

9867084168 - Leena Gangan



Saturday, July 30, 2016
6:28 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 10293 दिनांक: 30/07/2016

गावाचे नाव: कांजूर
दस्तऐवजाचा अनुक्रमांक: करल1-8064-2016
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: सौ. लीना विद्याधर गांगण

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2340.00
मुद्रांची संख्या: 117

DELIVERED

एकूण: रु. 32340.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची २ अंदाजे
6:32 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु. 5408000/-
मोबदला रु. 5400200/-
भरलेले मुद्रांक शुल्क : रु. 270500/-

- 1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
टीडी/घनादेश/पे ऑर्डर क्रमांक: MH003133965201617E दिनांक: 30/07/2016
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रकम: रु 2340/-

Shashik
रु. निबंधक कुर्ला 1
सह दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)

मूळ दस्त, स्कॅन्ड प्रिंट

मिळाली



महाराष्ट्र शासन-नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१६

१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : २५
२. स।दरकत्याचे नाव : लीना वियाधर गांगण
३. तालुका : कुर्ला
४. गावाचे नाव : कांजूर

५. नगरमुमापन क्रमांक/सर्व्हे क्र./अंतिममुखंड क्रमांक : १०५०, १०५१(पार्ट), १०५२, १०५३ आणि १०५८

६. मुल्य दरविभाग (झोन) : १२० उपविभाग : ५४९

७. मिळकतीचा प्रकार : खुली जमिन निवासी कार्यालय दुकान

प्रति चौ. मी. दर : १,२९,३००/-

करल - १		
२०१६	१	११

८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : ४१.८२ चौ. मी. बिल्डअप

९. कारणांकिक : गच्ची : पोटमाळा :

१०. मजला क्रमांक : २ रा उदाहन सुविधा : आहे / नाही

११. बांधकाम वर्ष : नविन बांधकामाचा प्रकार : आरसीसी/इस्तस मक्के / अर्धे मक्के / कच्चे

१२. बाजारमुल्य ताक्यातील मार्गदर्शक सुचना क्र. ज्या अन्वये दिलेली घट/वाढ

$$४१.८२ \times १,२९,३०० \times १ = ५४,०७,३२६/-$$

१३. निर्धारित केलेले बाजारमुल्य : रु. ५४,०८,०००/-

१४. दस्तामध्ये दर्शविलेला मोबदला : रु. ५४,००,२००/-

१५. देय मुद्रांक शुल्क : रु. २,७०,४००/- भरलेला मुद्रांक शुल्क

१६. देय नोंदणी फी : रु. ३०,०००/-

सदर दस्तावर भरून घेण्यात आलेले मुद्रांक शुल्क हे महाराष्ट्र मुद्रांक अधिनियम १९८५ च्या अन्वये दिलेली घट/वाढ अर्धे मक्के / कच्चे

लिपीकः

सह मुख्यम निबंधक



महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14066502001437

Branch: BK1 - 401007 DADAR (WEST)
Address: 202, 2ND FLR SHRADDHA, AUTUMN PARK, BUILDING NO 2, INDIRA NAGAR EAST, MUMBAI

Stationery No: 14066502001437
Print BTime: 30 Dec 2019 11:14
GRAS GRN: MH0065961972615165
Office Name: TSP157 PPL - IT SUB PRST

StDuty Amt: 0030046501-75/STAMP DUTY
R 2,70,100/- (Rs Two, Seven Zero, One Zero Zero only)
RgnFee Amt: 0030063301-70/Registration Fees
R 0/- (Rs Zero only)

Article: B25-Agreement to sell/Transfer/Assignment
Prop Nwbty: Immovable
Prop Descr: FLAT NO 202, 2ND FLR SHRADDHA, AUTUMN PARK, BUILDING NO 2, INDIRA NAGAR EAST, MUMBAI, Maharashtra, 400042
Consideration: R 54,00,200/-

Payer: PAN-AEXPG3899Q, LEENA VIDYADHAR GANGAN
Payer Party: PAN-AAMFA9555G, ATHARVA DEVELOPERS

Bank official1 Name & Signature

Phani

Milo



Bank official2 Name & Signature

Space for customer/office use - - - Please write below this line - - -



करल - 9
कोषा 3
2096


Swargan

Swargan



CHALLAN
MTR Form Number-6

करल - १		
कोर	५	११
२०१६		

GRN	MH003133965201617E	BARCODE			Date	30/07/2016-15:34:43	Form ID	
Department	Inspector General Of Registration			Payor Details				
Type of Payment	Registration Fee			TAX ID (If Any)				
	Ordinary Collections IGR			PAN No. (If Applicable)	AEXPG3899Q			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	LEENA GANGAN			
Location	MUMBAI			Flat/Block No.	FLAT NO 202 SHRADDHA AUTUMN PARK			
Year	2016-2017 One Time			Promises/Building				
Account Head Details		Amount In Rs.		Road/Street	INDIRA NAGAR KANJUR MARG			
60063301 Amount of Tax		30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 4 2			
				Remarks (If Any)	PAN2=AAMFA9555G-SecondPartyName=ATH ARVA DEVELOPERS 			
				Amount In Words	Thirty Thousand Rupees Only			
		30000.00		FOR USE IN RECEIVING BANK				
Payment Details		IDBI BANK			Bank CIN	REF No.	6910333201607381330065487290	
Cheque/DD Details					Date	30/07/2016-15:35:54		
Cheque/DD No					Bank-Branch	IDBI BANK		
Name of Bank					Scroll No. , Date	Not Verified with Scroll		
Name of Branch								
File No. : Not Available								

