



28/10/2020

सूची क्र.2

दुय्यम निबंधक : सह इ.नि. कुर्ला 1

दस्त क्रमांक : 8600/2020

नोबंणी :

Regn:63m

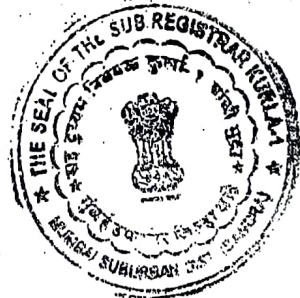
गावाचे नाव : कुर्ला

(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	7040000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा कराचे)	4851737	
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)		1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1104, माळा नं: अकरावा मजला, इमारतीचे नाव: नेहरू नगर श्री सिद्धी को.ओप हौसिंग सो.लिमिटेड, ब्लॉक नं: नेहरू नगर,कुर्ला पूर्व,मुंबई 400024, इतर माहिती: इतर माहिती: मोजे- कुर्ला -3,सी टी एस नं 12 पार्ट सवें नं 229 अंश 287,बीरडींग नं. 69 नेहरू नगर कुर्ला पूर्व,रेरा कार्पेट एरिया 388.47 स्क्व फूट((C.T.S. Number : 12 PART ;))
(5) क्षेत्रफळ		1) 39.70 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिद्धन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-मे. हिरानीमंथन निव्हेर्स अँड डेव्हलपर्स चे पार्टनर दिनेश बाबा सावंत तर्फे कु. यु. मितेश गणपत गावठे बय:-40; पत्ता:-प्लॉट नं: बी-110, माळा नं: -, इमारतीचे नाव: शेता पार्क, ब्लॉक नं: दौलत नगर, बोरीवली पूर्व, मुंबई , रोड नं: रोड नं 2, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AAEFH2784A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-सुधाकर बाबू सुसविरकर बय:-55; पत्ता:-प्लॉट नं: बी/18/01, माळा नं: -, इमारतीचे नाव: नव प्रेरणा को ओप हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: सेक्टर 8 सानपाडा, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ANVPS1492G
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2020	
(10) दस्त नोंदणी केल्याचा दिनांक	27/10/2020	
(11) अनुक्रमांक, खंड व पृष्ठ	8600/2020	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	140800	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



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करल - १		
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AGREEMENT FOR SALE

HIS AGREEMENT FOR SALE is made and entered into at Mumbai, this
29th October 2020.

BETWEEN

Susvirkar

I/S. HIRANIMANTHAN BUILDERS AND DEVELOPERS, (PAN NO. AEFH2784A) a Partnership Firm, duly registered with Registrar of firms having its office at B-110, Sweta Park, Daulat Nagar, Road No.2, Borivali (East), Mumbai - 400 066, through its Partners **(1) MR. DINESH B. SAVANT & (2) MR. HASMUKH R. HIRANI** both adults, occupation Business, hereinafter referred to and called as **"THE PROMOTER/DEVELOPERS"** (which expression shall unless repugnant to the context and meaning thereof shall mean and include its partners for the time being and from time to time and also successors and assigns of the said firm but shall not include partners who have retired or deemed to have retired) of the **FIRST PART**



AND

MR. SUDHAKAR BABU SUSVIRKAR Age 55 years (Pan No. ANVPS1492G) Indian Inhabitant, having his/her/their address at B/18/01, Nav Prerna CHSL, Sector 8, Sanpada, Navi Mumbai 400705. hereinafter called **"THE PURCHASER/S / ALLOTTEES"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, and administrators) of the **SECOND PART**;

WHEREAS:-

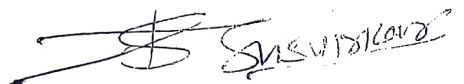
Susvirkar

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(a) The **NEHRU NAGAR SHRI SIDDHI CO-OPERATIVE HOUSING SOCIETY LTD.**, under a Lease Agreements dated 24rd August 2011 entered into with the Maharashtra Housing & Area Development Authority and a separate Sale Deeds became the lessees of land admeasuring 799.10 sq.mts and the Owners of the structure of the building as such were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the building No. 69 Survey No. 229 & 267 and C. T. S. No. 12 (pt), admeasuring 799.10 sq.mts., Nehru Nagar, Kurla, in the Registration District and sub-District Kurla, District Mumbai and more particularly described in the Schedule hereunder written.

