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Tuesday, July 11, 2023

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Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14790

दिनांक: 11/07/2023

गावाचे नाव: हरियाली

दस्तऐवजाचा अनुक्रमांक: करल3-13739-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मित्तल वल्लभ गोहिल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1440.00

पृष्ठांची संख्या: 72

**DELIVERED**

एकूण:

रु. 31440.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

7:06 PM ह्या वेळेस मिळेल.

सह दुर्निबंधक कुर्ला - 3

बाजार मूल्य: रु.6732840.4 /-

मोबदला रु.6900000/-

भरलेले मुद्रांक शुल्क : रु. 414000/-

सह. दुर्निबंधक  
कुर्ला-३ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.1440/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1107202311218 दिनांक: 11/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005027125202324E दिनांक: 11/07/2023

देयकेचे नाव व पत्ता:

Mittal

**DELIVERED**

7/11/2023



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AGREEMENT FOR SALE

this <sup>th</sup> 11 day of July 2023;

ARTICLES OF AGREEMENT made at Mumbai,

BETWEEN

M/S. METRO ENTERPRISES, a partnership Firm, through its Partner MR. RITESH RAMKUMAR DARGAR aged 36 Years, having Office No. 301 & 302 B.P.S Plaza, Devidayal Road, Mulund (W), Mumbai 400 080 hereinafter called "THE PROMOTER / DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof mean and include its Partners for the time being constituting the said firm, its survivors and heirs, executors, assignee, administrator of last surviving partners) of the **ONE PART AND;**

MS. MITTAL VALLABH GOHIL aged 29 years having PAN NO BTGPG3476A residing at Room No. 15, Bindeshbai Mallu Seth Gupta Chawl No. 299, Shivaji Chowk New Mill Road, Kurla (West) Mumbai 400 070, hereinafter called "THE FLAT PURCHASER" (Which expression shall unless repugnant to the context or meaning thereof mean and include his/her/theirs heirs, executors, administrators and assigns) of the **OTHER PART.**

WHEREAS ARLABS LTD, A Public limited Company, a company registered under the provisions of Companies Act 1956 was the Owner of the piece of land bearing CTS No. 43 admeasuring 1229.10 Sq. Meters of Village Hariyali, Taluka Kurla, Mumbai Sub-urban District situated at L.B.S Marg, Vikhroli (West), Mumbai- 400 079 (hereinafter for the sake of brevity referred to as "The Said Entire Property") which was purchased vide Deed of Conveyance dated 19<sup>th</sup> November 1960 from Smt Jaylaxmi Shoorji Vallabhdas and others and registered with the sub-Registrar of Assurances at Bombay under serial no. BOM/9779/1960 .

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| PROMOTER / DEVELOPER<br> | PURCHASER/S<br> |
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**AND WHEREAS** The ARLAB LTD., sought and got exemption under the provision of the Urban Land Ceiling and Regulation Act 1976 vide order bearing No. ULC/A-125/MC/IC/GAD/1968 DATED 27/08/1980 issued by the Directorate of Industries, Government of Maharashtra for the purpose of Industry. Under the said order the total area of the said property is shown as 1229.10 Sq. Meters.

**AND WHEREAS** the part portion out of the said entire property admeasuring 411.60 Sq. Meters is exempted under the Urban Land Ceiling and Regulation Act 1976 vide order bearing No. ULC/A-125/MC/IC/GAD/1968 DATED 27/08/1980 issued by the Directorate of Industries, Government of Maharashtra for the purpose of Industry



**AND WHEREAS** the part portion out of the said entire property admeasuring 317.50 Sq. Meters is falling within the set back line for widening of the existing road has been surrender to the Municipal authorities and Previous Owner ARLABS LTD has not received any compensation from the competent Authority.

**AND WHEREAS** the part portion out of the said entire property admeasuring 911.60 Sq. Meters area is permitted from Industrial Use to Residential Use vide Order of Collector and Competent Authority (ULC) , Greater Mumbai vide its Order No. C/ULC/D-3/S-20.METRO/ WS-185, 283,149/2021, Outward No. 522 dated 26-07-2021.

