



18/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 17837/2023

नोंदणी :

Regn.63m

गावाचे नाव : पवई

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	32175000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24869376
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 306, माळा नं: तिसरा मजला, इमारतीचे नाव: कॅस्टल रॉक डी विंग, ब्लॉक नं: हिरानंदानी गार्डन, रोड : पवई, मुंबई-400076, इतर माहिती: सदनिका 750 चौरस फूट कारपेट 69.68 चौरस मीटर कारपेट अँड डेक 27 चौरस फूट कारपेट 2.50 चौरस मीटर कारपेट एकूण 777 चौरस फूट कारपेट 72.18 चौरस मीटर कारपेट व 79.43 चौरस मीटर बिल्ट अप, 02 कवर कार पार्किंग सहित, बिल्डिंग नं 01 सेक्टर 10, सि टी एस नं 22/ए (पार्ट), 22/ए/1(पार्ट), 22/ए/2(पार्ट) ऑफ व्हिजेज पवई PUI: SX1200391420000 (( C.T.S. Number : 22A2 ; ))
(5) क्षेत्रफळ	1) 79.43 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:- एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑथोराईज सिगनेटरी मनिष गुप्ता तर्फे कुल मुखत्यार . संजय भट्ट वय:-61; पत्ता:- प्लॉट नं 514, माळा नं: 5 वा मजला , इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉईंट , रोड नं: मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AADCH8389P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- आर्नब बोस वय:-33; पत्ता:- प्लॉट नं: 902/ए विंग , माळा नं: ., इमारतीचे नाव: बिल्डिंग नं 64, शुभम सीएचएस, ब्लॉक नं: ., रोड नं: पाईपलाइन रोड, तिलक नगर वीएमसी स्कूल जवळ, चेंबूर, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-BBPPB4552B 2): नाव:- शिबानी बासु वय:-64; पत्ता:- प्लॉट नं: 902/ए विंग , माळा नं: ., इमारतीचे नाव: बिल्डिंग नं 64, शुभम सीएचएस, ब्लॉक नं: ., रोड नं: पाईपलाइन रोड, तिलक नगर वीएमसी स्कूल जवळ, चेंबूर, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-AADPB2738H
(9) दस्तऐवज करून दिल्याचा दिनांक	15/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	17837/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1930600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

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-२  
मुंबई उपनगर जिल्हा.

सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा.

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CHALLAN  
MTR Form Number-6



MH008179332202324R	BARCODE	Date	15/09/2023-13:35:51	Form ID	B25
Agent	Inspector General Of Registration		Payer Details		
Payment	Bank Portal - Simple Receipt		TAX ID / TAN (If Any)		
Name	KRL3_JT SUB REGISTRAR KURLA NO 3		PAN No.(If Applicable)	BBPPB4552B	
City	MUMBAI		Full Name	ARNAB BOSE	
Period	2023-2024 One Time		Flat/Block No.	FLAT NO 306,CASTLE ROCK,D	
Account Head Details	Amount In Rs.	Road/Street	Premises/Building		
501 Stamp Duty(Bank Portal)	1930600.00	GARDENS	WING,HIRANANDANI		
		Area/Locality	POWAI,MUMBAI,Maharashtra		
		Town/City/District			
		PIN	4	0	0 0 7 6
		Remarks (If Any)	Prop mvbly=Immovable~Prop Amt=32175000.00~Prop area=777.00~Prop area UOM=sq.feet~oth Prop ID=PAN-AA10CF8389P~oth Prop Name=HG COMMUNITY PVT LTD~		
		Amount In	Nineteen Lakh Thirty Thousand Six Hundred Rupees 0		
	19,30,600.00	Words	nly		
Bank Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	03006172023091450707	150923M192035	
Cheque/DD No.	Bank Date	RBI Date	15/09/2023-11:08:37	Not Verified with RBI	
Branch of Bank	Bank-Branch		PUNJAB NATIONAL BANK		
Branch of Branch	Scroll No. , Date		Not Verified with Scroll		



906302 934  
2023

Document ID :  
:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू  
AGREEMENT DATE 15/09/2023

