

370 19189

Tuesday, October 10, 2023
2:17 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

गावाचे नाव: हरियाली

पावती क्र.: 20631

दिनांक: 10/10/2023

दस्तऐवजाचा अनुक्रमांक: करल2-19189-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: नयना झुंजार डुबल

नोंदणी फी

रु. 30000.00

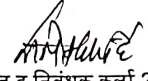
दस्त हाताळणी फी

रु. 1900.00

पृष्ठांची संख्या: 95

एकूण:

रु. 31900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:36 PM ह्या वेळेस मिळेल.
सह दु.निबंधक कुर्ला 2

बाजार मुल्य: रु.9562516.86 /-

मोबदला रु.11487143/-

भरलेले मुद्रांक शुल्क : रु. 689230/-

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा, /

- 1) देयकाचा प्रकार: DHC रकम: रु.1900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023107402033 दिनांक: 10/10/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009262954202324E दिनांक: 10/10/2023
बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला
12 OCT 2023

s.A.Neke69x7

10/10/2023

Index-II

सूची क्र.2

दुपयम निबंधक : मह. इ.नि. कुर्वा 2

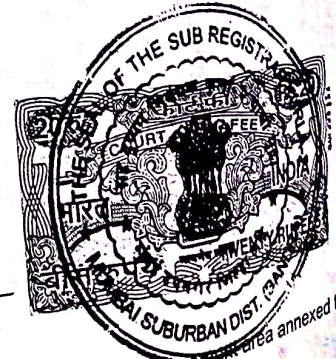
दम्न क्रमांक : 19189/2023

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

क्रमांक	करारनामा
1) दम्नोपवेज करार	11487143
2) दम्नोपवेज करार	9562516.86
3) दम्नोपवेज करार (भाडेपट्टयाच्या अन्वयेत) आकारणी देतो की पट्टेदार ते	
4) दम्नोपवेज करार (भाडेपट्टयाच्या अन्वयेत) आकारणी देतो की पट्टेदार ते	
5) दम्नोपवेज करार (भाडेपट्टयाच्या अन्वयेत) आकारणी देतो की पट्टेदार ते	
6) दम्नोपवेज करार (भाडेपट्टयाच्या अन्वयेत) आकारणी देतो की पट्टेदार ते	
7) दम्नोपवेज करार (भाडेपट्टयाच्या अन्वयेत) आकारणी देतो की पट्टेदार ते	
8) दम्नोपवेज करार (भाडेपट्टयाच्या अन्वयेत) आकारणी देतो की पट्टेदार ते	
9) दम्नोपवेज करार (भाडेपट्टयाच्या अन्वयेत) आकारणी देतो की पट्टेदार ते	
10) दम्नोपवेज करार (भाडेपट्टयाच्या अन्वयेत) आकारणी देतो की पट्टेदार ते	
11) दम्नोपवेज करार (भाडेपट्टयाच्या अन्वयेत) आकारणी देतो की पट्टेदार ते	
12) दम्नोपवेज करार (भाडेपट्टयाच्या अन्वयेत) आकारणी देतो की पट्टेदार ते	
13) दम्नोपवेज करार (भाडेपट्टयाच्या अन्वयेत) आकारणी देतो की पट्टेदार ते	
14) दम्नोपवेज करार (भाडेपट्टयाच्या अन्वयेत) आकारणी देतो की पट्टेदार ते	



मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेकडे पाठविणे आवश्यक आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयान स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax and Registration of document
by Email (dated 11/10/2023) to Municipal Corporation of Greater Mumbai.

Details...

2023/10/11

करल - २		
१९९८	&	१००
२०२३		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 10th day of October 2023;

BETWEEN

M/s V Laxmi Nurses Developers LLP, a limited liability partnership duly registered under the provisions of Limited Liability Partnership Act, 2008, having its registered office at Shop No. 2, C wing, Stella Residency, Kannamwar Nagar-I, Vikhroli (East), Mumbai- 400083, hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their respective legal representatives, executors and administrators) of the **One Part**;

AND

Nayana Zunjar Dubal and Zunjar Baburao Dubal, adult, Indian Inhabitants, residing at 196/7678, Kannamwar nagar-2, Vikhroli East Mumbai 400083 hereinafter referred to as the "Allottee/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her / their respective heirs, executors and administrators) of the **Other Part**.