**AND WHEREAS** By Agreement for Sale and Registered on 9/9/2019 at the Office of Sub Registrar of Assurance Kurla 4 under serial No. 11645/2019 at Book Volume No. 1. ARLABS LTD agreed to sell to the Promoter / Developer herein the said entire property along with the right, title and interest to utilize the benefit of the area admeasuring 317.50 Sq. Meters falling within the setback line for widening of the existing road handed over to municipal authorities by ARLABS LTD and Arlabs Ltd agreed not to claim of FSI or any benefit or compensation in respect of setback area.

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| PROMOTER / DEVELOPER<br><i>[Signature]</i> | PURCHASER/S<br><i>[Signature]</i> |
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**AND WHEREAS** vide Deed of Conveyance dated 8<sup>th</sup> December 2021 and Registered on the same day at the office of the Sub-Registrar of Assurances Kurla - 3 under serial No. 18945/ 2021 at book volume No. ARLABS LTD conveyed to the Promoter / Developer herein property admeasuring 911.60 Sq. Meters area along with the right, title and interest to utilize the benefit of FSI admeasuring 317.50 Sq. Meters falling within the set back line for widening of the existing road, handed over to municipal authorities (hereinafter referred to as the said property) and more particularly described in the first schedule hereunder written



**AND WHEREAS** the Promoter / Developer propose to construct multi storied building consisting of **Ground plus 22 upper floors** on the said land and to sell the premises therein to the prospective purchasers of their choice, to form co-operative housing society or any other central body organization of all the premises holders of their respective premises and ultimately convey the land and building to said society or any other central body organization of all the premises holders.

**AND WHEREAS** the Promoter / Developer herein have submitted plan and same has been approved by Slum Re-habilitation Authority (herein after referred as to "SRA") to develop the said property under the Regulation 33(11) of DCPR 2034 of the Development control Rules (DCR) of Municipal Corporation of Greater Mumbai in conformity with Slum Re-habilitation Scheme of S.R.A. by constructing new building by utilizing the entire floor space index (FSI), Fungible FSI and Transferable Development Rights (TDR) which may be available in respect thereof at present or in the Future including by way of amendment to the rules regulations or bye-laws under the competent authorities, Maharashtra Slum Areas (Improvement, Clearance and Re-development Act 1971).

|                                       |                              |
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| PROMOTER / DEVELOPER<br><i>Nitish</i> | PURCHASER/S<br><i>Nitish</i> |
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AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter / Developer while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

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



AND WHEREAS THE FLAT PURCHASER is offered Premises more or less as described in the Second Schedule herein under written **about 34.52 SQ MTR. (Equivalent to 371.57 SQ FT. Carpet Area)** bearing number **1704** on the **17<sup>th</sup> floor**, (herein referred to as the said "Premises") in the Building Known as **UPPER TOWN** (herein after referred to as the said Building") to be constructed/ being constructed by the Promoter / Developer.

AND WHEREAS the carpet area of the said Premises is **34.52 SQ MTR** and "carpet area" means the net usable floor area of an Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Flat / Shop / Office Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Flat / Shop / Office Purchaser , but includes the area covered by the internal partition walls of the Premises .

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

|  |                                   |
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| PROMOTER / DEVELOPER<br><i>[Signature]</i> | PURCHASER/S<br><i>[Signature]</i> |
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**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT piece of land admeasuring 911.60 Sq. Meters along with the right, title and interest to utilize the benefit of FSI admeasuring 317.50 Sq. Meters falling within the set back line for widening of the existing Road bearing CTS No. 43 of Village Hariyali, Taluka Kurla, Mumbai Sub-urban District situated at L.B.S Marg, Vikhroli (West), Mumbai 400 079.



**THE SECOND SCHEDULE ABOVE REFERRED TO**

A Residential Flat Premises bearing No. 1704 admeasuring about 34.52 SQ MTR. (Equivalent to 371.57 SQ FT. (RERA Carpet Area) on the 17<sup>th</sup> Floor of the building to be constructed on land more particularly described in the first schedule hereinabove written. The building consists of Ground and 22<sup>nd</sup> (Proposed) upper Floors.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

(Here set out the nature, extent and description of common areas and facilities/limited common areas and facilities.)