huangan

Polio



CHALLAN
MTR Form Number-6

करल - 9
गोर 0 जम
2098

GRN	MH006092446201516E	BARCODE			Date	30/12/2015-16:59:06	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID (If Any)				
	Stamp Duty			PAN No. (If Applicable)	AEXPG3899Q			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	LEENA VIDYADHAR GANGAN			
Location	MUMBAI			Flat/Block No.	FLAT NO 202 2ND FLR SHRADDHA AUTUM			
Year	2015-2016 One Time			Promises/Building	N PARK BUILDING NO 2			
Account Head Details		Amount In Rs.	Road/Street					
30045501	Sale of NonJudicial Stamp	400.00	INDIRA NAGAR KANJUR MARG EAST					
			Area/Locality					
			MUMBAI					
			Town/City/District					
			PIN					
			4 0 0 0 4 2					
			Remarks (If Any)					
			PAN2=AAMFA9555G-Second Case					
			ARVA DEVELOPER					
			Amount In Words					
		400.00	Four Hundred Rupees Only					
Payment Details		IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	69103332015123014309	79373235			
Cheque/DD No		Date		30/12/2015-17:00:42				
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				
e No. : Not Available								



huranjan

John

WHEREAS:

करल - 9
A) By virtue of various deeds and acts, M/s Atharva Developers became entitled to and is fully seized and possessed of all that piece and parcel of land or ground bearing C.T.S No 1050 admeasuring 449.5 square meters C.T.S No 1051 admeasuring 2232.3 square meters, C.T.S No 1052 admeasuring 342.2 square meters, C.T.S. No 1053 admeasuring 1011.9 square meters, C.T.S No 1058 admeasuring 916 square meters (all CTS Nos have now been amalgamated / merged) situated at Indira Nagar, Kanjur Village Road, Kanjur Marg (East) Mumbai - 400 042 in Village - Kanjur, Taluka - Kurla in the District Mumbai Suburban which is more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as "**the said Larger Property**"). The said Larger Property is marked and highlighted in Green Color on the Plan annexed hereto as an **Annexure - "A"**

(B) The Title of the said Larger Property is devolved upon the said Developer/Owner as under:

With respect to the **First Property:-**

A) The First Property consists of land bearing **C.T.S No 1050** and **Survey No. 37 Hissa No 1** admeasuring **449.5 square meters** situated at Indira Nagar, Kanjur Village Road, Kanjur Marg (East) 400 042 in Village - Kanjur, Taluka - Kurla in the District Mumbai Suburban which is more particularly described Firstly in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the "**First Property**").



B) The title of the said First Property devolves as under:

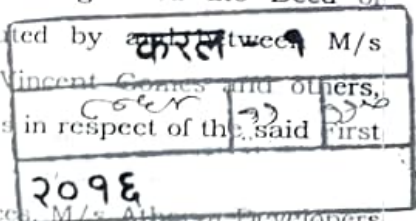
Mrs. V. Gomes and others were fully seized and possessed of and otherwise well and sufficiently entitled to the said First Property.

b) M/s Atharva Developers (being the Purchasers) have vide Deed of Conveyance dated 28.02.2010 purchased the said First Property from S. V. Gomes and others (being the Owners) and have thereafter been fully seized and possessed of and otherwise well and sufficiently entitled to the said First Property;

c) M/s Atharva Developers and Mrs Suzan Vincent Gomes and others have vide Deed of Confirmation dated 21.12.2010 registered with the Office of the Sub Registrar at Bandra under Serial No

DEVELOPERS	FLAT PURCHASER/S
<i>Sind</i>	<i>Suzan</i>

BDR-3/13901 of 2010, admitted and registered the Deed of Conveyance dated 28.02.2010 executed by ~~कर्ल~~ M/s Atharva Developers and Mrs Suzan Vincent ~~Cooper and others~~ before the Sub-Registrar of Assurances in respect of the said First Property.



d) In view of the above said circumstances, M/s Atharva Developers on whose names the Deed of Conveyance and Deed of Confirmation was executed, thus became the Owners of the said First Property. The name of M/s Atharva Developers is reflected in the 7/12 Extract of the said First Property.

With respect to the said **Second Property** and **Third Property**:-

I) The Second Property consists of land bearing **C.T.S No 1051** and **Survey No. 40 Hissa No 1** admeasuring **2232.3 square meters** situated at Indira Nagar, Kanjur Village Road, Kanjur Marg (East), Mumbai - 400 042 in Village - Kanjur, Taluka - Kurla in the District Mumbai Suburban which is more particularly described Secondly in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the said "**Second Property**").

II) The Third Property consists of land bearing **C.T.S No 1052** and **Survey No. 40 Hissa No 4** admeasuring **342.2 square meters** situated at Indira Nagar, Kanjur Village Road, Kanjur Marg (East), Mumbai - 400 042 in Village - Kanjur, Taluka - Kurla in the District Mumbai Suburban which is more particularly described Thirdly in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the said "**Third Property**").



