

Thursday

करल - 3		
१५९९	३	१००
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### Agreement For Sale

This Agreement For Sale made at Mumbai this 10<sup>th</sup> day of August in the year Two Thousand and Twenty Three

Between

M/S AKSHAY HOUSING, (PAN NO.AARFA5366J) a partnership firm, duly incorporated under the provisions of Indian Partnership Act, 1932, having its registered office Shree Krushna Tower, Aastik Marg, Nr Tambe Nagar, Mulund West, Mumbai 400 080, through its Partner SHRI NANDKISHOR ANANT GAWADE, Indian Inhabitant, hereinafter referred to as the "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include partners of the firm for the time being legal heirs, executors and administrators of last surviving partner) being Party of the ONE PART;

AND

MRS. MONIKA NILESH SARADE, Adult, Individual, Aged 44 Years, PAN AJGPJ0899R, & MR. NILESH AMAR SARADE, Adult, Individual, Aged 47 Years, PAN BMIPS2138E, having address at T5/101, Mulberry Bldg, Runwal Garden City, Phase 2, Balkum Road, Balkum Naka, Thane - 400608.(the "Allottee") (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/ her/ their heirs, successors executors, administrators, assigns and nominees) being party of the OTHER PART

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

WHEREAS (i) Shri Vijaykumar Dattatray Avsare, (ii) Shri Hemraj Ambalaji Singhvi and (iii) Shri Kamalakar Bhau Mhatre (Owners) are the lawful owners of all that piece and parcel of land bearing Survey No.119 Hissa No.8 corresponding of CTS No.1112 admeasuring 5550.6 sq. meters as per property card (the "Entire Land-1") situated at Village Mulund (East), Taluka Kurla, District Mumbai Suburban in the Registration District

①

M. Sarade

gk

करल - 3		
१५९९९	३०९००	
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32. **STAMP DUTY AND REGISTRATION :-** The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

33. **DISPUTE RESOLUTION :-** Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, shall be referred to the MahaRERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2015, Rules and Regulations, thereunder.



34. **WAIVER NOT A LIMITATION TO ENFORCE**

34.1 The Promoter may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Allottee in not making payments as per the Consideration Schedule/Table including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Allottee that exercise of discretion by the Promoter in the case of one Allottee shall not be construed to be a precedent and /or binding on the Promoter to exercise such discretion in the case of other Allottees.

34.2 Failure on the part of the Promoter to enforce at any time or for any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provision.

35. **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

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

**FIRST SCHEDULE**

(Description of the said Entire Land-1)

ALL THAT piece and parcel of land bearing Survey No.119 Hissa No.8 corresponding of CTS No.1112 admeasuring 5550.6 sq. meters as per

(A)

M. Barade

GL



करल - 3		
१५९९९	४३७००	
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PAYMENT RECEIPT

Received from MRS. MONIKA NILESH SARADE & MR. NILESH AMAR SARADE a sum of Rs. 6,70,032/- (Rupees. Six Lakh Seventy Thousand Thirty Two Only) as and by way of Initial Booking Amount out of the Total agreed Consideration of Rs. 1,35,36,000/- (Rupees One Crore Thirty Five Lakh Thirty Six Thousand Only) in respect of the purchase of Flat being Flat No. 1102 admeasuring carpet area 69.86 sq. mtrs. i.e. 752 Sq. ft., on the 11<sup>th</sup> Floor, in the said Project known as "Avneesh Imperium - to be constructed on all that piece and parcel of land admeasuring about 3097.74 sq. meters out of land bearing Survey No.119 Hissa No.8 corresponding of CTS No.1112 situated at Village Mulund (East), Taluka Kurla, District Mumbai Suburban in the Registration District and Sub-district of Mumbai City and Mumbai Suburban situated at Mithaghar Road (Chafekar Bandu Marg), Mulund (East), Mumbai 400 081 in following manners:-

Sr. No.	Instrument No.	Date	Bank Name	Amount
1	NEFT	25.05.2023	State Bank of India	50,000/-
2	035138	27.05.2023	Central Bank of India	1,50,000/-
2	035139	27.05.2023	Central Bank of India	4,70,032/-
Total				6,70,032/-

WE SAY RECEIVED

For Akshay Housing

The Promoter/s.