- ❖ Earthquake Resistance Structure.
- ❖ Grand Entrance Lobby.
- ❖ Installation of Reputed Elevator.
- ❖ Fire Fighting System.
- ❖ Inverter Backup Facility for Elevator.

|  |                                   |
|--|-----------------------------------|
| PROMOTER / DEVELOPER<br><i>[Signature]</i> | PURCHASER/S<br><i>[Signature]</i> |
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## SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai: 400051

Intimation of Approval under Sub regulation of Regulation 33(10) Development Control and Promotion Regulations -2034 For Grater Mumbai

No. S/PVT/0175/20210803/AP/C

127 APR 2022

### COMPOSITE BUILDING

To,  
Aariabs Ltd. (Formally known as M/s Metro Enterprises.)  
310, B.P.S. Plaza, Devidayani Road,  
Mulund (West), Mumbai - 400 050



With reference to your Notice, letter u/no. 5976 .dated 07/04/2021 and delivered on 07/04/2021 and the Plans Sections Specifications and Description and further particulars and details of your Building C.T.S. No. 43 of Village Haryali, situated at LBS road, Vikhroli (West), Mumbai-400079. furnished to me under your letter, dated 07/04/2021 .I have to inform you that the proposal of construction of the building of 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 under section 44/69 (1) of the MR & TP Act shall be obtained before starting the proposed work.
- A.2) That the compound wall 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 DCPR-2034 Regulation No.37 (24).
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Annexure - 5 of DCPR - 2034 shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as per relevant IS code along with plan shall be submitted before C.C.



**SLUM REHABILITATION AUTHORITY**  
 Administrative Building, Anant Kanekar Marg, Bandra (east),  
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 5A)

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| Sr. No.        | 375 | 50/52 |
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NO S/PVT/0175/20210803/AP/C  
 COMMENCEMENT CERTIFICATE  
 27 MAY 2022  
 COMPOSITE BUILDING

To,  
 M/s. Aarlabs Ltd (Formally known as M/s. Metro Enterprises)  
 310, B.P.S Plaza Devidayani Road,  
 Mulund (west), Mumbai 400079.

Sir,

With reference to your application No. 5976 dated 07/04/2022  
 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 55 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_  
 C.T.S. No. 43 of village Hariyali situated LBS Road Vikroli  
 Mumbai 400 079.



of village Hariyali T.P.S.No. \_\_\_\_\_  
 ward 'S' Situated at LBS Road Vikroli (west)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
 U/RNo. S/PVT/0175/20210803/LOI dt. 12/04/2022  
 IDA/U/RNo. S/PVT/0175/20210803/AP/C dt. 27/04/2022  
 and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part 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 its issue.
- 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.
- 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. Wahi  
 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.

S. E. (S.R.A.) A.E. (S.R.A.)

For and on behalf of Local Authority  
 The Slum Rehabilitation Authority  
  
 Executive Engineer (SRA)  
 FOR  
 CHIEF EXECUTIVE OFFICER  
 (SLUM REHABILITATION AUTHORITY)



ISSUED

SIGN: .....

S/PVT/0175/20210803/AP/C

21 OCT 2022

This C.C is further extended from ground + 1st to 17th upper floor of composite building as per last approved amended plans dated 13/10/2022.

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*[Signature]*  
 Executive Engineer  
 Slum Rehabilitation Authority



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SLUM REHABILITATION AUTHORITY

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No. S/PVT/0175/20210803/AP/C

Date: 22 DEC 2022

To,  
Architect  
M/s Speco Architect.  
210, Bldg. No. 6, Vitthal - Rakhumai CHS Ltd,  
Balaram Khedekar Marg, Behind Ram Mandir ,  
Wadala, Mumbai. 400 031.



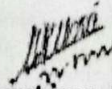
**Sub:** Amended plan for Composite Bldg in proposed Slum Rehabilitation Scheme under Reg. 33(11) of DCPR 2034, on non-slum plot bearing C.T.S. No. 43 of Village Hariyali, situated at LBS road, Vikhroli(West), Mumbai-400079.

Gentleman,

With reference to the above, the amended plans for Composite Bldg. submitted by you are hereby approved by this office, subject to following conditions,

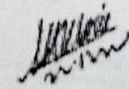
1. That the conditions of LOI u/no. S/PVT/0175/20210803/LOI dated 12/04/2022 & Revised LOI 08/12/2022 shall be complied with.
2. That the conditions of IOA u/no. S/PVT/0175/20210803/AP/C dtd. 27/04/2022 & amended plans 13/10/2022 shall be complied with.
3. The structural designs and the quality of material and workmanship
4. That the Revised structural design and calculations shall be submitted as per last amended plans.