A) The title of the said Second Property and the said Third Property devolves as under:

- a) Vishwabharati Co-Operative Housing Society Limited (hereinafter referred to as the said "**Society**") is fully seized and possessed of and otherwise well and sufficiently entitled to the said Second Property and the said Third Property. The name of the Society is reflected in the 7/12 Extract in respect of the said Second Property and the said Third Property.
- b) Vishwabharti Co-Operative Housing Society Limited (being the Owners/Society) vide Development Agreement dated 29.01.2008 registered with the Office of the Sub Registrar of Assurances at

DEVELOPERS	FLAT PURCHASER/S
<i>Ami</i>	<i>hwangan</i>

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Bandra under the serial no BDR- 7/463 of 2008 on 29.01.2008 granted development rights in respect of the said Second Property and the said Third Property in favour of M/s. Atharva Developers (being the Developers)(said Development Agreement)

c) Simultaneously with the execution of the said Development Agreement, the said Society also executed Power of Attorney dated 29.01.2008 registered with the Sub-Registrar of Assurances at Bandra under serial no BDR7/0464 of 2008 on 29.01.2008, in favour of M/s Atharva Developers empowering them to do acts, deeds, matters and things as set out therein. (said Power of Attorney)

d) In view of the above said circumstances, M/s Atharva Developers became entitled to develop the said Second Property and the said Third Property and to deal with and dispose of the saleable area that would be available from the development thereof.

With respect to the said **Fourth Property**:-

A) The Fourth Property consists of land bearing **C.T.S No 1053** and **Survey No. 40 Hissa No 3/2** admeasuring **1011.9 square meters** situated at Indira Nagar Kanjur Village Road, Kanjur Marg (East) Survey No. 40 Hissa No 3/2 in Village - Kanjur, Taluka - Kurla in the Suburban which is more particularly described as follows in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the said "**Fourth Property**").

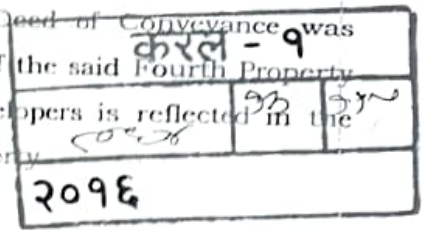


The title of the said Fourth Property devolves as under:

- a) Mrs Bina Philip Pereira & Others were fully seized and possessed of and otherwise well and sufficiently entitled to the said Fourth Property
- b) M/s Atharva Developers (being the Purchasers) have vide a registered Deed of Conveyance dated 26.10.2010 registered with the Office of the Sub Registrar at Bandra under Serial No BDR-13/736 of 2011 on 24.01.2011, purchased the said Fourth Property from Mrs Bina Philip Pereira & Others (being the Vendors) and have thereafter been fully seized and possessed of and otherwise well and sufficiently entitled to the said Fourth Property.

DEVELOPERS	FLAT PURCHASER/S
<i>Bina</i>	<i>Murugan</i>

c) In view of the above said circumstance, M/s Atharva Developers on whose names the Deed of Conveyance was executed thus became the Owners of the said Fourth Property and the name of M/s Atharva Developers is reflected in the 7/12 Extract of the said Fourth Property



With respect to the said **Fifth Property**:-

A) The Fifth Property consists of land bearing **C.T.S No 1058** and **Survey No. 35 Hissa No 1/2** admeasuring **916 square meters** situated at Indira Nagar, Kanjur Village Road, Kanjur Marg (East), Mumbai - 400 042 in Village - Kanjur, Taluka - Kurla in the District Mumbai Suburban which is more particularly described fifthly in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the said "**Fifth Property**").

B) The title of the said Fifth Property devolves as under:

a) Mrs. Magdlin Kaitan Mendonza and others were and possessed of and otherwise well and sufficiently entitled to the said Fifth Property.

b) M/s Atharva Developers (being the Purchasers) have vide registered Deed of Conveyance dated 10.09.2010 registered with the Office of the Sub Registrar at Bandra, Mumbai, BDR-13/220 of 2011 on 07.01.2011, purchased the Fifth Property from Mrs Magdlin Kaitan Mendonza and others (being the Owners) and have thereafter been seized and possessed of and otherwise well and sufficiently entitled to the said Fifth Property

c) In view of the above said circumstance, M/s Atharva Developers on whose names the Deed of Conveyance was executed thus became the Owners of the said Fifth Property and the name of M/s Atharva Developers is reflected in the 7/12 Extract of the said Fifth Property



(The said First, Second, Third, Fourth and Fifth Property unless referred to individually shall hereinafter collectively referred as the "said Larger Property")

DEVELOPERS	FLAT PURCHASER/S
<i>[Signature]</i>	<i>[Signature]</i>

(C) The said Larger Property has been declared/notified as "slum area" under the provisions of Maharashtra Slum Area (Improvement, Clearance and Rehabilitation) Act, 1971

(D) The Developers have appointed an Architect registered with the Council of Architects and have also appointed a Structural Engineer for the implementation of the development sanctions and the structural design and drawings of the buildings and the Developers accepts the professional supervision of the Architect and the Structural Engineer so appointed in respect of the Building/s to be constructed on the said Larger Property;