करल - ३		
१५९९	४४	१००
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## Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

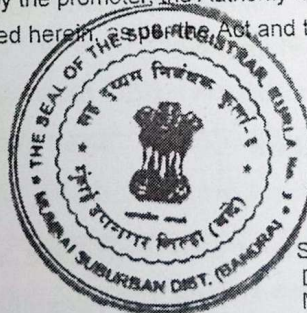
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51800050853

Project: **A VNEESH IMPERIUM** , Plot Bearing / CTS / Survey / Final Plot No.: 1111/A, 1111/B, 1102/D/2 & 1112 at **Mulund, Kurla, Mumbai Suburban, 400081**;

- ✓ 1. **Akshay Housing** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400081**.
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 **09/05/2023** and ending with **31/12/2027** 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 hereunder, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Mr. Arun Appasaheb Nadagoudar  
(Secretary Incharge, MahaRERA)  
Date: 09-05-2023 17:29:56

Dated: 09/05/2023  
Place: Mumbai

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

# SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051..  
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO T/PVT/0041/20050831/AP/S

8 MAR 2023

COMMENCEMENT CERTIFICATE

SALE BUILDING

To  
 M/s. Ranchandra G. Patil & M/s. Akshay Housing  
 602, 605 Ratan Galaxy, Next to Samaj Hall,  
 J.N. Road, Mulund (W) Mumbai - 400 080.

करल - ३		
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Sir,

With reference to your application No. 411 dated 29/12/2022 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 1111/A, 1111/B, 1102/D/2 & 1112 of village Mulund (E) of Azad Nagar, Mithagar Road, Mulund (E) Mumbai 400 081

of village Mulund situated at Mulund (E) T.P.S. No. -  
 ward T'

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI/2022  
 U/R No. SRA/ENG/1172/T/PL/LOI dt. 21/12/2022  
 IOA/U/R No. T/PVT/0041/20050831/AP/S dt. 13/01/2023  
 and on following conditions.

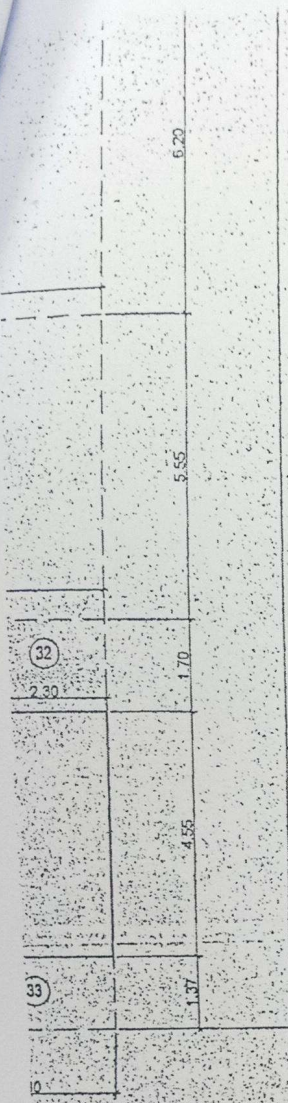
- The land vacated in consequence of endorsement of the setback line / road widening of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of issue.
- This permission does not entitle you to develop land which does not vest in you or in compliance with the provision of coastal Zone Management Plan.
- 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
  - 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.
  - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - The C.E.O. (SRA) 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 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- 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 C.E.O. (SRA) has appointed Shri M.A.Wani  
 Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level.

For and on behalf of Local Authority  
 The Slum Rehabilitation Authority

Executive Engineer (SRA)  
 FOR  
 CHIEF EXECUTIVE OFFICER  
 (SLUM REHABILITATION AUTHORITY)



LOORS) ( SALE BUILDING NO.2 )