Yours faithfully,

  
**Executive Engineer-S**  
Slum Rehabilitation Authority

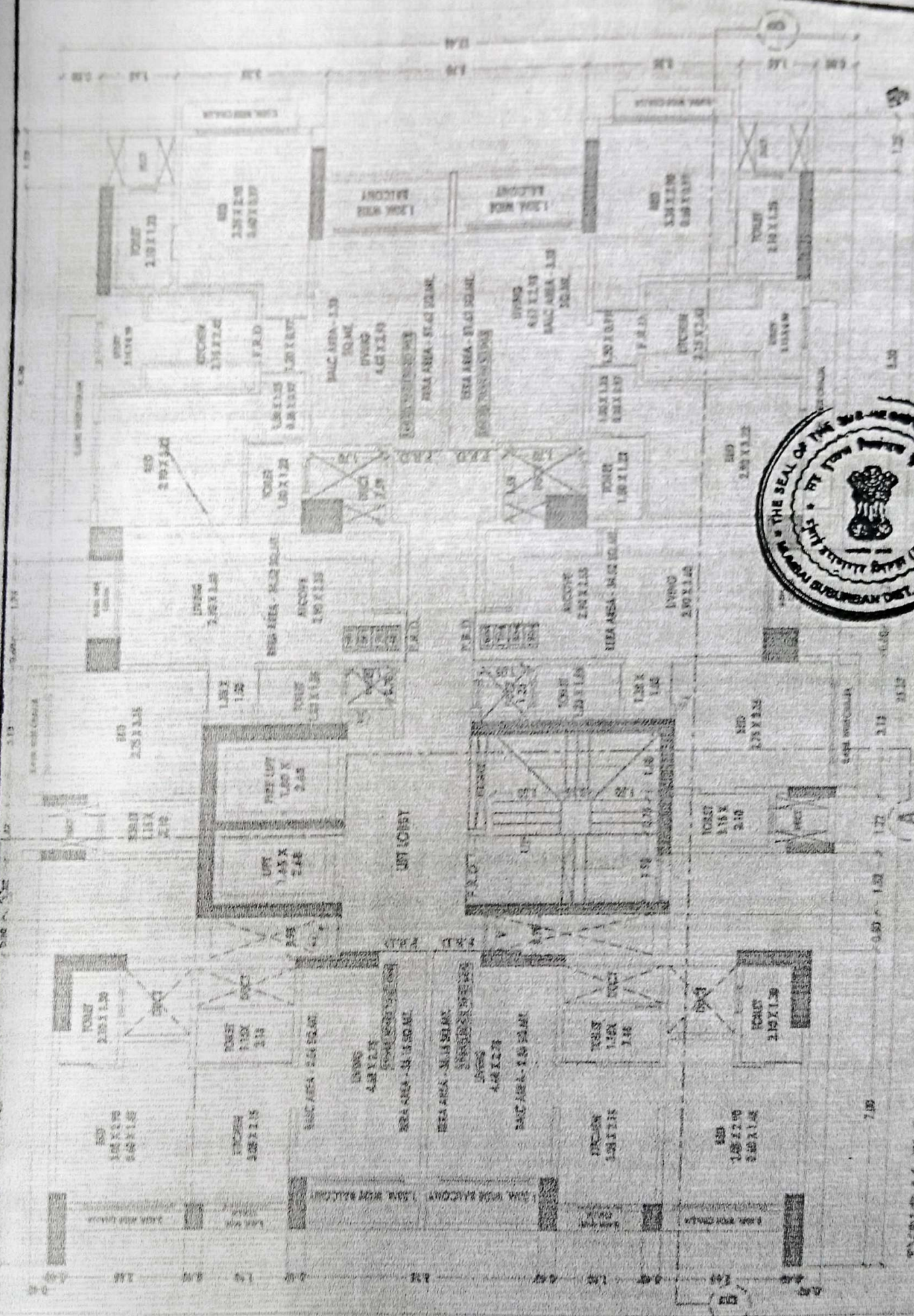
1. Developer: - Aarlabs Ltd. (Formally known as M/s Metro Enterprises.
2. The Assistant Commissioner "S" Ward, MCGM.
3. A. A. & C. "S" Ward.

