

370 10721

Friday, December 04, 2020

1:47 PM

पावती

Original/Duplicate

नोंदणी क्र. 39M

Regn. 39M

पावती क्र.: 11587 दिनांक: 04/12/2020

गावाचे नाव: भांडुप

दस्तऐवजाचा अनुक्रमांक: करल2-10721-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: धनश्री मंगेश आरोटे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:01 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 3170679.16 /-

मोबदला रु. 3250800/-

भरलेले मुद्रांक शुल्क : रु. 65100/-

सह दु. निबंधक कुर्ला २

सह दु. निबंधक (वर्ग-२)

कुर्ला क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी धनादेश/पे ऑर्डर क्रमांक: 0412202000608 दिनांक: 04/12/2020

बँकेचे नाव व पत्ता:

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

डीडी धनादेश/पे ऑर्डर क्रमांक: MH007817891202021F दिनांक: 04/12/2020

बँकेचे नाव व पत्ता:

*P. Mayland*ORIGINAL REGISTERED
DOCUMENT DELIVERED IN

9 DEC 2020

ross=60E8KK2TTIS

12/4/2020

CHALLAN
MTR Form Number-0



Slr No	MH0007017001202021E	DARCODE			Date	03/12/2020-20:37:19	Form ID	25.2												
Department	Inspector General Of Registration	Stamp Duty			TAX ID / TAN (If Any)	<table border="1"> <tr> <td>Payor Date</td> <td>03/12/2020</td> <td>2</td> <td>900</td> </tr> <tr> <td>PAN No. (If Applicable)</td> <td colspan="3">906029 2 900</td> </tr> <tr> <td>Full Name</td> <td colspan="3">DHANVISHRI MANGESH AROTE</td> </tr> </table>			Payor Date	03/12/2020	2	900	PAN No. (If Applicable)	906029 2 900			Full Name	DHANVISHRI MANGESH AROTE		
Payor Date	03/12/2020	2	900																	
PAN No. (If Applicable)	906029 2 900																			
Full Name	DHANVISHRI MANGESH AROTE																			
Type of Payment	Registration Fee	Location	MUMBAI	Flat/Block No.	FLAT NO A 1101, 11 TH FLOOR, A WING, ARYA GREEN															
Office Name	KRL 2 JT SUB REGISTRAR KURLA NO 2	Premises/Building	GREEN																	
Year	2020-2021 One Time	Account Head Details	Amount In Rs.	Road/Street	TEMBIPADA BHANDUP WEST															
		Stamp Duty	65100.00	Aroad/Locality	MUMBAI															
		Registration Fee	30000.00	Town/City/District	MUMBAI															
				PIN	4 0 0 0 7 8															
				Remarks (If Any)	PAN2=AAVFA2341K~SecondPartyName=ANUSHKA DEVELOPERS-															
				Amount In Words	Ninety Five Thousand One Hundred Rupees Only															
Total			95,100.00	FOR USE IN RECEIVING BANK																
Payment Details	IDBI BANK	Bank CIN	Ref. No.	69103332020120410270 2645927188																
		Bank Date	RBI Date	03/12/2020-20:38:18 Not Verified with RBI																
Cheque/DD No.		Bank-Branch	IDBI BANK																	
Name of Bank		Scroll No. , Date	Not Verified with Scroll																	
Name of Branch		Mobile No. :	9870214365																	



Dhanvishri Mangesh Arote

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
धनवैश्वरी मंगेश अरोटे यांच्या कार्यालयात नोंद घ्यावी. नोंद घ्यावी न घेतल्यास कायदेशीरपणे नोंद घ्यावी. नोंद घ्यावी न घेतल्यास कायदेशीरपणे नोंद घ्यावी.

Auction ID			20201204888	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)			04 Dec 2020 11:17 AM
मूल्यांकनाचे वर्ष			2020	मुबई (उपनगर)			
हिल्सा			121.बांधुप - कुर्ला				
मूल्य विभाग			12/554A पुर्वेस गावदेवी रोड, उत्तरेस गावदेवी हद्द, दक्षिणेस काजुर गावदेवी हद्द				
उप मूल्य विभाग			सि टी एस नंबर#78				
सह नंबर न भू क्रमांक							
वार्षिक मूल्य दर वक्यानुसार मूल्यदर रु.				अर्धवार्षिक		भाजक उपनाव एकांक	
खुली जमीन	निवासी सदनिका	कार्यालय	121700	दुकाने	135630	चार मीटर	
179901	1096410						
बांधीव क्षेत्राची माहिती							
वाशकास क्षेत्र (Block 1) :-	26.29 चौरस मीटर	मिळकतीचा वापर -	निवासी अंशिका	मिळकतीचा प्रकार -	बांधीव		
वाशकामाचे वर्गीकरण:-	1-आर सी सी	मिळकतीचे वय -	9 TO 29	मूल्यदर वाशकामाचा दर	Rs 100/Sqft		
उडवहन सुविधा -	आहे	मजला -	11th Fl. To 29th floor				
Scale Type - First Sale							
Scale Result of Built up Property constructed after circular dt 02/01/2018							
मजला निहाय घट वाढ			= 110% apply to rate = Rs 120604/-				
घसा.यानुसार मिळकतीचा प्राति चौ मीटर मूल्यदर			= (((120604-47990) * (100/1)) * 120604)				
			= Rs 120604/-				
A) मुख्य मिळकतीचे मूल्य			= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
			= 120604 * 26.29				
			= Rs 3170679.16/-				
एकात्रित अंतिम मूल्य			<p>मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मॅगॅनईन मजला क्षेत्र मूल्य - गावाचा वार्षिक मूल्य - बांधीव मूल्य - बांधीव मूल्य - बांधीव मूल्य - बांधीव मूल्य - बांधीव मूल्य - बांधीव मूल्य</p> <p>तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - झमरती भोवती</p> <p>= A + B + C + D + E + F + G + H + I</p> <p>= 3170679.16 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs 3170679.16/-</p>				

करल-२

१०६०२१ १ १००



साह दुय्यम निबंधक कुर्ला-२
मुबई उपनगर जिल्हा

AGREEMENT FOR SALE

30/01-2		
90039	8	906
2020		

This Agreement for Sale is made and entered into at Mumbai

on this 4th day of Dec, Two Thousand and Twenty (2020),

BETWEEN

M/s. ANUSHKA DEVELOPERS, a Partnership Firm, duly registered under the provisions of the Indian Partnership Act, 1932, having its registered office at Shop No. 5,8, Randhir Vihar Society, Lala Sheth Compound Road, Bhandup (West), Mumbai-400 078, hereinafter called "the Builders/Developers/Promoters" (which expression shall, unless repugnant to the context or the meaning thereof, be deemed to mean and include all its partner or partners of the time being and his/her/their legal heirs, executors, administrators, successors and assigns) of the **One Part;**