(E) The Developer has submitted a proposal and the layout plans as also the buildings layouts to Slum Rehabilitation Authority (SRA) being the Concerned Authority for sanction for development by way construction of Building/s on the said Larger Property described in the First Schedule hereunder written. SRA has after scrutiny of the proposal granted Letter of Intent (LOI) dated 30/05/2015 bearing SRA/ENG/2756/S/PL/LOI and Intimation of Approval (IOA) dated 08/12/2015 bearing SRA/ENG/3269/S/PL/AP and Commencement Certificate (C.C) dated 27/05/2016 bearing no SRA/ENG/3269/S/PL/AP in pursuant thereto the Developers have started developing the said Larger Property;



(F) The Developer has planned a phase wise construction on the said Larger Property and at present has initiated building to be constructed on the said Larger Property which is to be known as "Shraddha Autumn Park". The Flat Purchaser has approached the Developers for allotment of a Flat/Premise in the building to be known as "Shraddha Autumn Park" to be constructed on the said Larger Property described in the First Schedule hereunder written;

(G) Accordingly, the Developers herein have allotted to the Flat Purchaser, a Residential Flat in **Building No 1**; in **Wing -**; **Flat bearing No 202 on 2nd Floor** admeasuring **375 square feet carpet area** equivalent to **34.85 square meters** in the building to be known as "Shraddha Autumn Park" which is more particularly stipulated in the **SECOND SCHEDULE** hereunder written (hereinafter referred to as the "said Premise/s") upon the term and conditions set out hereafter; The said Premise/s is marked and highlighted in Red Color on the Tentative Floor Plan annexed hereto as an **Annexure - "B"**

(H) The Flat Purchaser has submitted a Letter of Intent by the Slum Rehabilitation Authority in documents themselves in Agreement;

(I) A copy of the Letter of Intent, Advocate's Certificate, Schedule 1, The Flat Purchase Agreement, annexed hereto, Flat Purchase Agreement, further agreement to the title deed, 7/12 Extract, Schedule 1

(J) The Flat Purchaser has submitted a Letter of Intent, Advocate's Certificate, Schedule 1, The Flat Purchase Agreement, annexed hereto, Flat Purchase Agreement, further agreement to the title deed, 7/12 Extract, Schedule 1

(K) Prior to the execution of the Deed of Sale to the Developer, the Flat Purchaser has paid a sum of **Lacs One** and received a receipt towards the said sum from the Flat Purchaser to the Developer appearing as an Annexure -

(L) Under the said Deed of Sale, the Flat Purchaser has registered the said Premise/s in the name of the Flat Purchaser as per the register

DEVELOPERS	FLAT PURCHASER/S
<i>Arun</i>	<i>Anurag</i>

(H) The Flat Purchaser/s has/have taken inspection of the aforesaid Deeds, Letter of Intent, Intimation of Approval, Commencement Certificate issued by the Slum Rehabilitation Authority and all the other papers and documents including the plans and the layout in respect of the said Larger Property and independently verified and satisfied himself/herself/ themselves about the same and thereafter has executed the present Agreement;

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(I) A copy of the Certificate of Title issued by Jaiswal & Jaiswal Associates, Advocate/s, with respect of the said Larger Property described in the First Schedule hereunder written is annexed hereto and marked **Annexure "C"**. The Flat Purchaser/s further confirms that the copy of the Title Certificate annexed hereto is the True Copy of the Original Certificate inspected by the Flat Purchaser. The Flat Purchaser accepts the said Title Certificate and further agrees not to raise any further or other requisitions or objections to the title of the said Developers to the said Larger Property described in the 7/12 Extract in respect of the said Larger property described in the First Schedule hereunder written is annexed as **Annexure "D"** hereto;



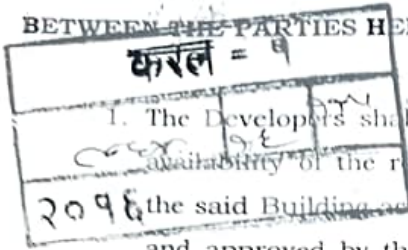
(J) The Flat Purchaser/s in view of the said allotment by the said Developers herein to enter into this Agreement agreeing to sell to the Flat Purchaser/s the said Premise/s being a residential flat in **Building No 1; in Wing ___; Flat bearing No 202 on 2nd Floor** in the building known as **"Shraddha Autumn Park"** at the price and upon the terms and conditions hereinafter contained;

(K) Prior to the execution of these presents, the Flat Purchaser/s has/have paid to the Developers herein, a sum of **Rs.27,00,100/- (Rupees Twenty Seven Lacs One Hundred Only)** being the Earnest Money or deposit (the payment and receipt whereof the Developers doth hereby admit and acknowledge) towards the sale price of the said Premise/s which is agreed to be sold to the Flat Purchaser/s and the Flat Purchaser/s has/have agreed to pay to the Developers the balance amount of the Sale price in the manner hereinafter appearing;

(L) Under Section 4 of the Maharashtra Ownership Flat Act, 1963, the Developers are required to execute a written Agreement for Sale of the said Premise/s to the Flat Purchaser/s, being in fact these presents and also to register the said Agreement under the Registration Act.

