



22/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3  
दस्त क्रमांक : 1578/2021  
नोदणी :  
Regn:63m

गावाचे नाव : नाहूर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	13200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12924544
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 1803,विंग ए, माळा नं: अठरावा मजला, इमारतीचे नाव: जिओना,मॉनटाना, ब्लॉक नं: एल बी एस रोड,निर्मल लाईफस्टाइलच्या जवळ, रोड : मुलुंड पश्चिम,मुंबई - 400080, इतर माहिती: रेरा कार्पेट एरिया 654 चौ. फूट आणि लगतची बाल्कनी व ड्राय क्षेत्र 34 चौ. फूट व एकूण क्षेत्र 688 चौ.फूट ( C.T.S. Number : 514,531part,532part,533part,534 ; )
(5) क्षेत्रफळ	1) 70.33 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-लोहितका प्रॉपर्टीज एलएलपी चे भागीदार राजेंद्र बजारिया तर्फे कुलमुखत्यार रामेश्वर विष्णू पाचारणे वय:-; पत्ता:-प्लॉट नं: -, माळा नं: तळ मजला आणि तिसरा मजला, इमारतीचे नाव: प्रियस ईन्फिनिटी, ब्लॉक नं: परांजपे बी स्कीम, सुभाष रोड, रोड नं: विलेपार्ले ईस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-AAFFL4502R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वृषाली महेंद्र परब वय:-40; पत्ता:-प्लॉट नं: 4/405, माळा नं: -, इमारतीचे नाव: संस्कृती सीएचएस लीमीटेड, ब्लॉक नं: वीर संताजी लेन, पेनिनसुला पार्कच्या जवळ, रोड नं: लोअर परेल, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-BFJPP5476C 2): नाव:-महेंद्र विनोद परब वय:-42; पत्ता:-प्लॉट नं: 4/405, माळा नं: -, इमारतीचे नाव: संस्कृती सीएचएस लीमीटेड, , ब्लॉक नं: वीर संताजी लेन, पेनिनसुला पार्कच्या जवळ, रोड नं: लोअर परेल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-AGRPP7945E
(9) दस्तऐवज करून दिल्याचा दिनांक	20/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	22/01/2021
(11)अनुक्रमांक,खंड व पृष्ठ	1578/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	264000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



सह. दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)



करल - ३		
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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 20<sup>th</sup> day of December, 2020.

**BETWEEN**

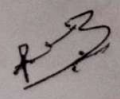
**Lohitka Properties LLP**, a limited liability partnership, incorporated under the provisions of Limited Liability Partnership Act, 2008, having its registered office of business at Prius Infinity, Ground floor and 3<sup>rd</sup> floor, behind Garware House, Paranjape B Scheme, Subhash Road, Vile Parle (E) Mumbai 400057, hereinafter referred to as the "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**

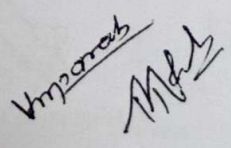
**AND**

**Mr./Mrs./Messrs. VRUSHALI MAHENDRA PARAB (BFJPP5476C)**  
**MAHENDRA VINOD PARAB (AGRPP7945E)**

\_\_\_\_\_ ,having his/her/ their address at **SANSKRUTI CHS LTD 4/405 VEER SANTAJI LANE, NEAR PENINSULA PARK, LOWER PAREL MUMBAI 400013**

herein after referred to as "**the Purchaser**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or

  
 (Signature of Promoter)

  
 (Signature of Purchaser)



survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the

**OTHER PART**

**WHEREAS:**



- A) Western Rolling Mills Private Limited (hereinafter referred to as the "Owner" or "WRMPL") were the owners of all that piece and parcel of land bearing Survey No. 151A (Part) and Survey No. 89 (Part) corresponding to CTS No. 531 (Part) and CTS No. 534 admeasuring 10,882.00 square meters or thereabouts (hereinafter referred to the as "Plot B") and Survey No. 89 (Part), Survey No. 151A (Part), Survey No. 153 (Part), Survey No. 159 (Part), Survey No. 168 (Part) corresponding to CTS No. 531 (Part), CTS No. 532 (Part), CTS No. 533 (Part) and CTS No. 534 admeasuring 49,250.00 square meters or thereabouts (hereinafter referred to the as "Plot A") both aggregating to 60,132.00 square meters or thereabouts and as per Property Register Card admeasuring 59970.00 square meters (hereinafter referred to as "the Larger Land") situate, lying and being at Village Nahur, Taluka Kurla, District Mumbai Sub-urban and which is more particularly described in the **First Schedule** hereunder written
- B) By and under an Indenture of Lease dated 11<sup>th</sup> September, 1979 made between the Owner as the Lessor of the One Part and Western Ministeel Limited (hereinafter referred to as "the Lessee") of the other part and registered with the Office of Sub-Registrar of Assurances at Bombay under Serial No. 2219/S/79, the Lessor therein granted and demised unto the Lessee therein and the Lessee agreed to take on lease from the Lessor for a period of 20 years commencing from 1<sup>st</sup> December, 1972, an area admeasuring 10,882.00 square meters out of the said Larger Land, more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as "Plot B");
- C) By and under an Indenture of Lease dated 25<sup>th</sup> January, 1990 made between the Owner as the Lessor of the One Part and the Lessee of the Other Part and registered with the Office of Sub-Registrar of Assurances under Serial No. BDR-7/14552 of 2002, the Lessor therein granted and demised unto the Lessee the Plot B for a further period of 20 years commencing from 1<sup>st</sup> December, 2002;



X) The building in which the Purchaser/s has/have booked the said Flat is to be constructed on the Plot B. The Purchaser/s is/are well aware that, the Promoter is developing another project/s on the Plot A. The Promoter has also given and explained to the Purchaser/s all the details about the Project bearing RERA Registration No.P51800017754, in which the Purchaser/s has have booked the said Flat. The Purchaser/s hereby is/are giving his/her/their irrevocable consent to the Promoter for the followings:

- i) To make necessary changes in the Lay-out Plan of the Project
- ii) To make suitable changes in location of the amenities and facilities of the Project;

To make necessary changes in the disclosure/information given by the Promoter on the website of Maha-RERA, including but not limited to make changes in the draft of Agreement for Sale and Provisional Letter of Allotment;

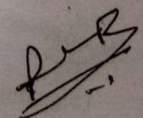
Y) The parties hereto are desirous of recording the terms and conditions on which the Promoter has agreed to allot the said Flat to the Purchaser(s) in the manner hereinafter appearing.

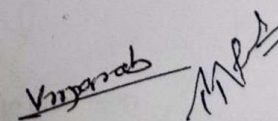
**NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS**

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.

2. **AGREEMENT:**

2.1. The Purchaser(s) hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser(s), Flat/Shop/Premises bearing No. **A1803**, admeasuring **60.75** square meters carpet area (as per RERA) along with **3.15** square meters of balcony on the **18<sup>TH</sup>** floor (hereinafter referred to as "**the said Flat**") in the building known as '**GIONA**' as in the Project "**Montana Phase-III**" for the Total Consideration of **Rs.13200000/- (Rupees One Crore Thirty Two Lacs only)**, subject to the terms and conditions mentioned herein or in the Approvals issued or granted by the Sanctioning Authorities. The said consideration amount is subject to deduction of Tax Deducted at Source (TDS) @ 1% or any other applicable rate as per the

  
(Signature of Promoter)

  
(Signature of Purchaser)



करल - ३		
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**THE SECOND SCHEDULE HEREINABOVE REFERRED TO**  
(Description of the Plot B)

All that piece and parcel of land bearing Survey No. 151A(Part) and Survey No. 89(Part) corresponding to CTS No. 531(Part) and CTS No. 534 admeasuring 10,882 square meters or thereabouts situate, lying and being at Village Nahur, Taluka Kurla and bounded as follows:

On the East

Partly by the Property of Western Rolling Mills Limited Plot A and Partly the access road connecting Lal Bahadur Shastri Marg

On the West

By the Tansa Water Pipe Line

On the North and  
on the South

By the property of Western Rolling Mills Limited/Plot B



**THE THIRD SCHEDULE HEREINABOVE REFERRED TO**  
(Description of the Plot A)

All that piece and parcel of land admeasuring 49,250 square meters or thereabouts and now in possession of 49088.00 square meters of land as per Property Register Card bearing CTS No. 514(Part), CTS No. 531 (Part), CTS No. 532 (Part), CTS No. 533 (Part) and CTS No. 534 corresponding to Survey No. 89(Part), Survey No. 151A(Part), Survey No. 158(Part), Survey No. 159(Part), Survey No. 168(Part) situate, lying and being at Village Nahur, Taluka Kurla and bounded as follows:

On the East

By Public road known as Lal Bahadur Shastri Marg (old Bombay Agra Road)

On the West

By 36 meters wide proposed development plan road and the Tansa Water Pipe Line/Plot B

On the North

Partly by the Property belonging to Messrs. National Schrader Scovil Duncan Limited and partly by survey no. 172A (part)

On the South

By proposed 18.3 wide development plan road as per sanctioned development plan of Municipal Corporation of Greater Mumbai

**THE FOURTH SCHEDULE HEREINABOVE REFERRED TO**  
(the said Flat)

Flat No. A 1803 admeasuring 650 square feet of carpet area as per the relevant and D. C. regulations and rules applicable under law or 654 square feet of carpet area as per RERA along with 34 sq. feet. Balcony on the 18<sup>th</sup> floor in GIONA Building in A Wing to be constructed on the Property as mentioned in the Second Schedule.

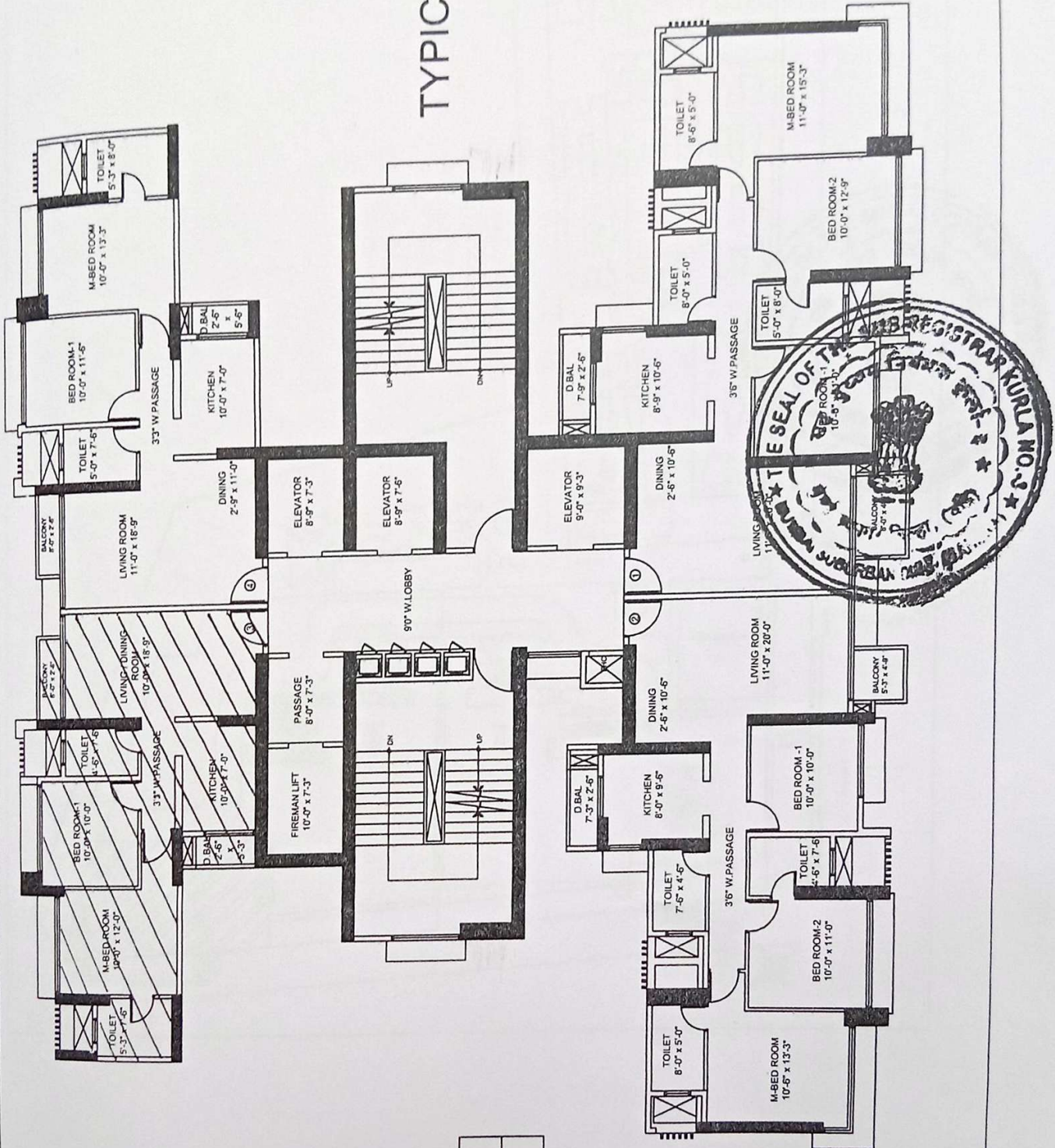
(Signature of Promoter)