Mobile No. : 8879081038

*Arundel Bose*  
*Arundel*

*[Handwritten Signature]*

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**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Mumbai this 15<sup>th</sup> day of September in the Year 2023 BETWEEN HGP COMMUNITY PVT. LTD., a Company registered under the Companies Act, 2013 and having its Registered Office at 514, Dalamal Towers, Nariman Point, Mumbai - 400021, having PAN No. AADCH8389P, hereinafter called the "PROMOTER" (which expression shall unless it be repugnant to the context or the meaning thereof, mean and include, its successors and assigns) of the **ONE PART.**

*[Handwritten signatures]*

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*Handwritten signature and initials.*

And Mr. /Mrs. /Miss /M/s. Arnab Bose & Sibani Basu  
 \_\_\_\_\_, having  
 PAN No. BBPPB4552B & AADPB2738H, hereinafter called the  
 "ALLOTTEE/S" (which expression shall unless it be repugnant to the context or  
 the meaning thereof mean and include in the case of individual, his/her/their  
 respective heirs, executors, administrators and permitted assigns, in the case of  
 partnership firm, the partner or partners for the time being of the Firm, the  
 survivor or survivors of them and the respective heirs, executors, administrators  
 of such survivor and in the case of Company/LLP, its successors in interest and  
 permitted assigns) of the **OTHER PART**;

WHEREAS Shri. Original Owner  
 sufficiently entitle  
 being at Village P  
 Mumbai City and  
 First Schedule  
 Lands");

AND WHEREA  
 January, 1984 a  
 M/s. Crescendo  
 Part, the said  
 purchase the sa

AND WHEREA  
 dated 28<sup>th</sup> Janu  
 favour of a Part  
 him *inter alia* to  
 on behalf of the

AND WHEREA  
 dated 28<sup>th</sup> Janu  
 possession of th  
 of the same;

AND WHEREA  
 Bombay Metrop  
 (hereinafter refe  
 Scheme ("PADS

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WHEREAS Shri. Chandrabhan Bhuramal Sharma (hereinafter referred to as "the Original Owner"), was seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of lands or ground situated, lying and being at Village Powai Taluka Kurla in the Registration District and Sub-District at Mumbai City and Mumbai Suburban and more particularly described Firstly in the First Schedule hereunder written (hereinafter referred to as the "Larger Lands");



AND WHEREAS by an Agreement for Development-cum-Sale dated 28<sup>th</sup> January, 1984 and made between the said Original Owner of the One M/s. Crescendo Associates, as the Promoter was formerly known, of the Other Part, the said Original Owner agreed to sell and the Promoter agreed to purchase the said Larger Lands, as contained therein;

AND WHEREAS pursuant to the said Agreement for Development-cum-sale dated 28<sup>th</sup> January, 1984, the said Original Owner executed Power of Attorney in favour of a Partner of the Promoters, also dated 28<sup>th</sup> January, 1984, authorizing him *inter alia* to do and carry out various acts, deeds, matters and things for and on behalf of the said Original Owner as contained therein;

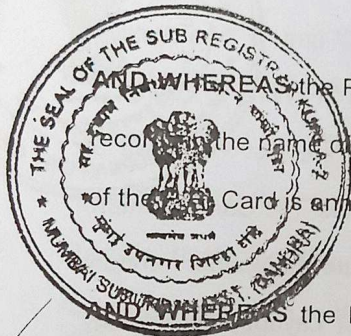
AND WHEREAS pursuant to the said Agreement for Development-cum-sale dated 28<sup>th</sup> January, 1984, the said Original Owner placed the Promoter in possession of the said Larger Lands, with right to deal with, develop and dispose of the same;

AND WHEREAS the said Larger Lands were subject to Reservation under the Bombay Metropolitan Region Development Authority under B.M.R.D.A. Act 1974 (hereinafter referred to as "the said Authority") for Powai Area Development Scheme ("PADS");

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issued by the Municipal Corporation of Greater Mumbai (MCGM). The authenticated copies of the IOD Letter, letter of latest Amended plans and the latest CC and Occupation Certificate of the Said Building, are annexed hereto as Annexures - "B", "B-1" and "C", "C-1" respectively, which are uploaded on the website of the Authority;

AND WHEREAS the title to the said Larger Lands has been certified by M/s. Chaphekar & Co., Advocates and Solicitors, as per their certificate of title, authenticated copy of which is annexed hereto as Annexure - "D";