For information, please.

  
**Executive Engineer-S**  
Slum Rehabilitation Authority

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.  
Tel : 2656 5800, 2659 0405 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

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TYPICAL FLOOR PLAN (16TH TO 19TH)  
 SCALE: 1/20

This cancels Approval to the Previous Plans sanctioned under no. S/PV7/0175/20210803/AP/C  
 Dated 13/10/2022

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Approved Subject to the condition Mentioned in this office permission Letter no. SPA/ENG/S/PV7/0175/20210803/AP/C D. 2. 2. DEC. 2022

*[Signature]*  
 Executive Engineer  
 Slum Rehabilitation Authority



**PROFORMA - B**

**CONTENTS OF THE SHEET**

FLOOR PLAN, JUMP UP AREA DIAGRAM & CALCULATION & CARPET AREA CALCULATION.

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED REDEVELOPMENT OF PLOT BEARING C.I.S NO. 43 OF VILLAGE KAWYALLA ROAD, WARD NO. 175 OF THE GREATER MUMBAI MUNICIPAL CORPORATION, TALLA KURLA, MUMBAI SUBURBAN DISTRICT FOR M/S. METRO ENTERPRISES.

**NAME OF OWNER/APPLICANT**

M/S. METRO ENTERPRISES  
 301, APS PLAZA, DEWDAVAL ROAD, NR. BSE BLDG,  
 ANDHERI (E), MUMBAI - 400 002.

**SIGNATURE**

For Metro Enterprises

*[Signature]*

Partner

**NAME ADDRESS AND SIGNATURE OF ARCHITECT**

NORTH

ALL DIMENSIONS ARE IN METER

|          |             |
|----------|-------------|
| PLAN     | GEOMETRICAL |
| SCALE    | as shown    |
| DATE     | 21.12.2022  |
| REG. NO. | 04/05       |

*[Signature]*  
**SPECI**  
 ARCHITECT  
 ARCHITECT  
 REG. NO. 04000000

~~M/S. SPECI ARCHITECT~~  
 301, BLDG NO. 6, TALLA KAWYALLA ROAD,  
 DEWDAVAL ROAD, ANDHERI (E), MUMBAI - 400 002.  
 TEL : 022-2600 9700  
 Email : specia@speciarchitect.com



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## Maharashtra Real Estate Regulatory Authority

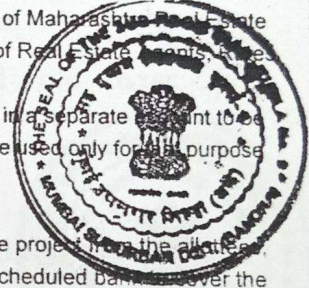
### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800047023**

Project: **METRO CROWN** , Plot Bearing / CTS / Survey / Final Plot No.: **43** at **Kurla, Kurla, Mumbai Suburban, 400079**.

- Metro Enterprises** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400080**.
- 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, Code 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 (l) 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 for 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 **26/09/2022** 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
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 26-09-2022 16:17:31

Dated: 26/09/2022  
Place: Mumbai

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



12/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

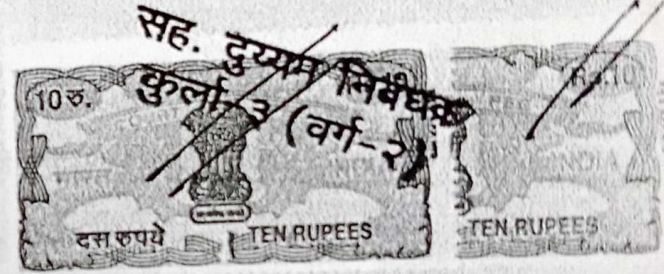
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नोंदणी :

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| (1) विलेखाचा प्रकार  | करारनामा   |
| (2) मोबदला   | 6900000  |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 6732840.4  |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)   | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदतिका नं: 1704, माळा नं: 17 वा मजला, इमारतीचे नाव: मेट्रो क्राऊन, ब्लॉक नं: विक्रोळी पश्चिम, मुंबई 400079, रोड : एल बी एस मार्ग, इतर माहिती: सदर सदतिकेचे क्षेत्रफळ 371.57 चौ. फुट कारपेट म्हणजेच 34.52 चौ. मीटर कारपेट (रेराप्रमाणे) आहे. (( C.T.S. Number : 43 ; )) |
| (5) क्षेत्रफळ  | 1) 34.52 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 मेट्रो एंटरप्रायसेस तर्फे भागिदार रितेश रामकुमार दरगर वय:- 36; पत्ता:- प्लॉट नं: ऑफिस नं. 301 आणि 302, माळा नं:-, इमारतीचे नाव: बी.पी.एस. प्लाझा, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: देवीदयाल रोड, महाराष्ट्र, MUMBAI. पिन कोड:- 400080 पॅन नं:- ABKFM3293L                              |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.                  | 1): नाव:- मित्तल वल्लभ गोहिल वय:- 29; पत्ता:- प्लॉट नं: रूम नं. 15, माळा नं:-, इमारतीचे नाव: बिदिशवाई मल्लु सेठ गुसा चाळ नं. 299, ब्लॉक नं: कुर्ला पश्चिम, मुंबई, रोड नं: शिवाजी चौक न्यु मिल रोड, महाराष्ट्र, MUMBAI. पिन कोड:- 400070 पॅन नं:- BTGPG3476A  |
| (9) दस्तऐवज करून दिव्याचा दिनांक   | 11/07/2023   |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 11/07/2023   |
| (11) अनुक्रमांक, खंड व पुत्र   | 13739/2023   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 414000   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |
| (14) गेरा  |  |



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.  
आता 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 11/07/2023 ) to Municipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.



वस्तासोबत देण्यात आलेली सूची-२

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

BST

Please Tick

|                      |                     |
|----------------------|---------------------|
| PMAY Yes/No          | Annual Gross Income |
| CIF No.              | PAL                 |
| Existing SBI A.C No. | Tie up              |
| LOS Reference No.:   | Take Over           |

Applicant Name : Mittal Gohil

Co-Applicant Name :

Contract (Resi.) Mobile :

|                         |                     |
|-------------------------|---------------------|
| Loan Amount :           | Tenure :            |
| Interest Rate :         | EMI :               |
| Loan Type : <u>THLS</u> | SBI LIFE : YES / NO |
| Hsg. Loan               | Maxgain             |
| Realty                  | Home Equity         |

Property Location :

Property Cost :

Name of Developer / Vendor :

RBO- Zone- Branch- Kurla Code No. 886  
(West)

Name S.S.L. Co ordinator along with Mob No.:

Name RACPC Co ordinator along with Mob No.:

Name of HLST MPST BM FS alongwith Mob No. :

|               | DATE                               |                        | DATE                            |
|---------------|------------------------------------|------------------------|---------------------------------|
| SEARCH - 1    | <u>Arati Subedar</u>               | RESIDENCE VERIFICATION | ] <u>waived</u><br><u>staff</u> |
| SEARCH - 2    |                                    | OFFICE VERIFICATION    |                                 |
| VALUATION - 1 | <u>25/01/23</u><br><u>Vastukar</u> | SITE INSPECTION        |                                 |
| VALUATION - 2 |                                    |                        |                                 |

Gross Amount:

21/7/2023



Reference Staff PF ID :

Reference Staff Name :

STATE BANK OF INDIA  
RACPC SOUTH MUMBAI



# APPLICATION FORM

Address: \_\_\_\_\_

Date: \_\_\_/\_\_\_/20\_\_\_

To,  
The Chief / Branch Manager,  
**State Bank of India**

Dear Sir / Madam,

## HOUSING SCHEME FOR GRANTING INDIVIDUAL LOANS TO STAFF

I hereby apply for a Term Loan of \* ₹ 65,00,000/- (Rupees SIXTY FIVE LAKHS ONLY Only) in terms of the captioned Housing Scheme for purchase of land for construction/renovation/extension of house/apartment/flat/tenement in my own name for the bona fide use of myself and my family members; details of which are furnished in the attached statement.

I undertake to abide strictly by all the terms and conditions stipulated by the Bank and any modifications thereto made hereafter from time to time. All other rules and regulations of the Bank applicable to the aforesaid Scheme will be observed by me and the instructions issued by the Bank from time to time will be adhered to by me. I am fully aware that any breach of the terms and conditions stipulated by the Bank or any misutilisation of the amount of the loan will constitute a gross misconduct and shall render myself liable for disciplinary action as per service rules governing my service with the Bank.