DEVELOPERS	FLAT PURCHASER/S
<i>Jaiswal</i>	<i>Shrangan</i>

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:



1. The Developer/s shall, under the normal conditions and subject to the availability of the required building materials, construct and complete the said Building as per the said plans, designs and specifications seen and approved by the said Flat Purchaser/s, with such variations and modifications as the Developers may consider necessary or may be required by any public authority to be made in them. So long as the area of the said Premise/s (agreed to be acquired by the Flat Purchaser from the Developers) is not altered or changed, the Developers shall be at liberty (and are hereby permitted) to make variations in the layout/elevations of the said Larger Property and/or of the building including relocating the open spaces/all structures/buildings/garden spaces and/or varying the location of the access to the said Building as the exigencies of the situation and the circumstances of the case may require. The Flat Purchaser/s hereby expressly consents to such variations as if the said variations had been incorporated in the approved plans and the consent hereby granted shall be deemed to be granted under the provisions of Section 7 of the Maharashtra Ownership of Flats



The Flat Purchaser/s hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the Flat Purchaser/s, a Premise bearing Building No 1; in Wing —; Flat bearing No 202 on 2nd Floor measuring 375 sq feet carpet area equivalent to 34.85 square meters as per the SRA approved plans as shown in the plan of the said Building "Shraddha Autumn Park" for the total price of **Rs.54,00,200/- (Rupees Fifty Four Lacs Two Hundred Only)** (said Total Consideration). The nature, extent and description of the Common/Limited Common Areas and Facilities are more particularly described in the **THIRD SCHEDULE** hereunder written.

3. The Flat Purchaser/s hereby agrees to pay to the Developers, the said Total Consideration i.e. **Rs.54,00,200/- (Rupees Fifty Four Lacs Two Hundred Only)** in the following manner:
- (a) By paying 50% of the said Total Consideration i.e. **Rs.27,00,100/- (Rupees Twenty Seven Lacs One Hundred Only)** as Earnest Money or Deposit on or before the execution

DEVELOPERS	FLAT PURCHASER/S
<i>[Signature]</i>	<i>[Signature]</i>

of this Agreement (the payment and receipt whereof the Developers doth hereby admit and acknowledge)

करल - १		
२	०	१
Rupees Twenty Seven		

Further the Flat Purchaser/s hereby agree to pay to the Developers, the balance consideration of **Rs.27,00,100/- (Rupees Twenty Seven Lacs One Hundred Only)** (said Balance Consideration) in the following manner:

- (b) i. By paying 10% of the Total Consideration/Agreement Value i.e. **Rs.5,40,020/- (Rupees Five Lacs Forty Thousand Twenty Only)** within 7 days from the date of intimation about the completion of the **Tenth slab** of the said Building
- vi. By paying 10% of the Total Consideration/Agreement Value i.e. **Rs.5,40,020/- (Rupees Five Lacs Forty Thousand Twenty Only)** within 7 days from the date of intimation about the completion of the **Thirteenth slab** of the said Building
- vii. By paying 10% of the Total Consideration/Agreement Value i.e. **Rs.5,40,020/- (Rupees Five Lacs Forty Thousand Twenty Only)** within 7 days from the date of intimation about the completion of the **Sixteenth slab** of the said Building
- viii. By paying 5% of the Total Consideration/Agreement Value i.e. **Rs.2,70,010/- (Rupees Two Lacs Thousand Ten Only)** within 7 days from the date of intimation about the completion of the **Nineteenth slab** of the said Building
- ix. By paying 5% of the Total Consideration/Agreement Value i.e. **Rs.2,70,010/- (Rupees Two Lacs Seventy Thousand Ten Only)** within 7 days from the date of intimation about the completion of the **Twenty Secondth slab** of the said Building
- x. By paying 5% of the Total Consideration/Agreement Value i.e. **Rs.2,70,010/- (Rupees Two Lacs Seventy Thousand Ten Only)** within 7 days from the date of intimation about the completion of the **Top slab** of the said Building

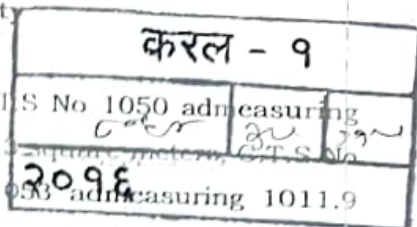


DEVELOPERS	FLAT PURCHASERS/S
<i>Swini</i>	<i>herangan</i>

THE FIRST SCHEDULE ABOVE REFERRED TO:

Schedule of the Larger Property

All that piece and parcel of land or ground bearing C.T.S No 1050 admeasuring 449.5 square meters, C.T.S No 1051 admeasuring 2232.3 square meters, C.T.S No 1052 admeasuring 342.2 square meters, C.T.S. No 1053 admeasuring 1011.9 square meters, C.T.S No 1058 admeasuring 916 square meters (all CTS Nos. have now been amalgamated / merged) situated at Indira Nagar, Kanjur Village Road, Kanjur Marg (East) Mumbai - 400 042 in Village - Kanjur, Taluka - Kurla in the District Mumbai Suburban



Schedule of the First Property

All that piece and parcel of land bearing **C.T.S No 1050** and **Survey No. 37 Hissa No 1** admeasuring **449.5 square meters** situated at Indira Nagar, Kanjur Village Road, Kanjur Marg (East), Mumbai - 400 042 in Village - Kanjur, Taluka - Kurla in the District Mumbai Suburban.