The Developer and the Allottee/s are hereinafter collectively referred to as the "Parties" and individually as the "Party".

WHEREAS:

- The Maharashtra Housing and Area Development Authority ("MHADA") was duly constituted with effect from 5th day of December 1977, under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("the MHADA Act") and in view of the provisions of the MHADA Act, the Maharashtra Housing Board stood dissolved and all the properties, rights, liabilities and obligations of the erstwhile Maharashtra Housing Board including those arising under any agreement or contract became the properties, rights, liabilities and obligations of MHADA.
- The Board was possessed or otherwise well and sufficiently entitled to all that piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building No. 220 and 222 admeasuring approximately 2132.36 sq. mtrs (hereinafter referred to as "the Land"), bearing survey no. 133 (part), C.T.S. No. 356 (Part) situated at Kannamwar Nagar, Vikhroli (East), Mumbai 400 083.
- The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as Subsidized Industrial Housing Scheme Board;

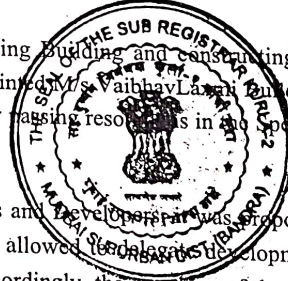
[Signatures]



करल - २		
१९९८	६	१००
२०२३		

MHADA transferred and conveyed unto the society the structure standing thereon being buildings no. 220 and 222 for the terms and conditions mentioned therein.

- M. Simultaneously, by an Indenture of Lease dated 20th December, 1977 duly registered at the office of the Sub- Registrar of Assurances at Vikhroli East under Serial No. BBJ-2207 - 1977, made and executed between MHADA and Nurses Welfare Co-operative Housing Society Ltd, MHADA demised the said Land unto the society for a period of 99 years commencing from 20th December, 1977.
- N. In the premises aforesaid the said Society is seized and possessed of or otherwise well and sufficiently entitled to the leasehold right, title and interest in the said Land and is the owner of the Existing Building standing thereon each having carpet area of 29.85 sq mtrs and 39.73 sq. mtrs. and plinth area of 2132.36 sq mtrs. The said Land and the Existing Building is hereinafter collectively referred to as the "said Property" which is more particularly described in the First Schedule hereunder written;
- O. The condition of the Existing Building has deteriorated over time and requires extensive repairing. The repairing cost of the Existing Building shall be substantial, which the present members are not in a position to pay.
- P. The said Society desirous of demolishing the Existing Building and constructing in place new buildings, approved the proposal and appointed M/s Vaibhav Laxmi Builders and Developers to redevelop the Existing Building by passing resolutions in the Special General Body dated 4/4/2021.
- Q. On the representation of M/s Vaibhav Laxmi Builders and Developers it was proposed that M/s Vaibhav Laxmi Builders and Developers be allowed to exercise the development rights to M/s V Laxmi Nurses Developers LLP. Accordingly, the members of the said Society in the Special General Body Meeting held on 24/7/2021 passed a resolution thereby unanimously appointing and according development rights to M/s V Laxmi Nurses Developers LLP.
- R. By a Development Agreement dated 25th August, 2021 duly registered with the Office of the Sub-Registrar at Kurla-2 bearing Registration No. KRL2/12869/2021 made and executed between the Society on the One part and the Developer herein on the Other part, the said Society granted the development rights to the Developer herein at or for the terms, conditions and considerations contained therein.
- S. In pursuance of the aforesaid Development Agreement, the Society also executed an Irrevocable Power of Attorney dated 25th August, 2021 duly registered with the Office of Jt. Sub Registrar of Assurances at Kurla-3 bearing registration no. KRL2/12881/1/40/2021 and thereby appointed the partners of the Developer herein as their true and lawful attorneys and granted various powers and authorities to do various acts, deeds and things in respect of the redevelopment of the said Property;



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2023

Consultants for the preparation of the structural design and drawings of the said Buildings.