AND WHEREAS the Project Land stands in the Revenue Records and Municipal records in the name of the said Original Owner / MMRDA; the authenticated copy of the Plot Card is annexed hereto as Annexure - "E";

AND WHEREAS the Promoter has agreed to sell and the Allottee/s has/have agreed to purchase Apartment No. 306 on the 3<sup>rd</sup> floor, in the D Wing, of the said Building, admeasuring 69.68 sq.mtrs. which is equivalent to 750 sq.ft. (carpet area), as per the definition under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as the "Said Act"), (hereinafter referred to as "the Said Apartment") along with the benefit to use Two Covered Car Parking/s, for the consideration and on the terms and conditions hereinafter appearing. There is a Deck having 2.50 sq.mtrs. equivalent to 27 sq.ft. (carpet area) attached to the said Apartment. ;

AND WHEREAS the Promoter has registered the Project i.e. CASTLE ROCK Building, C & D Wings, under the provisions of the Said Act and the Rules framed thereunder with the Real Estate Regulatory Authority at Mumbai no. P51800000405 authenticated copy is attached in Annexure - F';

AND WHEREAS  
Attorney and afore  
right to sell the Ap  
the said Building a  
sale consideration

AND WHEREAS M  
merged with a Co  
Amalgamation/Mer  
November, 2016,  
thereof, the name  
HGP Community  
purposes.

AND WHEREAS  
inspection to the A  
Land and the plan  
Architect Mr. Suha  
the Said Act and the

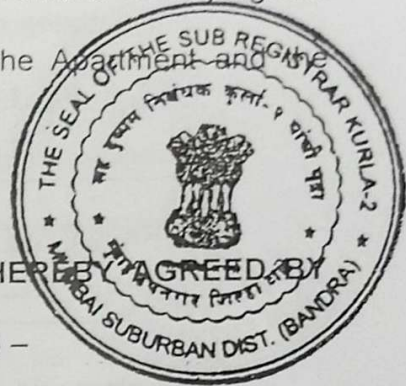
AND WHEREAS th  
Apartment agreed to  
by the local authority

AND WHEREAS th  
compliance with the  
dated 22<sup>nd</sup> February  
Nos.131 of 2008, 91  
including the said c  
website of the High

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fact these presents and also to register said Agreement under the Registration Act, 1908;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the Apartment and garage/covered parking (if applicable);



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

1. The Promoter has constructed the said Building (being Wings C & D of the Building Castle Rock) on the Project Land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

1(a) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Apartment No. 306 on the 3<sup>rd</sup> floor, in the D Wing of the said Building, having **carpet area** admeasuring 69.68 sq.mtrs. equivalent to **750 sq.ft.** (hereinafter referred to as the "Apartment") as shown in the Floor plan thereof hereto annexed as Annexure-"H" along with the benefit to use **Two Covered Car Parking/s**. There is a **Deck** having 2.50 sq.mtrs. equivalent to **27 sq.ft** (carpet area) attached to the said Apatment. The consideration for the said Apartment is Rs. 321,75,000/- (Rupees Three Crore Twenty one Lakh seventy five Thousand only \_\_\_\_\_ Only) including the proportionate price of the common areas and facilities appurtenant to the Apartment, the nature, extent and description of the common areas and

*[Handwritten signature]*

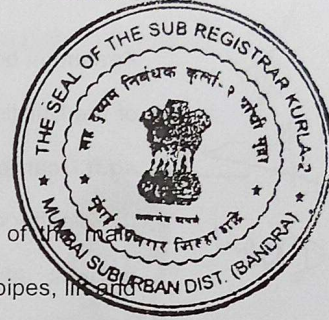
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Pro-rata right along with the Allottees of Apartments in D Wing of the said Building in limited common areas and facilities as follows (this does not apply in the case of premises other than Apartment) : (i) Staircase (ii) Main Entrance Hall (iii) Lifts and Lifts Lobbies on each level (iv) Common Servants Toilets.