GROSS BUILT UP AREA = [X1 X2] = 727.14 SQ.MT. X2

STAIRCASE AREA CALCULATION

TYPICAL FLOOR						
ST1	5.93	X	2.00	X	1.10	= 11.96 SQ.MT.
ST2	2.45	X	5.55	X	1.10	= 13.80 SQ.MT.
ST3	4.83	X	5.50	X	1.10	= 26.57 SQ.MT.
ST4	8.95	X	6.70	X	1.10	= 55.49 SQ.MT.
ST5	8.32	X	6.55	X	1.10	= 54.50 SQ.MT.
ST6	4.60	X	3.85	X	1.10	= 17.71 SQ.MT.
ST7	1.32	X	3.00	X	1.10	= 3.66 SQ.MT.
ST8	1.37	X	2.25	X	1.10	= 3.08 SQ.MT.
ST9	2.75	X	2.90	X	1.10	= 7.63 SQ.MT.
ST10	0.50	X	5.43	X	4.07	X 1.10 = 11.05 SQ.MT.
ST11	0.50	X	4.46	X	1.67	X 1.10 = 3.72 SQ.MT.
ST12	2.28	X	1.70	X	1.10	= 3.83 SQ.MT.
ST13	0.50	X	6.25	X	2.97	X 1.10 = 9.28 SQ.MT.
ST14	1.44	X	0.20	X	1.10	= 0.29 SQ.MT.
ST15	0.50	X	6.25	X	4.38	X 1.10 = 13.69 SQ.MT.
ST16	1.95	X	4.05	X	1.10	= 7.90 SQ.MT.
ST17	1.50	X	1.45	X	1.10	= 2.16 SQ.MT.
TOTAL ADDITION						= 246.84 SQ.MT. X3

NET BUILT UP AREA (X2 + X3) = (727.14 + 246.84) = 450.30 SQ.MT.

PROFORMA 'B'  
CONTENT OF SHEET

FLOOR PLAN, AREA DIAGRAM, AREA CALCULATION

STAMP OF APPROVAL OF PLANS

कल - 3

9499 63 900

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STAMP OF DATE OF RECEIPT OF PLANS

This cancels Approval to the previous Plans Sanctioned under no. T.P.P. (004) / 2005 (083) / A.P.S.

Approved subject to the condition mentioned in this office permission Letter no. SHA/ENG/INT/002/2005 Dt. 1.8.2005

Executive Engineer  
Slum Rehabilitation Authority

DESCRIPTION OF PROPOSAL & PROPERTY

Amended plan for Proposed Slum Rehabilitation Scheme on plot bearing C.T.S. No. 1102/D/2, 1111/A, 1111/B & 1112 of Village Mulund, Situated at Azad Nagar, Mithaghar Road, Mulund (East), Mumbai 400 081, T. Ward of M.C.G.M. For, EKVEERA VIHAR CHS (PROPOSED)

NAME OF OWNER/DEVELOPER.

For Akshay Housing  
Partner

M/s. R.G. PATIL & M/S AKSHAY HOUSING

SIGN. NAME & ADDRESS OF ARCHITECT

DESIGN  
Crest Axiom

Office Address :-  
001/002, Design Crest Architects,  
Varad-Ashish Apts., Sect-9,  
Near Airoli Circle, next to Garam Masala,  
Airoli, Navi Mumbai - 400 708.

GROSS BUILT UP AREA = (X1 - X2) = 727.14 SQ.MT. X2

STAIRCASE AREA CALCULATION

TYPICAL FLOOR						
ST1	5.98	X	2.00	X	1 NO	11.96 SQ.MT.
ST2	2.45	X	5.55	X	1 NO	13.60 SQ.MT.
ST3	4.83	X	5.50	X	1 NO	26.57 SQ.MT.
ST4	8.95	X	6.20	X	1 NO	55.49 SQ.MT.
ST5	8.32	X	6.55	X	1 NO	54.50 SQ.MT.
ST6	4.60	X	3.85	X	1 NO	17.71 SQ.MT.
ST7	1.32	X	3.00	X	1 NO	3.96 SQ.MT.
ST8	1.37	X	2.25	X	1 NO	3.08 SQ.MT.
ST9	2.75	X	2.90	X	1 NO	7.98 SQ.MT.
ST10	0.50	X	5.43	X	407 X 1 NO	11.06 SQ.MT.
ST11	0.50	X	4.46	X	167 X 1 NO	3.72 SQ.MT.
ST12	2.28	X	1.70	X	1 NO	3.88 SQ.MT.
ST13	0.50	X	6.25	X	297 X 1 NO	9.28 SQ.MT.
ST14	1.44	X	0.20	X	1 NO	0.29 SQ.MT.
ST15	0.50	X	6.25	X	438 X 1 NO	13.69 SQ.MT.
ST16	1.95	X	4.05	X	1 NO	7.90 SQ.MT.
ST17	1.50	X	1.45	X	1 NO	2.18 SQ.MT.
TOTAL ADDITION						246.84 SQ.MT. X3
NET-BUILT UP AREA (X2 - X3) = [727.14 - 246.84] = 480.30 SQ.MT.						