AND

(1) Mrs. DHANASHRI MANGESH AROTE, aged about 28 years, PAN No. BJLPM8552M and Aadhar No. 6722 4417 8581 (2) Mr. MANGESH DINKAR AROTE, aged about 34 years, PAN No. AQIPA3350M and Aadhar No. 3130 0403 4231 both is/are Indian Inhabitant and residing at Badlapur East, Ambarnath Thane 421 503. hereinafter called "the Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) of the **Other Part;**

M/s. Anushka Developers

[Signature]
Partners

[Signature]
1. Mrs. Dhanashri Mangesh Arote

[Signature]
2. Mr. Mangesh Dinkar Arote

A		One Mr. Tufail Ahmed Amir was the original landlord/owner of the	
900029	Property being pt of land or ground bearing Survey No. 137 and having	900	
2620	corresponding	D.T.S.	

admeasuring 1403.5 sq. mtrs. or thereabout respectively (hereto annexed

and marked Annexure-'A' hereto are the Property Registered Cards i.e. PRC) together with the structure, structures, messuages, hereditaments and premises standing thereon and occupied by the respective tenants/occupants thereto and being situated at Village Bhandup, Taluka

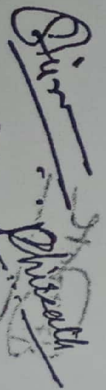



Kurla of Mumbai Suburban District and situated at Tembipada, Bhandup Mumbai-400 078, within the limits of 'S' Ward of Municipal Corporation of Greater Mumbai, hereinafter for the sake of brevity's also referred to as 'the said Property' and/or which hereinafter also referred

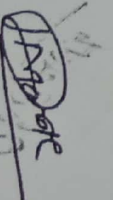
described in the 'Schedule' hereunder written and delineated on the City Survey Plan thereof hereto annexed and marked as Annexure-'B' hereto and shown surrounded by 'Red' coloured boundary on the same.

B. The aforesaid Tufail Ahmed Amir died on or about 8th January, 2011 at Mumbai leaving behind him four sons viz. (1) Mr. Mohammad Sabir Tufail Ahmed Ansari, (2) Mr. Mohammad Shakir Tufail Ahmed Ansari, (3) Mr. Mohammad Shahid Tufail Ahmed Ansari, (4) Mr. Mohammad Shafiqe Tufail Ahmed Ansari and two married daughters viz. (1) Mrs. Shamsunnisa Mohd. Yacoub Ansari, and (2) Mrs. Najmunnissa Namiruddin Ansari, who are entitle to inherit all the residual movable and immovable property or properties including the said Property of the said deceased as the heirs and legal representatives of the said deceased according to the law by

M/s. Anushka Developers


Partners


1.Mrs. Dhanashri Mangesh Arote 2.Mr. Mangesh Dinkar Arote



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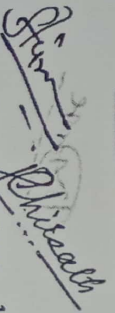
register the same under section 9(1) of the Maharashtra Societies Act, 1960 and as per object of the said Societies Act, 1960 and as per object of the said Societies Act, 1960 application to the SRA for obtaining necessary permissions/sanctions to the said SRA Scheme and pursuant thereto SRA has accorded its sanctioned/permission vide its letter dated 30th August, 2013. Hereto annexed and marked as Annexure- 'D' is a copy of the said letter dated 30th August, 2013.




H. An ad-hoc Committee of the proposed Housing Society constituted by under 11 occupants was formed for the development of the said Property under the scheme of SRA with the prior permission, sanctioned of the concerned authority/department and the members of the said committee have passed their free consent, by way of declaration and passed resolution unanimously to that effect to appoint a fit and proper developer, who shall agree to develop said Property under SRA Scheme and policy of the State Government of Maharashtra;

1. The said property is agreed to be developed by constructing composite buildings tenements/flats/shops for providing permanent alternate accommodation to the occupants/tenants of said slum dwellers on ownership basis and each occupant shall get a tenement of carpet area of 25 sq. mtrs. free of costs together with residential flat for free sale to be constructed by the Developer for its/their exclusive benefit towards recovery of the costs of construction and towards handing over of free of costs Units/Flats to slum occupants/dwellers; the portion/share of the F.S.I. consumed in the saleable building as per Slum Rehabilitation

M/s. Anushka Developers

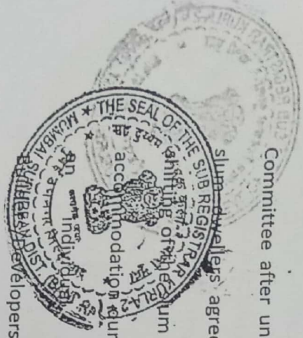

Partners Partners


1. Mrs. Dhanashri Mangesh Arote


2. Mr. Mangesh Dinkar Arote

9-15-2012	फायर-2	90029	900
Scheme, the Developer will be entitled to sale units/flats/shops of saleable component in the composite building in open market to any person or persons of their choice and price;		90029	900
		2020	

J. The Builders/Developers/Promoters M/s. Anushka Developers have given its offer, proposal to the ad-hoc Committee of slum occupants, and also explained about the scheme and its benefits to the slum dwellers and considering the proposal, offer made by the Developer, the ad-hoc Committee after understanding with the occupants/tenants of the said slum dwellers agreed for the development of the said Property and slum dwellers to transit camp and/or alternate temporary accommodation during the period of development and pursuant thereof agreements were executed among the Builders/Developers/Promoters and said proposed Society and the Occupant/Tenant with regards to the aforesaid understanding as per the policy, terms and conditions of SRA and MCGM;



K. The occupants/slum dwellers after obtaining approval of scheme and the permissions from Slum Rehabilitation Authority [S.R.A.] have registered the aforesaid proposed co-operative Housing Society in the name and style of "Nisarg Co-operative Housing Society Ltd.," registered under the Maharashtra Co-op. Societies' Act, 1960, vide Registration No. M.U.M./S.R.A./H.S.G./T.C./12952/ Year 2018 of dated 29th December, 2018 consisting of 56 members with the Deputy Registrar, Co-operative Societies (Eastern & Western Suburb) SRA, Mumbai, appointed by the said

M/s. Anushka Developers
Partners
1.Mrs. Dhanashri Mangesh Arote
2.Mr. Mangesh Dinkar Arote

which he governs and as per the same, the names of the aforesaid all the heirs and legal representative are entered and recorded in the revenue record i.e. Property Register Card (PRC) pertaining to the said Property as the 'Holder/Owner'.

