



08/06/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

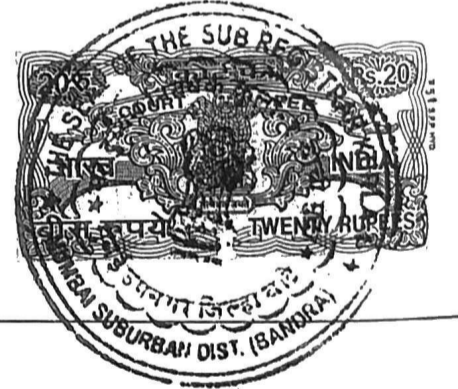
दस्त क्रमांक : 5955/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) चेंबूर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	19490820
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15682400
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :सदनिका नं: 802, माळा नं: 8 वा मजला डी विंग, इमारतीचे नाव: अल्टा विस्टा बिल्डींग, ब्लॉक नं: लाल डोंगर, चेंबूर मुंबई 400071, रोड नं: सायन ट्रोबे रोड, इतर माहिती: सोबत एक कार पार्किंग.((C.T.S. Number : 343 PART ;))
(5) क्षेत्रफळ	1) 102.82 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:-स्पेटा ऍन्कलेव प्राईवेट लीमीटेड तर्फे संचालक फर्शिद कूपर यांच्यावतीने कुमु म्हणून कृष्णा माणगावकर वय:-26; पत्ता:-प्लॉट नं: ऑफिस नं 3ए/बी, माळा नं: 1ST फ्लोर , इमारतीचे नाव: राजा बहादुर मॅशन 20, ब्लॉक नं: फ्रोंट मुंबई 23, रोड नं: अंबालाल दोशी मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AATCS7884C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पल्लवी . वेद वय:-40; पत्ता:-प्लॉट नं: 801, माळा नं: ., इमारतीचे नाव: स्टर्लिंग अपार्टमेंट, ब्लॉक नं: देवनार मुंबई, रोड नं: देवनार फार्म रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AIXPK1519R 2): नाव:-पराग . वेद वय:-42; पत्ता:-प्लॉट नं: 801, माळा नं: ., इमारतीचे नाव: स्टर्लिंग अपार्टमेंट, ब्लॉक नं: देवनार मुंबई, रोड नं: देवनार फार्म रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AAUPV5454D
(9) दस्तऐवज करून दिल्याचा दिनांक	08/06/2016
(10)दस्त नोंदणी केल्याचा दिनांक	08/06/2016
(11)अनुक्रमांक,खंड व पृष्ठ	5955/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	974600
(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-१
मुंबई उपनगर जिल्हा

करल - १		
२०१७	५	३१०
२०१६		



[Handwritten signatures]

THIS AGREEMENT FOR SALE made at Mumbai this 8th day of June in the Christian Year Two Thousand Sixteen BETWEEN SPENTA ENCLAVE PRIVATE LIMITED (CIN: U45209MH2013PTC249304), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 3 A/B, Raja Bahadur Mansion, 20, Ambalal Doshi Marg, Mumbai- 400 023, hereinafter referred to as “the Promoter” (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include its successors and assigns) of the ONE PART AND Mrs. Pallavi Ved and Mr. Parag Ved , having address at 801, Sterling Apartments, Deonar Farm Road, Mumbai 400088, hereinafter referred to as “the Purchaser/s” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include incase of individuals his/her heirs, executors administrators permitted assigns incase of Company its successors and permitted assigns and in case of the firm, such firm, its partner/s or survivor/s and heir executors, administrators and permitted assigns of last such survivor) of the OTHER PART.

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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3104/MW/STGL/AP 17 JAN 2015

COMMENCEMENT CERTIFICATE

TO,

M/s. Spenta Housing Corporation,

3, A/B, Rajabhadur Mansion,
20, Ambalal Doshi Marg, Fort,
Mumbai 400 023.