THIRD SCHEDULE ABOVE REFERRED TO -

1. The expenses of maintaining, repairing, redecorating, etc. of the structure and in particular the terrace, club, garden and main water pipes, electric wires in, under or upon the Building and enjoyed or used by the Apartment holder/s in common with the other occupiers of flats and the main entrance passages, landings, lifts and staircases of the Building or enjoyed by the Apartment holders used by him/her/them in common as aforesaid and the boundary walls of the Building, compound, terraces etc.
2. The cost of cleaning and lighting the passages, water pump, landing, staircases, lift, common lights and other parts of the Building used by the Apartment holder/s in common as aforesaid.
3. The cost of the salaries of clerks, bill collectors, liftmen, chowkidars, pump-man, sweepers etc.
4. The cost of working and maintenance of common light, water pump, lift and other service charges.
5. Municipal and other taxes such as water charges bills, electricity charges bills, cesses, levy and revenue, N.A. taxes etc.
6. Insurance of the Building.





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7. All the expenses relating to Sewerage Treatment Plant (STP) including for maintenance, treating water, electricity etc.

8. Such other expenses as are necessary or incidental for the maintenance and upkeep of the Building / Project Land.

SCHEDULE 'A'

*(Handwritten signatures)*

Apartment bearing number 306 on the 3<sup>rd</sup> level, in the D wing of the Building **CASTLE ROCK**, admeasuring **69.68 sq.mtrs.** equivalent to **750 sq.ft. (carpet area)** along with the benefit to use **Two Covered Car Parking/s** (hereinafter referred to as the said "Apartment") and bounded as under. There is a **Deck** admeasuring **2.50 sq.mtrs.** equivalent to **27 sq.ft. (carpet area)** attached to the said Apartment.

- On or towards the East -
- On or towards the West -
- On or towards the North -
- On or towards the South -



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**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No CE/1320/BPES/AS/FCC/9/Amend

**COMMENCEMENT CERTIFICATE**

dra L Hiranandani  
pia, Central Avauue, Hiranandani Business  
Powai, Mum- 400076



With reference to your application No. **CE/1320/BPES/AS/FCC/9/Amend** for Development Permission and grant of Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no (New) dated **01 Aug 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building Development work of on plot No. - C.T.S. No. **22A/1 & 22A/2** Division / Village / Town Planning Scheme No. **AI** situated at **D.P. road Road / Street in S Ward Ward**.

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

The land vacated on consequence of the 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 person until occupancy permission has been granted.

The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.

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 Municipal Commissioner for Greater Mumbai 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 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.
- 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.

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.

This CC is valid upto 9/1/2013

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Issue On : 10 Jan 2012

Valid Upto : 09 Jan 2013

on : 24 May 2018

Application Number :

tion Number :

Remark :

::

Plinth as per approved plan dated 16/11/2011

C.C upto 17th floor

Approved By

Issue On : 05 Jan 2017

Valid Upto : 09 Jan 2018

n : 18 Dec 2018

Application Number :

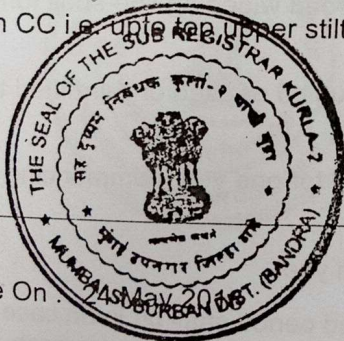
ion Number :

Remark :

for wing A and B ar

Plinth CC i.e. upto ten upper still level re-endorsed as per approved amended plans dated 30.12.20

Approved By



Issue On :

Valid Upto : 09 Jan 2019

n : 21 May 2019

Application Number :

ion Number :

Remark :

for wing C and D and

Further C.C. upto 17th floor for wing C & D as per approved amended plans dated.12/05/2018.

Approved By

n : 04 Dec 2019

ion Number :

SE/1320/BPES/AS/FCC/9/Amend

Page 2 of 4 On 30-July

BPES/AS/FCC/9/Amend

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On: 24 May 2018

Valid Upto: 09 Jan 2019

Application Number:

Mark:

for C.C upto 17th floor for wing C & D as per approved amended plans dated.12/05/2018

Approved By

On: 18 Dec 2018

Valid Upto: 17 Dec 2019

Application Number:

Mark:

CC for wing A and B and re-endorsement of full CC for wing C & D as per amended plans dated 12.05.2018.



