



CHALLAN
MTR Form Number-6



GRN	MH017955106202223E	BARCODE			Date	30/03/2023-16:58:46	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	KRL3_JT SUB REGISTRAR KURLA NO 3			PAN No.(If Applicable)	AAAPY5188R				
Location	MUMBAI			Full Name	VILAS DHAKU YADAV				
Year	2022-2023 One Time			Flat/Block No.	FLAT NO 1904 19TH FLOOR BLDG NO27,				
Account Head Details		Amount In Rs.		Premises/Building	TAGORE NAGAR AMARJYOTI CHS LTD TAGORE NAGAR				
0030045501 Stamp Duty		436100.00		Road/Street	TAGORE NAGAR				
0030063301 Registration Fee		30000.00		Area/Locality	VIKHROLI				
				Town/City/District					
				PIN	4	0	0	0	
				PIN		8	3		
				Remarks (If Any)	करल - २ PAN2=AAKCP8860G-SecondPartyName=PUNEET EDIFICE PRIVATE LIMITED~ ८६२६ २ ६० २०२३				
Total		4,66,100.00		Amount In Words	Four Lakh Sixty Six Thousand One Hundred Rupees Only				
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	00040572023033089414	IK0CEGNZJ3				
Cheque/DD No.		Bank Date	RBI Date	30/03/2023-16:24:59	Not Verified with RBI				
Name of Bank		Bank-Branch		STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date		Not Verified with Scroll					



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9333009191

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

करल - २

८६३६ ४ ९०

२०२३

Agreement for Sale

This Agreement made at Vikhroli on this 31st day of March in the year Two Thousand and Twenty Three between

A	NAME	PUNEET EDIFICE PRIVATE LIMITED
	ADDRESS	401/402, Tulsee Chamber Premises CHSL, Opp. Teen Petrol Pump, L.B.S. Road, Thane (West) - 400 602
	PAN Card No.	AAKCP8860G
	Email:	legalcare@thepuneet.com

PUNEET EDIFICE PRIVATE LIMITED is a Company registered and regularized under the Indian Companies Act, 2013, bearing CIN no. U70109MH2019PTC333338, and represented by its Assistant Manager (CRM), Ms. Nikita Lakade, duly authorized in this regard vide Board Resolution dated (04.12.2022) read with Authority Letter dated (03.03.2023), having its Registered office at the address mentioned hereinafter referred to as the "Promoter" which expression shall, unless repugnant to the context or meaning thereof mean and include its successors in interest, executors, administrators and permitted assigns of the **FIRST PART**.

And

B	NAME	Mr. Vilas Dhaku Yadav
	AGE	58 Years
	ADDRESS	Room No.204, Bldg No. 4, Hemapark CHS, Bhandup (East), Mumbai- 400042.
	PAN CARD NO.	AAAPY5188R
	Email:	avani.yadav.ay@gmail.com



Mr. Vilas Dhaku Yadav, is an Indian inhabitant, residing at the address specified hereinabove, and is referred to hereinafter as the "Allottee 1", which expression shall unless repugnant to the context or meaning thereof mean and include his/her Heirs, Successors, Executors and Assigns, of the **SECOND PART**.

C	NAME	Mr. Anuj Vilas Yadav
	AGE	25 Years
	ADDRESS	Room No.204, Bldg No. 4, Hemapark CHS, Bhandup (East), Mumbai- 400042
	PAN CARD NO.	AOHPY7911B

Handwritten signatures and initials at the bottom of the page, including a signature that appears to be 'Yadav' and another that appears to be 'Yadav'.

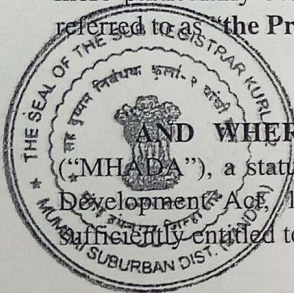
Email:	anujyadav24213@gmail.com
---------------	--

Mr. Anuj Vilas Yadav, is an Indian inhabitant, residing at the address specified hereinabove, and is referred to hereinafter as the "Allottee 2", which expression shall unless repugnant to the context or meaning thereof mean and include his/her Heirs, Successors, Executors and Assigns, of the SECOND PART.

Allottee 1 and Allottee 2 shall hereinafter be collectively referred to as the "Allottee(s)".

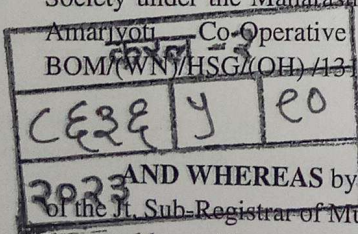
The Promoter and the Allottee shall be referred to individually as "Party" and collectively as "Parties" hereinafter.

