



CHALLAN
MTR Form Number-6



GRN	MH002737557202021E	BARCODE		Date	29/07/2020-11:49:23	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4	PAN No.(If Applicable)	ACIPT6938L
Location	MUMBAI	Full Name	MR AMEET NARENDRA TAYLOR AND MRS ANUPRIYA AMEET TAYLOR
Year	2020-2021 One Time	Flat/Block No.	FLAT NO A-401, 4TH FLOOR, A-WING, DATTA
		Premises/Building	KRUPA

Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	950000.00	Road/Street	G V SCHEME ROAD NO 1
0030063301 Registration Fee	30000.00	Area/Locality	MULUND EAST, MUMBAI
		Town/City/District	
		PIN	4 0 0 0 8 1
		Remarks (If Any)	
		PAN2=ADIFS7864	-Second Party HERAAMBH VASTU
		NIRMAN LLP-	
		Amount In	Nine Lakh Eighty Thousand Rupees Only
Total	9,80,000.00	Words	

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Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No
Cheque/DD No.		Bank Date	RBI Date
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : 7039411234
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

V. P. Kulkarni

Amey K. Taylorkar



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करल-४		
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AGREEMENT OF SALE

THIS AGREEMENT OF SALE is entered into and executed at Mumbai on this 30TH day of July, 2020 BETWEEN

SHREE HERAAMBH VASTU NIRMAN LLP
(Formerly Known as Ameya Housing Development Corporation a Partnership Firm)
A Limited Liability Partnership, duly Registered Under the Limited Liability Partnership Act, 2008,
At LLP identity No. AAJ-3468, dated 5/5/2017
Registered Office at Vidhata Apartment,
90 Feet Road, Navghar, Mulund (East)
Mumbai- 400 081,
PAN No. ADIFS7864F (of LLP firm)

Hereinafter referred to as the "DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Limited Liability Partnership Firm, Its Present Partners, Partner/s who may continue/s as the Partner of the Firm and the Person/s who may be admitted as the partner of the firm on reconstitution of the firm and on dissolution of the firm, right and obligation under this instrument to whom allotted and partners/s, its successors and/or assigns and/or Partners for the time being and time to time constituting the firm and their heirs, assignees, constituted Attorneys, his/ her executor, constituted Attorneys, administrators) being the PARTY OF THE FIRST PART;

AND

Mr. AMEET NARENDRA TAYLOR
PAN No. ACIPT6938L
Aadhar No. 5822 9294 1317, Email: taylorameet@gmail.com
&
Mrs. ANUPRIYA AMEET TAYLOR
PAN No. AFYPT0344P
Aadhar No. 5581 7466 4202, Email: taylorkavita@gmail.com



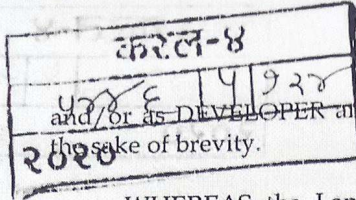
residing at :-
Flat No. 3, 2ND Floor, Shital View Chs, Mahatma Phule Road,
Mulund (East), Mumbai, Pin: 400081

Hereinafter referred to as the PURCHASER/S (hereinafter jointly and severally (as the case may be) be referred to as the purchaser (s), which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual, his, her or their respective heirs, executors, administrators and/or the survivor of them and the heirs, executors and the administrators of the last survivor of them) being the PARTY OF THE SECOND PART;

The DEVELOPERS and the PURCHASER/S are collectively referred to as the PARTIES and individually referred and/or mentioned as PARTY

JRP
DEVELOPER

PURCHASER(S)



WHEREAS the Land bearing C.T.S. No. 507/16/3 admeasuring 127.2 Sq. mtrs and 539A admeasuring 592.90 Sq. mtrs. is currently owned and possessed by the Owner Shri. Vijay Shankar Joshi and owner thereof. Hereto annexed and marked as ANNEXURE- A are the copies of the P.R. Card. Hereinafter referred to as "the Said Property" for the sake of brevity and more particularly described in SCHEDULE-I hereunder.

AND WHEREAS the Late Shri. Shankar Shamrao Joshi was owner of the said Plot of land. Late Shankar Shamrao Joshi Carried out construction of the Building known as "Datta Krupa" on the said Plot of Land by obtaining all necessary permissions from the Municipal Corporation and the Local Authorities. After Demise of Late Shankar Shamrao Joshi, the Heirs of late Shankar Shamrao Joshi arrived at a Family Settlement and By virtue of the Registered Family Settlement Deed Mr. Vijay Shankar Joshi became absolute Owner of the Said Property.

AND WHEREAS said Structure being Building of Ground Plus Two Upper Floors which was Occupied by the OWNER and 8 Tenants having Monthly tenancy.

AND WHEREAS the Said Building being very old the OWNER i.e. Vijay Shankar Joshi was desirous to Develop the Said Land by demolishing the said Building known as " Datta Krupa" standing thereon.

AND WHEREAS Since the OWNER of the Said Land and the Said Building was not financially in position to carry out the Development Work on his own and give the all the Tenants their Respective Tenements by Developing the Said Land and Building.

AND WHEREAS since as per the Development Plan of the "I" Ward the Said Plot of Land is situated in Residential Zone and not reserved for any public purpose.

AND WHEREAS the OWNER i.e. Vijay Shankar Joshi approached the DEVELOPERS with intention to Develop the Said Land along with Building standing thereon along with the Tenants in the said Building. The DEVELOPER and the OWNER entered into negotiations.

AND WHEREAS that on 7/4/2008 by a Registered Development Agreement Shri. Vijay Shankar Joshi i.e. OWNER (Being Owner of the Said Land and Building) executed and conveyed all Rights of Development and further formation of society and Sale the flats to be constructed thereon to the Prospective Purchasers and Give permanent Alternate Accommodation to the Tenants by Ownership by negotiating with the Tenants in favour of DEVELOPERS i.e. Ameya Housing Development corporation and partners of the said Firm. The said registered agreement of Development is registered at serial No. BDR-14/2296 of 2008.

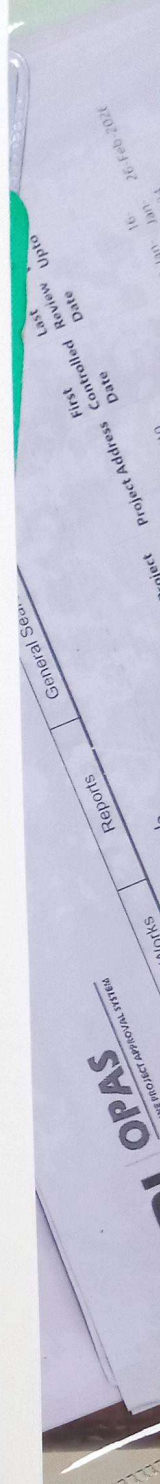
AND WHEREAS the OWNER also executed a Registered Power of Attorney in favour of the DEVELOPER to take necessary steps for effective Development of the Said Land and Building. The Said Power of Attorney is also registered with Sub-Registrar, Mumbai Sub-urban District, Bandra at serial No. BDR-14/2297/2008.

AND WHEREAS the DEVELOPER proposed to develop the Said property by utilizing its Full potential, including the benefits of Floor Space Index (FSI), Development Rights (DR) and/or Floor Area Ratio (FAR), thereof and/or acquiring Transferable Development Rights (TDR) in various phases by constructing thereon various buildings. The

VRP.

DEVELOPER

[Signature]
PURCHASER(S)



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२०२०	AND WHEREAS	

the DEVELOPER as per the provision of clause (b) of the Sub-Section (4) of the Section 58 of the Limited Liability Partnership Act, 2008 after due conversion and issuance of Certificate of Registration to the DEVELOPER, the DEVELOPER became sole and absolute owner and Authority of all assets, Movable/ Immovable, tangible / Intangible vested in the DEVELOPER from old firm AMEYA HOUSING DEVELOPMENT CORPORATION a partnership Firm.

AND WHEREAS the DEVELOPER is desirous of selling, transferring or otherwise disposing off flats, units premises, parking spaces and other areas including open spaces such as terraces appurtenant to or adjoining or abutting and/or above the said property as when constructed and due approvals under the relevant laws are sanctioned/procured in this respect and are entering into separate agreements for sale, transfer and/or disposal thereof with various purchases or transferees thereof.

AND WHEREAS The Purchaser(s) is/are desirous of purchasing and acquiring from the Developer/Promoter, a flat/ Office / Commercial space bearing No. A401 having RERA Carpet area of 887 sq.ft. (82.44 sq.mtrs.) and additional usable area of ---- sq.ft. in on the 4th floor (the flat) of the building known as "DATTA KRUPA "A" WING" for the consideration and on the terms and conditions herein thereof. The Carpet Area of the Flat may vary as a result of physical variations due to tiling, ledges, plaster, skirting and structural members unto 5% of the Carpet Area and as more particularly mentioned in the forgoing terms and conditions.

AND WHEREAS if opted by the purchasers for a fully automated Mechanised puzzle Car parking space shall be allotted to the purchaser upon due consideration for the flat indicated in clause 3.3 having been received to the satisfaction of the Developer/Promoter. Upon such payment, the purchaser(s) shall be granted the lease for parking space operational in terms of this Agreement. The Lease for Fully automated Mechanised Car Parking Space shall be for 999 years for the rent reserved therefore shall be Rs.1/- per annum and for the premium to be charged as part and parcel and inclusive in the consideration of the flat mentioned therein.

AND WHEREAS The purchaser(s) has/have inspected the said Property and has taken inspection of all the documents as required under the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale Management And Transfer) Act, 1963 (hereinafter referred to MOFA) The Real Estate (Regulation and Development) Act, 2016 (Hereinafter referred to as RERA) and the Rules framed hereunder, and has satisfied himself/herself/itself about the title of the Developer/Promoter in all respects.

AND WHEREAS the DEVELOPER has already by conducting Search have obtained a Legal Opinion and Title certificate in respect of the said property as more particularly mentioned in the SCHEDULE-I herein below. Hereto annexed and marked as ANNEXURE- E is the copy of Title certificate.

AND WHEREAS The purchaser(s) herein is/are aware of the fact that the Developer/Promoter herein have entered or will enter into similar or separate agreements with several other person/s and party(ies) in respect of the other flats, residential tenements, commercial tenements, terraces, parking areas, land adjacent to the building.

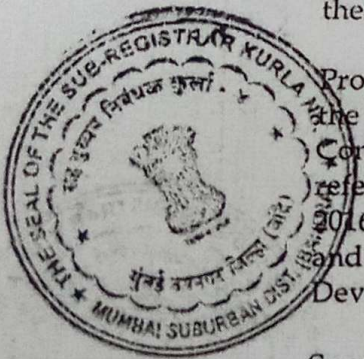
VRP

DEVELOPER

[Signature]

[Signature]

PURCHASER(S)



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The Transaction hereunder is covered by the Sales Tax and VAT and GST, LBT and same shall be paid by the Purchaser(s) to the Developer separately as per the demand made by him within period 14 days failing which the Purchaser(s) will have to pay interest and Penal interest as calculated by the Sales Tax, GST and/or concerned Tax Department and till such realization of the such Amount the Developer will have right to retain the possession of the Said Flats.

[Handwritten Signature]
[Handwritten Signature]
 V.R.P.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to this writing this 30TH day of July month in the year 2020 as is first hereinabove mentioned.

THE SCHEDULE-I ABOVE REFERRED TO

All those places and parcels of land bearing C.T.S. No. 507/16/3 and 539A admeasuring 720.10 Sq. mtrs. within the local limits of the Mumbai Municipal Corporation and Revenue Taluka Mulund, situate at G.V. Scheme Road No. 1, Mulund- East, Mumbai 400 081 together with the old Tenanted building which was standing thereon was known as " Datta Krupa" building, Mulund (East), Mumbai and same is bounded as follows:

- On or towards the NORTH by: Building called "Trupti CHS Ltd"
- On or towards the SOUTH by: G.V. Scheme Road No. 1
- On or towards the EAST by: partly by Building named "Maya Apartment" and partly by Recreation Ground of Chanchal
- On or towards the WEST by: Building Called " Prashant"



THE SCHEDULE -II ABOVE REFERRED TO

ALL THAT premises being Flat Adm. 887 Sq. Ft. (82.44 Sq. Mtrs.) of RERA Carpet area (including Balcony, Cupboard, Window, & Door Cills,

V.R.P.
 DEVELOPER

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[Handwritten Signature]
 PURCHASER(S)

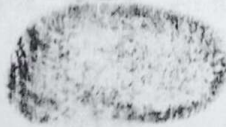
Service Area Etc.) or thereabout bearing Flat No. A401 on 4TH Floor, of the Building to be Known as "DATTA KRUPA", "Wing-A" in the said Land more particularly described in the First Schedule written hereinabove.

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Vishwas

SIGNED, SEALED AND DELIVERED BY)
The withinnamed the DEVELOPER)
M/s Shree Heraambh Vastu Nirman LLP)
PAN NO. ADIF57864F)
Through its Partner)
Mr. VISHWAS RAMLAL PHULZADE)



In the presence of _____)

1. *[Signature]* (Vined ruse)



SIGNED, SEALED AND DELIVERED BY)
withinnamed the PURCHASER/S)

Mr. AMEET NARENDRA TAYLOR
(PAN No. ACIPT6938L)



Amheet



Mrs. ANUPRIYA AMEET TAYLOR
(PAN No. AFYPT0344P)



Anupriya

In the presence of _____)

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

Vishwas
DEVELOPER

Amheet
PURCHASER(S)

Annexure

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C-3



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No CHE/ES/1533/T/337(NEW)/FCC/2/Amend
COMMENCEMENT CERTIFICATE

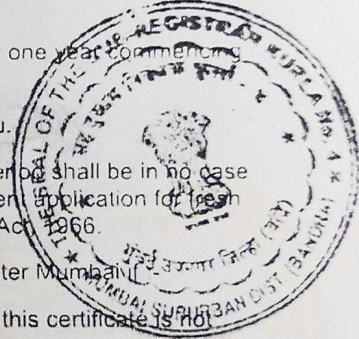
To,
Shri. Sunil R. Phulzade & Shri. Vishwas R. Phulzade
CA to Owner
Vidhata Apt., Balwant Phadke Marg, Mulund (E),
Mumbai - 81

Sir,

With reference to your application No. CHE/ES/1533/T/337(NEW)/FCC/2/Amend Dated, 29 Nov 2016 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 29 Nov 2016 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 507/16/3 & 539 Division / Village / Town Planning Scheme No. MULUND-E situated at G. V. SCHEME ROAD Road / Street in T Ward Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai
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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
c. The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. 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 Municipal Commissioner has appointed Shri. Assistant Engineer S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

VRP-

[Signature]

[Signature]

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This CC is valid upto 29/7/2017

Issue On : 30 Jul 2016

Valid Upto : 29 Jul 2017

Application Number :

Remark :

THIS C. C. IS RESTRICTED FOR WORK UPTO PLINTH LEVEL I. e. BASEMENT TOP SLAB AS PER Plans APPROVED ON 14/1/2016.

Approved By

Issue On : 02 Nov 2017

Valid Upto : 01 Nov 2018

Application Number :

Remark :

Further C.C. upto 7th floor of wing-A and upto 6th floor of wing-B as per approved amended plan dtd.04.01.2017

Approved By

Issue On : 25 Oct 2019

Valid Upto : 29 Jul 2020

Application Number :

CHE/ES/1533/T/337(NEW)/FCC/2/Amend

Remark :

Full C.C. for Wing A and Wing B comprises of Basement + Gr(Pt) + Stilt(Pt) + 1st to 7th upper floors as per approved plan dated 15/10/2019.



VRP.

[Handwritten Signature]

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MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/ES/1533/T/337(NEW)/337/2/Amend dated 02.07.2019

To,
VIJAY DAMODAR TURBADKAR
15/C, SHANTIBHUVAN, DR. R.P.
ROAD, MULUND (W)

CC (Owner),
SUNIL RAMLAL PHULZADE &
VISHWAS RAMLAL PHULZADE
PARTNERS OF SHREE HERAAMBH
VASTU NIRMAN LLP FORMERLY
AMEYA HSG DEV CORP
VIDHATA APARTMENT, 90 FEET
ROAD, NAVGHAR, MULUND (EAST),
MUMBAI - 400 081.

Subject : Proposed building on plot bearing CTS no. 507/16/3 & 539 of Village Mulund (E).

Reference : Online submission of plans dated 04.07.2019

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That the capacity of overhead tank will not be provided as per 'P?' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
- 2) That all the conditions of IOD under even number CE/5010/BPES/AT) dated 14 JAN 2016 and amended plan dated 15/10/2017 shall be complied with.
- 3) That the structural stability Certificate from Structural Engineer shall be submitted for extension/additional work.
- 4) That the R C C. designs & calculations from Structural Engineer shall be submitted.
- 5) That all requisite fees, deposits, development charges etc. shall be paid.
- 6) That the payment of extra water charges & sewerage charges.
- 7) That C.C. shall be got endorsed as per amended plan.
- 8) Fresh Assessment tax clearance certificate.
- 9) That valid Janata Insurance policy shall be submitted.
- 10) That the quarterly progress report of Architect shall be submitted.
- 11) That the dry & wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by residents/occupants of the building in the jurisdiction of MCGM. Necessary condition in sale agreement with prospective buyer shall be incorporated to that effect by the developer/owner.
- 12) That the submission of Registered U/t stating that no claim of additional FSI benefits will be demanded as per DCPR 2034 in future, before asking C.C.



Name : LOTAN SUKADEO
AHIRE
Designation : Executive
Engineer
Organization : Personal
Date : 15-Oct-2019 13:06:22

VRP.

[Handwritten Signature]

[Handwritten Signature]



सूची क्र.2

दुयम निवडक नद दि कुती 4

दस्त क्रमांक : 5446/2020

नोंदणी

Regn.63m

गावाचे नाव : मुलुंड

(1)विनोदनाचा प्रकार	करारनामा
(2)गांधारना	19000000
(3) नावापुढील मूल्यांकन/पाटव्याच्या वाचनिसंख्या/कार आधाराची देतो की पाटवदार ने नये करावे	11915275.5
(4) कुलापन पाटव्या व परब्रयांक (संख्या)	1) पालिकेचे नाव: मुंबई मत्पा इतर वर्णन :सदसिका नं: फ्लॅट नं. ए/401, माळा नं: 4 था मजला, इमारतीचे नाव ए विंग, दत्त कृपा, ब्लॉक नं: जी व्ही स्कीम रोड नं. 1, रोड नं: मुलुंड पूर्व मुंबई 400081, इतर माहिती: एकुण क्षेत्रफळ 887 चौ फूट रेरा कारपेट(82.44 चौ मी रेरा कारपेट)आणि 1 कार पार्किंग सडित ((C.T.S. Number : 507/16/3 and 539A ;))
(5) क्षेत्र	1) 887 चौ.फूट
(6) आकाराची किंवा जमीन क्षेत्रात अमेय वेळ	
(7) अतएवज करण देण/या/विहून ठेवणा-या पदाधाराने नाव किंवा दिवाणी न्यायालयाचा द्वारे नाम किंवा अदेश असल्यास प्रतिवादिने नाव व पत्ता	1) नाव -श्री हेरम वायू निर्माण एल एल पी (पूर्वीचे नाव अमेय ट्रीगिंग डेव्हलपमेंट कॉर्पोरेशन) नये धासिंदर विश्वास रामदास फुलझाडे वय:-53; पत्ता:-फ्लॉट नं. अंधिम, माळा नं. 2, इमारतीचे नाव विंग अपार्टमेंट, ब्लॉक नं: 90 फीट रोड, नवधर, रोड नं: मुलुंड पूर्व मुंबई, महाराष्ट्र, MUMBAI, पिन कोड:-400081 पॅन नं:-ADIFS7864F
(8)दवापत्रज करण देण/या पदाधाराने व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास प्रतिवादिने नाव व पत्ता	1) नाव-अमीत नरेंद्र टेलर वय:-48; पत्ता:-फ्लॅट नं 3, 2 रा मजला, शीतल अ्य को ऑप ही गोसा, महात्मा फुले रोड, मुलुंड पूर्व, मुंबई, म्हाडा कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400081 पॅन नं -ACIPT6938L 2) नाव -अनुषिया अमीत टेलर वय:-43; पत्ता:-फ्लॅट न 3, 2 रा मजला, शीतल अ्य को ऑप ही गोसा, महात्मा फुले रोड, मुलुंड पूर्व, मुंबई, म्हाडा कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400081 पॅन नं:-AFYPT0344F
(9) दस्तावेज करण दिव्याचा दिनांक	30/07/2020
(10)दस्त नोंदणी दिव्याचा दिनांक	30/07/2020
(11)अनुव ना क्र. किंवा व पुत्र	5446/2020
(12)शाखारवाठारमाणे मूद्रांक शुल्क	950000
(13)शाखारवाठारमाणे नोंदणी शुल्क	30000
(14)अन्य	

मालकासाठी दिवाणाल घेतलेला नपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तावेज नोंदणीनंतर मिळवत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुंबई महानगरपालिकेस पाठविण्यात आलेला आहे.
आता हे दस्तावेज शाखारवाठारसाठी सायकलाने 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 03/08/2020) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

करल-४
५४४६ १०/१२४
२०२०

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800004548

Project: **DATTA KRUPA**, Plot Bearing / CTS / Survey / Final Plot No.: 507/16/3 AND 539 at Kurla, Kurla, Mumbai Suburban, 400081;

1. **Shree Heraambh Vastu Nirman Llp** having its registered office / principal place of business at ~~Tehsil:~~ **Mumbai**, District: **Mumbai Suburban**, Pin: **400081**.

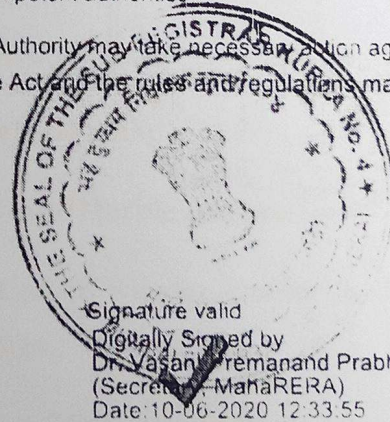
2. This registration is granted subject to the following conditions, namely:-

- 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 09/08/2017 and ending with 31/01/2021 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
3. 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. Vaasan Pramanand Prabhu
(Secretary - MahaRERA)
Date: 10-06-2020 12:33:55

Dated: 18/05/2020
Place: Mumbai

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

V.R.P.

[Handwritten signature]
Secretary



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/ES/1533/T/337(NEW)/OCC/1/NEW of 01 January 2021]

To,
Shri. Sunil R. Phulzade & Shri. Vishwas R. Phulzade CA to Owner
Vidhata Apt., Balwant Phadke Marg, Mulund (E), Mumbai - 81.

Dear Applicant/Owners,

The full development work of Resi+comm building comprising of Wing-A is comprising of basement + Gr + 7th upper floors & Wing-B comprising of Basement + Part Gr + Part Slit + 7th upper floors on plot bearing C.S.No./CTS No. 507/16/3 & 539 of village MULUND-E at G. V. SCHEME ROAD NO. 1 is completed under the supervision of Shri. VIJAY DAMODAR TURBADKAR , Architect , Lic. No. CA/79/5261 , Shri. Rajan C Tipnis , RCC Consultant, Lic. No. STR/T/13 and Shri. TANAJI KRISHNA MORE , Site supervisor, Lic.No. M/486/SSI and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1533/T/337(NEW)-CFO dated 30 September 2020 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :


1. Asstt. Commissioner, T Ward
 2. A.A. & C. , T Ward
 3. EE (V), Eastern Suburb
 4. M.I. , T Ward
 5. A.E.W.W. , T Ward
 6. Architect, VIJAY DAMODAR TURBADKAR, 15/C, SHANTIBHUVAN, DR. R.P. ROAD, MULUND (W)
- For information please

Name Hardeepsingh
Balwantsingh Sachdeo
Designation Executive
Engineer
Organization Municipal
Corporation of Greater Mumbai
Date 01-Jan-2021 19:28:12

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
T Ward



DR. R.P. ROAD, MULUND (W)



Name : Hardeepsingh
Balwantsingh Sachdeo
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 01-Jan-2021 19: 28:12

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai

T Ward

POSSESSION LETTER

WE, M/S. SHREE HERAAMBH VASTU NIRMAN LLP (Formerly M/S. Ameya Housing Development Corporation), today on this 14th day of February 2021, have hereby handed over the actual, physical, vacant, peaceful possession of the Residential Premises/Flat, bearing Flat No. A401, on 4th Floor, in the building called "DATTA KRUPA" Wing A, C.T.S. No. 539A & 507/16/3, G.V. Scheme Road No.1, Mulund East, Mumbai - 400081, RERA Registration No. P51800004548 to Mr. Ameet Narendra Taylor & Mrs. Anupriya Ameet Taylor in accordance with and as per agreed terms & conditions, covenants contained in the Agreement Of Sale Dt. 30/07/2020, which is duly registered with the Jt.Sub-Registrar Of Assurances, Kurla4, vide Sr. No. KRLA/5446/2020.

We have handed over possession as per grant of O.C. to the said building by the appropriate authorities/M.C.G.M. about which said Mr. Ameet Narendra Taylor & Mrs. Anupriya Ameet Taylor is/are aware of.

Authorised Signatory
FOR M/S. SHREE HERAAMBH VASTU NIRMAN LLP
(Formerly M/S. Ameya Housing Development Corporation)



POSSESSION RECEIPT/ACCEPTANCE/CONFIRMATION/ACKNOWLEDGEMENT

I/We, the undersigned Mr. Ameet Narendra Taylor & Mrs. Anupriya Ameet Taylor, do hereby state, declare, admit and confirm that today on this 14th day of February 2021, I/We have received actual, physical, vacant, peaceful possession of residential premises/flat, bearing Flat No. A401, on 4th Floor, in the building called "DATTA KRUPA" Wing A, C.T.S. No. 539A & 507/16/3, G.V. Scheme Road No.1, Mulund East, Mumbai - 400081, RERA Registration No. P51800004548.

This is in accordance with the Agreement Of Sale Dt. 30/07/2020, which is duly registered with the Jt.Sub-Registrar Of Assurances, Kurla4, vide Sr. No. KRLA/5446/2020, entered and executed between myself/ourselves and M/S. SHREE HERAAMBH VASTU NIRMAN LLP (Formerly M/S. Ameya Housing Development Corporation), I/We have received the actual, physical, vacant peaceful possession from M/S. SHREE HERAAMBH VASTU NIRMAN LLP (Formerly M/S. Ameya Housing Development Corporation) - "the DEVELOPERS"

I/We have received all the keys, and I am/We are fully satisfied regarding the carpet area and workmanship, fittings, fixtures, amenities, facilities, utilities, common facilities provided therein, in respect of the said Flat/Premises No. A401, as well as the same provided in the overall building project and all these totally are fully/absolutely in accordance with the said Agreement Of Sale Dt. 30/07/2020 (including the attachments/annexures thereto).

I am/We are aware that, the occupation certificate to the said building is granted by the concerned authority/M.C.G.M. on 1/1/2021.

I/We will prepare the interior designing/layout work, if any as per my/our choice at my/our own costs, expenses and responsibility, without violation of any of the agreed terms, conditions, contents, provisions, stipulations of the said Agreement Of Sale Dt. 30/07/2020.

LOS ID :

HL / CL / PL / ED / 20 - 20

Applicant Name : Mr. Ameet Narendray Taylor

Co - Applicant Name : Mrs. Anupriya A Taylor

Contact Number (R) 9930267890 (O) 9892008010

Applicant CIF : 85236620956

Co - Applicant CIF : 85237493970

Loan Account No. :

Collateral :

Loan Amount : 9600,000/-

Tenure : 300 mths.

Interest Rate :

EMI :

Loan Type :

SBI LIFE : YES / NO

Individual Housing Loan _____ Maxgain _____ Flexi _____

Realty _____ Optima _____ Others: _____

Property Location :

Property Cost.

Name of Developer / Vendor :

Offer :

KLAPHL20238003618993

Person :

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR	27/08	Le Nank
VALUATION	22/08	Vastubal
SITE		
LOAN A/C		
T.D.		
D.E.		

SBI

Mulund (F) Branch(04210)