फायर-2	90029	900
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C. By a Deed of Conveyances dated 28th December, 2012 and executed by and between (1) Mr. Mohammad Sabir Tufail Ahmed Ansari, (2) Mr. Mohammad Shakir Tufail Ahmed Ansari, (3) Mr. Mohammad Shafique Tufail Ahmed Ansari, (4) Mr. Mohammad Shafique Tufail Ahmed Ansari, (5) Mr. Shamsunnisa Mohd. Yacob Ansari, and (6) Mrs. Najmunissa Ansari, therein referred to as the Owners/Vendors as the First M/s. Anushka Developers i.e. the Builders/Developers/Promoters hereinafter referred to as the Purchasers, as the Other Part and duly registered in the office of the Sub-Registrar, Kurli-4 of Mumbai Suburban District at its office document Serial No. KRL4-00530-2013 of dated 15th January, 2013, the within-named Builders/Developers/Promoters have purchased and acquired said Property, more particularly described in the Schedule hereunder written, with intention to develop the same as per the permission / approval / sanction that may be as and when granted by the Municipal Corporation of Greater Mumbai (MCGM)/Slum Redevelopment Authority [hereinafter for short referred to as 'SRA' and for sake of the brevity referred to as the "said Authority"] and the norms that may be laid down and/or imposed by the afore-stated said authority/authorities. Thus, the said Property is now vested in the said Builders/Developers/Promoters as the owners thereof.



M/s. Anushka Developers
Partners
1.Mrs. Dhanashri Mangesh Arote
2.Mr. Mangesh Dinkar Arote

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Control Regulations of the MCGM and/or norms that may be laid and/or			
२०२०			

D. Under the Sanctioned Development plan for Brihanmumbai for '4' Ward of MCGM, the said Property is falls within the 'Residential Zone' and it can be developed as per the said Sanctioned Plan and the Development Control Regulations of the MCGM and/or norms that may be laid and/or imposed by the MCGM/SRA or Government of Maharashtra. Hereto annexed and marked as Annexure-C is the copy of the D.P. Remarks issued by the B.M.C.



E. As aforesaid the Builders/Developers/Promoters are desirous of developing the said Property under the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 (hereinafter referred to as the 'said Act') and for that purpose the said Builders/Developers/Promoters have obtained the necessary permission/approvals/sanctions from the State Government and/or said Authority i.e. SRA for the construction of a new building thereon the said Property by demolishing the chawl structures existed thereon and also providing a permanent alternate accommodation to the occupants/tenants who resides in their respective houses/rooms in the aforesaid chawl structures as per the norms of the said Authority

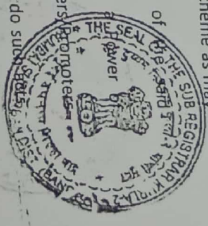
F. As stated hereinabove, the said Property is fully occupied by the occupants/tenants and declared as slum, under the said Act and is a census slum, within the meaning of Rule-33 (10) of the Development Control Regulations for Greater Mumbai, 1991.

G. The said Property is occupied by the slum dwellers and the said slum dwellers have formed a proposed Co-operative Housing Society to

M/s. Anushka Developers

[Signature]
Partners
I. Mrs. Dhanashri Mangesh Arote 2. Mr. Mangesh Dinkar Arote

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१०१२९			



Authority. Hereto annexed and marked as Annexure-F is a copy of the registration certificate issued by the said respective Authority. १००२१ १० १००

L. A Development Agreement dated 6th March १०१२९ executed between the proposed Society and the Builders/Developer/Promoters i.e. M/s. Anushka Developers, the said Society has appointed the said Builders/Developers/Promoters as its developer, to develop the said Property in accordance with the terms and conditions as contained in the said Development Agreement and in accordance with the scheme as may be sanctioned by SRA. Simultaneously, upon execution of Development Agreement, the Society has also executed Attorney of even dated in favour of the Builders/Developers/Promoters inter-alia authorising the Builders/Developers/Promoters to do such deeds, matters and things, as contained in the said Power of Attorney. The Builders/Developers/Promoters hereby agrees, declares, confirms that, the said Development Agreement and the Power of Attorney both of dated 6th March, 2012 respectively executed by the Society (proposed) of the slum dwellers, in favour of the Builders/Developers/Promoters, is/are valid, subsisting and binding upon the parties thereto and the Builders/Developers/Promoters has not received any communication/letter either from the Society or any of its members or SRA, either terminating and/or cancelling the said Development Agreement and the said Power of Attorney;

M. Pursuant to the Development Agreement and Power of Attorney both of dated 6th March, 2012 executed by and between the said Nisarg

M/s. Anushka Developers

[Signature]
Partners
I. Mrs. Dhanashri Mangesh Arote 2. Mr. Mangesh Dinkar Arote

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2020

Co-operative Housing Society (Proposed), and the Builders/Developers/Promoters - M/s. Anushka Developers, the Developer herein is authorized and power to develop the said Property is via

Handup (West), Mumbai-400 078, within the limits of 'G Ward of Municipal Corporation of Greater Mumbai and to sale unit/flat/shop of the saleable flats/shops/units/premises to be constructed in the composite building to be constructed thereon out of the benefit in consideration of the flats/shops/units/premises agreed to be provided to the slum dwellers, having their structure on the said property, as recognized by the SPA and the Collector;



The Builders/Developers/Promoters upon execution of the Agreement and Power of Attorney both of dated 8th March, respectively, executed between the proposed Society and its members and the Builders/Developers/Promoters, has put up the building plan through its' architect Ms. Sheetal Nihare of M/s. S.S. Associates before the competent authority for its approval and the same has been approved by the concerned department/authority, Engineering Section of Slum Rehabilitation Authority, under sign and seal of the Executive Engineer (S.R.A.) vide intimation of approval under sub-regulation 23 of Appendix-IV of DCR No.33 (10) dated 15-10-1997 of Brihanmumbai vide its reference No. SRA/ENG/S/PVT/0112/20130311/AP dated 23rd May, 2018 and also granted Commencement Certificate under even reference no. dated 2nd April, 2019. However, thereafter due to change of time and new DCPR 2034 came into force, the Builders/Developers/Promoters apply

M/s. Anushka Developers

[Signature]
Partners

[Signature]
Partners

[Signature]
Partners

1.Mrs.Dhanashri Mangesh Arote 2.Mr. Mangesh Dinkar Arote

for amendment in the earlier approval and obtained fresh approvals to the scheme in the form Revised Letter of Intent (LOI) from the SRA by which the said Authority has given approval for the total building area of 4524.21 sq. mtrs. for an extent of 6075.37 sq. mtrs. for slum plot area and 4524.21 sq. mtrs. for non slum area, vide its reference no. SRA/ENG/2748/S/PL/LOI dated 21st September, 2020 and accordingly accorded its sanction to amended plans vide its office permission no. S/PVT//0112/20130311/AP dated 9th October, 2020 and also issue commencement certificate under even no

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2020



and date to commence to carry out development and building section 44 and 69 of Maharashtra Regional Town Planning Pursuant to the aforesaid amended approval/sanction commencement certificate issued by the said Authority, Builders/Developers/Promoters are entitle to construct and/or develop composite building to the use and benefit of dis-housed slum dwellers and the purchaser/s of free sale component, on the said Property, subject to the compliance of conditions mentioned in I.O.A. issued under No. SRA/ENG/S/PVT/0112/20130311/AP dated 23rd May, 2018. The copy of aforesaid amended copy of LOI, I.O.A. (amended approval letter) and Commencement Certificate is/are collectively annexed and marked as Annexure- 'F' (Collectively) hereto;