PROFORMA 'B'  
CONTENT OF SHEET

FLOOR PLAN, AREA DIAGRAM, AREA CALCULATION

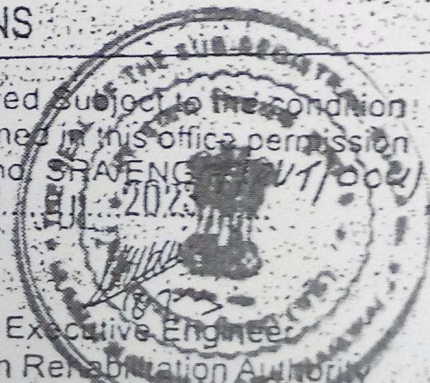
STAMP OF APPROVAL OF PLANS

करल - 3  
ग्येरे ८३,१००  
२०२

STAMP OF DATE OF RECEIPT OF PLANS

This cancels Approval to the previous Plans. Sanctioned under no. T/PUP/004/20050831/AP/S/

Approved Subject to the condition mentioned in this office permission Letter no. SPA/ENG/INT/004/20050831/AP dated 1.8.2023



Executive Engineer  
Slum Rehabilitation Authority



PROFORMA 'B'  
CONTENT OF SHEET

FLOOR PLAN, AREA DIAGRAM, AREA CALCULATION

STAMP OF APPROVAL OF PLANS

करल - 3  
ग्येगे ८३७००  
२०२३

STAMP OF DATE OF RECEIPT OF PLANS

Approved Subject to the condition  
Mentioned in this office permission  
Letter no. SPA/ENG/VT/002/2005D  
Dt. 1.8.2023  
Executive Engineer  
Slum Rehabilitation Authority

This cancels Approval  
to the previous Plans  
Sanctioned under no.  
T/PVT/004/2005D83/AF/S/  
dated.....

G NO.2)

DESCRIPTION OF PROPOSAL & PROPERTY

Amended plan for Proposed Slum Rehabilitation Scheme on plot  
bearing C.T.S. No. 1102/D/2, 1111/A, 1111/B & 1112 of Village Mulund,  
Situating at Azad Nagar, Milhagar Road, Mulund (East),  
Mumbai 400 081, T Ward of M.C.G.M.  
For, EKVEERA VIHAR CHS (PROPOSED)

NAME OF OWNER/DEVELOPER.

For Akshay Housing

Aawode  
Partner

M/s. R.G. PATIL & M/S AKSHAY HOUSING

SIGN. NAME & ADDRESS OF ARCHITECT



DESIGN  
Crest Axiom

Office Address :-  
001/002, Design Crest Architects,  
Varad-Ashish Apts., Sect-9,  
Near Aroll Circle, next to Garam Masala,  
Aroll, Navi Mumbai - 400 708.

: ARCHITECTS, ENGINEERS & PROJECT CONSULTANTS :