Schedule of the Second Property

All that piece and parcel of land bearing **C.T.S No 1051** and **Survey No. 4 Hissa No 1** admeasuring **2232.3 square meters** situated at Indira Nagar, Kanjur Village Road, Kanjur Marg (East), Mumbai - 400 042 in Village - Kanjur, Taluka - Kurla in the District Mumbai Suburban



Schedule of the Third Property

All that piece and parcel of land bearing **C.T.S No 1052** and **Survey No. 40 Hissa No 4** admeasuring **342.2 square meters** situated at Indira Nagar, Kanjur Village Road, Kanjur Marg (East), Mumbai - 400 042 in Village - Kanjur, Taluka - Kurla in the District Mumbai Suburban

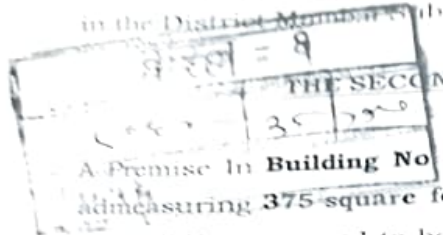
Schedule of the Fourth Property

All that piece and parcel of land bearing **C.T.S No 1053** and **Survey No. 40 Hissa No 3/2** admeasuring **1011.9 square meters** situated at Indira Nagar Kanjur Village Road, Kanjur Marg (East), Mumbai - 400 042 in Village - Kanjur, Taluka - Kurla in the District Mumbai Suburban

DEVELOPERS	FLAT PURCHASER/S
<i>Sunil</i>	<i>Harangon</i>

Schedule of the Fourth Property

All that piece and parcel of land bearing C.T.S No 1058 and Survey No. 35 No. 1/2 admeasuring 916 square meters situated at Indira Nagar, Kanjur Village Road, Kanjur Marg (East), Mumbai - 400 042 in Village - Kanjur, Taluka - Kurla in the District - Mumbai Suburban



THE SECOND SCHEDULE ABOVE REFERRED TO:
 A Premise in Building No 1; Wing - ; bearing Flat No. 202; on 2nd Floor admeasuring 375 square feet carpet area equivalent to 34.85 square meters the building proposed to be known as Shradha Autumn Park to be constructed on the said Larger Property situated at Indira Nagar Kanjur Village Road, Kanjur Marg, (E), Mumbai - 400 042 in Village - Kanjur, Taluka - Kurla in the District - Mumbai Suburban.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Common and Limited Common Areas)

The nature, extent and description of the "Common areas and facilities" and of "Limited Common Areas and Facilities" shall be as under:

(a) **Common Areas and Facilities:**



- (i) Entrance Lobby and foyer of the Building to the Purchasers of Flats
- (ii) Common area of the Building, i.e., the open space area (out of the larger Property described in the First Schedule) appurtenant to the Building/s; but excluding the car parking space in the ground irrevocably reserved and allotted/ to be allotted to the respective Flat Purchaser.
- (iii) Overhead Terrace of the Building/s save and except such Terrace area as may be exclusively allotted and reserved for any Flat Purchasers.
- (iv) Stair cases only as a means of ingress and egress to the respective flats.

(b) **Limited Common Area and Facilities:**

- (i) Staircase landing and passage on each floor shall be for common use of only Flat Purchasers on the particular floor.
- (ii) Parking as may be exclusively and irrevocably allotted and reserved to any Flat Purchaser for the limited use of such Flat Purchaser/Allottee.

- TILING**
 - Vitrified Flooring
 - Anti skid tiles in
 - Decorative che
- KITCHEN**
 - Granite Platform
 - Decorative dad
- TOILET**
 - Designer bath
 - Concealed plu
 - Geyser Conne
- DOORS & WINDOW**
 - Stylish doors
 - Anodized slidi
- WALLS & PAINTS**
 - Gypsum/POP
 - Acrylic/Plasti
 - External Acry
- ELECTRIFICATION**
 - Provision for
 - Branded conc
 - Branded pre
 - Power back u
 - Hi speed Elev
- SECURITY**
 - Earthquake P
 - Modern Fire
 - CCTV Camer
 - Decorative co

DEVELOPERS	FLAT PURCHASER/S
<i>[Signature]</i>	<i>[Signature]</i>

**THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Specifications and Amenities)**

करल - 9		
[Signature]	32	[Signature]
2096		

TILING

- Vitrified Flooring in all Rooms
- Anti skid tiles in bathrooms
- Decorative chequered tiling in compound

KITCHEN

- Granite Platform with Stainless steel sink
- Decorative dado tiling

TOILET

- Designer bathroom with Branded sanitary ware
- Concealed plumbing with premium quality CP Fittings
- Geyser Connection

DOORS & WINDOWS

- Stylish doors in every room with elegant handles & locks
- Anodized sliding windows

WALLS & PAINTS

- Gypsum/POP finished Internal Walls
- Acrylic/Plastic paint of premium quality for interior walls
- External Acrylic Paint

ELECTRIFICATION

- Provision for Telephone, TV & Internet Connection in all rooms
- Branded concealed wiring
- Branded premium electrical fittings
- Power back up for lift
- Hi speed Elevators



SECURITY

- Earthquake Resistant RCC Structure
- Modern Fire Fighting System
- CCTV Cameras at entry gates and inside the compound
- Decorative compound wall with decorated gate

DEVELOPERS	FLAT PURCHASER/S
[Signature]	[Signature]

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and signatures on the day and the year first hereinabove

Witness
१९ - १
SIGNED, SEALED AND DELIVERED
by the withinnamed "DEVELOPERS"
M/s ATHARVA DEVELOPERS

PAN CARD NO AAMFA 9555 G

Through Its Partner Shraddha Landmark Private Limited)

Through Its Authorized Director Mr. Sudhir B. Mehta)

Mr. SUDHIR B MEHTA)

in the presence of

1. 