Sir,

With reference to your application No. 7098 dated 13/02/2014 for Development Permission and grant of Commencement Certificate under section 44 & 89 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____

C.T.S. No. 343(pt)

of village Chembur, T.P.S. No. _____
ward M/West Situated at Lal Dongar, Tal. Kurla, Sion-Trombay Road,
Chembur, Mumbai 400 071.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/1306/MW/STGL/LOI dt. 22.09.2014
IDA U/R No. SRA/ENG/3104/MW/STGL/AP dt. 13.08.2014
and 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. However the construction work should be commenced within three months 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. 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 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed Shri. P. B. Bandgar
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth level for part portion of sale building
i.e. to wing 'A' to 'D' as marked as 'A to Y' with basement marked
as 'A'-'L'-'M'-'S' as per hatched in red colour as shown on plan at
pg. 489 as per approved plans dtd. 13.08.2014
For and on behalf of Local Authority
The Slum Rehabilitation Authority

P. B. Bandgar
Executive Engineer (SRA) E.S.

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

SALE BLDG.		
करल - 9		
प्लान	वू	390



43. The Permanent Account Numbers of the parties hereto are as under:

करल - १		
१२५५	२३	०१०
२५१६		
Permanent A/c. No.		

Name	Permanent A/c. No.
SPENTA ENCLAVE PRIVATE LIMITED	AATCS7884C
Mrs. Pallavi Ved	AIXPK1519R
Mr. Parag Ved	AAUPV5454D

IN WITNESS WHEREOF the parties hereto have hereunto and on the duplicate hereof set and subscribed their respective hands the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land situated, lying and being at Lal Dongar Village, Taluka-Kurla, Sion-Trombay Road, Chembur, Mumbai - 400 071 and assessed by Municipal M/W Ward, bearing C.T.S. No. 343 (pt) and admeasuring 72829.4 sq meters in the Registration Sub District of Mumbai and District Bombay Suburban and bounded as follows:



On or towards the East : 18.30 meters D.P. Road
On or towards the West : 36.60 meters D.P. Road
On or towards the South : 36.60 meters D.P. Road
On or towards the North : 13.40 meters D.P. Road

THE SECOND SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land situated, lying and being at Lal Dongar Village, Taluka-Kurla, Sion-Trombay Road, Chembur, Mumbai - 400 071 and assessed by Municipal M/W Ward, bearing C.T.S. No.343(pt) and admeasuring 30,856.50 sq. metres in the Registration Sub District of Mumbai and District Bombay Suburban and bounded as follows:

On or towards the East : Hill

FORM A: PERSONAL DETAILS

APPLICANT CO-

Existing Customer: Yes No

If Yes, CIF No/ Account No. **34314998001**

Name: **RAJIV RAMSINGH YADAV**

Date of Birth: **01101995** PAN: **ALOPY0214H**

Mobile: **9768128648**

e-mail:

Name of Spouse: **KIRAN RAJIV YADAV**

Name of Father: **RAMSINGH PARASNATH YADAV**

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. **389325772909**

2) Voter ID No.

3) Passport No.: **N6318247**

4) Driving License No.

5) MGNREGA Job card No.

6) 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: **ROOMNA 1ST, CHAWL NO-2, PACHMURHI RAHIWASHI**

Address 2: **BEHIND SUMAN NAGAR, CHEMBUR**

Address 3:

Village: City: **MUMBAI**

District: State: **MAHARASHTRA**

Country: **INDIA** Pin Code: **400071**

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

Residential type Rented Company lease Owned

Years residing in current address: **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:

No. of units acquired in single residential housing project/co-operative residential complex:

Ryachal



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3104/MW/STGL/AP
Date:

11 DEC 2020

To,
Architect,
Shri. Rajendra Pagnis
Of M/s. Pagnis & Pagnis.
4, Anand Building, D.L. Vaidya Road,
Dadar (w), Mumbai - 400 028.