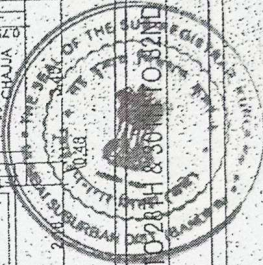
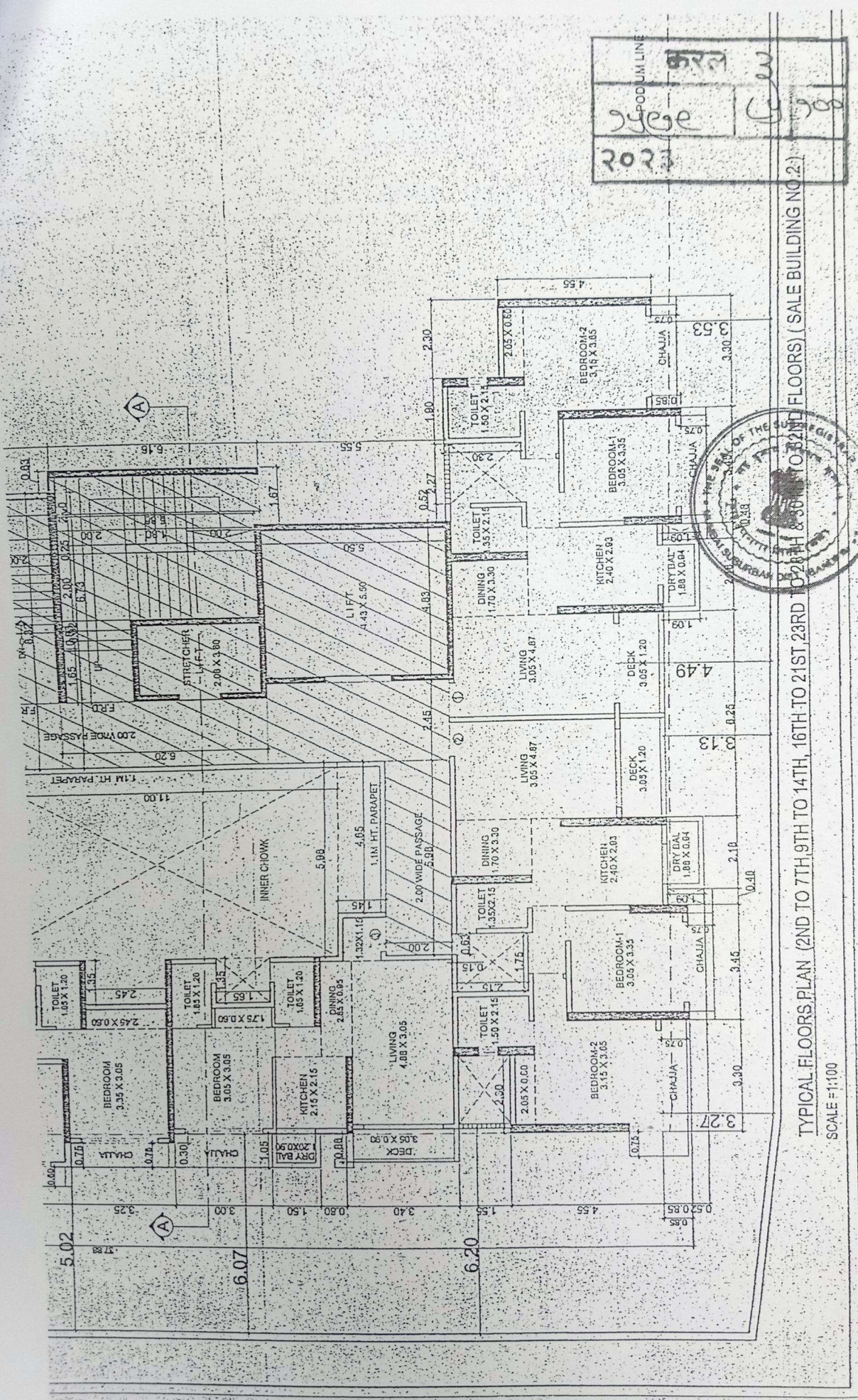