Approved By

On: 21 May 2019

Valid Upto: 20 May 2020

Application Number: CE/1320/BPES/AS/FCC/7/Amend

Mark:

CC for wing C and D and re-endorsement of full CC for wing A & B as per amended plans dated 30.04.2019.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

On: 04 Dec 2019

Valid Upto: 03 Dec 2020

Application Number: CE/1320/BPES/AS/FCC/8/Amend

Mark:

U/BPES/AS/FCC/9/Amend

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Full C.C. for entire work of residential building comprising of basement + stilt + 4 level podiums + 5th to 22nd upper floors for A & B wings and 3 level basements + stilt + 1st to 19th upper floors for C & D wings as per amended plans dated 21/11/2019.

Approved By  
Assistant Engineer S&T  
Assistant Engineer (BP)

Issue On : 30 Jul 2020      Valid Upto :      09 Jan 2021

Application Number :      CE/1320/BPES/AS/FCC/9/Amend

Remark :

Re-endorsement of full CC i.e. Full C.C. for entire work of residential building comprising of basement + stilt + 4 level podiums + 5th to 22nd upper floors for A & B wings and 3 level basements + stilt + 1st to 19th upper floors for C & D wings as per amended plans dated 21/07/2020.



Name : JAYESH  
DUSANE  
Designation : Assistant  
Engineer (BP)  
Organization : MCO  
Date : 30-Jul-2020



For and on behalf of Local Authority  
Municipal Corporation of Greater  
Assistant Engineer, Building  
Eastern Suburb S Ward

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

CE/1320/BPES/AS/FCC/9/Amend

करल - २		
१०८३०	०२	१३५
२०२३		



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**APPENDIX XXII**  
**PART OCCUPANCY CERTIFICATE**  
 [CE/1320/BPES/AS/OCC/1/New of 26 November 2020]

To,  
**Surendra L Hiranandani**  
 Olympia, Central Avaneue, Hiranandani Business park, Powai, Mum- 400076.

Dear Applicant/Owners,

The Part development work of Residential building comprising of i.e. the full development work of Residential building comprising of Wing-C & D having 3 level basements + stilt + 1st to 19th Residential upper floors on plot bearing C.S.No./CTS No..22A/1 & 22A/2 of village POWAI on plot bearing C.S.No./CTS No. 22A/1 & 22A/2 of village POWAI Hiranandani gardens Powai is completed under the supervision of Shri. **Suhas Purushottam Joshi**, Architect, Lic. No. CA/84/8625, Shri. **Hiten R Mahimtura**, RCC Consultant, Lic. No. STR/M/63 and Shri. **CYRUS K. PITHAWALLA**, supervisor, Lic.No. P/8/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CE/1320/BPES/AS-CFO/1/New dated 10 September 2020.

**Copy To :**

1. Asstt. Commissioner, S Ward
  2. A.A. & C., S Ward
  3. EE (V), Eastern Suburb
  4. M.I., S Ward
  5. A.E.W.W., S Ward
  6. Architect, Suhas Purushottam Joshi, OLYMPIA, CENTRAL AVENUE HIRANANADANI BUSINESS PARK, POWAI MUMBAI 76
- For information please



Name : LOTAN SUK  
 AHIRE  
 Designation : Executive  
 Engineer  
 Organization : Person  
 Date : 26-Nov-2020



Yours faithfully  
 Executive Engineer (Building Proposa  
 Municipal Corporation of Greater Mumbai  
 S Ward

करल - २		
१०८३०	७३	१३५
२०२३		



BRIHANMUMBAI MUNICIPAL CORPORATION  
ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND FULL OCCUPATION UNDER REG. 11(7) / 11(8) OF DCPR 2034 [CE/1320/BPES/AS/OCC/3/New of 23 June 2023]

To,  
Surendra L Hiranandani  
Olympia, Central Avenue, Hiranandani Business park, Powai, Mum- 400076.