O. While sanctioning the plans for the said composite building, the concerned local authorities and/or government has laid down certain terms and conditions, stipulations and restrictions, which are to be observed and performed by the Builders/Developers/Promoters while developing the said Property under SRA Scheme and the said building and

M/s. Anushka Developers

[Signature]
Partners

[Signature]
Partners

[Signature]
Partners

1.Mrs.Dhanashri Mangesh Arote 2.Mr. Mangesh Dinkar Arote

upon the due observance and performance of which only, occupation and Completion Certificate in respect of the said composite building shall be required by the concerned authority;

900019	98	900
P. The Builder/Developer/Promoters has commenced construction of		
2020		

and sanctioned for the development of the said Property for housing, occupants of the said slum for accommodating existing 54 occupants who are the members of the said Society and the said composite building, which shall consist flats/shops/units for the benefit of the developer in consideration, compensation for handing over of units/tenements to the occupants of the slum dwellers under the scheme free of costs and sale of the flats/shops/units of the composite building to be constructing by the Builders/Developers/Promoters for its' exclusive benefits and/or their nominee by sale of flats/shops/units therein to the purchaser/s of its choice and price;



Q. As per the Development Agreement and Power of Attorney both of dated 6th March, 2012 executed between the ad-hoc committee of the proposed housing society viz. Nisarg Co-operative Housing Society, the Developers/Promoters- M/s. Anushka Developers are entitled to obtain benefit under S.R.A. scheme and develop the said Property, more particularly written in the 'Schedule' here under written;

R. The Builders/Developers/Promoters are entitled to sale the flats/shops/units of the composite building to be constructed and existed

M/s. Anushka Developers

[Signature]
Partners

1. Mrs. Dhanshri Mangesh Arote 2. Mr. Mangesh Dinkar Arote

on first floor onwards till 23rd floors respectively and/or the more distinctly mentioned on the sanctioned plan as 'SALE', of the project

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2020		

5. The Certificate of Title issued by the Advocate of Builders/Developers/Promoters-Mr. Abhay Redij, Advocate High Court, having office at 13, New Shreenath Building, T.H. Kataria Marg, Mahim, Mumbai-400016, showing the nature of the title of the Builders/Developers/Promoters to the said Project Plot/Property, on which proposed composite building and flats/shops/units are constructed and to be allotted to the slum dwellers or to be prospective purchaser/s, has been annexed hereto annexed as **Annexure-G**;



T. The Party of the Other Part i.e. the Purchaser/s herein, demanded inspection of the documents and title from the Party of the One Part i.e. the Builders/Developers/Promoters herein and the Builders/Developers/Promoters has given inspection to the said Purchaser/s of all the documents of the title relating to the said Project Plot/Property, land, development agreement, power of attorney dated both of dated 6th March, 2012 executed between Society and the Builders/Developers/Promoters and the plans, designs, specifications prepared by the Architect-Ms. Sheetal Nikhare of M/s. S.S. Associates and order/permission granted by the Slum Rehabilitation Authority and/or MCGM and the said Purchaser/s is fully conversant with the terms and conditions contained therein and the Builders/Developers/Promoters has

M/s. Anushka Developers

[Signature]
Partners

1. Mrs. Dhanshri Mangesh Arote 2. Mr. Mangesh Dinkar Arote

agreed to give on demand the true copies thereof to the Purchaser/s at
reasonable charges;

90029	29	900
This Agreement for Sale shall be duly stamped and registered by the		
Purchaser/s with the authority/authorities concerned as per the provisions		
of Law for the time being enforce at his/her exclusive costs, expenses,		
charges and professional fees and the Builders/Developers/Promoters		
shall attend to the execution and registration of this Agreement, as the		
same is required to be executed under the provisions of section 4 of the		
Maharashtra Ownership Flats [Regulations of the Promotion of		
Construction, Sale Management and Transfer] Act 1963 and also to be		
registered as provided under the Registration Act.		
The Builders/Developers/Promoters have registered the said		
building object under the provisions of the The Real Estate (Regulation		
and Development) Act, 2016 with the Real Estate Regulatory Authority at		
Mumbai vide its Registration No. P51800020573. An authenticated copy		
of the said Registration Certificate is annexed and marked as <u>Annexure-</u>		
<u>'H'</u> :		
W. The Builders/Developers/Promoters are entering into separate		
Agreement in a form similar to this Agreement, with such changes and		
alterations, as they deem fit with several other persons and parties who		
may agree to take up and acquire flats/shops/units in the said composite		
building on ownership basis, on the same terms and conditions, as are		
contained therein, except and subject to such modification as may be		

M/s. Anushka Developers
Partners
1.Mrs. Dhanashri Mangesh Arote 2.Mr. Mangesh Dinkar Arote



necessary or considered desirable or proper by the
Builders/Developers/Promoters herein;
X. The Purchaser/s have agreed to purchase and
Builders/Developers/Promoters have agreed to sale to the Purchaser/s a
flat/shop/unit bearing Flat/Shop/Unit No. A-1101 on 11th floor, of A wing
having the carpet area admeasuring 258 Sq. ft. (exclusive of balconies)
equivalent to 23.90 Sq. Mtrs. in the aforesaid composite building known
as "Arya Greens", which hereinafter referred to as the "said building", and
to be constructed by the Builders/ Developers/Promoters under
Scheme, in its composite building to be constructed on the said
The Builders/Developers/Promoters alone are entitled to sale
assign the said Premises i.e. Flat/Shop No. A-1101 on 11th floor,
of the said composite building known as "Arya Greens" and received the
entire consideration towards the sale of the said Premises;
It is pertinent to note here that the carpet area of the said Flat is
23.90 Sq. Mtrs. and "carpet area" means the net usable floor area of the
said Flat, excluding the area covered by the external walls, areas under
services shafts, exclusive balcony appurtenant to the said Flat for exclusive
use of the Purchaser/s or verandah area and exclusive open terrace area
appurtenant tot he said Flat for exclusive use of the Purchaser/s, but
includes the area covered by the internal partition walls of the said Flat,
which also hereinafter for the sake of brevity's and collectively referred to
as the "RERA area", wherever necessary.

