



20/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 19814/2023

नोंदणी :

Regn.63m

गावाचे नाव : कुर्ला

(1) विलेखाचा प्रकार	करारनामा
(2) भोवदला	31000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10528924.89
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका नं. 1906, माळा नं: 19 वा मजला, इमारतीचे नाव: राघव अमारा, ब्लॉक नं: कुर्ला पूर्व, मुंबई 400024, रोड : 114, नेहरू नगर पोलिस स्टेशन रोड, इतर माहिती: दि 31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक 2021/अनी, सं. क्र 12/व्य. क्र. 107/म-1 (धोरण) या नुसार दस्तऐवजास महिला खरेदीदारास 1 टक्के मुद्रांक शुल्काची सवलत देण्यात आली आहे. ((C.T.S. Number : 12 ;))
(5) क्षेत्रफळ	1) 76.47 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:- मे राघव राज बिल्डर्स अँड डेव्हलपर्स एल एल पी चे भागीदार सुधांशू अगरवाल तर्फे मुखत्यार मनिष शर्मा वय:-34; पत्ता:- प्लॉट नं: ऑफिस ए 710, माळा नं:-, इमारतीचे नाव: क्रिस्टल प्लाझा, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: ऑफ ईन्कीनीटी मॉल न्यू लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AARFR8278E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रीतिका संजय गोयल वय:-43; पत्ता:- प्लॉट नं: सदनिका नं. बी-203, माळा नं: प्लॉट नं. 01, सेक्टर 35 डी, इमारतीचे नाव: मनोमय, ब्लॉक नं: खारघर, नवी मुंबई, रायगड, रोड नं:-, महाराष्ट्र, राईगाड:- (000). पिन कोड:-410210 पॅन नं:-AJVPG1151G
(9) दस्तऐवज करून दिल्याचा दिनांक	19/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	20/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	19814/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1550000
(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.

सुलभ व्यवहारासाठी नागरिकांचे सहमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत जालेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात 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 20/10/2023) to Municipal Corporation of Greater Mumbai.

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

370/19814

सुन्वार, 19 ऑक्टोबर 2023 12:53 म.नं.

मुम्बई मोगवाडा भाग-1

कलम 2

दस्तावेज क्रमांक: 19814/2023

दस्तावेज क्रमांक: कलम 2 /19814/2023

31 मार्च 2021 चे शासन आदेश क्र.पुढांक-2021/अनौ.सं.क्र. 12/
अ.क्र. 107/म-1(बोरण) चा नुसार दस्तऐवजास पहिला खरेदीदारास
1% पुढांक शुल्काची सवलत देण्यात आली आहे.

या पुढास लिंकद कुरां 2

AGREEMENT FOR SALE

Receipt

THIS AGREEMENT is made and executed at Mumbai on this 19 day of 10 in the Christian Year Two Thousand Twenty-Three (2023) ("Agreement")

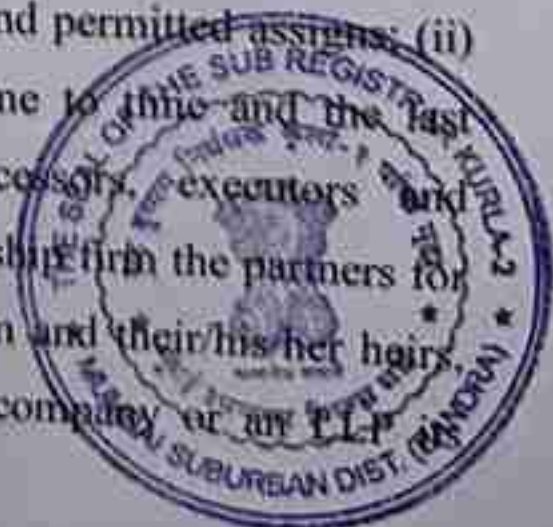
BY AND BETWEEN

RAGHAV RAJ BUILDERS & DEVELOPERS LLP, a limited liability partnership firm registered under the provisions of the Limited Liability Partnership Act, 2008 vide Registration No. LLPIN No. AAD-0888 having its registered office at A-710, Crystal Plaza, Opp. Infinity Mall, New Link Road, Andheri (West), Mumbai- 400 053, through its Designated Partner, Mr. Sudhanshu Ramavtar Agarwal, hereinafter called the "**PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being constituting the said firm and the survivors or survivor of each of them and the heirs, executors and administrators of the last such survivor and his/her/their assigns) of **ONE PART**;