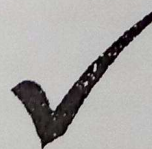
Dear Applicant,



The Full development work of Residential building comprising of The development work of "Castle Rock" comprising of 22nd floor of wing B In addition to the earlier OCC granted for wing B having Basements + Stilt + 4 Level Podiums + 5th to 22nd Residential upper floors (including LMR, Staircase room, OHT, OHT/LAND for wing B up to Basements + Stilt + 4 Level Podiums + 5th to 21st Residential upper floors (Including LMR, Staircase room, OHT), wing C & D having 3 level basements + stilt + 1st to 19th upper floors on plot bearing CTS No. 22A/1 & 22A/2 of village POWAI at Hiranandani gardens Powai is completed under the supervision of Shri. Suhas Purushottam Joshi , Architect , Lic. No. CA/84/8625 , Shri. Hiten R Mahimtura , Structural Engineer, Lic. No. STR/M/63 and Shri. CYRUS K. PITHAWALLA , Site supervisor, Lic.No. P/B/SS-I and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. CE/1320/BPES/AS-CFO/1/New dated 03 June 2021 . The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, S Ward
  2. A.A. & C. , S Ward
  3. EE (V), Eastern Suburb
  4. M.I. , S Ward
  5. A.E.W.W. , S Ward
  6. Architect, Suhas Purushottam Joshi, OLYMPIA, CENTRAL AVENUE HIRANANADANI BUSINESS PARK, POWAI, MUMBAI 76
- for information please