Subject : Amended plan cum Part Occupation Certificate of Sale building for wing 'C' & 'D' i.e. from Stilt to 23rd floor alongwith part basement underneath (Excluding 06 nos. of flats in wing 'C') under S. R. Scheme on plot bearing C.T.S. No. 343 (Pt.) of Village Chembur, Lal Dongar, Taluka Kurla, Sion-Trombay Road, M/W Ward, Chembur, Mumbai-400 071 for Dattakrupa, Mahatma Jyotiba Phule Nagar, Shivprerna, Navchaitnya, Vayusut Agari Seva Sangh, Indraprastha, Milan Nagar, Panchashil Nagar, Red Hill, Bhimai Ambedkar Co. Op. Hsg. Soc.

Ref : Architect's representation letter dated 24/11/2020.

Sir,

The part development work of Sale building for wing 'C' & 'D' alongwith part basement underneath, on plot bearing C.T.S. No. 343 (Pt.) of Village Chembur, Lal Dongar, Taluka Kurla, Sion-Trombay Road, M/W Ward, Chembur, Mumbai-400 071 for Dattakrupa, Mahatma Jyotiba Phule Nagar, Shivprerna, Navchaitnya, Vayusut Agari Seva Sangh, Indraprastha, Milan Nagar, Panchashil Nagar, Red Hill, Bhimai Ambedkar Co. Op. Hsg. Soc. in 'M/W' Ward of MCGM completed under supervision of Architect Shri. Rajendra Pagnis of M/s. Pagnis & Pagnis having Regd. No. CA/91/14083, Licensed Structural Engineer Shri. M. G. Gadgil of M/s. Shasme Design & Consultants having Regd. No. STR/G/70 & Licensed Site Supervisor Shri. Suresh S. Kamble having Registration No.K/454/SS-I with plan submitted by you, may be occupied on the following conditions:

1. The part occupation permission of Sale building is granted for 170 nos. of Sale Residential flats in Wing 'C' (excluding 06 nos. of Sale flats i.e. flat No. C-202, C-203, C-205, C-1606, C-1704 & C-2006 in wing 'C') and 89 nos. of Sale Residential flats in Wing 'D' comprising of Ground to 23rd floor of wing 'C' & 'D' alongwith part basement underneath.
2. That the remaining condition of LOI, IOA and all Amended plans shall be duly complied with before requesting full O.C.C. to Sale building under reference.
3. That you shall construct compound wall at sale building portion before requesting full OCC to Sale building under reference.
4. That you shall submit NOC from M.T.N.L. before granting full OCC to Sale bldg. under reference.
5. That you shall submit completion certificate from E.E.(T & C) of MCGM department before requesting full OCC to Sale building.
6. That you shall developed layout R.G. before requesting full O.C.C. to Sale building under reference.
7. That you shall obtain no dues pending certificate from A.E.W.W. M/W. Ward of MCGM before requesting full O.C.C. to Sale building.
8. That the set back of 36.60 mtr. wide D.P. road admeasuring 5123.15 sq.mtr. shall be handed over as per Municipal Specification & transferred in the name of MCGM a certificate to that office shall be submitted from concerned authority before requesting full O.C.C. to Sale building.
9. That you shall make the provision of Rain Water Harvesting as per the design prepared by the approved consultants in the field before requesting full O.C.C. to Sale building under reference.
10. That you shall submit the final completion certificate from Ch.Eng. (M & E) MCGM, for artificial light and ventilation for internal ducts before requesting full O.C.C. to Sale building under reference.
11. That you shall submit P.R. Card and CTS plan thereby clearly earmarking the rehab plot and sale plot and built up area as per the approved layout before requesting full O.C.C. to Sale building under reference.
12. That you shall submit separate P.R. Card in words for the buildable & non-buildable reservation in the name of MCGM before requesting full O.C.C. to Sale building under reference.
13. That you shall registered the said project with MAHA-RERA & submit the certificate to this office for office record.
14. That the Developer shall execute a Register Agreement to lease & lease deed as per SRA's circular no. 195 vide no. CEO/SRA/LA/2020/459 dtd. 14.09.2020.