I also declare that I am in a position to pay my share of an estimated amount ₹ 7,45,000/- (Rupees SEVEN LAKHS FORTY FIVE THOUSANDS ONLY Only) towards the cost of Construction / Acquisition / Purchase / Extension / Renovation of a Flat / Apartment / House / Bungalow.

I also certify that the particulars given in the attached statement are correct and nothing has been concealed by me which would prejudice or affect my right to apply for loan from the Bank under the above referred Scheme.

Yours faithfully,

(Signature)

NAME : Mittal Vallabh Gohil

Branch : Kurla (West) (01886)

\*This amount should be equal to the figures shown against paragraph 18 in the statement.



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2937/01886/00059

To

मिहल वल्लभ गोहिल

Mittal Vallabh Gohil

D/O Vallabh Gohil

shivaji chowk new mill road

15,bindeshbai mallu seth gupta chawl no 299

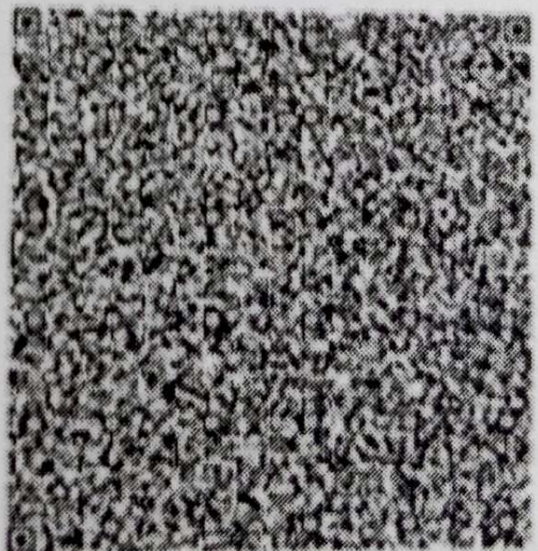
Kurla (W)

Mumbai Maharashtra - 400070

9821006690

Signature Not Verified

Digitally signed by  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA IS  
Date: 2023.08.30 13:49:35  
UTC



|            |                          |
|------------|--------------------------|
| Party Name | Ms. Mittal Vallabh Gohil |
|------------|--------------------------|

|              |                    |
|--------------|--------------------|
| Stamp Duty   | IN DEVELOPER SCOPE |
| REGISTRATION |                    |

| Project Name                     | Metro Crown  |                     |
|----------------------------------|--------------|---------------------|
| Flat No.                         | 1704         |                     |
| No. of Parking Allotted          | 0            | -                   |
| Carpet Area#                     | 371.57       |                     |
| Balcony Area                     | 0.00         |                     |
| Total Agreement Value            | 69,00,000.00 |                     |
| AREA (SQ MT=10.764 SQ.FT)        | (Sq.Ft.)     | (Sq. Mt)            |
| Carpet Area#                     | 371.57       | 34.52               |
| Balcony Area                     | 0.00         | 0.00                |
| <b>TOTAL CONSIDERATION VALUE</b> |              | <b>72,45,000.00</b> |

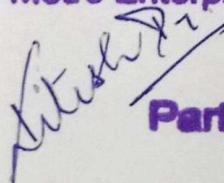
|  |                    |
|--|--------------------|
| Legal Charges                          | -                  |
| Share Application Charges              | -                  |
| Society Formation Charges              | -                  |
| Water Charges                          | -                  |
| Electric Meter Charges                 | -                  |
| Advance Maintenance Charges for 2 Year | -                  |
| Development Charges                    | -                  |
| <b>OTHER CHARGES SUB TOTAL</b>         | <b>1,72,500.00</b> |
| CGST ON SALE @2.5%                     | 1,72,500.00        |
| SGST ON SALE @2.5%                     | -                  |
| CGST ON OTHER CHARGES @9%              | -                  |
| SGST ON OTHER CHARGES @9%              | -                  |
| <b>OTHER CHARGES / GST TOTAL</b>       | <b>3,45,000.00</b> |

| SR. NO.              | WORK STAGE                               | % OF WORK DONE | 1                | 2               | 3               | 4             | 5=1-4   |                  |
|----------------------|--|----------------|------------------|-----------------|-----------------|---------------|---|------------------|
|                      |  |                | Basic Amt (Rs)   | CGST @2.5 %     | SGST @2.5 %     | TDS@1%        | Amt (Rs), after deducting TDS from Basic Amount |                  |
| 1                    | On submission of Request for Reservation |                | -                | -               | -               | -             | -   |                  |
| 2                    | Earnest Money                            | 10.00%         | 6,90,000         | 17,250          | 17,250          | 6,900         | 6,83,100  |                  |
| 3                    | After Execution Agreement                | 40.00%         | 27,60,000        | 69,000          | 69,000          | 27,600        | 27,32,400                                       |                  |
| 4                    | Plinth Level (Already Due)               | 0.00%          | -                | -               | -               | -             | -   |                  |
| 5                    | 1st Slab (Already Due)                   | 0.00%          | -                | -               | -               | -             | -   |                  |
| 6                    | 4th Slab (Already Due)                   | 0.00%          | -                | -               | -               | -             | -   |                  |
| 7                    | 10th Slab                                | 5.00%          | 3,45,000         | 8,625           | 8,625           | 3,450         | 3,41,550  |                  |
| 8                    | 13th Slab                                | 5.00%          | 3,45,000         | 8,625           | 8,625           | 3,450         | 3,41,550  |                  |
| 9                    | 15th Slab                                | 5.00%          | 3,45,000         | 8,625           | 8,625           | 3,450         | 3,41,550  |                  |
| 10                   | 22nd Slab                                | 5.00%          | 3,45,000         | 8,625           | 8,625           | 3,450         | 3,41,550  |                  |
| 11                   | On Completion of Brick Work/ Plaster     | 5.00%          | 3,45,000         | 8,625           | 8,625           | 3,450         | 3,41,550  |                  |
| 12                   | on Completion of Plumbing & Flooring     | 5.00%          | 3,45,000         | 8,625           | 8,625           | 3,450         | 3,41,550  |                  |
| 13                   | on Completion of Sanitary fittings       | 5.00%          | 3,45,000         | 8,625           | 8,625           | 3,450         | 3,41,550  |                  |
| 14                   | on completion of Entrance Lobby          | 10.00%         | 6,90,000         | 17,250          | 17,250          | 6,900         | 6,83,100  |                  |
| 15                   | On possession                            | 5.00%          | 3,45,000         | 8,625           | 8,625           | 3,450         | 3,41,550  |                  |
| <b>TOTAL PAYABLE</b> |  |                | <b>69,00,000</b> | <b>1,72,500</b> | <b>1,72,500</b> | <b>69,000</b> | <b>68,31,000</b>                                |                  |
|                      |  |                |                  |                 |                 |               | <b>Total(2+3+5) =</b>                           | <b>71,76,000</b> |

**Terms & Condition**

- At the time of registration, rates are applicable as on date
- Payable with each installment. Taxes subject to government norms will be at actuals
- Other Charges payable at the time of possession.
- TDS to be deducted by customer on agreement value @1% us 194IA as per Income Tax act.  
All TDS 26QB to be submitted by 30 th following months followed by 14B form in original signed copy copy without the same the amount will be outstanding
- Carpet area of the office may get revised +3% on account of design and construction variation
- GST applicable as per Law
- Account name of the Master Collection Account "Metro Enterprises Metro Crown Mast Coll"

| Payment Method and Purpose  | Account No.    | Bank Name     | IFCS Code   |
|---|----------------|---------------|-------------|
| Cheque Favouring for Agreement Value  | 50200073692601 | HDFC Bank Ltd | HDFC0000652 |
| Cheque Favouring for Taxes/ Other charges   |                |               |             |
| Online Account for Agreement Value  |                |               |             |
| Online Account for GST/ Taxes & Other Charges   |                |               |             |
| Bank Address:- Shop No 5/6/7, Jalaram Ashish Society, Devidayal Rd, opposite Raj Hospital, Mulund (West), 400080.               |                |               |             |
| Maha RERA NO. P51800047023/P51800046960, on <a href="https://maharera.mahaonline.gov.in">https://maharera.mahaonline.gov.in</a> |                |               |             |

**For Metro Enterprises**

**Partner**