M/s. Anushka Developers
Partners
1.Mrs. Dhanashri Mangesh Arote 2.Mr. Mangesh Dinkar Arote



The flat/shop/unit Purchaser/s have entered into this agreement
 90009 documents, plans, orders, scheme etc. and the flat purchaser/s
 2020 shall be entitled to the said flat/shop/unit and all common amenities

thereof;

Now this agreement witnesseth and it is hereby agreed by and between the parties, as follows:

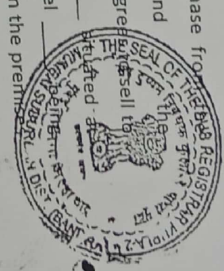


1. The recital stated herein above and Annexure and Schedules shall form an integral part of this agreement, as if specifically incorporated therein. The Builders/Developers/Promoters shall construct the said Building consisting of Ground and Twenty Two upper floors on the Project in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Builders/Developers/Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the said Flat of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

1. (a) (i) The Purchaser/s hereby agrees to purchase from the Builders/Developers/Promoters and the Builders / Developers/Promoters hereby agrees to sell to the Purchaser/s, a residential flat being Flat No. A-1101 having RERA or carpet area admeasuring 23.90 Sq. Mtrs. 11th floor, of A wing of the Building to be known as

M/s. Anushka Developers
 Partners
 1.Mrs. Dhanaashri Mangesh Arote 2.Mr. Mangesh Dinkar Arote

"Arva Greens" (hereinafter referred to as the "said Flat") as shown in the Floor plan thereof ~~attached~~ and marked as Annexures-"I" hereto, for total amount consideration Rs.32,50,800/- (Rupees Thirty Two Lakh Fifty Thousand Eight Hundred and facilities proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the "Second" Schedule annexed herewith.



(ii) The Purchaser/s hereby agrees to purchase from Builders/Developers/Promoters and Builders/Developers/Promoters hereby agree the Purchaser/s garage bearing No. _____ basement/stilt/podium of Level _____ constructed in the building itself or within the premises of building layout for the consideration of Rs. _____ (Rupees _____ only.)

1. (b) The total aggregate consideration amount for the said Flat including garages/covered parking spaces is thus Rs. _____ /- (Rupees _____ only).

1. (c) The Purchaser/s has paid 5% or booking amount out of aforesaid total consideration amount, on or before execution of this agreement i.e. a sum of Rs.4,00,000/- (Rupees Four Lakh only) as advance payment or application fee and hereby agrees to pay to that Builders/Developers/Promoters the balance amount of Rs. 28,50,800/- (Rupees Twenty Eight Lakh Fifty Thousand Eight Hundred only) in the following manner:-

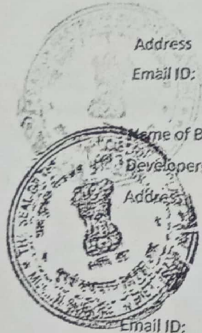
(i) Rs.8,55,240/-
 Being 30% (thirty percent) amount out of the total consideration, after the execution of Agreement;

M/s. Anushka Developers
 Partners
 1.Mrs. Dhanaashri Mangesh Arote 2.Mr. Mangesh Dinkar Arote

the Registration Act and the Builders/Developers/Promoters will attend
 the Office and admit execution thereof.
 70009 30 900
 3020 notices to be served on the Purchaser/s and the
 Builders/Developers/Promoters as contemplated by this Agreement shall
 be deemed to have been duly served if sent to the Purchaser/s or the
 Builders/Developers/Promoters by Registered Post A.D. and notified Email
 ID/Under Certificate of Posting at their respective addresses specified
 below:

Name of Purchaser/s : (1) Mrs. DHANASHRI MANGESH AROTE
 & (2) Mr. MANGESH DINKAR AROTE
 Address : Badlapur East, Ambarnath Thane 421 503,
 Email ID: :

Name of Builders/
 Developers/Promoters : M/s. ANUSHKA DEVELOPERS
 Address : Shop No. 5, Randhir Vihar Society,
 Lala Sheth Compound, T.P. Road,
 Bhandup (West), Mumbai -400 072.
 Email ID: : arya.group07@gmail.com



It shall be the duty of the Purchaser/s and the
 Builders/Developers/Promoters to inform each other of any change in
 address subsequent to the execution of this Agreement in the above
 address by Registered Post failing which all communications and letters
 posted at the above address shall be deemed to have been received by the
 Builders/Developers/Promoters or the Purchaser/s, as the case may be.

28. Joint Purchaser/s

That in case there are Joint Purchaser/s all communications shall be
 sent by the Builders/Developers/Promoters to the Purchaser/s whose
 name appears first and at the address given by him/her/them which shall
 for all intents and purposes to consider as properly served on all the
 Purchaser/s.

M/s. Anushka Developers

Partners Partners
 1. Mrs. Dhanashri Mangesh Arote 2. Mr. Mangesh Dinkar Arote

within the limits of 'S' Ward of Municipal Corporation of Greater Mumbai

and bounded as follows:-

89	900	On or towards North	: By C.T.S. No. 80;
		On or towards South	: By C.T.S. No. 70;
		On or towards East	: By Pipe Line;
		On or towards West	: By C.T.S. No. 80;

"Second" Schedule above Referred to

The common areas and facilities appurtenant to the premises and
 access to the respective flats common passage in front of lift lobby and
 staircase area, terrace entire land appurtenant to the building, 'THE
 GREENS' including garden/recreation garden, if any, and other facilities
 mandatory provided in the open space appurtenant to the building, as
 shown in the sanction plan.

Signed and Delivered by
 the within named the
 'Builders/Developers/Promoters'
 M/s. Anushka Developers
 through its Partners
 1. Mr. Swapnil Sadashiv Hirve

Handwritten signature of Swapnil Sadashiv Hirve and a circular stamp.



2. Mr. Pranay Premanand Shirsath
 in the presence of
 Witness (1)
 Sign :
 Name :
 Add. :

Handwritten signature of Pranay Premanand Shirsath and a circular stamp.



Witness (2)
 Sign :
 Name :
 Add. :

Handwritten signature of a witness and a circular stamp.



Signed and Delivered by
 the within named the 'Purchaser/s'
 1. Mrs. DHANASHRI MANGESH AROTE

Handwritten signature of Mrs. Dhanashri Mangesh Arote and a circular stamp.

29. Stamp duty and Registration-

The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser/s.

30. Dispute resolution-

Any dispute between parties shall be settled at Mumbai case of failure to settle the dispute amicably, the same shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. Governing law-

That the rights and obligations of the parties under or arising from this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts shall have the jurisdiction for this Agreement

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

"First" Schedule above Referred to

A residential flat being Flat No. A-1101 on 11th floor, of A wing having Carpet area admeasuring 23.90 Sq. Mtrs. together with/without parking in basement/stilt/podium bearing No. ___ in the said proposed Building to be constructed and known as "Arya Greens" and consisting of ground plus ground and twenty two upper floors and constructed on piece or parcel of land plot of land or ground bearing Survey No. 137 and having corresponding C.T.S. Nos. 78, 78/1 to 6 having aggregate area admeasuring 1463.5 sq. mtrs. or thereabout respectively together with the structure, structures, messuages, hereditaments and premises standing thereon and occupied by the respective tenants/occupants thereto and being situated at Village Bhandup, Taluka Kurla of Mumbai Suburban District and situated at Tembipada, Bhandup (West), Mumbai-400 078,

M/s. Anushka Developers

[Signatures]
Partners Partners
1. Mrs. Dhanashri Mangeshkar

करल-२
१०/०९/२०२०



2. Mr. MANGESH DINKAR AROTE

in the presence of.....