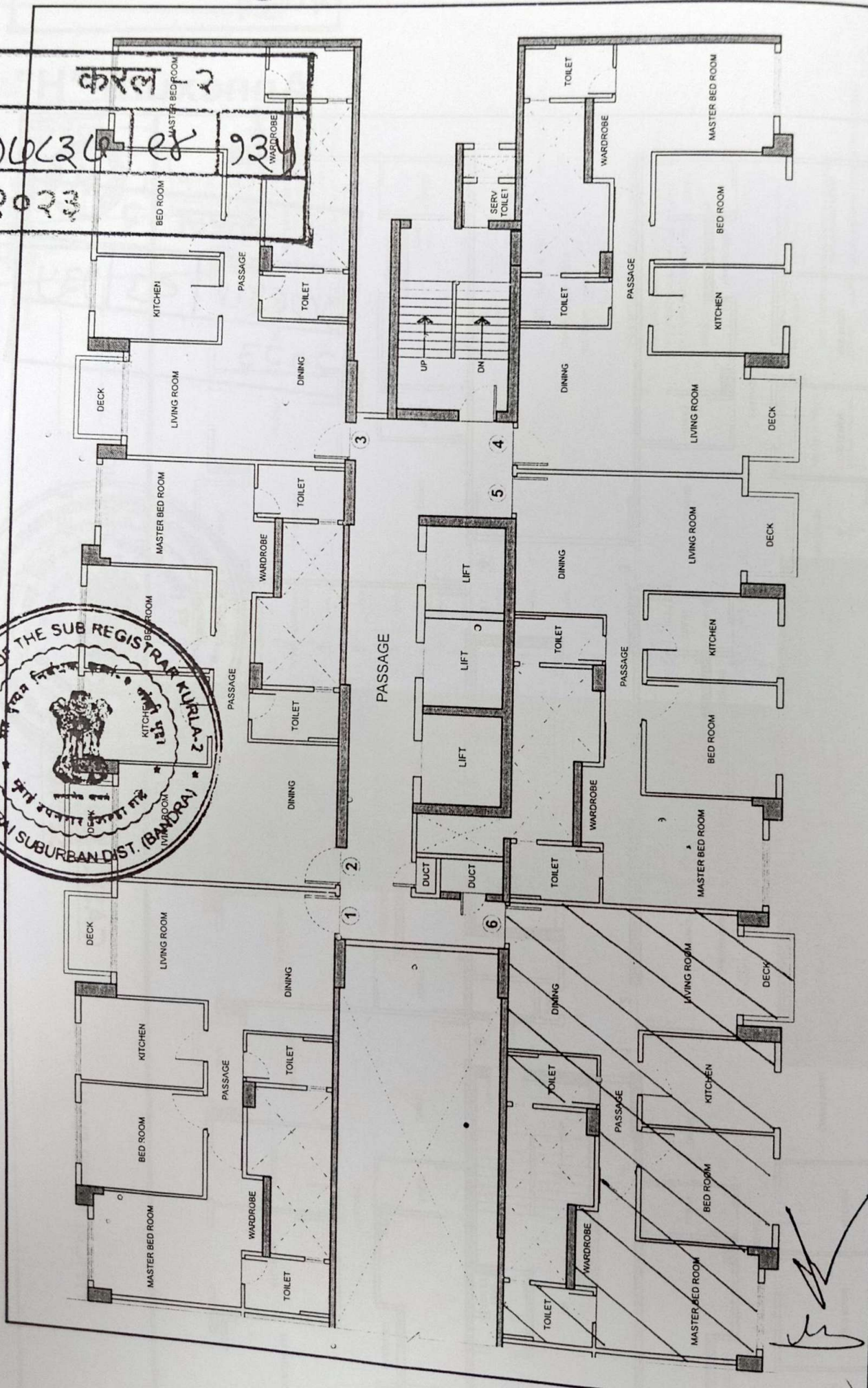


Digitally signed by SUHAS P W JOSHI  
Date: 21 Jun 2023 17:46:29  
Organization: Brihanmumbai Municipal Corp  
Designation: Executive Engineer

Yours faithfully  
Executive Engineer (Building Proposal)  
Brihanmumbai Municipal Corporation  
S Ward

करल - २  
 १७८३७ ए १३५  
 २०२३

करल - २  
 १७८३७ ए १३५  
 २०२३



FLAT NO. : 306  
 LEVEL : 3<sup>rd</sup>

CASTLE ROCK (WING-D)  
 SECTOR-X

TYPICAL FLOOR PLAN

*[Handwritten signature]*





18/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 17837/2023

नोंदणी :

Regn.63m

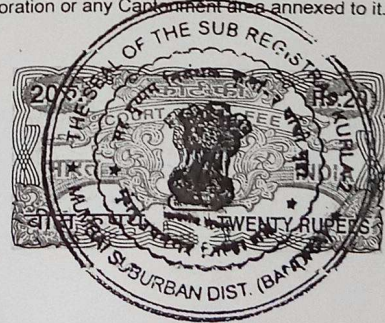
गावाचे नाव : पवई

(1) विलेखाचा प्रकार	करारनामा
(2) भोवदला	32175000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24869376
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 306, माळा नं: तिसरा मजला, इमारतीचे नाव: कॅम्पल रॉक डी विंग, ब्लॉक नं: हिरानंदानी गार्डन, रोड : पवई, मुंबई-400076, इतर माहिती: सदनिका 750 चौरस फूट कारपेट 69.68 चौरस मीटर कारपेट अँड डेक 27 चौरस फूट कारपेट 2.50 चौरस मीटर कारपेट एकूण 777 चौरस फूट कारपेट 72.18 चौरस मीटर कारपेट व 79.43 चौरस मीटर बिल्ट अप, 02 कवर कार पार्किंग सहित, बिल्डिंग नं 01 सेक्टर 10, सि टी एस नं 22/ए (पार्ट), 22/ए/1 (पार्ट), 22/ए/2 (पार्ट) ऑफ व्हिलेज पवई PUI: SX1200391420000 (( C.T.S. Number : 22A/2 ; ))
(5) क्षेत्रफळ	1) 79.43 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:- एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑयोरार्डिज सिगनेटरी मनिष गुप्ता तर्फे कुल मुखत्यार . संजय भट्ट वय:-61; पत्ता:- प्लॉट नं: ऑफिस नं 514, माळा नं: 5 वा मजला , इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉइंट , रोड नं: मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400021 पं नं:-AADCH8389P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- आर्नब बोस वय:-33; पत्ता:- प्लॉट नं: 902/ए विंग , माळा नं: , इमारतीचे नाव: बिल्डिंग नं 64, शुभम सीएचएस, ब्लॉक नं: , रोड नं: पाईपलाइन रोड, तिलक नगर वीएमसी स्कूल जवळ, चेंबूर, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400089 पं नं:-BBPPB4552B 2): नाव:- शिबानी बासु वय:-64; पत्ता:- प्लॉट नं: 902/ए विंग , माळा नं: , इमारतीचे नाव: बिल्डिंग नं 64, शुभम सीएचएस, ब्लॉक नं: , रोड नं: पाईपलाइन रोड, तिलक नगर वीएमसी स्कूल जवळ, चेंबूर, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400089 पं नं:-AADPB2738H
(9) दस्तऐवज करून दिल्याचा दिनांक	15/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	17837/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1930600
(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-२  
मुंबई उपनगर जिल्हा.

सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा.