(b) **AND WHEREAS** The said building known as Bldg. No. 69 has become old and is presently in a dilapidated condition as is required to undergo a reconstruction of the same.

(c) By Registered Development Agreement dated 18/06/2013, made between **NEHRU NAGAR SHRI SIDDHI CO-OPERATIVE HOUSING SOCIETY LTD.** and the Promoter/Developers the parties hereto entrusted the development rights in respect of the said property described in the schedule hereunder written to the Promoter/Developers above named for the redevelopment and upon the terms and conditions contained in the Development Agreement dated 18/06/2013. The said society also executed Registered General Power of Attorney in favour of the Party of the First Part and granted the development right of the said property and to exploit the FSI and/or to load TDR for construction and reconstruction of the building on the said property and to do all such acts and to take such other steps for development and redevelopment of the said property.



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IN WITNESS WHEREOF the parties have hereto set and subscribed their respective hands and seal the day and year first hereinabove written.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

On or towards the North by : 12.20 mtr. Road
 On or towards the South by : 12.20 mtr. Road
 On or towards the West by : 18.30 mtr. Road
 On or towards the East by : Bldg. No. 58 & 67

SECOND SCHEDULE

Flat No. 1104 of 35.02 Sq. Mtr. (377 Sq.ft. Carpet Area) B.M.C. Carpet Area and RERA carpet area 36.09 Sq. Mtr. (388.47 Sq.ft. Carpet Area) on the Eleventh Floor, in the Nehru Nagar Shri Siddhanta Operative Housing Society Limited, Proposed Redevelopment of Bldg. No. 69 Survey No. 229 & 267 and City Survey No. 12(Part), Mauje Kurla at Nehru Nagar (Kurla), Mumbai - 400 024 and as marked in the floor plan hereto Annexed.



[Signature]

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Building Permission Cell, Greater Mumbai / MHADA

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

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-22/0706/2020/FCC/1/Amend

Date : 23 September, 2020

To
M/s. Hirani Manthan Builders &
Developers C. A. to Nehru Nagar
Shree Siddhi CHS LTD
B-207, Hinal Heritage, S.V.P
Road, Borivall (West), Mumbai -
400092.

Sub : Proposed redevelopment of Building No 69 known as "Nehru Nagar Shree Siddhi CHS LTD" on plot bearing CTS No 12(pt) of village Kurla - III, Nehru Nagar, MHADA Layout, Kurla (East), Mumbai.

Dear Applicant,

With reference to your application dated 09 June, 2020 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of Building No 69 known as "Nehru Nagar Shree Siddhi CHS LTD" on plot bearing CTS No 12(pt) of village Kurla - III, Nehru Nagar, MHADA Layout, Kurla (East), Mumbai.**

The Commencement Certificate/Building permission is granted on following conditions:

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

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23 September, 2020

Valid Upto : 09 March, 2021

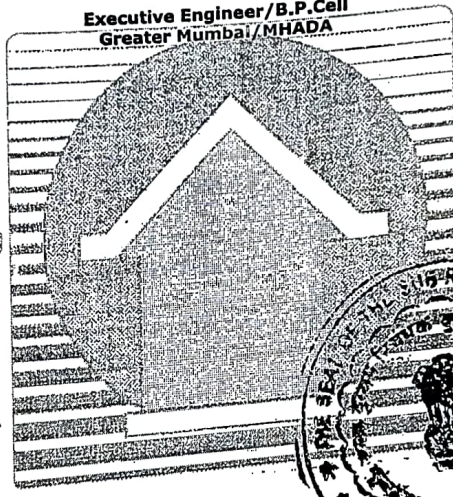
Issue On :
Application No. : MH/EE/(BP)/GM/MHADA-22/0706/2020/FCC/1/Amend

Remark :
This C.C. is issued for building comprising of stilt (for parking) + 1st to 15th upper floors for residential use as per approved amended plans dated 07.06.2019..