Witness (1)

Sign : *[Signature]*

Name : _____

Add. : _____

Witness (2)

Sign : *[Signature]*

Name : _____

Add. : _____

करल-२
१०/०९/२०२०



RECEIPT

Received from the within name (1) Mrs. DHANASHRI MANGESH AROTE, and (2) Mr. MANGESH DINKAR AROTE Purchaser/s a sum of Rs. 4,00,000/- [Rupees Four Lakh Only] against the Agreement for sale as per detail mentioned hereunder and as and by way of Earnest Money as mentioned in term Clause-6(1) hereinabove;

Sr. No.	Date	Cheque No.	Amount	Drawn on
1	06/12/2018	042381	4,00,000/-	Ambarnath Jai Hind Co-op. Bank Ltd

We say received Rs. 4,00,000/-
For M/s. ANUSHKA DEVELOPERS.

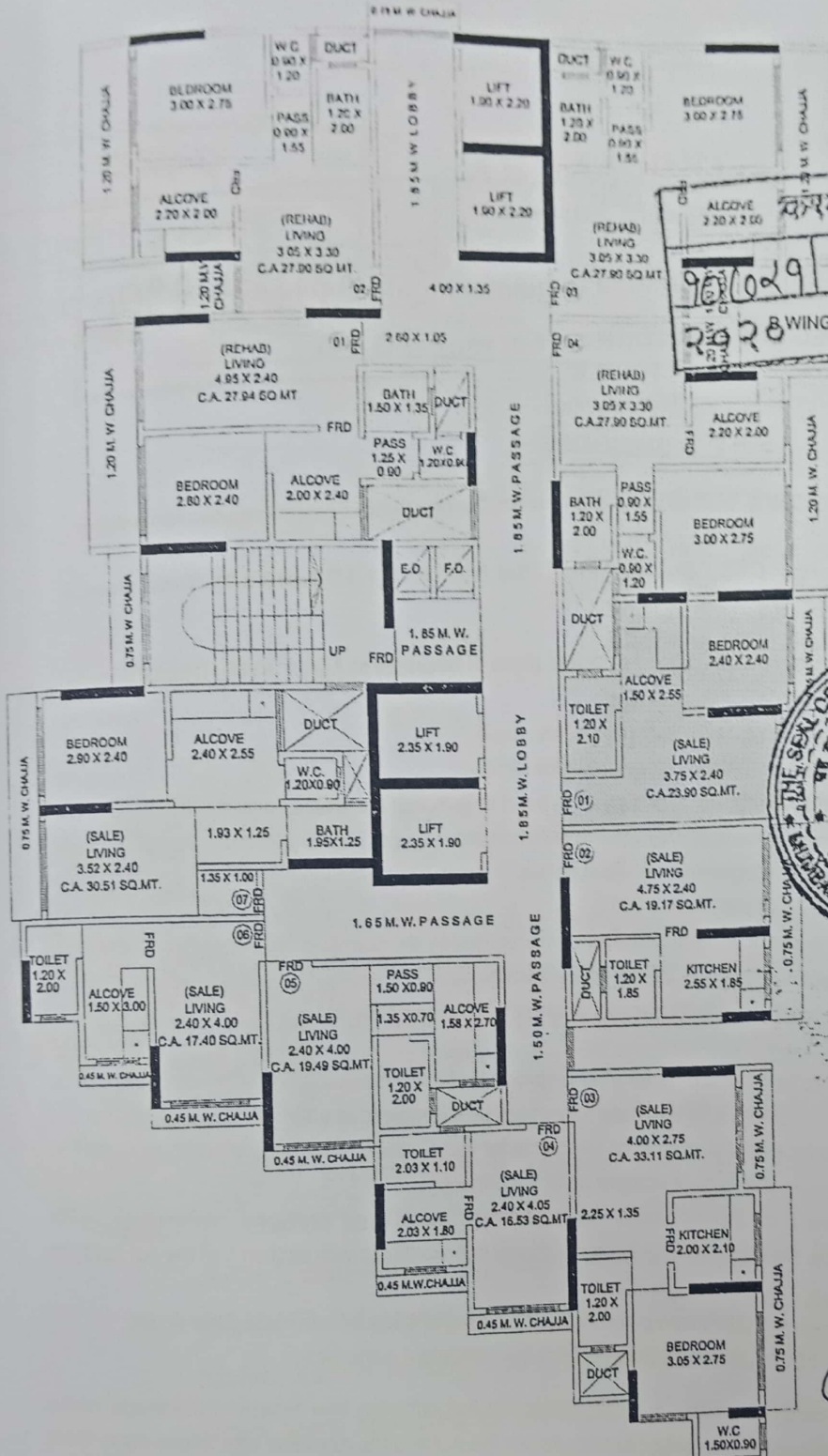


[Signatures]
Partners.
(the Builders/Developers/Promoters)

WITNESSES

1) *[Signature]*

2) *[Signature]*



कार्ड-२
 १६/०२१/४४/१००
 २०२४ WING



Handwritten signatures and initials:
 P. Masani
 P. Masani
 P. Masani

TYPICAL (3RD TO 7TH, 9TH, 11TH, 13TH, 15TH, 17TH, 19TH, 21ST) FLOOR PLAN

SCALE 1:100

ARYA GREENS FLOOR PLAN
 MS. ANUSHKA DEVELOPERS



S.S. ASSOCIATES
 ARCHITECT AND INT. DESIGNER
 202, ODYSSEY IT PARK, ROAD NO. 9
 NEAR OLD PASSPORT OFFICE LANE,
 WAGLE ESTATE, THANE (W)



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

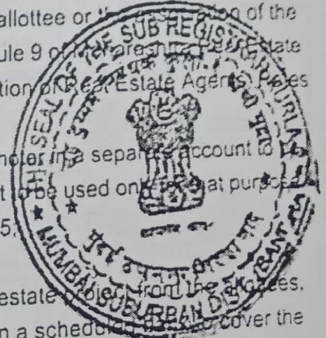
FORM 'C'

[See rule 6(a)]

करल-२		
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2020		

This registration is granted under section 5 of the Act to the following project under project registration number
 FS1800020573
 Project: ARYA GREENS Plot Bearing / CTS / Survey / Final Plot No.: 78,78 1 TO 6 at Kurla, Kurla, Mumbai
 Suburban, 400078:

- Anushka Developers having its registered office / principal place of business at Tehsil: Kurla, District Mumbai Suburban, Pin: 400078.
- 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 allottees, as the case may be, of the apartment or the common areas as per Rule 9 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5.
 - OR
 - That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 26/04/2019 and ending with 30/06/2023 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: 25-06-2020 10:00:33

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

Dated: 18/05/2020
 Place: Mumbai

कॉरर-२	
१०७२१	७७ १०६
२०२०१०	

SLUM REHABILITATION AUTHORITY

No.S/PVT/0112/20130311/Ap
Date:

Developer,
M/s. Anushka Developers,
Shop No. 5, Randhir Vihar Society,
Lala Shel Compound,
Bhandup (W), Mumbai.

Sub. : Amended IOA of composite Building for proposed Slum Rehabilitation Scheme on land bearing CTS No.78, 78/1 to 6 of village Bhandup, Taluka- Kurla, "S" ward, Bhandup (W), Mumbai, for Nisarg CHS (Ltd.).

Ref.: Requisition submitted by Architect Smt. Shireeta Nikhare u/no.1347/SOP/S dated 28/11/2019.

Sir,
With reference to above, the amended plans submitted by you for the composite building are hereby approved subject to the following conditions:

1. The conditions mentioned in IOA under No. SRA/ENC/1748/S/PL/LOI 20130311/AP dt.23/05/2013 shall be complied with.



2. The amended plans mounted on canvas shall be submitted before asking for the revised R.C.C./structural design, drawing and calculation as per the approved plans shall be submitted by structural consultant.

- That the revised NOC from CTO (MCGM) & NOC from E. S. (E & C) (MCGM) shall be submitted before further CO of building.

One set of amended plan is returned herewith as token of approval.

Yours faithfully,

[Signature]
Executive Engineer-3
Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Sr. No. 8774/055		
906019	109	900
FORM "A"		
2820		

NO S/PVT/0112/20130311/AP

1-2 APR 2019

COMMENCEMENT CERTIFICATE

(Composite Building)

M/s. Anushka Developers

Group Shop No. 5, Randhir Vihar Society,
Plot Compound, Near Syndicate Bank,
Bhandup (W), Mumbai - 400 078.

In reference to your application No. 2096 dated 02/05/2015 for Development
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 building on plot No. _____
78, 78/1 to 6 of village Bhandup, TQ- Kurla Bhandup



of village Bhandup T.P.S.No. _____
ward 'S' Situated at Bhandup (W)

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned conditions.
URN No. SRA/ENG/2748/S/PL/LOI dt. 02/05/2018
DAURN No. S/PVT/0112/20130311/AP dt. 23/05/2018

- 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. S.D. Mahajan
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the Act.
This C.C is granted for work up to Plinth Level.

करल-२		
१०७२१	७७	१००
२०२०		

घोषणापत्र
(Declaration)

मी स्वनिव सदाशिव हिरे यादारे घोषित करतो कि दुसऱ्या निबंधक कुर्वा-२ यांचे कार्यालयात करारनामा या शिर्षकाचा दरत नोंदणीसाठी सादर करण्यात आला आहे. मी अनुषका डेव्हलपर्स तर्फे भागीदार प्रणय प्रे. शिरसाट यांनी दि. ०२/१२/२०२० रोजी मला दिलेल्या कुलमुख्याचारपत्राच्या आधारे मी, सादर दरत नोंदणीस सादर केला आहे. सादर कुलमुख्याचारपत्र रद्द केलेला नाही किंवा कुलमुख्याचारपत्र तिहून देणार व्यक्तिकेकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुख्याचारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुख्याचारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ११०(१) अन्वये शिक्षण मी पात्र राहीन याची मला जाणीव आहे.



ठिकाण :- कुर्वा-२

दिनांक :- ०४/१२/२०२०

(स्वनिव सदाशिव हिरे)

कुलमुख्याचारपत्रधारकाचे नाव व सही.

* इजाजत *

आरटी.

पत्रांक-२	१०६५१	१०८	१००
	२०२०		

१) लिहून देणार :- 1) मे. अनुष्ठा डेव्हलपर्स तर्फे शागीटार

स्वयंजित सवाशिव हिरे

(सही)

2) मे. अनुष्ठा डेव्हलपर्स तर्फे शागीटार प्रणव प्रे. शिरगाट

तर्फे मुखत्यार म्हाणून स्वयंजित सवाशिव हिरे

(सही)



२) लिहून देणार :- 1) धनश्री मंगेश आरोटे

(सही)

(सही)

2) मंगेश टिजकर आरोटे

(सही)

या हमिपत्राद्वारे सह. दु. नि. कुर्ला-२ यांना हमी देतो कि, सदर दस्तामथ्ये नमुद मिळकतीसोबत कोणतेही वाहनतक (कार पार्किंग) हस्तांतरण होत नाही.

दिनांक :- ०५/१२/२०२०

ठिकाण :- कुर्ला - २

Summary 1 (Dastgoshwara bhag 1)

दस्त गोश्वारा भाग-1

करल-2

दस्त क्रमांक: 10721/2020

170 10721

गुप्तवार, 04 डिसेंबर 2020 1.46 म.नं.

दस्ता क्रमांक: करल-2 /10721/2020

बाजार मूल्य: रु. 31,70,679/-

गोबदला: रु. 32,50,800/-

भरसेले मुद्रांक शुल्क: रु. 65,100/-

डु नि राह डु नि. करल-2 यांचे कार्यालयात

अ. क्र. 10721 वर दि. 04-12-2020

रोजी 1-11 म.नं. वा हजर केला.

पावती: 11-87

पावती दिनांक: 04-12-2020

सादरकरणाऱाचे नाव: धनश्री मंगेश आरोटे

नोंदणी पं.

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण: 32000.00

P. Prasad
दस्त हजर करणाऱ्याची सही:

सह निष्पादक कुर्ला-२
मुंबई उपनगर जिल्हा
दस्ताचा प्रकार: करारनामा

सह निष्पादक कुर्ला-२
मुंबई उपनगर जिल्हा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खेड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 04 / 12 / 2020 01 : 41 : 01 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 04 / 12 / 2020 01 : 41 : 53 PM ची वेळ: (फी)

करल-२

96029 ee 900

प्रातज्ञापत्र

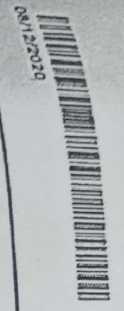
“सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यवती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि “दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलधारक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर हस्तांतरण दस्तामुळे राज्य शासन / केंद्र शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.”

लिहून देणारे

१) *[Signature]*२) *[Signature]*३) *[Signature]*

लिहून घेणारे

१) *[Signature]*२) *[Signature]*



सूची क्र. 2

दुपचा निवडक : साठ द.पि. रुक्मी 2
दरल क्रमांक : 10721/2020
नोदणी :
Regn 63m

गावाचे नाव : भांडुप

भरारनामा
3250800
3170679.16

- (1) विदेशाचा प्रकार
- (2) मोबदला
- (3) भाषारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार
- (4) य.मापन,पोटाहिसा व परतमांक(असल्यास)

भरारनामा
3250800
3170679.16

1) पाकिवेचे नाव: मुंबई मरणा इतर वर्धन : सदािका नं: 1101, माळा नं: 11 वा मजला, प. विभा, इमारतीचे मर्या: अर्ध
यु.मा. ब्लॉक नं: दक्षिण, रोड : भांडुप(वांधीम), मुंबई-400 078, इतर माहिती: सदर सदािकाचे पुराणा क्षेत्रफळ
23.90 चौ.मी कारसेट... (C.T.S. Number : 78, 78/1 to 6 ;))

- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असलेले तैक्ला.
- (7) दरसोबज करून घेणा-या दिवस ठेवणा-या
- (8) दरसोबज करून घेणा-या पक्षकाराचे व किंवा

1) 26.29 चौ.मीटर

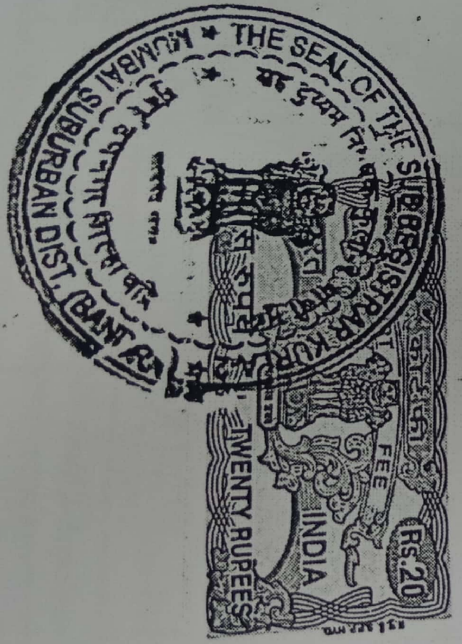
1): नाव:-मेसर्स. अनुष्का टेक्नोपर्स तर्फे भगिदार स्वामि सदाशिव हिरवे वय:-32; पत्ता:-लॉट नं: योंप नं. 5.8, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पं नं:-AAVFA2341K
2): नाव:-मेसर्स. अनुष्का टेक्नोपर्स तर्फे भगिदार प्रया प्रेमनाद शिरसाट तर्फे मुखत्यार म्हणून स्वामि सदाशिव हिरवे वय:-32; पत्ता:-लॉट नं: योंप नं. 5.8; माळा नं: -, इमारतीचे नाव: रणधीर विहार सोसायटी, ब्लॉक नं: लिन्वे वय:-32; पत्ता:-लॉट नं: वी. पी. रोड, भांडुप वांधीम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पं नं:-AAVFA2341K

- (9) दरसोबज करून दिल्यावा दिनांक
- (10) दरल नोंदणी केत्याचा दिनांक
- (11) अनुकमांक, खंड व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शेरा

04/12/2020
04/12/2020
10721/2020
65100
30000

मुद्रांकनासाठी विचारात घेतलेला तपशील:-
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Subsystem: VICTOR
For office use only

Exit Missing Data

Reference no.

Received on: / /

APPLICANT

CO-APPLICANT



Personal Details

Information	Applicant	Co-Applicant
First Name	DHANASHRI	MANGESH
Middle Name	MANGESH	DINKAR
Last Name	AROTE	AROTE
Father/Husband's Name		
Income Tax PAN No* AADHAR No*	B J I P M 8 5 5 2 M 6 7 2 2 4 4 1 7 8 5 8 1 1	A R D P A 3 3 5 0 M 3 1 3 0 6 4 0 3 4 2 3 1 1
Identification no. (tick any one)* <input type="checkbox"/> Passport no. <input type="checkbox"/> Voter ID <input type="checkbox"/> Driving License <input type="checkbox"/> UID		
Date of Birth* and Gender	27/11/1992 <input type="checkbox"/> Male <input checked="" type="checkbox"/> Female <input type="checkbox"/> Transgender	15/07/1986 <input checked="" type="checkbox"/> Male <input type="checkbox"/> Female <input type="checkbox"/> Transgender
Category	<input type="checkbox"/> Physical <input type="checkbox"/> Ex-Serviceman <input type="checkbox"/> Minority <input type="checkbox"/> Handicapped <input type="checkbox"/> None of these <input type="checkbox"/> SC/ST	<input type="checkbox"/> Physical <input type="checkbox"/> Ex-Serviceman <input type="checkbox"/> Minority <input type="checkbox"/> Handicapped <input type="checkbox"/> None of these <input type="checkbox"/> SC/ST
Educational Qualification*	<input type="checkbox"/> Undergraduate <input type="checkbox"/> Graduate <input checked="" type="checkbox"/> PG <input type="checkbox"/> Professional course <input type="checkbox"/> Other	<input type="checkbox"/> Undergraduate <input type="checkbox"/> Graduate <input type="checkbox"/> PG <input type="checkbox"/> Professional course <input checked="" type="checkbox"/> Other
Marital Status and No. of dependents in the household	<input type="checkbox"/> Single <input checked="" type="checkbox"/> Married No. of Dependents <input type="checkbox"/>	<input type="checkbox"/> Single <input checked="" type="checkbox"/> Married No. of Dependents <input type="checkbox"/>
Email address	Dhanashri.arote@gmail.com	Mangesharote1415@gmail.com
Phone details (STD code - Tol nos.)		
Mobile No	97702636958	7738198119
Relative of Staff/Director of bank?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

Residential Address	Applicant	Co-Applicant
Residence Address* (Present)	24, A, 501, Sunshine CHS, Sangharshanagar, Chandivali Farm Road, Chandivali, Andheri (E).	24, A, 501, Sunshine CHS, Sangharshanagar, Chandivali Farm Road, Chandivali, Andheri (E)
City	Mumbai	Mumbai
State	Maharashtra	Maharashtra
Pin	400072	400072
Country	India	India
Residence Address* (Permanent)		
City		
State		
Pin		
Country		
Status of current residence	<input type="checkbox"/> Owned (Self/spouse/dependent children) <input type="checkbox"/> Owned (Parents) <input checked="" type="checkbox"/> Rented by Self/Spouse <input type="checkbox"/> Leased by company/govt <input type="checkbox"/> Other	<input type="checkbox"/> Owned (Self/spouse/dependent children) <input type="checkbox"/> Owned (Parents) <input checked="" type="checkbox"/> Rented by Self/Spouse <input type="checkbox"/> Leased by company/govt <input type="checkbox"/> Other
Years at current residence*	<input type="checkbox"/> Years <input checked="" type="checkbox"/> 4 Months	<input type="checkbox"/> Years <input checked="" type="checkbox"/> 4 Months
Address for correspondence	<input type="checkbox"/> Current Residence <input type="checkbox"/> Permanent Residence <input type="checkbox"/> Office	<input type="checkbox"/> Current Residence <input type="checkbox"/> Permanent Residence <input type="checkbox"/> Office

Supporting documents duly signed by the applicant should be attached