AND

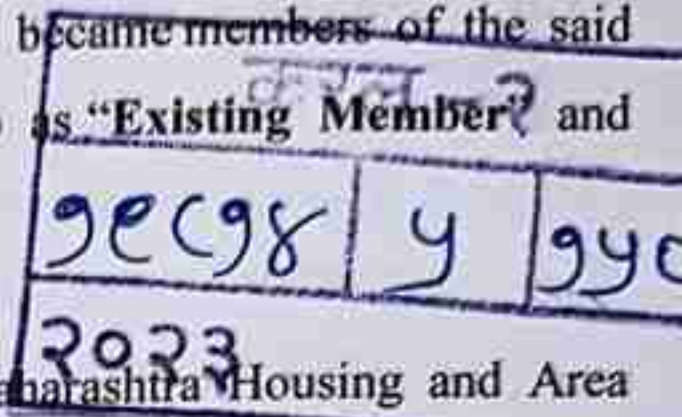
कलम 2
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[Person(s) and his/her/its details mentioned in **Second Schedule** hereto], hereinafter referred to as the "**ALLOTTEE/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, (i) in case of individual purchaser/s, his/her/their respective heirs, successors, executors, administrators and permitted assigns; (ii) in case of HUF, the members and coparceners of HUF from time to time and the last surviving member and coparcener and the legal heirs, successors, executors and administrators of such last surviving member; (iii) in case of partnership firm the partners for the time constituting the said firm, the survivors or survivor of them and their his/her heirs, successors, executors and administrators; and (iv) in the case of company or an LLP successors in title and permitted assigns) of the **OTHER PART**;



[The Promoter and Allottee/s shall hereinafter collectively referred to as "**Parties**" and individually as the "**Party**"]

Act, 1960 under registration No. BOM/HSG/3355/1972 having its registered address at Ground Floor, Nehru Nagar, Kurla (East), Mumbai 400 024 (hereinafter referred to as the said "Society"). Each of the said 20 allottees became members of the said Society and are hereinafter individually referred to as "Existing Member" and collectively as "Existing Members";



Under clause (a) and (b) of Section 189 of the Maharashtra Housing and Area Development Act, 1976, all the property rights, assets, liabilities and obligations of the said dissolved board including that arising under any agreement or contract have become the assets, properties, rights, liabilities and obligations of MHADA;

By and under an Indenture of Lease dated 26 April 2011 registered with the Office of Sub Registrar of Assurances under No. BDR-3/4813 of 2011 executed by and between MHADA, therein referred to as "the Authority", of One Part and the Society herein, therein referred to as "the Society", of the Other Part ("Deed of Lease"), the said MHADA/Authority granted leasehold rights in respect of the said Plot to the said Society for a period of 99 years commencing from 1 July 1977 and on other terms and conditions therein contained;



By and under a Deed of Sale dated 26 April 2011 executed by and between MHADA, therein referred to as "the Authority" of One Part and the said Society herein, therein referred to as "the Society", of the Other Part ("Deed of Sale"), the said MHADA sold, transferred and conveyed the said Building No. 114 constructed on the said Plot unto and in favour of the said Society for the consideration as stated in the said Deed of Sale. The said Deed of Sale was duly registered with the office of the Sub Registrar of Assurances under registration no. BDR3-4651 of 2011.

In terms of what is stated in clauses (i) to (viii) hereinabove, the said Society is seized and possessed of and is well and sufficiently entitled to leasehold right, title and interest in the said Plot and ownership of the said Building No. 114 and more particularly described in the First Schedule written hereunder. A copy of the

SM.
Initials of the Promoter

Preetika
Initials of the Allottee/s

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Property Register Card in respect of the said Plot is annexed hereto and marked Annexure '1' and the plan showing the said Plot is annexed hereto and marked Annexure '2';

In view of the age and condition of the said Building No. 114, the said Society deemed it desirable that the said Building No. 114 be demolished and a new building/s be constructed in place thereof by utilization of its optimum development potential inter alia to provide permanent alternate accommodation to the Existing Members free of cost on "Ownership Basis" subject to permission of the MHADA and all concerned statutory authorities and compliance with the directive of the Ministry of Co-Operation, Marketing and Textiles, Government of Maharashtra vide circular No. CHS 2007/CR554/14-C dated 3 January 2009 issued under Section 79 provisions of law



K. The said Society in its general body meeting dated 27 August 2019, in the presence of the authorized officer of the Dy. Registrar of Co-operative Societies, MHADA, Mumbai unanimously voted in favor of the Promoter herein and granted the rights to redevelop the said Building No. 114 *inter alia* by demolishing the said Building No. 114 and constructing a new building on the said Plot under Regulation 33(5) of new DCPR Rules amended on 8 October, 2013 read with MHADA and MCGM rules and regulations as amended up to date. A copy of minutes of the said meeting dated 27 August 2019 is annexed hereto as Annexure "3";

L. The Deputy Registrar of Co-operative Societies, MHADA, Mumbai, by letter bearing No. ZK(SUB)/SS/MUNSHPUKOM/B-1/31/2020 dated 06 January 2020 confirm that the Promoter was duly elected and appointed as the developer by the said Society and that the said Society had complied with all the terms and conditions under the guidelines dated 3rd January, 2009 for redeveloping the said Building No. 114. A copy of the said letter dated 06 January, 2020 is annexed hereto as Annexure "4".

SAT.

70/19814

दिनांक: 19 अक्टूबर 2023 12:53 म.ने.

इस नोपचार भाग-1

कगल2

इस नोपचार: 19814/2023

इस नोपचार: कगल2/19814/2023

M. The said Society has represented, warranted and assured that all the aforesaid meetings were validly and legally conducted;

N. Vide a Development Agreement dated 16 December 2020 executed by and between the said Society of the First Part, the Promoter herein (Developer therein) of the Second Part and 20 existing Flat Owners/Members of the said Society of the Third Part and duly registered with the Sub Registrar of Assurances at Kurla under Serial No. KRL-2/11651 of 2020, (hereinafter referred to as the said "Development Agreement"), the said Society granted development rights in respect of the said Plot to the Promoter with permission to enter upon the said Plot, demolish the said Building No. 114 and construct a new building/s (hereinafter referred to as the "New Building") thereon on the terms and conditions specified in the said Development Agreement;

O. By virtue of the Development Agreement, each of the Existing Members became entitled to a new apartment in the said New Building and the Promoter became entitled to sell the balance flats and premises in the said New Building to third parties, who would ultimately be admitted as members of the said Society;



The Airport Authority for India, vide its No Objection Certificate dated 24 December 2020, approved height of 57.13 Meters for the said New Building. MHADA vide its Offer Letter dated 04 December 2020 bearing Ref. No. CO/MB/REE/NOC/F-1143/1247/2020 and revised Offer Letter dated 18 August 2021 bearing reference number CO/MB/REE/NOC/F-1143/1978/2021 sanctioned additional FSI under Rule 33 (5) of the DCR as stated therein. Vide letter dated 22 February 2021 bearing Ref. No. FB/HR/R-V/66, the MCGM (Fire Brigade Department) granting NOC for the proposed redevelopment on the terms and conditions contained therein. Vide Intimation of Approval issued by MHADA dated 23 April 2021 Ref No: MH/EE/BP Cell/GM/MHADA-22/816/2021 MHADA granted its approval for construction on the said Plot. Vide No Objection Certificate dated 28 January 2021 bearing Ref. No: CO/MB/REE/NOC/F-1143/122/2021,

SAM.

Prastika

MHADA granted its NOC and permission for the proposed redevelopment of the said Building No. 114 through utilization of FSI on the terms stated therein. A copy of latest Intimation of Approval is annexed hereto as **Annexure '5'**;

MHADA granted Commencement Certificate ("CC") dated 12 July 2021 bearing Ref. No. MH/EE/BP/GM/MHADA/-22/316/2021 (as amended till date) allowing the Promoter to commence construction of the said New Building on the said Plot. A copy of the said Commencement Certificate (as endorsed up to date) is annexed hereto as **Annexure '6'**;

R. The development/redevelopment undertaken by the Promoter in the manner aforesaid by demolishing the Building No. 114 standing on the said Plot and constructing thereon the said New Building is hereinafter referred to as the said **"Project"**. The term the said **"Project"**, wherever the same appears hereinafter, shall include without limitation, the entire project of construction of the said New Building and other structures and the entire development of the said Plot;



S. The redevelopment of the said Building No. 114, as contemplated by the said Development Agreement inter alia involves (i) demolition of the said Building no.114; (ii) construction of the said New Building inter alia including the Members' apartments' by utilization of the society's retained area and the Promoter's apartments and Promoter's car parking spaces by utilization of the Promoter area; (iii) allotment and sale of the Promoter's apartments' and the Promoter's car parking spaces on "Ownership Basis" for valuable consideration under the applicable provisions of law from time to time, and /or grant of leases, tenancies, licenses, and/or any other alienation or dispose of such Promoter's apartments and Promoter's parking spaces as the Promoter deems fit, in its sole discretion; and (v) admission, by the said Society, of the Allottees / Purchasers of Promoter's apartments and Promoter's car parking spaces, as members of the said Society;

S.A.
Initials of the Promoter

Pa Hit

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गुरुवार, 19 अक्टोबर 2023 12:53 म.न.

दम्न गोपवारा भाग-1

करल 2

दम्न क्रमांक: 19814/2023

दम्न क्रमांक: करल 2 /19814/2023

करल - 2

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SECOND SCHEDULE

1. ALLOTTEES' PERSONAL DETAILS:

Name	PREETIKA SANJAY GOYAL
Constitution (Individual/HUF/LLP/Company)	Individual
Husband's Name	Sanjay Goyal
Nationality/Residential Status	Indians
Age	43 years
Address	Flat No. B-203, Manomaya, Plot No. 01, Sector 35D, Navi Mumbai Kharghar, Raigarh, Maharashtra 410 210
Email	goyalpreetika55@gmail.com
P. A. No.	AJVPG1151G
Aadhar Card No.	8978 3291 9393



2. DESCRIPTION OF ALLOTTED PREMISES:

Apartment details at RAGHAV AMARA:	
Flat No.	1906
Floor No.	Nineteenth
Carpet Area (sq. mtrs.)	69.77
Exclusive Balcony Carpet Area (sq. mtrs.)	Nil

[Signature]
Initials of the Promoter.

Preetika
Initials of the Allottee/s