(Signature of Purchaser)



# TYPICAL FLOOR PLAN

करल - ३		
७५०८	५८	५५२
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*Handwritten signature/initials*

## GIONA - A

FLOOR NO.	18 <sup>th</sup>
FLAT NO.	1803

For Lohitka Properties LLP  
*Rajendra Chandrajint*  
 Designated Partner  
 Rajendra C. Bajaria





करल - ३		
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Suburb		

## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51800017754

Project: **MONTANA PHASE - 3** Plot Bearing / CTS / Survey / Final Plot No.: **OUT OF CST 514,531P,351/1 TO 14,532A-P AND 534P at Kurla, Mumbai Suburban, 400080,**

1. Lohitka Properties Llp having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400057.**

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

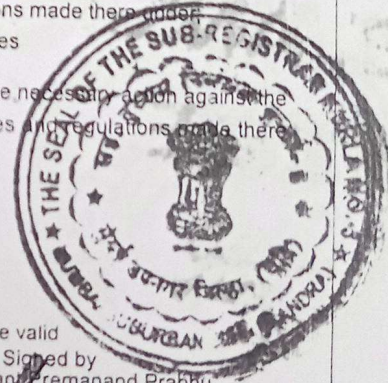
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 (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 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 **11/09/2018** and ending with **30/06/2024** 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. Vaşant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date:23-06-2020 13:02:31

Dated: 18/05/2020  
Place: Mumbai

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





C - 3

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

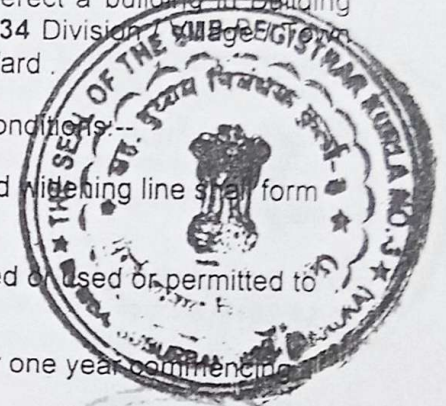
No CHE/ES/2036/T/337(NEW)/CC/1/New

COMMENCEMENT CERTIFICATE

To,  
M/s Lohitka Properties LLP CA to Owner  
Ground & 3rd floor, Prius Infinity, Paranjape B  
Scheme, Subhash Road Vile Parle (East), Mumbai -  
400 057.

Sir,

With reference to your application No. CHE/ES/2036/T/337(NEW)/CC/1/New Dated. 07 Dec 2018 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 07 Dec 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 1 C.T.S. No. 514, 531(pt), 531/1 to 14, 532A & 534 Division / Village/ Gram Planning Scheme No. NAHUR - T situated at LBS Marg 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 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 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. **Executive Engineer (BP) ES II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 6/12/2020



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Valid Upto : 06 Dec 2020  
 CHE/ES/2036/T/337(NEW)/CC/1/New



✓  
 Name: LOTAN SUKADEO  
 AHIRE  
 Designation: Executive  
 Engineer  
 Organization: Personal  
 Date: 07-Dec-2019 17:27:19

For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai  
 Executive Engineer, Building Proposal  
 Eastern Suburb T Ward Ward

- Cc to :
1. Architect.
  2. Collector Mumbai Suburban /Mumbai District.

This registration is of  
 451900077754  
 Project: MONTANA P  
 4.522A-P AND 534P  
 1. Lotika Properties  
 Suburban, Pin: 4  
 2. This registration is  
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 allottees, as  
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 promoter includ  
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Dated: 18/05/2020  
 Place: Mumbai