4	0.50	X	2.17	X	125	X	1 NO	=	136	SQ MT.	
5	5.50	X	0.80	X	1 NO			=	4.40	SQ MT.	
6	2.68	X	0.66	X	1 NO			=	2.30	SQ MT.	
7	0.23	X	(4.09 + 4.50)	X	0.50			=	0.99	SQ MT.	
8	0.50	X	15.14	X	6.49	X	1 NO	=	49.13	SQ MT.	
9	1.95	X	1.33	X	1 NO			=	2.59	SQ MT.	
10	1.82	X	3.38	X	1 NO			=	6.15	SQ MT.	
11	7.44	X	2.33	X	1 NO			=	17.34	SQ MT.	
12	0.50	X	4.73	X	2.03	X	1 NO	=	4.80	SQ MT.	
13	5.17	X	0.60	X	1 NO			=	3.10	SQ MT.	
14	3.25	X	0.75	X	1 NO			=	2.44	SQ MT.	
15	0.50	X	0.82	X	0.35	X	1 NO	=	0.14	SQ MT.	
16	0.71	X	0.20	X	1 NO			=	0.14	SQ MT.	
17	0.50	X	4.59	X	1.97	X	1 NO	=	4.52	SQ MT.	
18	0.50	X	1.43	X	0.54	X	1 NO	=	0.39	SQ MT.	
19	0.50	X	1.70	X	0.54	X	1 NO	=	0.46	SQ MT.	
20	0.50	X	1.55	X	0.66	X	1 NO	=	0.81	SQ MT.	
21	2.10	X	1.75	X	1 NO			=	3.68	SQ MT.	
22	0.66	X	0.20	X	1 NO			=	0.13	SQ MT.	
23	0.50	X	4.24	X	1.92	X	1 NO	=	4.07	SQ MT.	
24	3.51	X	1.70	X	1 NOS			=	5.97	SQ MT.	
25	0.50	X	0.88	X	0.24	X	1 NO	=	0.11	SQ MT.	
26	0.50	X	1.45	X	0.17	X	1 NO	=	0.12	SQ MT.	
27	0.50	X	1.45	X	0.69	X	1 NO	=	0.50	SQ MT.	
28	5.43	X	6.38	X	1 NO			=	34.64	SQ MT.	
29	4.80	X	6.20	X	1 NO			=	29.76	SQ MT.	
30	6.47	X	5.65	X	1 NO			=	35.91	SQ MT.	
31	1.75	X	2.30	X	1 NO			=	4.03	SQ MT.	
32	2.30	X	1.70	X	1 NO			=	3.91	SQ MT.	
33	3.30	X	1.37	X	2 NOS			=	9.04	SQ MT.	
34	3.45	X	0.62	X	2 NOS			=	3.59	SQ MT.	
35	0.48	X	1.09	X	2 NO			=	1.05	SQ MT.	
36	6.25	X	1.09	X	1 NO			=	6.81	SQ MT.	
37	1.03	X	5.92	X	1 NO			=	6.10	SQ MT.	
38	3.33	X	1.55	X	1 NO			=	5.16	SQ MT.	
39	0.17	X	3.40	X	1 NO			=	0.58	SQ MT.	
40	1.05	X	0.50	X	1 NO			=	0.84	SQ MT.	
41	1.05	X	3.00	X	1 NO			=	3.15	SQ MT.	
42	0.75	X	3.25	X	1 NO			=	2.44	SQ MT.	
43	0.11	X	6.45	X	1 NOS			=	0.71	SQ MT.	
44	1.05	X	0.80	X	1 NOS			=	0.84	SQ MT.	
45	1.05	X	3.20	X	1 NOS			=	3.36	SQ MT.	
46	0.70	X	1.65	X	1 NOS			=	1.16	SQ MT.	
47	0.50	X	3.66	X	0.64	X	1 NO	=	1.17	SQ MT.	
48	0.50	X	3.70	X	1.20	X	1 NO	=	2.22	SQ MT.	
49	1.65	X	1.35	X	1 NOS			=	2.23	SQ MT.	
50	4.48	X	3.50	X	1 NOS			=	15.68	SQ MT.	
51	2.05	X	0.85	X	1 NOS			=	1.74	SQ MT.	
52	0.50	X	3.77	X	1.31	X	1 NO	=	2.47	SQ MT.	
53	0.50	X	4.58	X	0.84	X	1 NO	=	1.92	SQ MT.	
54	0.50	X	4.58	X	1.78	X	1 NO	=	4.08	SQ MT.	
55	4.13	X	1.08	X	1 NO			=	4.45	SQ MT.	
56	2.80	X	1.45	X	1 NO			=	4.06	SQ MT.	
57	1.95	X	1.70	X	1 NO			=	3.32	SQ MT.	
58	1.35	X	2.15	X	1 NO			=	2.90	SQ MT.	
59	1.35	X	1.65	X	1 NO			=	2.23	SQ MT.	
60	5.98	X	11.00	X	1 NO			=	65.78	SQ MT.	
61	4.65	X	1.45	X	1 NO			=	6.74	SQ MT.	
62	0.63	X	0.15	X	1 NO			=	0.09	SQ MT.	
63	1.75	X	2.15	X	1 NO			=	3.76	SQ MT.	
TOTAL ADDITION									=	491.58	SQ MT. X
GROSS BUILT UP AREA = (X1 X2)									=	727.14	SQ MT. X