2. 

SIGNED, SEALED AND DELIVERED)

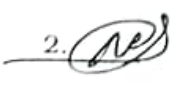
by the withinnamed " FLAT PURCHASER/S ")

MRS. LEENA VIDYADHAR GANGAN)

PAN CARD NO AEXPG 3899 Q)

in the presence of ...

1. 

2. 



Sudhir



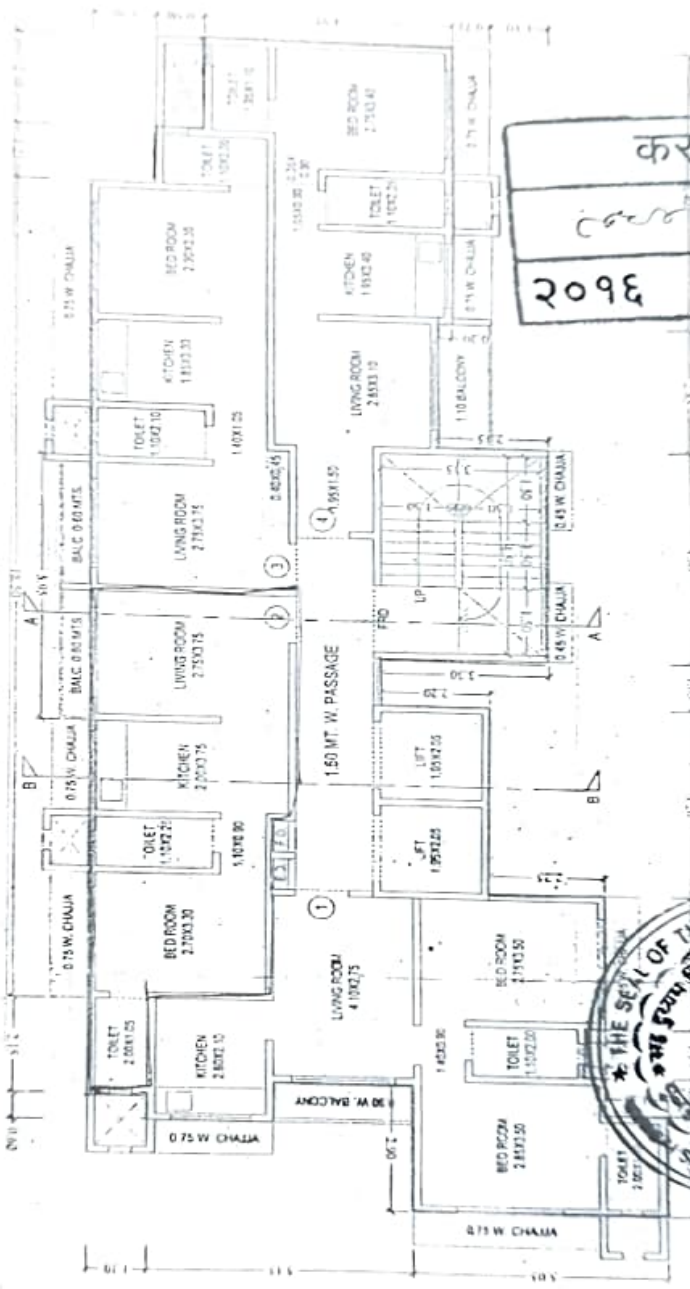
L.H.T.I.



hangan



TYPICAL FLOOR BUA DIAGRAM BLDG. NO. 1 (SALE)



करल - 9
 2096
 21 21



TYPICAL FLOOR PLAN BLDG. NO. 1 (SALE)

हर अंगण

पुली



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3269/S/PL/AP

COMMENCEMENT CERTIFICATE

27 JUN 2016

SALE BLDG. NO., 1

TO,
M/s. Atharva Developers,
A-309, Kanara Business Centre,
Near Laxmi Nagar, Ghatkopar (E),
Mumbai-400 070.

करल - 9		

Sir,
With reference to your application No. 478 dated 31/10/2015 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. 1050, 1051 (pt.), 1052, 1053 & 1058

of village Kanjur ward 5 Situated at Kanjur (E), Mumbai. T.P.S. No. -

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/2756/S/PL/LCI dt. 30/05/2015 IDA U/R No. SRA/ENG/3269/S/PL/AP dt. 30/05/2015 and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used for 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 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 in contravention of 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.



SHRI P.P. MAHISHI

The C.E.O. (SRA) has appointed _____ 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
[Signature]
Executive Engineer (SRA) (E.S.)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



करल - १		

SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

SALE BLDG. NO. 1

No. SRA/ENG/1.3269/S/PL/AP.....

8 DEC 2015

To,

✓ M/s. Atharva Developers,
A-309, Kanara Business Centre,
Near Luxmi Nagar, Ghatkopar (E),
Mumbai

With reference to your Notice, letter No. 478 dated 31/10/2015 and the plans, Sections, Specifications and Description and further particulars and details of your building at plot bearing CTS No. 1050, 1051, 1052, 1053, 1058 of village Kanjur, Kanjur (E), Mumbai.



furnished to me under your letter, dated 31/10/2015 20 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions :

A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

- A.1) That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.



