

370 15550

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Friday, August 18, 2023

Regn.: 39M

11:26 AM

पावती क्र.: 16722

दिनांक: 18/08/2023

गावाचे नाव: हरियाली  
 दस्तऐवजाचा अनुक्रमांक: करल2-15550-2023  
 दस्तऐवजाचा प्रकार: करारनामा  
 सादर करणाऱ्याचे नाव: धनश्री प्रकाश जाधव

नोंदणी फी  
 दस्त हाताळणी फी  
 पृष्ठांची संख्या: 95

रु. 30000.00  
 रु. 1900.00

एकूण:

रु. 31900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
 11:47 AM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला 2

बाजार मुल्य: रु.7075398 /-  
 मोबदला रु.7084000/-  
 मरलेले मुद्रांक शुल्क: रु. 354200/-

सह दुय्य निबंधक कुर्ला-२  
 मुंबई उपनगर जिल्हा

- 1) देयकाचा प्रकार: DHC रकम: रु.1900/-  
 डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823171921507 दिनांक: 18/08/2023  
 बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.30000/-  
 डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006765199202324E दिनांक: 18/08/2023  
 बँकेचे नाव व पत्ता:

Jadhav

21 AUG 2023

मुळ दस्त वरत जिल्हा

8/18/2023

31 मार्च 2021 से मा.स. 107/14-1(बोरणा) या उम्माद 1% मुद्रांक सुल्काची संकलन  
1% मुद्रांक सुल्काची सुल्का नं. 2



करल - २		
१५५५०	४	९५
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 18<sup>th</sup> day of August 2023 by and between M/S. TRUEARTH DEVELOPERS PVT. LTD., a registered firm, PAN: AAECT5743L, having office at 302, Madhava, Near Family Court, BKC, Bandra (E). Mumbai - 400 051, through its Authorized Signatory MR. VINAY CHAWLA hereinafter referred to as "DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its directors for the time being, the survivor or survivors of them and the heir, executor, administrators and assigns of such last survivor) of the ONE PART, A.P.T



AND

MS. DHANASHREE PRAKASH JADHAV having PAN No: BPEPJ1554E and MRS. ANITA PRAKASH JADHAV having PAN No: BEBPJ3868R, Residing at D - 17, 4<sup>th</sup> Floor, Guruprasad Building, Rajyasarthi Mulund CHSL., Opp. Sambhaji Garden, Arunoday Nagar, Veer Savarkar Marg, Mulund - East, Mumbai - 400 081; hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heir/s, executors, administrators and permitted assigns) of the OTHER PART.

Jadhav

A.P. Jadhav,

## THE FIRST SCHEDULE ABOVE REFERRED TO THE LAND

All that piece and parcel of plot of land admeasuring about 1248.64 sq. mtrs. plus Tit bit additional area of 651.36 sq mtrs. aggregating to 1900 sq. mtrs situated at City Survey No. 356 (pt) Village Haryali, together with the building structure standing thereon, comprising of the Ground plus three upper floors, bearing Building No.64 and Building no.76 and being part of the MHADA's land at Kannamwar Nagar, Village - Haryali, Taluka-Kurla, Mumbai 400 083 in the Registration District of Mumbai City and Mumbai Suburban and bounded as follows:

- On or towards the North : 12 m wide road
- On or towards the South : Bldg. No.65
- On or Towards the East : 12 m wide road
- On or towards the West : 9 m wide Road

करल-२		
५५५०	२६	ए
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## THE SECOND SCHEDULE ABOVE REFERRED TO THE BUILDING

Multi-storeyed multi-wing building to be known as "TRUEARTH VIEWS" comprising of Ground plus Twenty-Two upper floors and Terraces located at Kannamwar Nagar, Vikhroli (E), Mumbai - 400 083.

## THE THIRD SCHEDULE ABOVE REFERRED TO DETAILS OF FLAT

The Flat bearing number A/1201 admeasuring on or about 41.81 sq.mtrs (450 sq. ft) of RERA Carpet Area on the 12<sup>th</sup> Residential floor in the 'A' Wing of the Building to be known as "TRUEARTH VIEWS" along with no right to park 0 (Zero) car in the car parking areas.



29940120  
2023 THE WITNESS WHEREOF the Developer and the Purchaser/s have  
set and subscribed their seal on the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED )  
BY THE WITHIN NAMED DEVELOPER )  
M/S.TRUEARTH DEVELOPERS PVT. LTD. )  
Through its Authorised Signatory )  
MR. VINAY CHAWLA )



*Handwritten signature of Mr. Vinay Chawla*



IN THE PRESENCE OF )  
1. *[Signature]* )  
2. *[Signature]* )

SIGNED, SEALED AND DELIVERED )  
BY THE WITHIN NAMED PURCHASER/S )  
MS. DHANASHREE PRAKASH JADHAV )



*Jadhav*



MRS. ANITA PRAKASH JADHAV )



*A. P. Sardhar*

IN THE PRESENCE OF )  
1. *[Signature]* )  
2. *[Signature]* )



**Building Permission Cell, Greater Mumbai / MHADA**

(A designated Planning for MHADA layouts constituted as per government regulation No. EPB/115/167/CR-51/2015/HD-11 DDI, 23 May, 2018)

**COMMENCEMENT CERTIFICATE (DUPLICATE)**

No. MH/EE/(B.P.)/GM/MHADA-9/380/2021

Date : 12 JUL 2021

To  
Shivsrushti Co. opp. Hsg. Society Ltd.  
M/s. Truearth Developers Pvt. Ltd. C.A. to Society  
302, Madhava, C/4, Bandra Kurla Complex,  
Bandra (E), Mumbai 400051.

करल - २		
१५५५०	३३	६५
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**Sub :** Proposed redevelopment of Existing building "Shivsrushti Co. opp. Hsg. Society Ltd." (Combined) on land bearing C.T.S. No. 356 (pt.) at village Hariyali, Situated at Kannamwar Nagar, Vikhroli (F.) Mumbai-83.

**"ISSUANCE OF DUPLICATE CC"**

- Ref. :** 1) File No. EE/BP Cell/GM/MHADA-9/380/2019  
2) Zero FSI I.O.D. approved U/no. EE/BP Cell/GM/MHADA-9/380/2019 Dtd. 01-10-2019.  
3) Architect Application for Duplicate CC dated-24.06.2021  
4) Police N.C. Dated-25.06.2021

Dear Applicant,

As you have intimated to this office that Commencement Certificate dated-28.01.2020 lost and you have lodge Police Complaint dated-28.01.2020. Hence in order to implement your redevelopment project this Duplicate Commencement Certificate is issued as under as per Original Commencement Certificate dated-28.01.2020.



With reference to your application dated 17-01-2020 for development permission and grant of Further Commencement Certificate under section 44 & 69 of 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 Redevelop the building no. 64 & 76 known as "Shivsrushti Co. opp.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.

दफ्तरी : ६६४०५०००

फ़ोन नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.

Phone : 66405000

Fax No.: 022-26592058

Website : www.mhada.maharashtra.gov.in

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No.CO/MB/REE/NOC/F-981/687/2019  
Date: 09 MAY 2019

OFFER LETTER

करल - २		
१५५५०	४७	९५
२०२३		

To,  
The Secretary,  
Kannamwar Nagar SHIVSRUSHTI CHSL,  
Building No.64 & 76,  
Kannamwar Nagar, Vikhroli (E),  
Mumbai - 400 083.

Sub: Proposed redevelopment of existing Building No.64 & 76, known as Kannamwar Nagar SHIVSRUSHTI Co-op Hsg. Soc. bearing CTS No. 356 (pt), at village-Hariyali, Kannamwar Nagar, Vikhroli (E), Mumbai - 400 083 under DCR 33(5) dated 08.10.2013 & it's modification dtd. 03.07.2017.

Ref: 1. Society's letter dated 18.01.2019 & 25.02.2019.  
2. Hon'ble V.P./A's approval dated 25.04.2019.

Sir,

With reference to the above, you have submitted subjective proposal for utilization of additional BUA & balance BUA of layout under DCR 33(5) dated 08.10.2013 & it's modification dtd. 03.07.2017, your proposal is approved By Competent authority.

Allotment of additional buildable area of 7,315.36 m<sup>2</sup> (6,566.78 m<sup>2</sup> for Residential use + 748.58 m<sup>2</sup> for Commercial use)(i.e. 3,761.44 m<sup>2</sup> in the form of additional BUA + 3,553.92 m<sup>2</sup> in the form of balance built up area of layout (Prop-rata) and 1,938.56 m<sup>2</sup> existing built up area.

The above allotment is on sub-divided plot as per layout admeasuring about 1,900.00 m<sup>2</sup> (i.e. 1248.64 m<sup>2</sup> as per Lease Area + 651.36 m<sup>2</sup> additional land). The total built up area should be permitted up to existing BUA 1,938.56 m<sup>2</sup> + 7,315.36 m<sup>2</sup> (6,566.78 m<sup>2</sup> for residential use + 748.58 m<sup>2</sup> for Commercial use + 3,761.44 m<sup>2</sup> in the form of additional BUA + 3,553.92 m<sup>2</sup> in the form of balance built up area of layout (Prop-rata) thus total BUA = 9,253.92 m<sup>2</sup> only.

MHADA's resolution no.6260 dt.04.06.2007, AR 6615 dt.06.08.2013, AR 6349 dt.25.11.2008, AR No.6383 dt.24.02.2009, AR No.6397 dt.05.05.2009, AR No.6422 dt.07.08.2009 & Revised DCR 33(5) dated 03.07.2017 are applicable in the instant case.

It is to inform you that Hon'ble V.P./A has considered your request for allowing to make payment of premium in Four installments as per Authority resolution No. 6749, dated 11.07.2017 as mentioned below:

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निर्माण भवन, कलानगर, बांद्रे (पू), मुंबई ४०० ०५९.  
द्वनी ६६४० ५०००, २६५९२८७७, २६५९२८८९  
सं. ०२२-२६५९२०५८ / पत्रपेठी क्र ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), MUMBAI-400 051.  
Phone : 66405000, 26592877, 26592881.  
Fax No. : 022-26592058 / Post Box No. 8135  
Website : mhada.maharashtra.gov.in

महाराष्ट्र गृहनिर्माण व क्षेत्रनिकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY



Building Permission Cell, Greater Mumbai / MHADA  
(A designated Planning for MHADA layouts constituted as per government  
regulation No. TPB4315/167/CR-51/2015/UD-11 DDT 23 May, 2018.)

**COMMENCEMENT CERTIFICATE**

No. MH/EE/(B.P.)/GM/MHADA-9/380/2019  
Date : 28 JAN 2020

9/380/2019		
करल-२		
१५५५०	५४	
२०२३		

To  
Shivrushti Co. opp. Hsg. Society Ltd.  
M/s. Truearth Developers Pvt. Ltd. C.A. to Society  
302, Madhava, C/4, Bandra Kurla Complex,  
Bandra (E), Mumbai 400051.

Sub : Proposed redevelopment of Existing building no. 64 & 76 known as "Shivrushti Co. opp. Hsg. Society Ltd." (Combined) on land bearing C.T.S. No. 356 (pt.) at village Hariyali, Situated at Kannamwar Nagar, Vikhroli (E), Mumbai-83.

Ref. : 1) File No. EE/BP Cell/GM/MHADA-9/380/2019  
2) Zero FSI I.O.D. approved U/no. EE/BP Cell/GM/MHADA-9/380/2019  
Dtd. 01-10-2019

Dear Applicant,

With reference to your application dated 17-01-2020 for development permission and grant of Further Commencement Certificate under section 44 & 68 of 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 Redevelop the building no. 64 & 76 known as "Shivrushti Co. opp. Hsg. Society Ltd." (Combined) on land bearing C.T.S. No. 356 (pt.) at village Hariyali, Situated at Kannamwar Nagar, Vikhroli (E), Mumbai-83.



The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in Zero FSI I.O.A. w/ref. no. EE/BP Cell/GM/MHADA-9/380/2019

*[Handwritten signature]*

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एन. कलामगर, बान्दे (एई), मुंबई ४०० ०५१.  
४० ५००  
२२-२६५१२०५६

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 06405000.  
Fax No. : 022-26502050 Website : www.mhads.maharashtra.gov.in

Scanned by CamScanner

ANNEXURE 'D'



Maharashtra Real Estate Regulatory Authority  
REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
(SARAJA 2017)

करल - २		
१५५५०	५५	९५
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This registration is granted under section 5 of the Act to the following project under project registration number P51800024328  
Project TruEarth Views, Plot Bearing / CTS / Survey / Final Plot No. 356 Part at Kuria, Kuria, Mumbai Suburban, 400083.

1. Truearth Developers Pvt Ltd having its registered office / principal place of business at Tehsil Andheri, District Mumbai Suburban, Pin: 40005.
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 (1) 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 05/02/2020 and ending with 31/12/2024 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. Vasantrao Pramanand Prabhu  
(Secretary, MahaRERA)  
Date:05-02-2020 11:19:17

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

Dated: 05/02/2020  
Place: Mumbai



## गावाचे नाव : हरियाली

(1)चिन्हेखाचा प्रकार	करनामा
(2)मोबदला	7084000
(3) वाजाराभाव(भाडेपट्ट्याच्या वाचनितपट्ट्याकार आकारणी देतो की पट्टेदार ने नमूद करावे)	7075398
(4) भू-मापन,पोटोग्रामा व परक्रमांक(अमल्याम)	1) पानिकेचे नाव:मुंबई मनगा इतर वर्णन :संनिका नं: १/1201, माळा नं: 12 वा मजला,१ विंग, इमागतीचे नाव: इअर्थ क्लब, ब्लॉक नं: चंद्रमवार नगर, रोड विजोली पूर्व मुंबई 400083, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 450 चौ फूट रेग कार्पोट,दि 31 मार्च 2021 न आगमन आदेश क्र. मुद्रांक 2021/अनी.स.क्र 12/अ.क्र.107/म-1 (धोरण) या नुसार दमनांगवजाम महिल्या खेरी मराम 1 टेंड; मुद्रांक शुल्काची मक्कत देण्यात आनी आदेश. ( ( C.T.S. Number : 356(PART) ; )
(5) क्षेत्रफळ	1) 46.00 चौ.मीटर
(6)आकारणी किंवा जुई देण्यात अगमन वेळा.	
(7) दमनांगवज करून घेणा-या/निहून ठेवणा-या पक्षकागचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मममम दृअर्थ डेव्हलपमें प्रा ली चे ऑथगईज मिग्रेंटी वितय नावला तके मुबल्लार म्गून अमुना विजय पांगारे वय:-31; पत्ता:-प्लॉट नं: ऑफिस नं. 302, माळा नं: -, इमागतीचे नाव: माधवा , ब्लॉक नं: निअर कॅमिनी कोर्ट, बी के मी , रोड नं: वांद्रा पूर्व मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AAECT5743L
(8)दमनांगवज करून घेणा-या पक्षकागचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-धनश्री प्रकाश जाधव वय:-25; पत्ता:-प्लॉट नं: डी 17, माळा नं: 4 था मजला , इमागतीचे नाव: गुरुप्रसाद विल्डिंग, राज्यसाग्धी मुलुंड को ऑप हौ मो ली , ब्लॉक नं: संभाजी गार्डन अरुणोदय नगर, वीर नावकर मार्ग , रोड नं: मुलुंड पूर्व मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-BPEPJ1554E 2): नाव:-अनिता प्रकाश जाधव वय:-47; पत्ता:-प्लॉट नं: डी 17, माळा नं: 4 था मजला , इमागतीचे नाव: गुरुप्रसाद विल्डिंग, राज्यसाग्धी मुलुंड को ऑप हौ मो ली , ब्लॉक नं: संभाजी गार्डन अरुणोदय नगर, वीर नावकर मार्ग , रोड नं: मुलुंड पूर्व मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-BEBPJ3868R
(9) दमनांगवज करून दिल्याचा दिनांक	18/08/2023
(10)दमन नोंदणी केल्याचा दिनांक	18/08/2023
(11)अनुक्रमांक,खंड व पत्र	15550/2023
(12)वाजाराभावाप्रमाणे मुद्रांक शुल्क	354200
(13)वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनामाठी विचारात घेतलेला नगशील:-

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

**सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण**

दमनांगवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावन करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेक पाठविणेन आलेला आहे.  
आता हे दमनांगवज दाखल करण्यासाठी कार्यालयान म्यन: 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 18/08/2023 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

*And*