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22832010

**FORM A: PERSONAL DETAILS**

APPLICANT  CO-APPLICANT  GUARANTOR

Existing Customer:  Yes  No

If Yes, CIF No/ Account No. 42247805515

Name: First Name ARNAB Middle Name Last Name BOSE

Date of Birth: 05011990 PAN: BBPPB4552B

Mobile: 8879081038

e-mail: 9.arnab@gmail.com

Name of Spouse: \_\_\_\_\_

Name of Father: SANJOY BOSE

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 520059361006

Voter ID No. \_\_\_\_\_

Passport No.: Z3494433

Driving License No. \_\_\_\_\_

MGNREGA Job card No. \_\_\_\_\_

Letter issued by National Population Register Containing Name and Address: \_\_\_\_\_

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

**FOR DEFENCE PERSONNEL:**

Indian Army  Indian Navy  Indian Air force

**IS YOUR SERVICE UNDER:**

Defined Benefit Pension  New Pension Scheme

**Residential Address:**

**Permanent Address:**

Address 1: MSC SHIP MGMT LTD

Address 2: M SC HOUSE 8 SPYROU KYPRIANDOU AVENUE

Address 3: \_\_\_\_\_

Village: \_\_\_\_\_ City: LIMASSOL

District: \_\_\_\_\_ State: CYPRUS

Country: CYPRUS Pin Code: 3070

Current address same as the permanent address  Yes  No

**Current Address:**

Address 1: 902/64 A-WING SHUBHAM CHS TILAK NAGAR

Address 2: \_\_\_\_\_

Address 3: \_\_\_\_\_

Village: \_\_\_\_\_ City: MUMBAI

District: \_\_\_\_\_ State: MAHARASHTRA

Country: INDIA Pin Code: 400089

Address type for communication:  Permanent  Current  
 Rented  Company lease  Owned

Residential type \_\_\_\_\_  
 Years residing in current address: 04 Months residing in current address: \_\_\_\_\_

**Relationship with Primary Applicant:**

Spouse  Father  Mother  Brother  Sister  Son  Daughter  Daughter-in-law

Others, Please specify \_\_\_\_\_  
 No. of existing house/plot owned individually or jointly by the customer: 0



*Arnab Bose*  
 Signature of the applicant.

**FORM A: PERSONAL DETAILS**

APPLICANT  CO-APPLICANT  GUARANTOR

Existing Customer:  Yes  No

Yes, CIF No/ Account No. 85111041495



*Mam*

Name: First Name SIBANI Middle Name Last Name BASU

Date of Birth: 28031959 PAN: AADPB2738H

Mobile: 9167829337

E-mail: sibanibasi@gmail.com

Name of Spouse: SANJOY BASU

Name of Father: MOULI BHUSHAN DUTTA

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 447157448262

Voter ID No.

Passport No.:

Driving License No.

MGNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

**FOR DEFENCE PERSONNEL:**

Indian Army  Indian Navy  Indian Air force

**IS YOUR SERVICE UNDER:**

Defined Benefit Pension  New Pension Scheme

**Residential Address:**

**Permanent Address:**

Address 1: 101/3 SAGAR MANNA ROAD KOLKATA 700034 PARNASREE

Address 2:

Address 3:

Village:  City: KOLKATA

District:  State: WEST BENGAL

Country:  Pin Code: 700034

Current address same as the permanent address  Yes  No

**Current Address:**

Address 1:

Address 2:

Address 3:

Village:  City:

District:  State:

Country:  Pin Code:

Address type for communication:  Permanent  Current

# HOME LOAN

BST

Reference No. : HLST

/HI / 200 -0 /

Applicant Name :	ARNAB BOSE
Co-Applicant Name :	SHIBANI BOSE
Contact Numbers (R)	8879081038 <sup>(O)</sup>

Loan Amount :	1.50 cr.	Tenure :	30 yrs.
Interest Rate :	8.4%	EMI :	
Loan Type :	TL	SBI LIFE : YES / NO	
Individual Hsg. Loan	_____	Maxgain	_____ Flexi _____
Realty	_____	Optima	_____ Others : _____

Property Location :
Property Cost :
Name of Developer / Vendor :
Offer :

Reviewed.  
V.B. Tiwari 30/09/2023  
val? - Yestekals - 03/10/23



**State Bank of India**

PBB SION BRANCH

(04296)