करल - ९		
७७७	७७७	७७७

SLUM REHABILITATION AUTHORITY

Administrative Building, Pr. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix - IV
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

SALE BLDG. NO. 1

No. SRA/ENG/3269/S/PL/AP.....

8 DEC 2015

To,

✓ M/s. Atharva Developers,
A-309, Kanara Business Centre,
Near Laxmi Nagar, Ghatkopar (E),
Mumbai

With reference to your Notice, letter No. 478 dated 31/10/2015 and the plans, Sections, Specifications and Description and further particulars and details of your building at plot bearing CTS No. 1050, 1053, 1057, 1058 of village Kanjur, Kanjur (E), Mumbai.

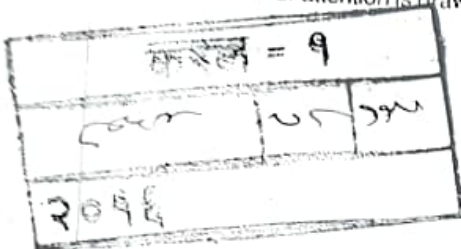


furnished to me under your letter, dated 31/10/2015 20 I have to inform you that the proposal of construction of the building or work proposed to be erected or executed is hereby approved under section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the following conditions :

- A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL
- A.1) That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act, Shall be obtained before starting the proposed work.
 - A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38 (27)
 - A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C. Regulation 5(3) (ix) shall be submitted by him.
 - A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant I.S. code along with plan shall be submitted before C.C.

Subject to your so modifying your intention as to comply the aforesaid mentioned conditions meet by requirements. You will be at liberty to proceed with the said building or work at anytime _____ day of _____ 20 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations or bye-law made under that Act in force.

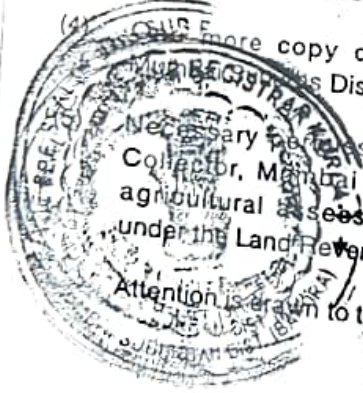
Your attention is drawn to the special instructions and Notes accompanying this Intimation of Approval.



[Signature]
Executive Engineer

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
 - (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Engineer, Slum Rehabilitation Authority has empowered the Chief Engineer, Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and responsibilities conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
 - (3) Proposed date of commencement of work should be communicated to this office.
 - (4) One more copy of the block plan should be submitted to the Collector, Mumbai Suburban District as the case may be.
- Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. Agricultural assessment shall be paid at the rate that may be fixed by the Government under the Land Revenue Code and Rules thereunder.
- Attention is drawn to the notes accompanying this Intimation of Approval.





30/07/2016

गुची क्र.2

दुय्यम निबंधक : राह दु.नि. कुर्ला 1

द्वय क्रमांक : 8064/2016

नोंदणी

Regn 63m

गावाचे नाव : 1) कांजूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5400200
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5408000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : इतर माहिती: सदनिका क्र. 202/2 रा मजला, क्षेत्रफळ 375 चौ.फुट कार्पेट क्षेत्रफळ म्हणजेच 34.85 चौ. मी., थळा श्रौटम पार्क, व्हिडिंग क्र. 1, इंदिरा नगर कांजूर व्हिलेज रोड, कांजूर मार्ग पूर्व, मुंबई 400042. सी. टी. एम्. क्र. 1050, 1051 भाग, 1052, 1053 आणि 1058, गांव कांजूर, तालुका कुर्ला व इतर माहिती इन्मान नमुद केल्याप्रमाणे. ((C.T.S. Number : 1050, 1051 (PART), 1052, 1053 AND 1058 ;))
(5) क्षेत्रफळ	1) 41.82 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दन्तऐवज करून घेणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. अथर्व डेव्हलपर्स. तर्फे भागीदार मे. धरदा लॅंडमार्क प्रा. लि. तर्फे नंवांक श्री. सुधिर बाळुभाई मेहता तर्फे कबुलीजबाबासाठी मुखत्यारपत्रधारक श्री. देवांग जोशी बय:-22: पत्ता:- प्लॉट नं: १/309, माळा नं: -, इमारतीचे नाव: कॅनरा विज्ञान सेंटर, ब्लॉक नं: - रोड नं: लक्ष्मीनगर जंबळ, घाटकोपर पूर्व, महाराष्ट्र, मुंबई. पिन कोड 400075 पॅन नं: AAMGA9555G
(8) दन्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सी. लीना विद्याधर गांगण बय:-43: पत्ता:- प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: न्यू राधेक्रिष्ण को. हौ. सोसा. लिमिटेड, ब्लॉक नं: योगेश्वर टॉवरच्या मागे, रोड नं: हनुमाननगर, कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AEXPG38990
(9) दन्तऐवज करून दिल्याचा दिनांक	31/03/2016
(10) दन्त नोंदणी केल्याचा दिनांक	30/07/2016
(11) अनुक्रमांक, खंड व पृष्ठ	8064/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	270500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेय	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा