

370/14308

Friday, July 28, 2023

1:38 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 15387 दिनांक: 28/07/2023

गावाचे नाव: हरियाली

दस्तावेजाचा अनुक्रमांक: करल2-14308-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: देवरत एकनाथ म्हशिलकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी


रु. 2600.00

पृष्ठांची संख्या: 130

एकूण:

रु. 32600.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
1:58 PM ह्या वेळेस मिळेल.

  
सह दु.निबंधक कुर्ला २

वाजार मूल्य: रु.6068642.58 /-

मोवदना रु.7914600/-

भरलेले मुद्रांक शुल्क: रु. 474900/-

सह दुय्यम निबंधक कुर्ला-२

मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2807202303445 दिनांक: 28/07/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

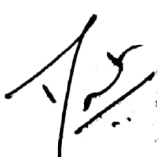
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2807202303315 दिनांक: 28/07/2023

वैकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005763497202324P दिनांक: 28/07/2023

वैकेचे नाव व पत्ता:



**DELIVERED**

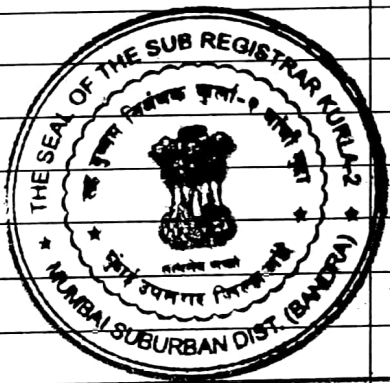
**31 JUL 2023**

**CHALLAN**  
**MTR Form Number-6**



GRN	MH005763497202324P	BARCODE		Date	26/07/2023-16:17:33	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
	Registration Fee	PAN No.(If Applicable)					
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2	Full Name	SHUBH VASTU LIFESPACE LLP				
Location	MUMBAI	Flat/Block No.	FLAT NO.B-1005,B WING,10TH FLOOR,SHUBH				
Year	2023-2024 One Time	Premises/Building	ELANZA				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	474900.00	BLDG.NO.42, TAGORE NAGAR, VIKHROLI EAST,	MUMBAI		4 0 0 0 8 3
0030063301 Registration Fee	30000.00				
		Remarks (If Any)			
		SecondPartyName=DEV RAT EKNATH MHASHILKAR AND OTHERS-			
Total		Amount In	Five Lakh Four Thousand Nine Hundred Rupees Only		
		Words			



Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	10000502023072606439	1492351813229		
Cheque/DD No.	Bank Date	RBI Date	26/07/2023-16:18:02	Not Verified with RBI		
Name of Bank	Bank-Branch		STATE BANK OF INDIA			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 8591151526  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 नोंदणी केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*(Handwritten signature)*

करल - २		
१४३०८	२	१३०
२०२३		

Page 1/1  
E.S. Mhashilkar

Print Date 26-07-2023 04:25:10

98/2080(1/1), an amount  
to be registered  
Mumbai Sub-urban.

करल - २		
१४३०८	५	१३०
२०२३		



**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** ("Agreement") is made at this 28<sup>th</sup> day  
of July, 2023;

**BETWEEN**

**M/s. SHUBH VASTU LIFESPACE LLP (PAN: AEKFS6304M)**, a limited liability partnership firm registered under the Limited Liability Partnership Act, 2008 and having its office at S-13, Hazaribaug, Station Road, Vikhroli West, Mumbai - 400083 by the hands of its designated partner [●] hereinafter referred to as the "**Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partners or partner for the time being of the firm, the survivors or survivor of them, the heirs, executors and administrators of the last surviving partner, his/her/their assigns) of the **One Part**;

**AND**

**Mr. Devrat Eknath Mhashilkar** son of **Mr. Eknath Sahdeo Mhashilkar** having PAN No. **BNXPM6071N**, adult, Indian Inhabitant, residing at **Building No.251, D Wing, Room No. 9798, Kannamwar Nagar 1, Near Pravin Hotel, Vikhroli East, Mumbai - 400083.**

E. S. Mhashilkar

ESMhashilkar



And Mr. Eknath Sahdeo Mhashilkar son of Mr. Sahdeo Sakharam Mhashilkar having PAN No. AFWPM2269L, adult, Indian Inhabitant, residing at Building No. 251, D Wing, Room No. 9798, Kannamwar Nagar I, Near Pravin Hotel, Vikhroli East, Mumbai - 400083.

he is referred to as the said "Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his respective heirs, executors, administrators, legal representatives and permitted assigns) of the OTHER PART;

The Promoter and the Allottee are hereinafter for the sake of brevity individually referred to as "Party" and collectively and jointly referred to as the "Parties".



**WHEREAS:-**

A. Maharashtra Housing Board ("Board"), as established under the Maharashtra Housing Board Act, 1948 is the owner and seized and possessed off or otherwise well and sufficiently entitled to all that piece and parcel of land bearing C.T.S. No. 347 (part) corresponding to City Survey No. 113 (part) measuring 979.14 square meters or thereabouts lying, being, situate at Tagore Nagar, Vikhroli (East) in the registration district of Bandra and Bombay Suburban District (hereinafter referred to as the "said Land");



B. The Board constructed a building on the said Land being building bearing No. 42 consisting of Ground plus 3 upper floors having 32 tenements (hereinafter referred to as the "Building No. 42"). The said Land along with the Building No. 42, shall hereinafter, unless referred to individually, be collectively referred to as the "said Property" and is more particularly described in the First Schedule hereunder written;

C. Maharashtra Housing and Area Development Authority (hereinafter referred to as the "Authority") was constituted with effect from December 5, 1977 vide Government Notification by the Public Works and Housing Development bearing No. ARD/1077(1)/Desk-44 and the Board, stood

  E.S. Mhashilkar

ANNEXURE -

98200	EO 1930
F 2023	



## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No. TPB-4305/167/CR-50/2005/JD-11 DT. 23 May, 2018.)

### COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-8/1117/2022/CC/L/New

Date: 06 September, 2022

To

M/s. Shubh Vastu Lifespace LLP  
C.A. to Owner.

M/s. Shubh Vastu Lifespace LLP  
C.A. to Owner. S-13, Hazaribaug  
Station Road, Vikhroli (W),  
Mumbai 400 083.

**Sub :** Proposed redevelopment of existing Building No. 42 at Village Tagore Nagar, Hazaribaug, CHSL. Bearing CTS No. 347(pt.), S.No. 113(pt.) at Village Tagore Nagar, Hazaribaug, Mumbai. - 400083.

Dear Applicant,

With reference to your application dated 01 August, 2022 for development permission and grant of Commencement Certificate under section 44 of 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.

**Proposed redevelopment of existing Building No. 42 at Village Tagore Nagar, Hazaribaug, CHSL. Bearing CTS No. 347(pt.), S.No. 113(pt.) at Village Tagore Nagar, Hazaribaug, Mumbai. - 400083.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in sub-section No. MH/EE/(BP)/GM/MHADA-8/1117/2022/TOA/1/Old dt. 23 May, 2022 and following conditions.

1. The land vacated in consequence of endorsement of the setback line and widening line shall remain vacant and public street.
2. That no new building or part thereof shall be occupied on the land or be used, or used in any way, or used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA if:
  - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

2022		
११३०८	२२	१३०
२०२३		

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800047511**  
Project: **Shubh Elanza** , Plot Bearing / CTS / Survey / Final Plot No.: **347 Part** at **Kurla, Kurla, Mumbai Suburban,**  
**400083;**

- Shubh Vastu Lifespace Llp** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400083.**
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (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 from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **03/11/2022** and ending with **31/08/2026** 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. Vasan Premchand Prabh  
(Secretary, MahaRERA)  
Date: 03-11-2022 16:55:51

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

Dated: 03/11/2022  
Place: Mumbai

करल - २  
 १४३०८ ९१ १३०३  
 २०२३

ANNEXURE

c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud, misrepresentation and the appellant 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 Town Planning Act, 1966.  
 7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.  
 8. 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.

VP & CEO / MHADA has appointed Shri. A N Rathod Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto 05 September, 2023

Remarks : The C.C. upto Plinth level i.e. height 0.60 m. from AGL as per ZERO FSI Amended plans issued Dtd.30.08.2022 Ref. No. MH/EE/BP Cell/ GM/MHADA-8/1117/2022

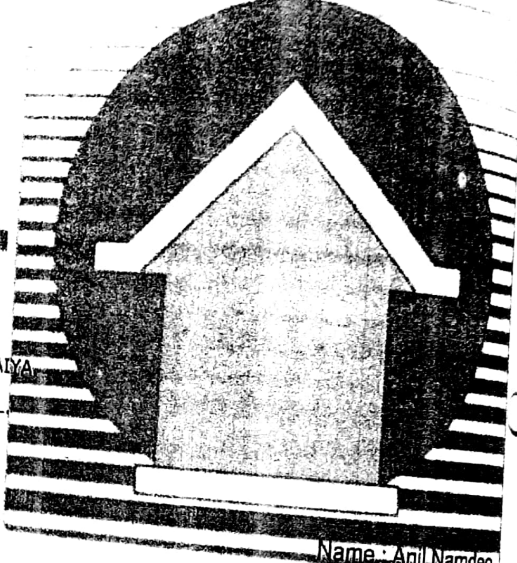
Copy submitted in favour of information please

1. Chief Officer Mumbai Board,
  2. Deputy Chief Engineer /B.P. Cell/MHADA,
  3. Asst. Commissioner S Ward MCGM.
- Copy to :-

4. EE Kurla Division / MB.
5. A.E.W.S. Ward MCGM.
- A.A. & C S Ward MCGM
- Architect / LS - HEMANT LALCHAND KANKARAIYA
- Secretary Tagore Nagar Heramb Chhaya CHSL.



महाराष्ट्र  
 महानगरपालिका  
 महाड



✓  
 Name : Anil Nandoo  
 Rathod  
 Designation : Executive  
 Engineer  
 Organization : Personal  
 Date : 06-Sep-2022 14:

Executive Engineer/B.P.Cell  
 Greater Mumbai/MHADA



सूची क्र.2

मुख्य निबंधक महानगर मुंबई 2  
सूची क्रमांक : 14308/2023  
नोंदणी  
Regn-63m

याबाबचे नाव : हरियाली

विवादाचा प्रकार	करावनामा
नोंदणी	7914600
(1) वातावरण(भाडेपट्टीपाच्या वातावरणपट्टीवातावरण आकारणी घेणे की पट्टीदार न संयुक्त करावे)	6068642.58
(4) भू-माली, पॉलिटेक्निक व धरकामांक(असल्यास)	1) पालिकेचे नाव मुंबई महानगर नगरपालिका नं. सी-1005, माळा नं. 10 वा मजला, सी विंग, इमारतीचे नाव: शून्य प्लान्डा, ब्लॉक नं. टायगर नगर, रोड: विक्रोली पूर्व मुंबई 400083, इतर माहिती: एकूण क्षेत्रफळ 38.65 चौ.मी रंग कार्पेट( C.T.S. Number: 347. )
(5) क्षेत्रफळ	1) 42.51 चौ.मीटर
(6) आकारणी किंवा नुई देण्यात असेल तेव्हा.	
(7) दम्नगोबज करून देणाऱ्या/विट्टून देणाऱ्या पत्रकारांचे नाव किंवा विवाणी न्यायालयाचा दुकुमनामा किंवा आदेश असल्यास, प्रतिसादित नाव व पत्ता.	1): नाव:-वेवरेत शून्य वास्तु लाइफस्पेस एलएलपी च भागीदार मल्यानिंदन सुकुमारन तर्फे मुख्यालय म्हणून अर्थोक्त रामनाथ उपस्थान वय:-53, पत्ता:-प्लॉट नं. अफिये नं. एम-13, माळा नं. -, इमारतीचे नाव: टाजगीवांग, ब्लॉक नं. स्टेशन रोड, रोड नं. विक्रोली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पत्ता नं.-AEKFS6304M
(8) दम्नगोबज करून देणाऱ्या पत्रकारांचे व किंवा विवाणी न्यायालयाचा दुकुमनामा किंवा आदेश असल्यास, प्रतिसादित नाव व पत्ता	1): नाव:-वेवरेत एकनाथ म्हशिलकर वय:-30, पत्ता:-प्लॉट नं. रूम नं. 9798, माळा नं. -, इमारतीचे नाव:- विन्डिंग नं. 251, सी विंग, ब्लॉक नं. कदमवाय नगर 1, प्रवीण इटिल जवळ, रोड नं. विक्रोली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पत्ता नं.-BNXPM6071N 2): नाव:-एकनाथ महेश्वर म्हशिलकर वय:-62, पत्ता:-प्लॉट नं. रूम नं. 9798, माळा नं. -, इमारतीचे नाव:- विन्डिंग नं. 251, सी विंग, ब्लॉक नं. कदमवाय नगर 1, प्रवीण इटिल जवळ, रोड नं. विक्रोली पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पत्ता नं.-AFWPM2269L
(9) दम्नगोबज करून दिल्याचा दिनांक	28/07/2023
(10) दम्न नोंदणी केल्याचा दिनांक	28/07/2023
(11) अनुक्रमांक, खंड व पत्र	14308/2023
(12) वातावरण/भावाप्रमाणे मुद्रांक शुल्क	474900
(13) वातावरण/भावाप्रमाणे नोंदणी शुल्क	30000
(14) शरा	



मुख्यांकनामाची निचारण घेतलेला कापशील:-  
मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

**मुख्य व्यवहारासाठी नागरिकांचे सक्षमीकरण**  
दम्नगोबज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहारांचे विवरण पत्र ई-मेल द्वारे मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दम्नगोबज दाखल करण्यासाठी कार्यालयाने स्वतः जाणची 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 28/07/2023 ) toMunicipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

सह मुख्य निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा.