

390/11065

Thursday, June 08, 2023

2:41 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11959

दिनांक: 08/06/2023

गावाचे नाव: भांडुप

दस्तऐवजाचा अनुक्रमांक: करल3-11065-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सागर कैलास देवळेकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

**DELIVERED**

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:01 PM ह्या वेळेस मिळेल.

सह. दु. निबंधक कुर्ला - 3

वाजार मुल्य: रु. 3315091.52 /-

मोबदला रु. 3000000/-

भरलेले मुद्रांक शुल्क: रु. 199000/-

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

1) देयकाचा प्रकार: DHC रक्कम: रु. 700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0606202305501 दिनांक: 08/06/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002985377202324M दिनांक: 08/06/2023

बँकेचे नाव व पत्ता:

**DELIVERED**



CHALLAN  
MTR Form Number-6



GRN	MH002985377202324M	BARCODE		Date	02/06/2023-14:08:09	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)	CDNPD4640P				
Location	MUMBAI	Full Name	SAGAR KAILAS DEVALEKAR AND OTHERS				
Year	2023-2024 One Time	Flat/Block No.	Flat No. 401, Bldg No. B/2, A Wing, Samata CHS				
		Premises/Building	Ltd				

Account Head Details	Amount In Rs.							
0030045501 Stamp Duty	199000.00	Road/Street	MMRDA Project, Subhash Nagar, Village Road					
0030063301 Registration Fee	30000.00	Area/Locality	Nahur, Bhandup West, Mumbai					
		Town/City/District						
		PIN	4	0	0	0	7	8
		Remarks (If Any)	PAN2=AVBPS1903J~SecondPartyName=PREMA SADASHIV SHETTY~					
		Amount In	Two Lakh Twenty Nine Thousand Rupees Only					
Total	2,29,000.00	Words						



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	00040572023060395132	CPACUJYZU2		
Cheque/DD No.		Bank Date	RBI Date	03/06/2023-00:00:00	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	356 , 05/06/2023				

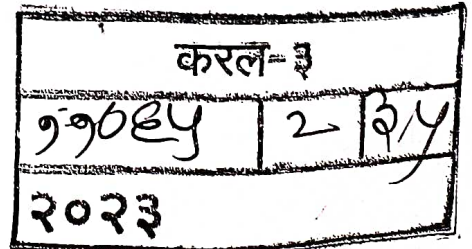
Department ID :

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

Mobile No. : 9029744548

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

Shetty  
Sagar



करल-३		
११०६५	४	३५
२०२३		



### AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE is made and entered into at MUMBAI, on this 8<sup>th</sup> day of JUNE, 2023. BETWEEN MRS. PREMA SADASHIV SHETTY age 59 years (PAN NO. AVBPS1903J & AADHAAR Card No. 5561 4527 7690). INDIAN inhabitant, owner of Flat No. 401, 4<sup>th</sup> floor, Building No. B/2 A Wing, SAMATA Co-op. Hsg. Soc. Ltd., MMRDA Project, SubhashNagar, Village. Road, Nahur, Bhandup(west), Mumbai-400078, he/she** reinafter  
called "**SELLER/TRANSFEROR**"

(which expression shall unless repugnant to the context or meaning thereof mean and include her legal heirs, executors and administrators) of the ONE PART :

P.S. Shetty

*[Handwritten signature]*

*[Handwritten signature]*

करल-३		
११०६५	५	३५

1) MR. SAGAR KAILAS DEVALEKAR age 27 years (PAN No. CDNPD4640P & AADHAAR Card No.9523 9723 1078) 2)MR.KAILAS RAMCHANDRA DEVALEKAR. age 55 years (PAN No.AHIPD9554D & AADHAAR Card No.5771 0486 8071) Indian Inhabitant of Mumbai, both residing at,B/6 Mahatma Jotiba Phule Sadan,Sakharam Pawar Marg,Currey Road west,Mumbai-400013,here in after called as the **PURCHASERS/TRANSFEREES**", [Which term shall mean and include their legal heirs, executors and administrators and assigns etc., unless it be repugnant to the context or meaning thereof] of the party of the OTHER PART.

WHEREAS the said Flat is situated at **Flat No.401, 4<sup>th</sup> floor, Building No. B/2 A WING ,SAMATA Co-op. Hsg. Soc. Ltd. ,MMRDA Project,Subhash Nagar,Village Road Nahur,Bhandup (W),Mumbai-400078** lying being and situated at Village Bhandup , Taluka and Registration Sub-Division Kurla and District Mumbai Suburban District bearing New C.T.S.No.301,1021A admeasuring about 225 Sq.ft, carpet area, 20.91 Sq.Mtrs . BUILT-UP area 25.09 Sq. Mtrs.(For brevity's sake the said Flat is hereinafter referred to as the **SAID FLAT**).

AND WHEREAS the SELLER/TRANSFEROR has owned, possessed the said Flat No. 401 and he is the bonafide member of the said flat known as Flat No.401, 4<sup>th</sup> floor, Building No. B/2 A Wing,SAMATA Co-op. Hsg. Soc. Ltd. ,MMRDA Project, Subhash Nagar,Village Road,Nahur, Bhandup (W),Mumbai-400078,(For brevity's sake the said Builder is hereinafter referred to as the SAID FLAT).The said flat was Allotment by the SELLER/TRANSFEROR from MMRDA Project,TATA POWER Allotment Letter No. SPARC/TATA POWER, 2011. Dated 21/03/2011.

AND WHEREAS the said Flat have granted their 'No Objection' for Sale, Transfer and Assignment of the said **Flat No.401** and /or rights to the shares in respect of the said **Flat No.401** together in favour of the **PURCHASERS / TRANSFEREES** herein;

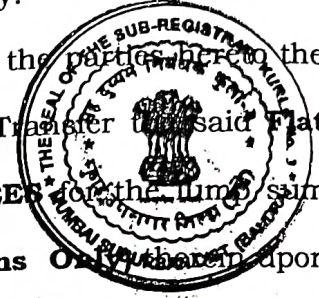
P.S.Shetty

Jm  
M

करल-३		
११०६५	९	३५
२०२३		

AND WHEREAS incidental of the holding **SELLER/TRANSFEROR** in joining membership rights of the said society SAMATA Co-op. Hsg. Soc. Ltd the society form and registered under the co-operative society act under Registration No. **MUM/MMRDA /HSG /(TC)-302 /2014-2015 dated 27/05/2014** (hereinafter for the sake of brevity referred to as "the said Society") covered by Five fully paid up shares of Rs. 100 each of the said society share certificate issued by the society.

AND WHEREAS pursuant to the negotiations between the **SELLER/TRANSFEROR** has agreed to sell and/or Transfer the said Flat **No.401** in favour of the **PURCHASERS/TRANSFEREES** for the lump sum consideration of **Rs.30,00,000/- (Rupees Thirty Lakhs Only)** upon the terms and conditions mentioned hereinafter.



**NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-**

1. The **SELLER/TRANSFEROR** hereby assigns, transfer and convey in favour of the **PURCHASERS/TRANSFEREES**, in the Society situated at **Flat No.401, 4<sup>th</sup> floor, Building No. B/2 A Wing, SAMATA Co-op.Hsg.Soc.Ltd. ,MMRDA.Project,Subhash.Nagar,Village Road,Nahur,Bhandup(W), Mumbai-400078**, (hereinafter for the sake of brevity referred to the "Said Flat") for the total lump sum consideration together with furniture and fixture therein of and aforesaid consideration of **Rs.30,00,000/- (Rupees Thirty Lakhs Only) paid** by Cheque. Part payment amount of Rs. 3,00,000/- (Rupees Three Lakhs only) Rs.1,00,000/- Cheque No.506863 DT. 14/05/2023 Branch S.B.I.Lower Parel Mumbai & Rs,2,00,000/-Cheque No.506865 dt. 22/05/2023 Branch S,B,I,Lower Parel Mumbai paid by Cheque and balance payment Amount of within 60 days from the execution of this Agreement for Sale on subject to Bank loan which even is earlier. The said amount of the consideration has been paid by the **PURCHASERS/TRANSFEREES to the SELLER/TRANSFEROR.**

D.S. Shetty

करल-३		
११०६५	११	३५
12302		

The **PURCHASERS/TRANSFEREES** doth hereby covenant with the **TRANSFEROR/SELLER** that she/he will also become the members of the said SAMATA Co-op. Hsg. Soc. Ltd the society form and registered under the co-operative society act under Registration No. **MUM/MMRDA /HSG / (TC)-302 /2014-2015 dated 27/05/2014**, including transfer of five shares distinguish No. from 121 to 125 (Both No. Inclusively) with share Certificate No.25, and shall abide by the Rules and Regulations and Bye-laws of the said Society and that the **PURCHASERS/TRANSFEREES** further agrees undertakes to pay, perform and discharge all claims, demands. Contributions, duties and obligations which the society may be lawful and reasonable hereinafter take in respect of the said **Flat No.401** from the **PURCHASERS/TRANSFEREES** as the members of the said Society.

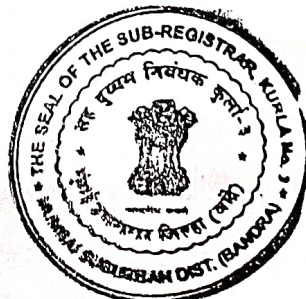
13. **SELLER/TRANSFEROR** have not received any notice either from Income Tax, Sales Tax, GST, Wealth Tax authorities or any other statutory body or authorities regarding the acquisition or requisition of the said Flat.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**Flat No.401, 4<sup>th</sup> floor, Building No. B/2, A Wing, SAMATA Co-op. Hsg. Soc. Ltd. ,MMRDA Project, Subhash Nagar, Village Road, Nahur, Bhandup(W), Mumbai-400078 lying being and situated at Village Bhandup , Taluka and Registration Sub- District Kurla and District Mumbai Suburban District bearing New C.T.S.No.301,1021 A admeasuring about 225 Sq.ft, carpet area, 20.91Sq.Mtrs .BUILT-UP area 25.09 Sq. Mtrs. (For brevity's sake the said Flat is hereinafter referred to as the, SAIDFLAT).**

P.S. Shetty

*[Handwritten signature]*



करल-३		
११०८५	२	३५
I have set and subscribed		
२०२१		

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands to this writing the day and the year hereinabove mentioned.

SIGNED SEALED AND DELIVERED BY )  
THE WITHINANMED 'SELLER/TRANSFEROR,

MRS. PREMA SADASHIV SHETTY

P.S. Shetty



In the presence of .....

1. *[Signature]*
2. *[Signature]*

SIGNED SEALED AND DELIVERED BY )  
THE WITHINANMED 'PURCHASERS/TRANSFEREES,)

1) MR. SAGAR KAILAS DEVALEKAR

*[Signature]*



2) MR. KAILAS RAMCHANDRA DEVALEKAR

*[Signature]*



In the presence of .....

1. *[Signature]* AKSHATA SHETTY
2. *[Signature]* Anil S. Khadke



करल-३  
 ११०३५ १६ ३५  
 २०२३

MUMBAI METROPOLITAN REGIONAL DEVELOPMENT AUTHORITY  
 7<sup>th</sup> floor, MMRDA Bldg, Bandra (E), Mumbai - 400 051.  
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.MMRDA/EE/SRA CELL/ 34 /IOA- 93/ PL / S Wrd.

Date: 20 OCT 2006

COMMENCEMENT CERTIFICATE

To.  
 M/s Anjanikumar Co Pvt Ltd,  
 C/o. M/s. Bombay Textile Mills  
 Sarvodaya Mill Compound, Tardeo,  
 Mumbai-400 034.



Sir,  
 With reference to your application no. 5176 dated 17.05.2006 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the 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 erect a rehabilitation building nos. B1 and B2 on land bearing CTS no. 301 & 1021 /A village Bhandup, Bhandup (W), Mumbai.

The Commencement Certificate / Building permit is granted subject to compliance of conditions mentioned in LOI No. MMRDA / SRA / REV / LOI -34 / PL / S /2006 dated 27.04.2006. and IOA No.MMRDA/EE/SRA CELL/ 34 /IOA- 93/ PL/ 'S' dated 28/07/2006.

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. However the construction work should be commenced within three months 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 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 M.C.MMRDA, 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 M.C.MMRDA is contravened or not complied with.
  - c. The Metropolitan Commissioner, MMRDA 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.
7. The condition 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 M.C. MMRDA has appointed Shri M.P.Patil, Executive Engineer (SRA Cell) MMRDA 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 of aforesaid rehabilitation buildings B1 & B2 only.

COPY TO: 1> Asstt. Commissioner, 1/11/06



करल=३		
११०८५	१५	३५
२०२३		

MMRDA/EE/SRA-CELL/34/10A-93/PL/S

Date: 22 NOV 2006

Further C.C. i.e. full C.C. granted for Rehab building B1 & B2.

*[Handwritten Signature]*

Executive Engineer  
Slum Rehabilitation Authority  
MMRDA

*[Handwritten Signature]*  
22/11/06  
OE



करल ४  
२१०६२/१५/३५  
२०२१



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY  
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. MMRDA/ EE/SRA Cell/ IOA/ 93/PL/ S

Date: 9 SEP 2010

To:  
Shri Arvind Nandapurkar  
M/s. Nandapurkar & Associates,  
4/32 Unnat Nagar-III, M.G. Road,  
Goregaon (W)  
Mumbai- 400 062.

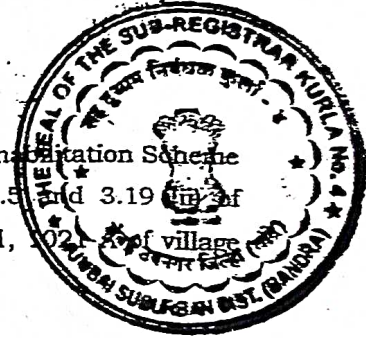
करल-३  
११०६५/१६/३५

**Sub:** Grant of Occupation Certificate to Wing D of Rehab building B1 in respect of Slum Rehabilitation Scheme vide clause no. 3.11 read with clause no. 3.5 and 3.19 (ii) of appendix IV of DCR 33 (10) on land bearing CTS Nos. 301, 1021 A of village Bhandup, at Bhandup(W), S ward, Mumbai.

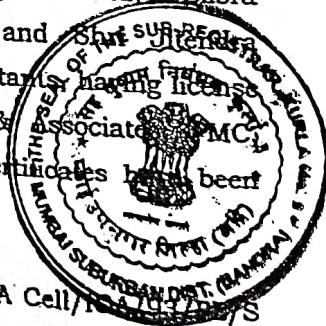
Ref: Your letter dated 18.06.2010.

Sir,

The rehab building B1 is constructed under Slum Rehabilitation Scheme approved under clause no. 3.11 read with clause no. 3.5 and 3.19 of Appendix IV of DCR 33 (10) on land bearing CTS Nos. 301, 1021 A of village Bhandup, at Bhandup (W), S Ward, Mumbai.



The said building is completed under the supervision of Shri Arvind Nandapurkar, Architect, of M/s. Nandapurkar & Associates, having license no. CA/183/7799, Shri Ketan Krishna Belsare, Structural Engineer of M/s. Ellora Project Consultants, having license no. STR/B/63 and Shri Jitendra Dewcolkar, Site Supervisor of M/s. Ellora Project Consultants, having license no. D/142/SS, Shri. Uday Master of M/s. Master & Associates P.M.C. appointed by MMRDA and the necessary completion certificates have been submitted by them.



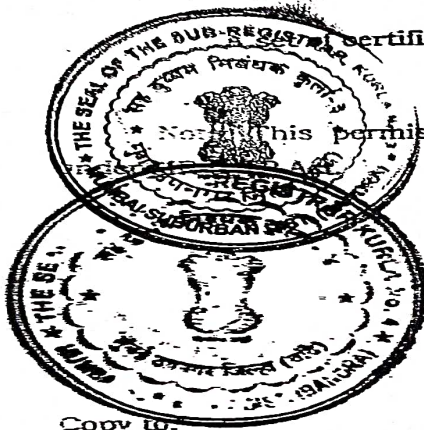
However, MMRDA by its letter no. MMRDA/EE/SRA Cell/IOA/93/PL/S dated 1<sup>st</sup> July, 2008 has already granted Part Occupation Certificate for B1 & B2 buildings. Therefore, the rehab building B1 may be occupied on following conditions:

1. That certificate u/s 270A of BMC Act, shall be obtained from A.E. (W.W), 'S' ward and the certified copy of the same shall be submitted to this office.
2. That the building under reference shall be properly maintained, guarded and kept clean till handing over of all the tenements to Engineering Division, MMRDA.

करल ३  
११०८५ ५५ ३५  
२०२३

करल ४  
२१०८६ १६ ३५  
२०२३

3. That the defect, if any found in the rehab building/infrastructure works shall be got rectified by Developer & undertaking to that effect shall be submitted.
4. That the tenements in the rehab building under reference shall be allotted only to the project affected persons affected by vital public project of MMRDA.
5. That SRA Cell of MMRDA shall be always kept indemnified against any claims, risks, costs or any kind of litigation arising out of handling over of the said building to the MMRDA for rehabilitation of slum dwellers.
6. That the Electric power supply shall be made available before actual allotment of the PAPs to the tenements of the rehab building.



certified completion plans is returned herewith.

Note: This permission is issued without prejudice to action, if any.

Yours faithfully,

*(Signature)*  
(Milind B. Patil)  
Officer on special duty,  
SRA Cell, MMRDA. SRA  
Cell, MMRDA.

Copy to:

1. Chief Engineer, MMRDA.

2. The Chief, R & R, MMRDA. *(Signature)*

3. D.M.C. (L&E), MMRDA *(Signature)*

4. Jt. Project Director,  
(R&R) MMRDA

5. The Asstt. Engineer (Water Works),  
'S' ward Office Building, LBS Marg,  
Near Mangatram Petrol pump,  
Bhandup (W), Mumbai - 400 078.

6. The Asstt. Assessor & Collector T<sup>rd</sup> Ward  
'S' ward Office Building, LBS Marg,  
Near Mangatram Petrol pump,  
Bhandup (W), Mumbai - 400 078

7. M/s. Anjani Kumar Co. Pvt. Ltd.

Received 3+1 (Architect's copy).

*(Signature)*  
9/9/2010

*(Signature)*  
Officer on special duty,  
SRA Cell, MMRDA

*(Signature)*  
9.09.10



RECONSTRUCTION OF TOWERS BY TATA POWER UNDER MONORAIL PROJECT OF MMRDA

TATA

Date: 21 MAR 2011

NO. SPARC/TATA POWER-2011.

Provisional Allotment Letter

Allotment letter tenement at Anjanikumar Construction <sup>Mahur</sup> site, Mumbai under TATA POWER and surrender receipt of the Vasant Nagar

Shri./Smt. Prerna Sadashiv Shetty I.D. No. 3 Map No. 1

Sub-Project R & R TATA-'11 Staying in Vasant Nagar <sup>Mahur</sup> Thakker P. Road

has been allotted a regular tenement at Anjanikumar Con. <sup>Mahur</sup> Bldg. No. B-2A

Flat No. 401 (Proposed Co-Op.Hsg.Society \_\_\_\_\_) under TATA POWER.

2. The allotted shall hand over the vacant possession of his/her Residential / Commercial Structure in Vasant Nagar to TATA POWER on 31 MAR 2011.

करल-३
११०८५
२०२३

3. The allotment of tenement in the permanent rehabilitation building is subject to above and SRA Rules and State Govt. Policy.

1. The said structure is eligible as per the BSES carried out by SPARC and approved by MMRDA, TATA POWER.

SPARC Representative  
NATIONAL SPARC DWELLERS ASSOCIATION

TATA POWER Representative  
THE SEAL OF THE TATA POWER LIMITED  
SUNDERBAN DIST. (BANGALORE)

P.s.Shetty  
Name and signature of the occupant who has surrendered vacant possession of the structure in

Dated: 21 MAR 2011

# SAMATA CO-OPERATIVE HOUSING SOCIETY LTD.

Bldg. No. B/2, 'A'-Wing, M.M.R.D.A. Colony,  
Subhash Nagar, Nahur, Bhandup (W), Mumbai - 400 078.  
(REG. NO. M.U.M./M.M.R.D.A./H.S.G.(T.C.)/302/2014-15)  
(Registered under the Maharashtra Co-operative Societies Act, 1960)

Share Certificate No. 25 Member's Regn. No. \_\_\_\_\_ No. of Shares Five (5)

## Share Certificate

(Authorised Share Capital Rs. 50,000/- Divided into 500 Share of Rs. 100/- each)

Registration No. M.U.M./M.M.R.D.A./H.S.G.(T.C.)/302/2014-15 Date : 27-05-2014

This is to certify that PREMA SADASHIV SHETTY

\_\_\_\_\_ of Flat No. 401 is/are the Registered Holder(s)

of Five (5) Fully paid up share of Hundred Rupees (Rs. 100/-) each numbered from 121 to 125

both inclusive in Samata Co-operative Housing Society Ltd., Mumbai - 400 078.

Subject to the Bye-laws of the said society.

Given under the Common Seal of the Society at Nahur, Bhandup (W), Mumbai.

This 02<sup>nd</sup> day of FEB 2019.

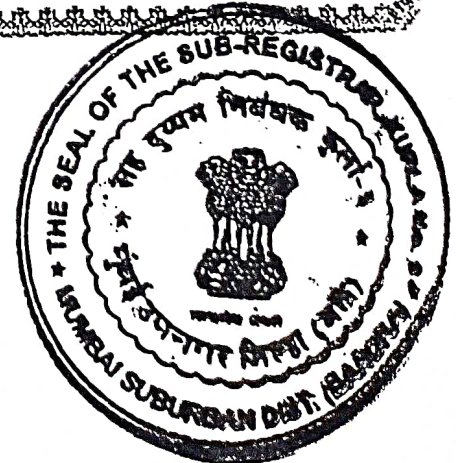
AUTHORISED  
M. C. MEMBER

  
SECRETARY



  
CHAIRMAN

P.T.O.



सूची क्र.2

6/2023

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

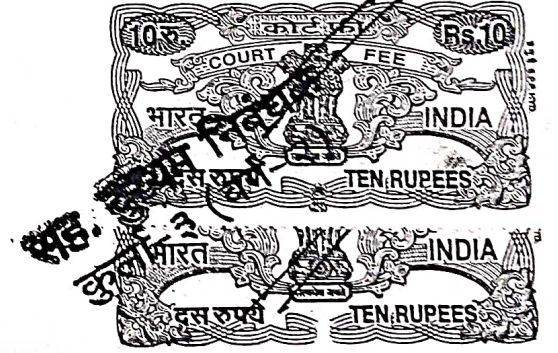
दस्त क्रमांक : 11065/2023

नोंदणी :

Regn:63m

गावाचे नाव : भांडुप

1) विलेखाचा प्रकार	करारनामा
2) मोवदला	3000000
3) वाजारभाव(भाडेपट्टयाच्या वनितपट्टाकार आकारणी देतो की पट्टेदार ने मुद करावे)	3315091.52
4) भू-मापन,पोटहिम्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 401,विल्डिंग नं. वी /2, माळा नं: 4 था मजला,ए विंग, इमारतीचे नाव: समता को .ऑप. हौ सोसायटी लि, ब्लॉक नं: एमएमआरडीए प्रोजेक्ट,सुभाप नगर,व्हिलेज रोड., रोड : नाहूर,भाडूप पश्चिम,मुंबई 400078 PUI: SX0600401030000 ( ( C.T.S. Number : 301,1021A; ))
(5) क्षेत्रफळ	1) 225 चौ.फूट
(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:-प्रेमा सदाशिव शेटी वय:-58; पत्ता:-प्लॉट नं: 401, विल्डिंग नं. वी /2, माळा नं: 4 था मजला, ए विंग, इमारतीचे नाव: समता को .ऑप. हौ सोसायटी लि, ब्लॉक नं: नाहूर,भाडूप पश्चिम , रोड नं: एमएमआरडीए प्रोजेक्ट, सुभाप नगर, व्हिलेज रोड, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AVBPS1903J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सागर कैलास देवळेकर वय:-27; पत्ता:-प्लॉट नं: वी/6, माळा नं: .. इमारतीचे नाव: महात्मा ज्योतिबा फुले सदन , ब्लॉक नं: करी रोड , रोड नं: सखाराम पवार मार्ग , महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-CDNPD4640P 2): नाव:-कैलास रामचंद्र देवळेकर वय:-55; पत्ता:-प्लॉट नं: वी/6, माळा नं: .. इमारतीचे नाव: महात्मा ज्योतिबा फुले सदन , ब्लॉक नं: करी रोड , रोड नं: सखाराम पवार मार्ग , महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-AHIPD9554D
(9) दस्तऐवज करून दिल्याचा दिनांक	08/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	08/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	11065/2023
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	199000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनामाठी विचारान घेतलेला तपशील:-:

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



वस्तासोबत देण्यात आलेली सूची-२

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

**Mumbai Metropolitan Region Development Authority**  
VII Floor, MMRDA Bldg., Bandra-Kurla Complex, Bandra (East), Mumbai 400051

ok  
347

No. MMRDA/EE/SRA Cell/IOA/93 /PL/ S

Date: 1 JUL 2008

To:

Shri Arvind Nandapurkar,  
M/S Nandapurkar & Associates,  
7, plot 22, Jawahar Nagar,  
S.V.Road, Goregaon (W)  
Mumbai-400 062.

**Sub:** Grant of part Occupation Certificate to Rehab building no. B1 & B2 under Slum Rehabilitation Scheme vide clause No.3.11 read with clause No.3.5 & 3.19(ii) of Appendix IV of DCR 33(10) on land bearing CTS Nos. 301, 1021 A of village Bhandup, at Bhandup (W), S Ward Mumbai.

**Ref:** Your letter dated 17.06.2008.

Sir,

The rehab buildings no. B1 & B2 are situated in Slum Rehabilitation Scheme approved under clause no. 3.11 read with clause no. 3.5 and 3.19 (ii) of Appendix IV of DCR 33(10) on land bearing CTS Nos. 301, 1021 A of village Bhandup, at Bhandup (W), S Ward Mumbai.

The said building is completed under the supervision of Shri Arvind Nandapurkar, Architect, of M/S Nandapurkar & Associates, having license no. CA/83/7799, Shri Ketan Krishna Belsare, of M/S Ellora Project Consultants, Licensed Structural Engineer having license no. STR/B/63 and Shri Jitendra Dewoolkar Site Supervisor of M/S Ellora Project Consultants, having license no D/142/SS, Shri. Uday Master, of M/S Master & Associates, PMC, appointed by MMRDA and the necessary completion certificates have been submitted by them.


The rehab building no. B1 & B2 may therefore, be occupied on following conditions:

1. That certificate u/s 270A of BMC Act, shall be obtained from A.E. (W.W), M (East) ward and the certified copy of the same shall be submitted to this office.
2. That all the necessary conditions of the approved layout /sub-division & Intimation of Approval shall be got complied with.
3. That the building under reference shall be properly maintained, guarded and kept clean till handing over of all the tenements to Engineering Division, MMRDA.
4. That the defect, if any found in the rehab building/infrastructure works shall be got rectified by Developer & undertaking to that effect shall be submitted.
5. That the tenements in the rehab building under reference shall be allotted only to the project affected persons affected by vital public project of MMRDA.
6. That SRA Cell of MMRDA shall be always kept indemnified against any claims, damages, risks, costs or any kind of litigation arising out of handing over of the said building to the MMRDA for rehabilitation of Slum dwellers.
7. That the Electric power supply shall be made available before actual allotment of the PAPs to the tenements of the rehab building.

A set of certified completion plans is returned herewith.

**Note:** This permission is issued without prejudice to action, if any, under MR & TP Act.

Yours faithfully,

  
Officer on Special Duty,  
SRA Cell, MMRDA.