15. That the certificate u/s. 270A of BMC Act shall be obtained from A.E.(W.W.) M/West Ward and a certified copy of the same shall be submitted to this office before B.C.C. to Sale Building.

A set of certified completion plan is returned herewith please.

Yours faithfully,


-sd/-

Executive Engineer M/W
Slum Rehabilitation Authority

Copy to :-

- ✓1. Developer :- M/s. Spenta Enclave Pvt. Ltd.
2. A.C. 'M/W' Ward, MCGM.
3. A.E.(W.W.) 'M/W' Ward
4. A.A. & C. 'M/W' Ward

Yours faithfully,


10/12/2020
Executive Engineer M/W
Slum Rehabilitation Authority

Draft Agreement

AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE is made and
entered into at Mumbai on this 30th – day of
November, 2023;**

**B
E
T
W**

1) **MRS. PALLAVI VED** an adult, aged about 48 years, having Aadhar Card No. _____ and PAN No. AIXPK1519R, 2) **MR. PARAG VED** an adult, aged about __ years, having Aadhar Card No. **1234 5678 9012** and PAN No. **ABCDE123F**, both Indian Inhabitants Residing at 801, Sterling Apartments, Deonar Farm Road, Mumbai 400 088 (hereinafter referred to as the “**VENDOR / TRANSFEROR**” , which expression shall mean and include, unless it be repugnant to the meaning or context thereof, its legal heirs, representatives, executors, administrators and attorneys) of the **PARTY OF THE FIRST PART;**

AND

2) **MR. RAJIV RAMSINGH YADAV**, an adult, aged about 28 years, having Aadhar Card No. 3893 2577 2909 and PAN No. ALOPY0214H, 2) **KIRAN RAJIV YADAV**, an adult, aged about 25 years, having Aadhar Card No. 3069 5958 3349 and PAN No. AXZPY5790R, 3) **RAMSINGH PARASNATH YADAV**, an adult, aged about 50 years, having Aadhar Card No. 4285 1876 3914 and PAN No. ACCPY0767C , 4) **BEENA RAMSINGH YADAV** an adult, aged about 48 years, having Aadhar Card No. 5399 7561 1900 and PAN No. ACBPY5741R all Indian inhabitants residing at Room No. 15, Chawl no.1 Panchmukhi Rahiwashi Seva Sangh, Samrath Nagar. Behind Suman Nagar, S.T. Road, Chembur Mumbai - 400 071 hereinafter referred to as the “**PURCHASERS / TRANSFEREES**” which expression shall mean and include, unless it be repugnant to the meaning or context thereof, its legal heirs, representatives, executors, administrators and attorneys) **PARTY OF THE SECOND PART .**

WHEREIN

The Vendor and the Purchaser, shall hereinafter be collectively referred to as the “parties” and singularly referred to as the “party” as and when the context so demands.

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LOS ID: / HL / CAR / ED / 20 - 20

CRM ID :

Applicant Name : RAJIV YADHAV.

Co-Applicant Name :

Contact Numbers (1) : (2) :

Applicant CIF : RB 1.65 CO

Co-Applicant CIF :

Loan Account No. :

Collateral : HOME LOAN.

Loan Amount : Tenure :

Interest Rate : EMI :

Loan Type : SBI Life: YES / NO

Doc Exec Memo No : Asset ID :

EM Reg No. : SEC ID :

Property Location :

Property Cost :

Name of Developer/Society :

Sourcing Person : MOB.:

BRANCH : Chembur Swastika Park

Sanjay Dalvi - 2-11-23



A/C NO. _____	Sign. _____
EMI DONE _____	_____
CERSAI DONE _____	_____
TDV _____	_____
DOC EXCE. NO. _____	_____
NOI DONE BY _____	_____

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