WHEREAS the Promoter herein is seized of and in possession of and otherwise legally entitled to undertake the construction and redevelopment of all that part and parcel of non-agricultural land or ground at Survey No. 113(pt) City S.No. 351(pt) of Village- Hariyali, Taluka Kurla, Mumbai Suburban District in the Registration Sub District-Kurla, Vikhroli-East, Mumbai-400083, admeasuring about 648.44 sq.mtrs. as well as tit bit areas and other areas 196.75 sq. mtrs. totaling to 845.19 sq. mtrs.(including tit bit areas and other areas), and more particularly described in the First Schedule of the Property hereinbelow (hereinafter referred to as "the Project Land");



AND WHEREAS the Maharashtra Housing and Area Development Authority ("MHADA"), a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 was inter alia seized and possessed of and otherwise well and sufficiently entitled to the Project Land;

AND WHEREAS in pursuance of the Subsidized Industrial Housing Scheme introduced by the Government, MHADA constructed Building No. 27 for housing of the industrial workers on the Project Land (hereinafter referred to as the "Original Building"), and the Allottees of the aforesaid original Building formed themselves into a Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1961, namely the Tagore Nagar Amaryoti Co-Operative Housing Society Ltd., having Registration No. BOM/WN/HSG/OH/13-1/83-84 (hereinafter referred to as the "Society").



AND WHEREAS by an Indenture of Lease dated 27.01.2022, registered in the Office of the Jt. Sub-Registrar of Mumbai on dated 28.01.2022 under Sr. No. KRL 2/1428/2022 and executed by and between MHADA and the Society, MHADA demised unto the said original Society all and singular the Project Land and the original Building;

AND WHEREAS by a Deed of Sale dated 27.01.2022 executed by and between MHADA and the Society, registered in the Office of the Jt. Sub-Registrar of Kurla Mumbai under Sr.No.KRL2-1429-2022 on dated 28.01.2022, MHADA transferred and conveyed unto the said Society all of that property constituting the Project Land and the original Building;

Handwritten signatures and initials at the bottom of the page.

the consideration and upon

AND WHEREAS & sufficiently entitled to the

AND WHEREAS office of the Sub-Registrar Society has granted development the terms and conditions rec

AND WHEREAS 31.03.2022 in favour of the Kurla-2 under Sr.No. KRL2-

AND WHEREAS by possession of the Project Land Land a multi-storied consuming the full FSI under Fungible FSI obtained from to utilize as reflected in the amenities, which is proposed as a 'real estate project' in a (hereinafter referred to as "the Authority ("Authority"), under Development) Act, 2016 ("RE Estate (Regulation and Development estate agents, rates of interest a

AND WHEREAS the flats of prescribed areas as agreed Promoter shall have the sole Real Estate Project on an owner flats, terraces, amenities, commo as a part of the Real Estate Proj Allottees of such premises / fla Promoter the consideration arisi

AND WHEREAS MHA permitting the utilization of FSI therein, in the Real Estate Proj ANNEXURE G annexed hereto

AND WHEREAS the the Promoter that the Real Esta

Handwritten signature at the bottom right of the page.

the consideration and upon the terms and conditions mentioned in the said Deed;

कल-२		
८६३६	६	१०
२०२३		

AND WHEREAS the Society is absolutely seized & possessed and / or otherwise well & sufficiently entitled to the Project Land & the original Building as aforesaid.

AND WHEREAS by Development Agreement dated 31.03.2022 , registered at the office of the Sub-Registrar Kurla-2 under SR. No. KRL2/6973/2022 on dated 12.04.2022 , the Society has granted development rights in respect of the Project Land to the Promoter, upon the terms and conditions recorded in the said Development Agreement;

AND WHEREAS the Society also executed Irrevocable Power of Attorney dated 31.03.2022 in favour of the Promoter, which is registered in the Office of the Sub-Registrar Kurla-2 under Sr.No. KRL2-6976 -2022.

AND WHEREAS by virtue of the aforesaid deeds and documents, the Promoter is in possession of the Project Land and is entitled to and enjoined upon to construct on the Project Land a multi-storied composite building of minimum Ground Floor plus 23 floors by consuming the full FSI under the 3.0 policy of MHADA, as well as all other FSI including Fungible FSI obtained from the concerned authorities, as has been permitted for the Promoter to utilize as reflected in the aforesaid deeds and documents, including parking and other amenities, which is proposed as a "real estate project" by the Promoter and has been registered as a 'real estate project' in a single phase described in detail under clause 3 hereinbelow (hereinafter referred to as "**the Real Estate Project**") with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA Act**"), read with the provisions of the 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 ("**RERA Rules**");

AND WHEREAS the Promoter shall provide to the Society in the Real Estate Project, flats of prescribed areas as agreed by and between the said Society and the Promoter, and the Promoter shall have the sole and exclusive right to sell the remaining premises / flats in the Real Estate Project on an ownership basis and/or otherwise deal with and dispose of the said flats, terraces, amenities, common areas, parking spaces etc. to be constructed by the Promoter as a part of the Real Estate Project, as well as to enter into agreements with the prospective Allottees of such premises / flats / spaces, as well as to appropriate for the benefit of the Promoter the consideration arising from such agreements;

AND WHEREAS MHADA provided it's No Objection Certificate dated 02.02.2022 permitting the utilization of FSI and allowing the construction of the built-up area as indicated therein, in the Real Estate Project as per MHADA policy and more particularly described in **ANNEXURE G** annexed hereto;

AND WHEREAS the Allottee acknowledges that the Allottee has been informed by the Promoter that the Real Estate Project, including the Apartment, has been financed by

[Handwritten signatures]

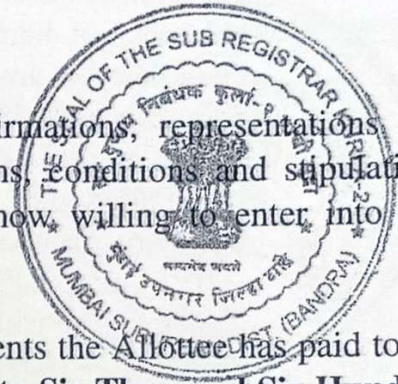
करल - २		
६३६	१०	००
२०२३		

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans;

AND WHEREAS the Allottee vide a Letter of Intent dated **18/01/2023** has applied to the Promoter for allotment of an Apartment No. **1904** on **19th** floor situated in the building of the said Real Estate Project and the Parties agree that the said Letter of Intent forms a part of the contract between the Parties, subject to the fact that the provisions of this Agreement shall supersede any contradictory provisions contained in the Letter of Intent

AND WHEREAS the carpet area of the said Apartment is **37.21** square meters and "carpet area" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Apartment;

AND WHEREAS 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 all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;



AND WHEREAS prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs. 7,26,670/- (Rupees Seven Lakh Twenty-Six Thousand Six Hundred and Seventy Only)** only, being part payment of the Sale Consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the Sale Consideration in the manner hereinafter appearing;

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at BKC, E-BLOCK, 6th and 7th Floor, Housefin Bhavan, Plot No. C-21, Bandra Kurla Complex, Bandra (East) Mumbai 400 051 no. **P51800046906**;

AND WHEREAS under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment.

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

1. The Promoter shall construct the said building/s consisting of ground floor plus 23 upper floors on the Project Land in accordance with the plans, designs and specifications as approved by the MHADA and/or concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

(Handwritten signatures and initials at the bottom of the page)

करल - २

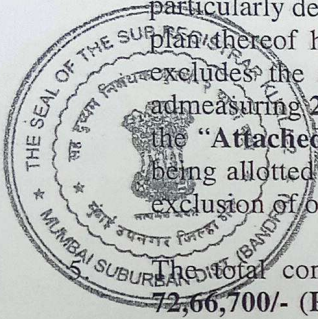
CDEE 99 00

2. The details and particulars of the RERA registration of the the Real Estate Project set out hereinbelow:

Real Estate Project	RERA Registration Number
PUNEET AMARJYOTI	P51800046906

3. The Allottee has hereby agreed to purchase the Apartment forming a part of the Estate Project having RERA project registration number : **P51800046906**.

4. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agree to sell to the Allottee Apartment No. **1904** of the type **1 BHK** of carpet area admeasuring **37.21** sq. meters on **19th** floor (hereinafter referred to as "**the Apartment**") in particular described in **SCHEDULE A** and as shown hatched in red colour on the Floor plan thereof hereto annexed and marked **SCHEDULE B**. The aforesaid carpet area excludes the area covered by the external walls, as well as the exclusive balcony admeasuring **2.52** sq. mtrs. appurtenant to the said Apartment (hereinafter referred to as the "**Attached Area**"). The Parties acknowledge and agree that the Attached Area being allotted to the Allottee for his/her exclusive use as a part of the Apartment to the exclusion of other owners in the Real Estate Project.



The total consideration for the said Apartment along with the Attached Area is **Rs. 72,66,700/- (Rupees Seventy Two Lakh Sixty Six Thousand Seven Hundred Only)** including Rs. 0/- (Rupees Zero Only). being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of common areas and facilities which are more particularly described in the Schedule annexed herewith.

6. The total aggregate consideration amount is thus **Rs. 72,66,700/- (Rupees Seventy Two Lakh Sixty Six Thousand Seven Hundred Only)** (hereinafter referred to as the "**Consideration**"). It is made clear by the Promoter and the Allottee agrees that the Apartment along with the Attached Area shall be treated as a Single indivisible unit for all the purposes.

7. The Sale Consideration of the Apartment is exclusive of the statutory deposits payable by the Promoter to authorities for electricity, water and other facilities or other charges paid / payable by the Promoter to relevant Governmental authorities. The same shall be payable by the Allottee in proportion to the carpet area of the Apartment. In case the said charges are revised/changed due to enhancement in government statutory dues, taxes, cess or charges under the applicable laws, due to any amendment or modification thereof, including but not limited to, upward revision of statutory charges, increase of deposits/charges for supply of electricity and water, cost of additional safety measures, revision of ground rent, or outgoings of any kind or nature, whether prospectively or retrospectively, the same shall be payable by the Allottee in proportion to the carpet area of the Apartment, as and when demanded by the Promoter.

8. The Allottee acknowledges and agrees that any input credit benefits under GST that have been available to the Promoter under this transaction have already been passed on to the Allottee and have been factored in to arrive at the discounted price forming the Consideration herein. The Allottee agrees that the Allottee shall not be entitled to further benefits whatsoever in this regard.

9. The Allottee acknowledged Consideration, the Apartment subsequent to receipt of amounts due and payable in favour of the Allottee.

10. The Allottee has paid **7,26,670/- (Rupees Eight Lakh Forty Thousand and a Hundred Seventy)** (not exceeding 10% of the total consideration) to pay to that Promoter the amount of **Lakh Forty Thousand and a Hundred Seventy**.

Sr. No.	Payment Schedule
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	On Completion
12.	On Completion
13.	On Completion
14.	On Completion
15.	On Completion
16.	On Completion
17.	On Completion
18.	On Completion
19.	On Completion
20.	On Completion
21.	On Completion
22.	On Completion
23.	On Completion
24.	On Completion of the building
25.	On Completion
26.	On Completion of phase
27.	On Completion
28.	On Completion

Handwritten signatures and initials at the bottom of the page.

CESE	29	CO
2023		

i. The payments made other than these accounts may result in loss of the Purchaser/ incoming member.

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



SCHEDULE OF THE PROPERTY

FIRST SCHEDULE

(Referred above as "THE PROJECT LAND")

All the parcels and parcel of land or ground of plot situated and lying underneath and appurtenant to Building no. 27 at Survey No. 113(pt), CTS.No.351(pt), at Tagore Nagar, Village-Hariyali, Tal-Kurla, Mumbai Suburban District in the Registration Sub-District Kurla, District Mumbai Vikhroli (East), Mumbai-400083 registered society as a Tagore nagar Amarjyoti Co-operative Housing Society Ltd area admeasuring 648.44 sq.mts. as per Lease Deed as well as tit bit areas and other areas of 196.75 sq.mts. totaling to 845.19 sq.mts. (including tit bit areas and other areas), as per conveyance deed and bounded as follows:

That is to say :-




On or towards the North by	: Building no.28 & 29
On or towards the South by	: Building no.24 & 25
On or towards the West by	: Building No.26
On or towards the East by	: 12.20 M wide road

SECOND SCHEDULE

Here set out the nature, extent and description of common areas and facilities.

IN WITNESS WHEREOF the Parties hereto have signed this Agreement on this the 31st day of March, 2023.

SIGNED AND DELIVERED BY THE WITHIN NAMED

ALLOTTEE/S	
1. Mr. Vilas Dhaku Yadav, 	 
At Vikhroli on	

Law

SCHEDULE 'A'

(Referred above as "APARTMENT")

The Residential Flat bearing number **1904** having **37.21** sq. mtrs. RERA carpet area along with the exclusive balcony admeasuring **2.52** sq. mtrs. appurtenant to the said Apartment on **19th** floor of Project "**PUNEET AMARJYOTI**" registered under MAHARERA bearing registration No. **P51800046906** to be constructed on the said Project Land and more particularly described in the Schedule of the Property written hereinabove and bounded as follows:

करल - २		
८६३६	३३	९०
२०२३		

SCHEDULE 'B'

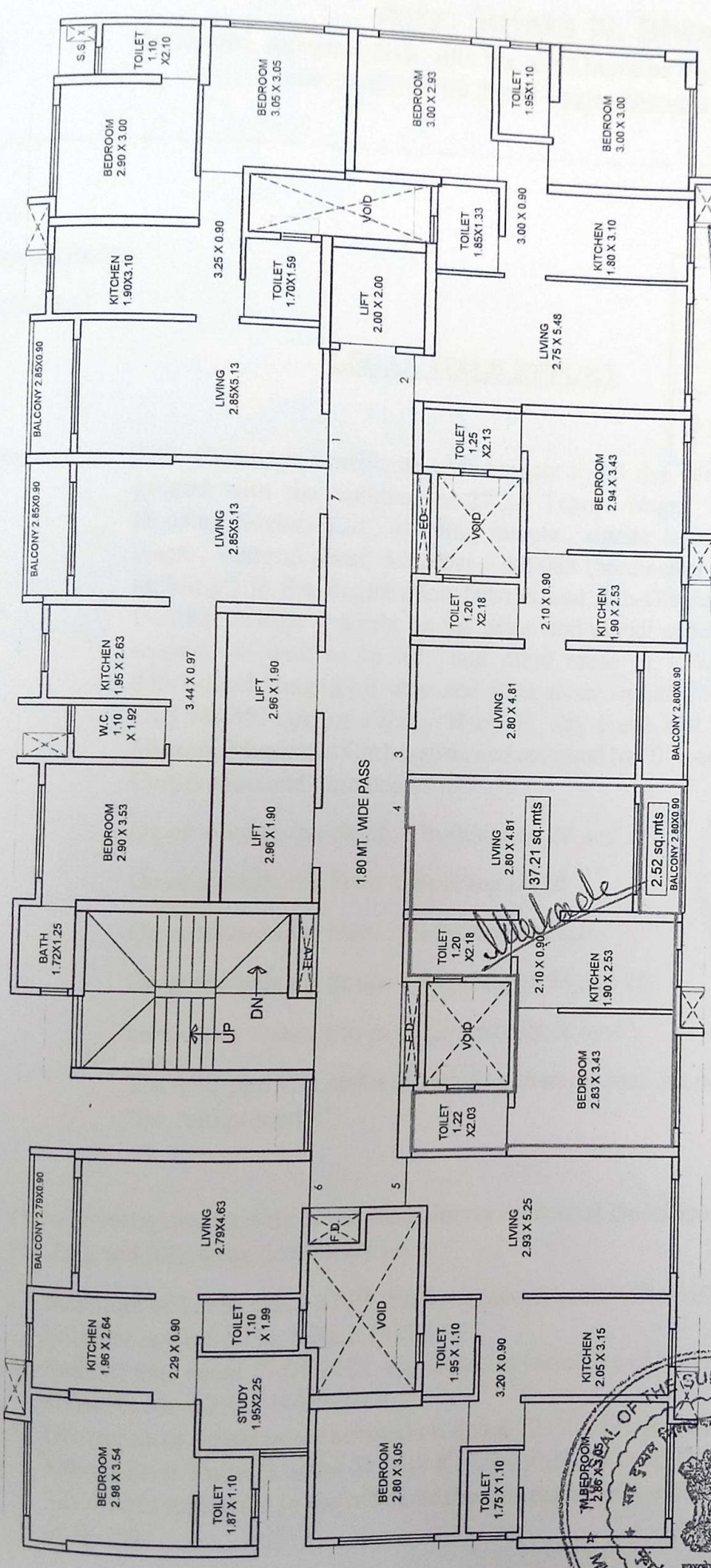
FLOOR PLAN



Platno - 1904

Schedule B

ANNEXURE



2023

रजिस्ट्रार - २

८३३ ३४ ९०

BALCONY RERA AREA SHOWN THUS

RERA CARPET AREA SHOWN THUS

19th FLOOR PLAN

PROPOSED RE-CONSTRUCTION SCHEME OF BUILDING NO 27
 AT TAGORE NAGAR, AMAR JYOTI, CHSL, VIKHROLI (E) MUMBAI 400 083
 ON LAND BEARING
 C. T. S. NO - 351 (PT), SURVEY NO. 113 (PT) AT TAGORE NAGAR,
 VIKHROLI (E)



Note :-
 Please do not scale the drawing as the drawing is not to scale.
 This plan is annexed hereto for the sake of brevity and convenience only.
 This plan may be amended for further approvals from BMC & MHADA.
 The carpet area of flats are as per RERA.

Handwritten signature

Annexure C1

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



स्वातंत्र्याचा अमृत महोत्सव

म्हाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

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

INTIMATION OF APPROVAL (IOA) FOR ZERO FSI

No.MH/EE/BP Cell/GM/MHADA-8/111/D /2022

Dated: 29 APR 2022

To
The Secretary,
Building no. 27,
Tagore Nagar Amar Jyoti Co.Op.Hsg.Soc.Ltd.
Hariyali village, Tagore Nagar, Vikhroli (E), Mumbai - 400083.

करल - २
८६३६ ४६ ६०
२०२३

Sub:- Proposed redevelopment of the existing building No.27, known as "Tagore Nagar Amar Jyoti Co. Op. Hsg. Soc. Ltd.", on plot bearing C.T.S.No.351 (Pt.), of Village Hariyali, situated at Tagore Nagar MHADA Layout, at Vikhroli (East) Mumbai- 400083.

Ref: - Application of architect ET-735 dated 25.03.2022.

Dear Applicants,



With reference to your Notice U/S 45(1) (ii) of MRTP Act 1966 submitted with letter No. Nil dt.25.03.2022 and delivered to MHADA on 25.03.2022 and the plans, Sections Specifications and Description and further particulars and details of your buildings at building No.27, known as Tagore Nagar Amar Jyoti CHS Ltd.", on plot bearing C.T.S.No.351 (Pt.), of Village- Hariyali, situated at Tagore Nagar MHADA Layout, at Vikharoli (East), Mumbai- 400083. furnished to this office under your letter, dated 25.03.2022, I have to inform you that, I may approve ZERO FSI IOA the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(1) (ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

myer

1/7

निर्माण भवन, कलानगर, बांद्रे (पूर्व), मुंबई ४०० ०५१.
फोन ६६४० ५०००
फैक्स नं. ०२२-२६५९२०५६

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000.
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

myer



Annexure F

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

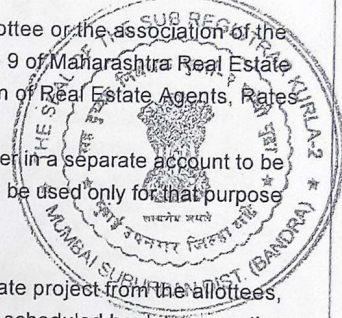
[See rule 6(a)]

करल - २		
८६३६	६२	२०
२०२३		

This registration is granted under section 5 of the Act to the following project under project registration number : P51800046906

Project: **Puneet Amarjyoti**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS no.351pt S no 113ptat Kurla, Kurla, Mumbai Suburban, 400083**

1. **Puneet Edifice Pvt Ltd** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400602.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of 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 (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **19/09/2022** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 19-09-2022 15:31:19

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

Dated: 19/09/2022
Place: Mumbai

[Handwritten signature]

Annexure I



Building Permission Cell, Greater Mumbai / MHADA

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

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-8/1110/2022/CC/1/New

Date : 04 July, 2022

To

PUNEET EDIFICE PVT.LTD
401/402,4th floor, Tulsee
Chambers, Opp. Teen Petrol
Pump, LBS Road,Thane -400602

करल - २		
८६३६	६७	२०
२०२३		

Sub : Proposed redevelopment or Existing building no. 27 known as 'Tagor Nagar Amar Jyoti CHSL ' on plot bearing CTS NO. 351(pt) or Tagor Nagar Mhada (Layout) at Vikhroli (E) , MUMBAI -400083

Dear Applicant,

With reference to your application dated 31 May, 2022 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to carry out **Proposed redevelopment or Existing building no. 27 known as ' Tagor Nagar Amar Jyoti CHSL ' on plot bearing CTS NO. 351(pt) or Tagor Nagar Mhada (Layout) at Vikhroli (E) , MUMBAI -400083**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-8/1110/2022/IOA/1/Old dt. 29 April, 2022 and following conditions:

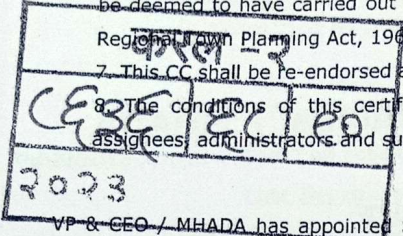
1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall

Handwritten signature

be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. 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.



VP & CEO / MHADA has appointed Shri. A N Rathod Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto 03 July, 2023

Remarks : This C.C. is issued upto top of Plinth level i.e. height up to 0.60 mtrs. as per approved ZERO FSI I.O.A. plans dtd. 29.04.2022

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.

Copy to :-

4. EE Kurla Division / MB.
5. A.E.W.W S Ward MCGM.
6. A.A. & C S Ward MCGM
7. Architect / LS - SUBHASH GANPATRAO PATIL.
8. Secretary Tagor Nagar Amar Jyoti CHSL



✓
Name : Anil Namdeo
Rathod
Designation : Executive
Engineer
Organization : Personal
Date : 04-Jul-2022 17:00

**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दम्न क्रमांक : 8636/2023

नोंदणी :

Regn:63m

10/05/2023

गावाचे नाव : हरियाली

विनिंबाचा प्रकार	करारनामा
भांबदला	7266700
1) बाजारभाव(भांडपट्टयाच्या वनिनपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	6536045.868
4) भू-मापन,पोटहिस्सा व रक्रमांक(अमल्याम)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: मौजे हरियाली,ता.कुर्ला,मुंबई येथील सदनिका क्र. 1904,19 वा मजला,व्यावरील विल्डींग नं.27,पुनीत अमरज्योती,टागोरनगर अमर ज्योती को.ऑप.हौ.सो.लि,टागोरनगर,बिक्रोळी पूर्व,मुंबई.; सदनिकेचे क्षेत्र 37.21 चौ.मी.कार्पेट,आणि लगतची बाल्कनी क्षेत्र 2.52 चौ.मी. PUI: SX0300490090000 ((Survey Number : 113 पार्ट ;))
5) क्षेत्रफळ	1) 39.73 चौ.मीटर
6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पुनीत एडिफाउस प्रा.लि. तर्फे ऑथोराईज्ड मिश्रेंद्री प्रतीक म्भाप पाटील तर्फे तर्फे अधिकृत प्रतिनिधी मंजय अनंत अधटराव वय:-46; पत्ता:-प्लॉट नं: 401/402, माळा नं: -, इमारतीचे नाव: तुलसी चेंबर, ब्लॉक नं: तीन पेट्रोल पंपाजवळ, एल.बी.एम.रोड, ठाणे-पश्चिम, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAKCP8860G
8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-विलास धाकू यादव - वय:-58; पत्ता:-प्लॉट नं: रुम नं.204, माळा नं: -, इमारतीचे नाव: विल्डींग नं.4, हेमापार्क सोमायटी, ब्लॉक नं: भांडुप पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-AAAPY5188R 2): नाव:-अनुज विलास यादव - वय:-25; पत्ता:-प्लॉट नं: रुम नं.204, माळा नं: -, इमारतीचे नाव: विल्डींग नं.4, हेमापार्क सोमायटी, ब्लॉक नं: भांडुप पूर्व, मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400042 पॅन नं:-AOHPY7911B
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2023
(10)दम्न नोंदणी केल्याचा दिनांक	12/05/2023
(11)अनुक्रमांक,खंड व पृष्ठ	8636/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	436100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचागन घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

[Handwritten signature]

[Handwritten signature]

ALLOTMENT LETTER**No. PEPLPA1904****Date: 29.03.2023**

To,

1. Mr. Vilas Dhaku Yadav,
R/o: Room No.204, Bldg No. 4,
Hemapark CHS, Bhandup (East), Mumbai- 400042.
Mobile number: 9757400418
Pan Card No. AAAPY5188R
Email ID: avani.yadav.ay@gmail.com

2. Mr. Anuj Vilas Yadav,
R/o: Room No.204, Bldg No. 4,
Hemapark CHS, Bhandup (East), Mumbai- 400042.
Mobile number: 8108094379
Pan Card No. AOHPY7911B
Email ID: anujyadav24213@gmail.com

Sub: Your request for allotment of flat / commercial premises / plot in the project known as '**PUNEET AMARJYOTI**', having MahaRERA Registration No P51800046906.

Sir/ Madam,

1. Allotment of the said Unit:

This has reference to your request referred at the above subject. In that regard, I/ we have the pleasure to inform that you have been allotted a **One BHK** flat bearing No. **1904** admeasuring RERA Carpet area **37.21** sq. mtrs equivalent to **400.52** sq. ft. situated on **19th** floor in Building No. **27** in the project known as '**PUNEET AMARJYOTI**', without Balcony/ along with Balcony admeasuring **2.52** sq. mtrs. equivalent to **27.12** sq. ft. appurtenant to the said Apartment having MahaRERA Registration No. P51800046906, hereinafter referred to as "the said unit", being developed on land bearing CTS No. 351(pt), Survey No.113 (pt) lying and being at Tagore Nagar, building no.27 Village Hariyali Taluka Kurla, Mumbai suburban district in the registration sub-district Kurla Dist. Kurla Vikhroli (East), Mumbai - 400

083 admeasuring 845.19 sq. mtrs. for a total consideration of **Rs. 72,66,700/- (Rupees Seventy Two Lakh Sixty Six Thousand Seven Hundred Only)** exclusive of GST, stamp duty and registration charges.

2. Receipt of part consideration:

I / we confirm to have received from you an amount of **Rs. 1,00,000/- (Rupees One Lakh only)**, and amount of **Rs. 6,26,670/- (Rupees Six Lakh Twenty Six Thousand Six Hundred and Seventy Only)** being advance payment of the total consideration value of the said unit as booking amount / advance payment on **18.01.2023** and **01.02.2023** through Cheque. *

3. Disclosures of information:

I / We have made available to you the following information namely: -

- i) The sanctioned plans, layout plans, along with specifications, approved by the competent authority are displayed at the project site and has also been uploaded on MahaRERA website.
- ii) The stages wise time schedule of completion of the project, including the provision for civic infrastructure like water, sanitation and electricity is as stated in Annexure – A attached herewith and
- iii) The website address of MahaRERA is
<https://maharera.mahaonline.gov.in/#>

4. Encumbrances:

I / We have created the following encumbrance attached with caveat as enumerated hereunder on the said unit.

- a) Mitcon Credentia Trusteeship Limited.

5. Further Payments:

Further payments towards the consideration of the said unit shall be made by you, in the manner and at times as well as on the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

- 6. Possession:**The said unit shall be handed over to you on or before 31.12.2026 subject to the payment of the consideration amount of the said unit in the manner and at the times as well as per the terms and conditions as more specifically enumerated / stated in the agreement for sale to be entered into between ourselves and yourselves.

7. Interest Payment:

FORM-A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

Name **VILAS DHAKU YADAV**

Salutation Mr Mrs Ms Dr. Other _____ Gender M F T* Transgender

Marital Status Married Unmarried Other _____ Name of Spouse **MANALI VILAS YADAV** Date of Birth **18-02-1965**

No. of Dependents _____ No. of Children **02** Name of Father **DHAKU TUKARAM YADAV**

Mother's Maiden Name **RAMABAI** Category SC ST OBC General

Nationality **INDIAN** Residential Status Resident NRI / PIO Religion **BUDDHIST**

Place of Birth **MAHARASHTRA** Photo Identification (ID) : Type _____

Photo Identification (ID) : Number _____ Photo ID: Valid Upto _____

Driving Licence No. _____ Driving Licence Valid Upto _____

AN No./GIR No. _____ Passport No. _____ Passport Valid Upto _____

Highest Qualification Attained _____ Qualifying Year _____

Present Address: Staying at the present address for the past **1** Years and _____ Months. Type of Residence Owned Rented Allotted by employer Other

House / Flat / Apartment No. or Name **HEMAPARK CO-OP HOUSING SOC BLD-4 FLATNO-204**

Street Name & No. and Area/Location **BHANDUP-EAST MUMBAI**

Landmark **HEMAPARK CO-OP SOC**

City **MUMBAI** District **KURLA** Pin Code **400042**

State **MAHARASHTRA** Country **INDIA**

Telephone (Landline) _____ Mobile (Primary) **9257400418** Mobile (Secondary) _____

Email (Personal) **AVANI.YADAV.AY@GMAIL.COM**

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

House / Flat / Apartment No. or Name **AMAR JYOTI CO-OP HOUSING SOC BLDG-27 ROOM 861**

Street Name & No. and Area/Location **TAGORE NAGAR VIKHROLI EAST**

Landmark **RABINDRANATH TAGORE GARDEN**

City **MUMBAI** District **KURLA** Pin Code **400083**

State **MAHARASHTRA** Country **INDIA**

Telephone (Landline 1) _____ Telephone (Landline 2) _____

Office / Business Address: **STATE BANK OF INDIA**

Street Name & No. and Area/Location **PANT NAGAR GHATKOPAR-EAST**

Landmark _____

City **MUMBAI** District **KURLA** Pin Code **400075**

State **MAHARASHTRA** Country **INDIA**

Telephone (Landline) _____ Fax _____ Mobile (Secondary) _____

Payment Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Relationship with the Bank Less than 1 year 1 - 3 years More than 3 years

References (Names and addresses of two referees who are not related to you):

Name: **Anjali Gupta** Address: **Room no. 1/80 Chhatrapati Shivaji Nagar Kurla East - 400083** Email: **Vikhrol East - 400083** Tel: _____ Mob: **8828624367**

Name: **Neelakshi Dagare** Address: **1 B 501 Girgaon Soc Ram Tekdi, T.J Road Sewri - 400010** Email: _____ Tel: _____ Mob: **9152553327**



Please sign here

Signature of the applicant.

FORM-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT

Name: ANUJ VILAS YADAV Gender: M F T*
 Salutation: Mr Mrs Ms Dr Other Date of Birth: 07 03 1998
 Marital Status: Married Unmarried Other Name of Spouse: _____
 No. of Dependents: _____ No. of Children: _____ Name of Father: VILAS DHAKU YADAV
 Mother's Maiden Name: MANALI VILAS YADAV Category: SC ST OBC
 Nationality: INDIAN Residential Status: Resident NRI / PIO Religion: BUDDHIST
 Place of Birth: MUMBAI Photo Identification (ID) : Type: _____
 Photo Identification (ID) : Number: _____ Photo ID: Valid Upto: _____
 Driving Licence No.: _____ Driving Licence Valid Upto: _____
 PAN No./GIR No.: _____ Passport No.: _____ Passport Valid Upto: _____
 Highest Qualification Attained: _____ Qualifying Year: _____



Please sign here
 (Signature of Anuj Vilas Yadav)

Present Address: Staying at the present address for the past 1 Years and _____ Months. Type of Residence: Owned Rented Allotted by employer Other
 House / Flat / Apartment No. or Name: HEMAPARK CO-OP HOUS SOC BLDG-4 ROOM NO-204
 Street Name & No. and Area/Location: BHANDUP-EAST MUMBAI
 Landmark: HEMAPARK CO-OP HOUS SOC
 MUMBAI District: KURLA Pin Code: 400042
 MAHARASHTRA Country: INDIA
 Telephone (Landline): _____ Mobile (Primary): 8108094379 Mobile (Secondary): _____
 Email (Personal): ANUJYADAV24213@GMAIL.COM

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)
 House / Flat / Apartment No. or Name: AMARJYOTI CO-OP HOUS SOC BLDG-27 ROOM 861
 Street Name & No. and Area/Location: TAGORE NAGAR VIKHROLI-EAST
 Landmark: RABINDRANATH TAGORE GARDEN
 MUMBAI District: KURLA Pin Code: 400083
 MAHARASHTRA Country: _____
 Telephone (Landline 1): _____ Telephone (Landline 2): _____

Office / Business Address
 Name of Org/Employer, Dept, & Floor: SERVOSYS SOLUTIONS
 Street Name & No. and Area/Location: UNIT NO 116 US-COMPLEX 120-MATHURA ROAD
 Landmark: _____
 DELHI District: _____ Pin Code: 110076
 DELHI Country: INDIA
 Telephone (Landline): _____ Fax: _____ Mobile (Secondary): _____
 Email (Organizational): _____

Payment Mode: Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others
 Relationship with the Bank: Less than 1 year 1 - 3 years More than 3 years

Referees (Names and addresses of two referees who are not related to you):
 Referee 1: Name: Anjali Gupta, Address: Room No. 1180, Kannamwar Nagar 2 Vikhroli East, Email: _____, Tel: 8828624367
 Referee 2: Name: Neelakshi Dagare, Address: 1 B 507 Giridhar Soc, Ram Tekki Sewri - 400012, Email: _____, Mob: 9152553327

E (WEST)

KYC

the with nant 906, ring agar, ct in -400

LOS ID: / HL / CAR / ED / 20 - 20

Applicant Name : VILAS DHAKU YADAV

Co-Applicant Name : ANUJ VILAS YADAV

Contact Numbers (R) : 97574 00418 (O) :

Applicant CIF : 80688601015

Co-Applicant CIF : 86308456320

Loan Account No. : 65,40,000/-

Collateral :

Loan Amount : 65,40,000/- Tenure :

Interest Rate : EMI :

Loan Type : SBI Life: YES / NO

Individual Housing Loan _____ Maxgain _____ Flexi _____

Realty _____ Optima _____ Others _____

Property Location : Resi. Verification

Property Cost : Off. Verification

Name of Developer/Vendor : Processing Fee

Offer : NACH / SI

AMT
PROCESSING OFFICER
RESI/OFF
TIR
VALUATION 28/06/23 VILAS DHAKU
SITE
LOAN A/C
T.D.
D.E.