NOTE: Applicant/ Developer/ Society must follow all the GR/ Guidelines/ Circular's issued by GoM/ MHADA/ MCGM for the Pandemic period of Covid-19.

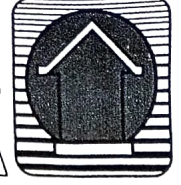
✓
Name : Dinash Deoram Mahajan
Designation : Executive Engineer
Organization : Personal
Date : 23-Sep-2020 16:

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



- Copy submitted in favour of information please
1. Chief Officer Mumbai Board.
 2. Deputy Chief Engineer /B.P. Cell/MHADA.
 3. Asst. Commissioner, Ward MCGM
- Copy to :-
4. EE _____ Division / MB
 5. A.E.W.W L Ward MCGM.
 6. A.A. & C L Ward MCGM
 7. Architect / LS - Kishore Ramkrishna Lodkar.
 8. Secretary Shree Siddhai CHS/LTD

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.)

Full Occupation Certificate & Building completion Certificate

No. MH/EE/(B.P.)/GM/MHADA-22/101/2023

Date : **12 JUN 2023**

To

✓ M/s. Hiranimanthan Builders & Developers
C.A. to Nehru Nagar Shree Siddhi CHS Ltd.
B 207, Hinal Heritage, S.V.P. Road,
Borivali (W), Mumbai 400092

Sub:- Full Occupation Certificate & Building Completion Certificate for Proposed redevelopment of building. No. 69, known as "Nehru Nagar Shree Siddhi CHS Ltd. on plot bearing C.T.S. no. 12(pt.) of Village Kurla at Nehru Nagar, MHADA layout, Kurla (East) Mumbai.

- Ref:-** 1. IOA approval by MCGM at dated 13/10/2016.
2. Amended plans issue by MHADA U/No. MH/EE/B.P./GM/MHADA-22/101/2021 dt. 14/06/2021.
3. Full C.C. issued MH/EE/(BP)/GM/MHADA-22/0706/2021 dt. 11/08/2021.
4. Architect application for full Occupation Certificate dated 10/03/2023.

Dear Applicants,

The full development work of building comprising of Stilt (for parking) + 1st to 18th + 19th (part) upper floors for residential use + OHT & LMR as per approved amended plan dated 14/06/2021 of bldg. no.69 Known as Nehru Nagar Shree Siddhi Ltd on plot bearing C.T.S. no. 12(pt.) of Village Kurla -III at Nehru Nagar, MHADA layout, Kurla (East) Mumbai-400024 is completed under the supervision of Shri. Kishore R. Lotlikar Lic.No.CA/86/9626, Shri. Niranjana Lele Lic. No. STR/L/14 and Shri. Sameer D. Mehta Site supervisor Lic. No. M/309/SS-I and as per development completion certificate submitted by Architect and as per completion certificate issued


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by Chief Fire Officer, under no. FB/HR/R-V/16 dt 21/06/2022. The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following conditions.

1. That all firefighting systems shall be maintained in good working conditions.
2. That this Full OCC without prejudice to legal matters pending in Court of Law if any.
3. Addition/alteration in the approved building plan shall not be allowed without prior approval of this office.
4. Terms and conditions of Final Fire NOC shall be strictly followed.
5. Functioning of electric & electronic gadget such as Lifts, Water tank shall be periodically maintained.

D.A.:- Plan.


(Anil N. Rathod)
Ex.Eng.B.P. Cell (E/S)
MHADA