधा देण्यास निवेद्यक
करल-9 (वर्ग-2)
Payment Details.

करल - 9
2060 936700
2022

sr.	Purchaser	Type	Verification no/Vendor	Amount	Used At	Deface Number	Deface Date
1	Nilesh Vijay Gokral And Other	eChallan	03006172022022600012	4625400.00	SD	0006943602202122	09/03/2022
2	Nilesh Vijay Gokral And Other	eChallan	MH01320222620122M	30000	RF	0006943602202122	09/03/2022
3		DHC	0903202213932	800	RF	0903202213932D	09/03/2022
4		DHC	0903202213873	2000	RF	0903202213873D	09/03/2022

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

4060 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

करल - १		
४०६०	१३०	११०
२०२२		



प्रमाणित करण्यात येते कि या दस्तामधीं
एकूण १४२ वाक्यांमध्ये १४० पाने आहेत.
करल-१/ ४०६० /२०२२
पुस्तक क्रमांक १ क्रमांकावर नोंदला
दिनांक: ०९/०३/२०२२

M. Jayshree

एम.एन. जयताप

(प्र) सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा



10/03/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ली 1

दस्त क्रमांक : 4060/2022

नोंदणी :

Regn 63m

गावाचे नाव : बोरला

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	92507454
(3) बाजारभाव(भाडेपट्टाबाधा बाबतितपट्टाकार आकारची देतो की पट्टेदार ते नमुद करावे)	34820272.554
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं. 804, माळा नं: 8 वा मजला, सी बिल्ड, इमारतीचे नाव: गोदरेज आर.के.एस., ब्लॉक नं: व्ही.एन. पुरव मार्ग, चेंबुर पुर्व, मुंबई- 400071, रोड :., इतर माहिती: क्षेत्र- 187.47 चौ. मीटर कारपेट व इतर लवतचे क्षेत्र-22.34 चौ. मीटर बांसी एकूण क्षेत्र-209.82 चौ. मीटर कारपेट. सोबत तीन कारपारिंग स्पेससहित.(इतर माहिती दस्तात नमुद केल्याप्रमाणे.)(C.T.S. Number : 673, 673/1 to 20 AND 783 ;)
(5) क्षेत्रफळ	1) 209.82 चौ.मीटर
(6) आकारणी किंवा जुरी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिट्टून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-गोदरेज प्रोजेक्ट डेव्हलपमेंट लिमिटेड व ऑर्पोराइज सिप्रेटरी नॉरवर्द वेडेल . वव:-51; पत्ता:-फ्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: विरोजशागर विकोजी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400079 पॅन नं:-AAECG0366L
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुधास रमाकांत मुदाळ . वव:-42; पत्ता:-फ्लॉट नं: फ्लॉट नं. 904, माळा नं: 9 वा मजला, इमारतीचे नाव: एरिबाना, ब्लॉक नं: रहेवा एकोपोलिस- 2, चेंबुर, मुंबई, रोड नं: देवनार व्हीलेज रोड, महाराष्ट्र, मुंबई. पिन कोड:-400088 पॅन नं:-AFIPG0111R 2): नाव:-नीलेह विजय गोकराळ . वव:-44; पत्ता:-फ्लॉट नं: फ्लॉट नं. 904, माळा नं: 9 वा मजला, इमारतीचे नाव: एरिबाना, ब्लॉक नं: रहेवा एकोपोलिस- 2, चेंबुर, मुंबई, रोड नं: देवनार व्हीलेज रोड, महाराष्ट्र, मुंबई. पिन कोड:-400088 पॅन नं:-AGSPG9717E
(9) दस्तऐवज करून दिल्याचा दिनांक	09/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	09/03/2022
(11) अनुक्रमांक, खंड व पृष्ठ	4060/2022
(12) बाजारभावाप्रमाणे मुद्रांक मुल्य	4625400
(13) बाजारभावाप्रमाणे नोंदणी मुल्य	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुल्य आबहारासाठी नागरिकांचे सहमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
हा आबहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेत पाठविलेले जाते.
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 10/03/2022) 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	Nilesh Vijay Gokral And Other	eChallan	03006172022021600612	MH013202226202122M	4625400.00	SD	0006943602202122	09/03/2022
2	Nilesh Vijay Gokral And Other	eChallan		MH013202226202122M	30000	RF	0006943602202122	09/03/2022
3		DHC		0903202213932	800	RF	0903202213932D	09/03/2022
4		DHC		0903202213873	2000	RF	0903202213873D	09/03/2022

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



खरी प्रत

M. Jagtap
सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा.