AA. The photocopies of following documents are annexed hereto:

1. Layout Plan of the said Property marked as Annexure 'A';
2. Title Certificate/s marked as Annexure 'B';
3. Property Register Card marked as Annexure 'C';
4. IOA marked as Annexure 'D';
5. Commencement Certificate marked as Annexure 'E';
6. NOC of MHADA dated 14th September, 2021 marked as Annexure 'F';
7. RERA Registration Certificate marked as Annexure 'G';



AB. The Allottee/s has / have demanded inspection from the Developer and the Developer has given inspection to the Allottee/s of all documents of title relating to the said Property including the Title Certificate/s and also the plans, designs and specifications prepared by the Developer's Architect and/or sanctioned by Special Planning Authority(SPA)/MHADA and all other documents as specified under RERA and the rules made thereunder as amended up to date and the Allottee/s is / are fully satisfied with the title of the Society in respect of the said Property and the Developer's right to sell various premises in the Buildings to be constructed on the said Property and hereby agrees not to raise any requisitions on or objections in regard thereto.

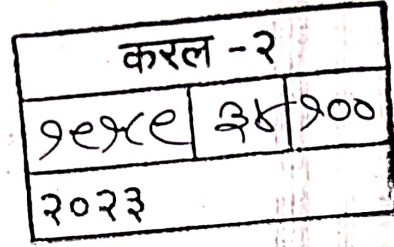
AC. The Allottee/s, being desirous of acquiring an apartment in the Buildings to be constructed on the said Property, has / have approached the Developer and requested the Developer to allot to him / her / them / it, Apartment No. 0901 admeasuring 637.12 sq. ft. (carpet area as per RERA) on the 09 Floor in C wing of the said Buildings (hereinafter referred to as "the Apartment"), more particularly described in the Second Schedule hereunder written and shown in red hatched lines on the plan annexed hereto and marked as Annexure 'H'. Accordingly, on the request of Allottee/s, the Developer has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to acquire and purchase the Apartment from the Developer, at and for a total consideration of Rs. 11487143.00/- (One Crore Fourteen Lakh Eighty Seven Thousand One Hundred and Forty Three Only)(hereinafter referred to as **Purchase Price**) on the terms and conditions appearing hereinafter.

AD. Prior to the execution hereof, the Allottee/s has / have paid to the Developer a sum of Rs. 1148714.00/- (Eleven Lakh Forty Eight Thousand Seven Hundred and Fourteen Only) being 10.00 % (10.00 percent of the Purchase Price as advance payment / deposit (the payment and receipt whereof the Developer does hereby admit and acknowledge).

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THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said First Property)

ALL THAT piece and parcel of land or ground or plot situated and lying underneath and appurtenant to building Nos.220-222 bearing survey no. 133 (part), C.T.S. No. 356 (Part) situated at Kannamwar Nagar1, Vikhroli (East), Mumbai 400 083 within the Registration sub district of Kurla Mumbai Suburban District of Mumbai City, collectively admeasuring 2132.36 SQ MT consisting of Ground plus 4 upper floors cumulatively containing 80 flats/tenements thereon.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

(Description of the said Apartment)

Apartment No.0901 admeasuring 637.12 sq. ft. (carpet area as per RERA) on the 09 Floor of C wing of the building to be known as 'Central Park' constructed conjointly on the said First Property and said Second Property more particularly described in the First Schedule hereinabove.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

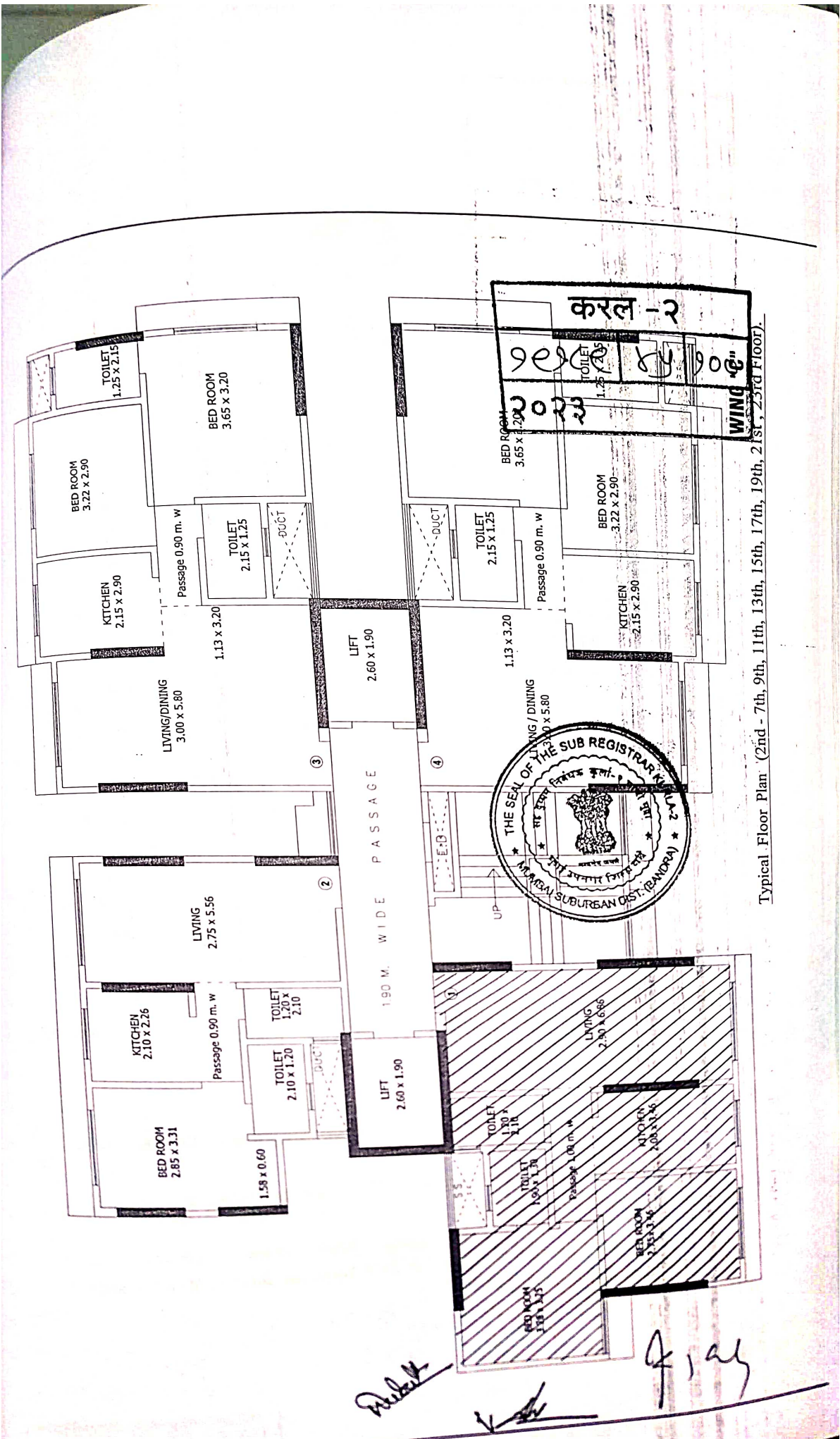
(Payment Schedule)

Construction Milestone	Percentage (%)	Amount (Rs.)
On Booking	10.00%	11,48,714.30
Post Registration	15.00%	17,23,071.45
On Top Slab	25.00%	28,71,785.75
On Completion External Plaster	25.00%	28,71,785.75
On Completion Flooring, Plumbing, Electrical Works	20.00%	22,97,428.60
On Intimation Of Possession	5.00%	5,74,357.15
Total	100.00%	1,14,87,143.00

Dubzale

J





Typical Floor Plan (2nd - 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th Floor).

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कमल - २		
१९४८	५८	१००
२०२३		



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 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

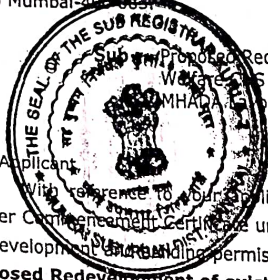
No. MH/EE/(BP)/GM/MHADA-9/904/2022/FCC/1/New

Date : 14 September, 2022

To

M/s. V Laxmi Nurses Developers
LLP C.A. to Nurses Welfare CHS
Ltd.

Shop no-2 C-wing Bldg no-150
Stella Residency Nr.Axis Bank
Kannamwar Nagar-1 Vikhrolli
(East) Mumbai-400083.



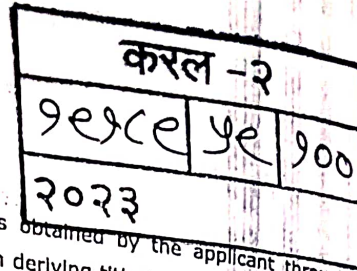
Proposed Redevelopment of existing building No.220 & 222 society Known as "Nurses Welfare CHS Ltd." on plot bearing C.T.S.No.356(Pt.) of Village Hariyali, Kannamwar Nagar, MHADA Layout, Vikhrolli (East), Mumbai-400083.

Dear Applicant,

With reference to your application dated 04 September, 2022 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development of existing building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed Redevelopment of existing building No.220 & 222 society Known as "Nurses Welfare CHS Ltd." on plot bearing C.T.S.No.356(Pt.) of Village Hariyali, Kannamwar Nagar, MHADA Layout, Vikhrolli (East), Mumbai-400083.**

The Commencement Certificate/Building permission is granted on following conditions.

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



c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966

This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

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.

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

CC is valid upto dt. 14 December, 2022

Issue On : 15 December, 2021

Application No. : MH/EE/(BP)/GM/MHADA-9/904/2021/CC/1/Old

Remark :

This C.C. is issued for work upto plinth as per approved Zero FSI IOA plans dated 07/10/2021



Issue On : 14 September, 2022

Application No. : MH/EE/(BP)/GM/MHADA-9/904/2022/FCC/1/New

Remark :

This C.C. is issued for work of Wing A, B, & C comprising of Stilt for parking & utility services + 1st to 20th upper floors for residential use with parking tower as per the approved amended plans dated 16/06/2022.

✓
Name : Anil Namdeo
Rathod
Designation : Executive
Engineer
Organization : Personal
Date : 14-Sep-2022 18:

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

Copy submitted in favour of information please

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

Copy to :-

4. EE Kurla Division / MB.
5. A.E.W.S Ward MCGM.
6. A.A. & C S Ward MCGM



करल - २		
१९५९	६९	१००
२०२३		

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 :
P51600033540

Project: **CENTRAL PARK**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 356 PT SURVEY NO 133 Part**
Kurla, Kurla, Mumbai Suburban, 400083;

1. V Laxmi Nurses Developers Llp having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400083.

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 clause 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 schedule 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 22/02/2022 and ending with 31/05/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
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. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 22-02-2022 13:55:24

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

dated: 22/02/2022
place: Mumbai

करल - २		
९९९९	००	९००
२०२३		



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 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

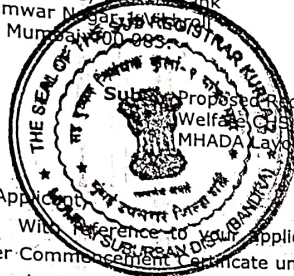
No. MH/EE/(BP)/GM/MHADA-9/904/2023/FCC/1/Amend

Date : 31 May, 2023

To

M/s. V Laxmi Nurses Developers
LLP C.A. to Nurses Welfare CHS
Ltd.

Shop no-2 C-wing Bldg no-150
Stella Residency Bank
Kannamwar Nagar, Vikhroli
(East) Mumbai-400083.



Subject: Proposed redevelopment of existing building No.220 & 222 society Known as "Nurses Welfare CHS Ltd." on plot bearing C.T.S.No.356(Pt.) of Village Hariyali, Kannamwar Nagar, MHADA Layout, Vikhroli (East), Mumbai-400083.

Dear Applicant,

With reference to your application dated 04 September, 2022 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 **Proposed Redevelopment of existing building No.220 & 222 society Known as "Nurses Welfare CHS Ltd." on plot bearing C.T.S.No.356(Pt.) of Village Hariyali, Kannamwar Nagar, MHADA Layout, Vikhroli (East), Mumbai-400083..**

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