### STAIRCASE AREA CALCULATION

TYPICAL FLOOR										
ST1	5.98	X	2.00	X	1 NO			=	11.96	SQ MT.
ST2	2.45	X	5.55	X	1 NO			=	13.60	SQ MT.
ST3	4.83	X	5.50	X	1 NO			=	26.57	SQ MT.
ST4	8.55	X	6.20	X	1 NO			=	55.49	SQ MT.
ST5	8.32	X	6.55	X	1 NO			=	54.50	SQ MT.
ST6	4.60	X	3.85	X	1 NO			=	17.71	SQ MT.
ST7	1.32	X	3.00	X	1 NO			=	3.96	SQ MT.
ST8	1.37	X	2.25	X	1 NO			=	3.08	SQ MT.
ST9	2.75	X	2.90	X	1 NO			=	7.98	SQ MT.
ST10	0.50	X	5.43	X	4.07	X	1 NO	=	11.05	SQ MT.

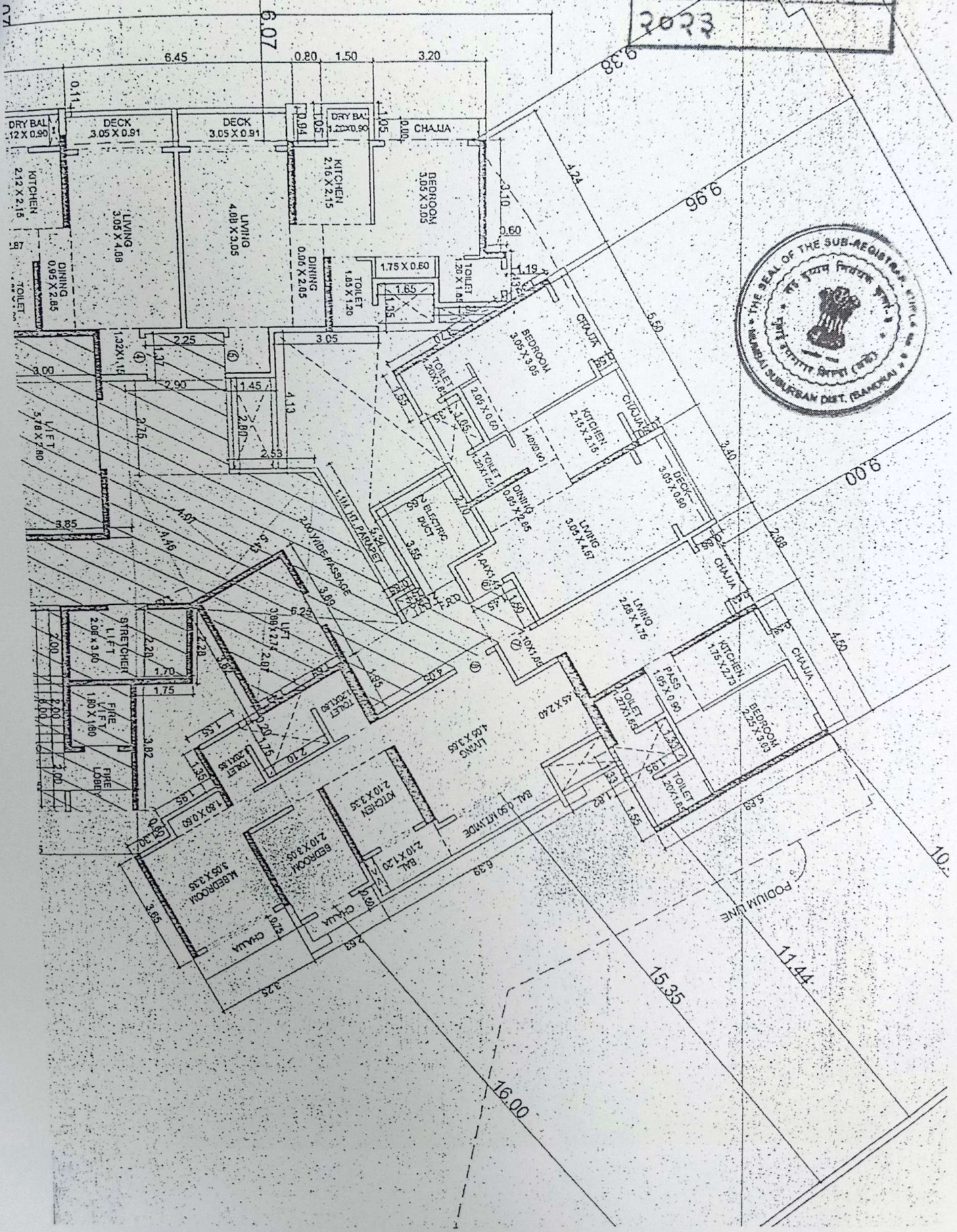
POODUM LINE  
 2023  
 2023  
 3



TYPICAL FLOORS PLAN (2ND TO 7TH, 9TH TO 14TH, 16TH TO 21ST, 23RD TO 28TH & 30TH TO 32ND FLOORS) ( SALE BUILDING NO.2 )

SCALE = 1:100

कसल - 3  
 क्षेत्र 46 900  
 2023





14/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 15919/2023

नोदणी :

Regn:63m

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13536000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11735706.6
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1102, माळा नं: 11 वा मजला, इमारतीचे नाव: अवनीश इम्पेरियम - टॉवर ए, अवनीश इम्पेरियम, ब्लॉक नं: मुलुंड पूर्व, मुंबई 400081, रोड : मिठागर रोड, (चाफिकर बंधु मार्ग), इतर माहिती: सदर सदनिकेचे क्षेत्रफळ 69.86 चौ. मी. म्हणजेच 752 चौ. फुट रेरा कारपेट आहे. एक कारपार्किंग सहित. ( ( C.T.S. Number : 1111/A, 1111/B, 1102/D/2 and 1112 ; ) )
(5) क्षेत्रफळ	1) 69.86 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स अक्षय हौसिंग तर्फे भागिदार नंदकिशोर अनंत गावडे वय:-60; पत्ता:- प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: श्री कुष्णा टॉवर, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: आस्तिक मार्ग, तांबे नगर जवळ , महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AARFA5366J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मोनिका निलेश सरादे वय:-44; पत्ता:- प्लॉट नं: टी5/101, माळा नं: -, इमारतीचे नाव: मलबेरी बिल्डींग, ब्लॉक नं: बालकुम नाका, ठाणे , रोड नं: रुणवाल गार्डन सिटी, फेज 2, बालकुम रोड, महाराष्ट्र, THANE. पिन कोड:-400608 पॅन नं:-AJGPJ0899R 2): नाव:- निलेश अमर सरादे वय:-47; पत्ता:- प्लॉट नं: टी5/101, माळा नं: -, इमारतीचे नाव: मलबेरी बिल्डींग, ब्लॉक नं: बालकुम नाका, ठाणे, रोड नं: रुणवाल गार्डन सिटी, फेज 2, बालकुम रोड, महाराष्ट्र, THANE. पिन कोड:-400608 पॅन नं:-BMIPS2138E
(9) दस्तऐवज करून दिल्याचा दिनांक	10/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	10/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	15919/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	812200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

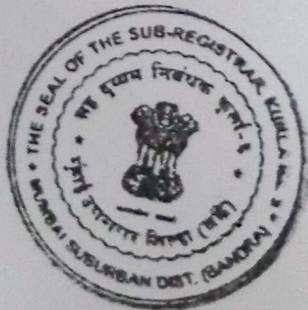
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
जाता 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 11/08/2023 ) to Municipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.



दस्तासोदत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)  
कुर्ला क्र. ३