

AGREEMENT

FOR SALE

(62/03)

Transferor:

Mrs. Suman Ganpat Nangare.

Transferees:

*Mr. Prakash Balu Pawar &
Mr. Swapnil Prakash Pawar.*

ADDRESS OF PREMISES:

Flat No. 48, 4th Floor, Building No. 3,
Unity Complex Building No. 3
SRA Co-Operative Housing Society Ltd;
Rajan Pada, Pannalal Ghosh Marg,
Malad (West), Mumbai – 400 064;

Manoj Wadher

99302 11937

93234 47816

MANOJ WADHER PROPERTY

& Estate Consultants

Mobile: 9820886886@gmail.com



324/6251

पावती

Original/Duplicate

Monday, June 05, 2017

नोंदणी क्र.: 39म

11:48 AM

Regn.: 39M

पावती क्र.: 7151 दिनांक: 05/06/2017

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-१ -6251-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रकाश बाळू पवार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 30760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:06 PM ह्या वेळेस मिळेल.



दु.निबंधक बोरीवली 1

बाजार मूल्य: रु.2998255/-

मोबदला रु.3500000/-

भरलेले मुद्रांक शुल्क : रु. 175000/-

सह दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001624439201718M दिनांक: 05/06/2017


बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 760/-

2017/06/05

प्रकाश बा. पवार.

CHALLAN
MTR Form Number-6

SRN	MH001624439201718M	BARCODE			Date	24/05/2017 10:28:23	Form ID	252
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	PRAKASH BALU PAWAR AND SWAPNII PRAKASH PAWAR			
Location	MUMBAI			Flat/Block No.	Flat No. 48 4th Floor Building No. 3			
Year	2017-2018 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	UNITY COMPLEX BUILDING NO 3 SRA C H S L Rajan Pada, Pannalal Ghosh Marg			
030045501 Stamp Duty		175000.00		Area/Locality	MALAD WEST MUMBAI			
030063301 Registration Fee		30000.00		Town/City/District				
				PIN	4 0 0 0 6 4			
				Remarks (If Any)	SecondPartyName=SUMAN GANPAT NANGARE-			
				Amount In	Two Lakh Five Thousand Rupees Only			
Total	2,05,000.00		Words					
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No	03006172017052400141	240517M224227	
Cheque/DD No.				Date	24/05/2017-11.30 28			
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch				Scroll No. , Date	1 , 25/05/2017			



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट:- चालन केवल दस्तावेज निलंबक कार्यालय/नोदणी कार्यालयाच्या दख्खासाठी लागू आहे. नोदणी न करायलायल्या दस्तावेजांची चालन वैधता नाही.

सौ. सुमान ड. गंगारे

प्रकाश बाळू पावार


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(Handwritten signature)

CERTIFIED TRUE COPY
(Handwritten signature)
J. D. RAWAL
 Notary Greater Mumbai
 9 JUN 2017

CHALLAN
MTR Form Number-6



GRN	MH001624439201718M	BARCODE		Date	24/05/2017-10:28:23	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)			
				PAN No.(If Applicable)			
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	PRAKASH BALU PAWAR AND SWAPNIL PRAKASH PAWAR		
Location	MUMBAI			Flat/Block No.	Flat No. 48 4th Floor Building No. 3		
Year	2017-2018 One Time			Premises/Building			
Account Head Details		Amount In Rs.		Road/Street	UNITY COMPLEX BUILDING NO. 3 SRA C H S L Rajan Pada, Pannalal Ghosh Marg		
0030 45501	Stamp Duty	175000.00		Area/Locality	MALAD WEST MUMBAI		
0030 63301	Registration Fee	30000.00		Town/City/District			
				PIN	4 0 0 0 6 4		
				Remarks (If Any)	SecondPartyName=SUMAN GANPAT NANGARE		
				Amount In	Two Lakh Five Thousand Rupees Only		
				Words			
Total			2,05,000.00				
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	03006172017052400141 240517M224227	
Cheque/DD No.				Date	24/05/2017-11:30:28		
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date	1 , 25/05/2017		



NOTE:- This challan is valid only if it is registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 सदर चलन केवल दुसरे नोंदणी कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 01
 Date: 2017.06.05
 11:49:09 IST
 Reason: Secure
 Document
 Location: India

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Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-324-6251	0001172682201718	05/06/2017-11:49:04	IGR190	30000.00



प्रकाश बापू पावार
स्वप्निल

AGREEMENT FOR SALE

सौ सुमन ज गंगारे

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 05th Day of June 2017, 1) MRS. SUMAN GANPAT NANGARE, aged 49 years, an Indian Inhabitants of Mumbai Residing at & Owner of Flat No. 48, 4th Floor, Building No. 3, Unity Complex, Rajan Pada, Malad (West), Mumbai – 400 064; herein after referred to as “THE TRANSFEROR” (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the FIRST PART

-:AND:-

1) MR. PRAKASH BALU PAWAR, aged 50 years 2) MR. SWAPNIL PRAKASH PAWAR, aged 26 years, also an adult Indian Inhabitants, having their addresses at Om Shiv Kutir Chawl, Chawl No. 1, Room No. 4, Pannalal Ghosh Marg, Rajan Pada, Malad (West), Mumbai – 400 064; hereinafter referred to as “THE TRANSFEREES” (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the SECOND PART.

प्रकाश बापू पावार

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WHEREAS:

By and under Agreement for Sale dated 23/04/2009, made between "M/S. R. B. SHAH and COMPANY" therein referred to as "THE OWNERS" of the First Part and MRS. SUMAN GANPAT NANGARE, therein referred to as "THE PURCHASER" of the Second Part, registered with the office of Sub Registrar of Assurance under Serial No. BDR2-03047-2009, Dated 23/04/2009 the Owners had agreed to sell the ownership rights of a residential flat bearing Flat No. 48, admeasuring about 225 Sq. Ft. (Carpet area) on 4th Floor in Building No. 3 of the newly constructed Building known as "UNITY COMPLEX" situated at Rajan Pada, Pannalal Ghosh Marg, Malad (West), Mumbai - 400 064; on the terms, Conditions and on such valuable consideration as mentioned therein; By virtue of the said Agreement for Sale Dated 23/04/2009, and having paid the entire amount of consideration as mentioned therein, the Said MRS. SUMAN GANPAT NANGARE, became the absolute owners of and well sufficiently entitled to and in actual possession of the ownership Flat i.e. Flat No. 48, 4th Floor, Building No. 3 of Building known as UNITY COMPLEX situated at Rajan Pada, Pannalal Ghosh Marg, Malad (West), Mumbai - 400 064, hereinafter referred to as "THE SAID FLAT".



AND WHEREAS:

All the flat Purchasers of the Building known as UNITY COMPLEX had formed the society, "UNITY COMPLEX BUILDING NO. 3 SRA CO-OPERATIVE HOUSING SOCIETY LTD." which was registered under the Maharashtra Co-operative Societies Act, 1960 under registration no. M.U.M./S.R.A./H.S.G./(T.C.)/11711/2009 Dated 29/12/2009; hereinafter, for the sake of brevity referred to, as "The Said Society"; hereinafter, for the sake of brevity referred to, as "The Said Society"; and the said Society has not yet issued the Share Certificate to its members, but the Said MRS.

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SUMAN GANPAT NANGARE, is the bonafied members of the Society and is also entitled to the Shares of the Said Society, as and when gets issued.

AND WHEREAS:

MRS. SUMAN GANPAT NANGARE, "THE TRANSFEROR" herein is the sole, absolute and exclusive owners, fully seized, possessed of and well sufficiently entitled to ownership of the Flat No. 48, admeasuring about 225 Sq. Ft. (Carpet area) on 4th Floor in Building No. 3 of the Building known as UNITY COMPLEX BUILDING NO. 3 SRA CO-OPERATIVE HOUSING SOCIETY LTD; situated at Rajan Pada, Pannalal Ghosh Marg, Malad (West), Mumbai – 400 064.

AND WHEREAS:

THE TRANSFEROR declares that her membership in the Said Society is valid and subsisting and not terminated by the Said Society and that she have not received any notice of expulsion from the membership of the Said Society or any other kind of notice restraining her from transferring the Said Shares & the Said Flat.

AND WHEREAS:

THE TRANSFEROR have agreed to sale and/or transfer to THE TRANSFEREES and THE TRANSFEREES herein have agreed to purchase and/or acquire the Said Share along with rights of the Said Flat in the Said Society, together with all rights, shares, deposits, sinking funds, title, interest, benefits, Standard Fixtures and Fittings etc. on the following terms and conditions mutually agreed upon by and between the parties hereto.



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NOW THIS INDENTURE WITNESSETH AS UNDER:

1. THE TRANSFEROR have agreed to sell/transfer and assign to THE TRANSFEREES and THE TRANSFEREES have agreed to acquire the Flat No. 48, admeasuring about 225 Sq. Ft. (Carpet area) on 4th Floor in Building No. 3 of the Building known as UNITY COMPLEX BUILDING NO. 3 SRA CO-OPERATIVE HOUSING SOCIETY LTD; situated at Rajan Pada, Pannalal Ghosh Marg, Malad (West), Mumbai – 400 064, together with all rights, shares, deposits, sinking funds, title, interest, benefits, Standard Fixtures and Fittings etc. at the lump sum price or consideration amount of ₹. 35,00,000/- (RUPEES THIRTY FIVE LACS ONLY).
2. THE TRANSFEREES agrees to pay to THE TRANSFEROR the amount of consideration in following manner:



- a) On or before execution of this presents, THE TRANSFEREES have already paid a sum of ₹. 5,00,000/- (Rupees Five Lac Only) by Cheque as the part consideration amount to THE TRANSFEROR. (The details of the part consideration amount paid to THE TRANSFEROR is given at the foot hereof and which THE TRANSFEROR admit and acknowledge the receipt whereof and acquit, release and discharge THE TRANSFEREES from the amount of part consideration).

- b) THE TRANSFEREES agrees to pay to THE TRANSFEROR the Balance sum of ₹. 30,00,000/- (Rupees Thirty Lac Only) on or before 45 days from the date of execution of this presents by obtaining suitable Housing Loan from any Bank or Financial Institute of their choice.

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(Signature)

3. THE TRANSFEROR shall hand over to THE TRANSFEREES the vacant and peaceful possession of the Said Flat against receiving the full and final consideration amount.
4. THE TRANSFEROR herein have represented to THE TRANSFEREES that she have not created any charge, lien or encumbrances on the Said Flat or the Said Shares.
5. THE TRANSFEROR declares that the Said Flat and the Said Shares are free from any encumbrance, and THE TRANSFEROR indemnify to THE TRANSFEREES against any claim from any Person, any Finance Co. or any Government / Semi-Government Authority on the Said Flat.
6. THE TRANSFEROR doth hereby declare that she have not created any other gift, lease and lien the Said Flat and the Said Shares and that she is fully entitled to deal with or dispose off the same and undertake to keep THE TRANSFEREES indemnified in this behalf.
7. THE TRANSFEROR further agrees to obtain all the required letters, N.O.C. from the Said Society or any other concerned authorities for the requirements of THE TRANSFEREES for their purpose, of Registration of this Agreement for Sale.
8. THE TRANSFEROR subject to the above said balance payment of consideration, hereby release, relinquish, give up and surrender all her right, title and interest on the Said Flat and the Said Shares in favour of THE TRANSFEREES. On completion of the transaction of this Agreement, THE TRANSFEREES is entitled to hold, possess, occupy



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A. J. Jagare

and enjoy the Said Flat and the Said Shares, without any interruption from THE TRANSFEROR or anyone else claiming through him.

9. Should there be any claim in respect of the Said Flat or the Said Shares from any person/s or any authority pertaining to any period prior to the transfer of the Said Flat and the Said Shares in the name of THE TRANSFEREES, THE TRANSFEROR hereby agree to indemnify THE TRANSFEREES against any such claims by settling such claims from her own funds only and taking all the legal responsibilities upon him.

10. THE TRANSFEROR hereby undertake and declares that in case any other nomination, assignment, lien or charge in respect of the Said Flat and the Said Shares have been made or created by THE TRANSFEROR or any one claiming through her prior to this day, in favour of any person/s other than THE TRANSFEREES herein, the same shall after the execution of this presents, be deemed to be null, void, in-operative, cancelled and deemed to be withdrawn and not binding upon THE TRANSFEREES.

11. THE TRANSFEREES is entitled to become the member of the Said Society and also agrees to abide by the rules, regulations and bye-laws of the Said Society.

12. THE TRANSFEROR agrees and undertakes to sign and execute all acts and deeds including affidavits, declaration, undertaking etc; in favour of THE TRANSFEREES and she further agrees to request the Society to make necessary changes in their records.

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Adwani

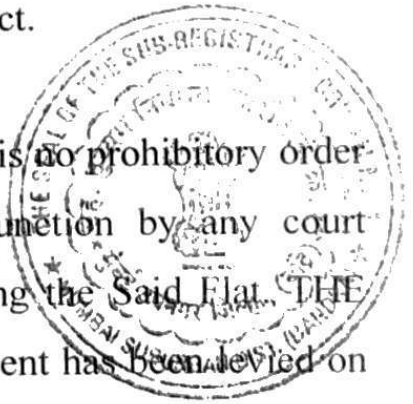
13. It is specifically agreed by and between the parties herein that, the transfer charges of the Society should be borne and shared by both the parties in equal proportion.

14. It is further agreed that all legal costs and charges with respect to this transaction of sale such as Stamp Duty, Registration Charges etc, shall be borne by THE TRANSFEREES alone.

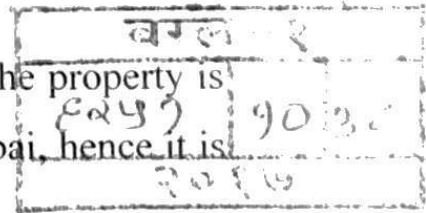
15. THE TRANSFEROR shall hand over to THE TRANSFEREES all the original papers, Share Certificates and relevant documents pertaining to the Said Flat against Receiving Full and Final Consideration amount.

16. THE TRANSFEROR agrees to pay the Society dues, arrears and maintenance charges etc; pertaining to the Said Flat till the date of actual possession given to THE TRANSFEREES, and thereafter such charges will be paid by THE TRANSFEREES only and both the parties keep indemnified each other in this respect.

17. THE TRANSFEROR hereby declares that there is no prohibitory order by any government or local authority or injunction by any court restraining her from handing over or transferring the Said Flat. THE TRANSFEROR further declares that no attachment has been levied on the Said Flat.



18. This Agreement for Sale has been executed in Mumbai, the property is situated in Mumbai, and the payments are made in Mumbai, hence it is subject to jurisdiction of Mumbai Courts of Law.



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Advapal

SCHEDULE OF THE PROPERTY

Flat No. 48, admeasuring about 225 Sq. Ft. (Carpet area) on 4th Floor in Building No. 3 of the Building known as UNITY COMPLEX BUILDING NO. 3 SRA CO-OPERATIVE HOUSING SOCIETY LTD, situated at Rajan Pada, Pannalal Ghosh Marg, Malad (West), Mumbai - 400 064; lying on land bearing C.T.S. Nos.278(pt), 282, 283, 284(1) to 284(22), 285, 285(1) to 285(37), 286, 287, 290, 291 & 292 of Village: Malad (South), Taluka : Borivali: Mumbai Suburban District: The year of construction of building is 2005 and the number of floors of building is Ground + 7 Upper Floors with lift.

IN WITNESSETH WHEREOF both the parties hereto have set and subscribed their respective hands on this day and the year first hereinabove written.

SIGNED AND DELIVERED by the
within named "THE TRANSFEROR"
MRS. SUMAN GANPAT NANGARE
PAN NO. AG BPN 7897D

		 सौ सुमान ग नंगरे
Left Thumb Impression	Photo	Signature




in the presence of... Manoj P. Wadhwa]
 Manoj P. Wadhwa]

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SIGNED AND DELIVERED by the
 within named "THE TRANSFEREES"
 MR. PRAKASH BALU PAWAR &
 PAN NO. AGEPP9396A

]
]
]
]

		
Left Thumb Impression	Photo	Signature

MR. SWAPNIL PRAKASH PAWAR
 PAN NO. BIUPP1844E

]
]

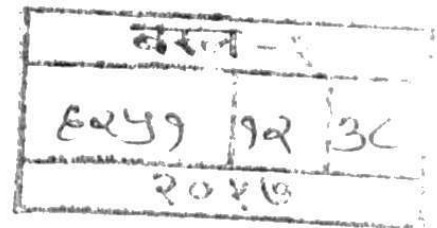
		
Left Thumb Impression	Photo	Signature

in the presence of..... Sahil

]

Sahil Rama.....

]



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SLUM REHABILITATION AUTHORITY
5th floor, Grha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

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

No. SRA/Eng/1793/PN/PL/AP
COMMENCEMENT CERTIFICATE

To,
M/s. R. B. Shah & Co;
P.C.Marg, Rajan Pada, Link Road,
Malad (West), Mumbai 400 064.

Sr.
With reference to your application No. 5854 dated 14/11/06 for Development permission and grant of Commencement Certificate under section 44 & 60 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building completion under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S. No. _____ of village Malad T. P. S. No. _____ was P/North situated at Rajan Pada, Malad (West)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI/U/R No. SRA/Eng./63/PN/PL/LOI dt. 28/12/04 IOA U/R No. SRA/Eng./1793/PN/PL/AP dt. _____ 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 permitted to be used by any person until occupancy permission has been granted. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be completed within three months from the date of its issue.
3. 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
4. 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 that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
5. This Certificate is to be renewed 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 by misrepresentation and the applicant and every person deriving title through or under him on 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.
6. 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 N. R. Patwardhan

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 on Plot No. 3 of Comp. Bldg. No. 3 without approval and without C.O. consisting of 2 + 7 upper floors are regulated by charging penalty as per policy. No. 278(pt.), 282, 283, 284/1 to 282, 285 to 37, 286, 287, 290, 291, 292 & 293 in slum plot bearing C.T.S. No. 189 of village Malad, Malad (West), Mumbai.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)
(FOR) _____
CHIEF EXECUTIVE OFFICER

TRUE COPY

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२००८	
	वदर-१०/११
	१५३६

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Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,
Bandra (East), Mumbai 400 051. Fax: 022-26590457
Tel: 022-26590519 / 0405 / 1879 / 0993

E-mail: info@sra.gov.in

No. SRA/Eng/1793/PN/PL/AP

Date : 4 MAY 2010

To,
M/s Rasik P Hingoo Associates
Shri. Rasik P Hingoo
106, Pagrav S.V Road,
Goregaon (West),
Mumbai - 400 062.

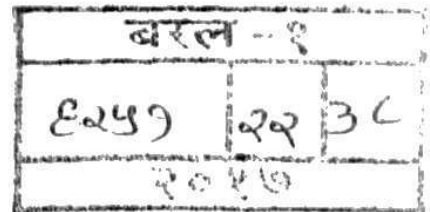
Sub: Grant of Amended plan cum full OCC permission except Religious Structure to Composite building No. 3 of S.R. Scheme on plot bearing C.T.S. No 278 (pt) ,282 , 283 , 284 , 284/1 to 22, 285 , 285 /1 to 37 , 286 , 287 , 289 , 291 , 292 of Village Malad , Malad (West) .

Ref : Your letter dated 2/9/2009 .

Gentlemen,

With reference to your above letter, I have to inform you that the permission to occupy the Gr + 7 floor of composite building except Religious Structure completed under the supervision of Architect Shri Rasik Hingoo of M/s. Rasik P Hingoo (License No. CA/84/8385), Consulting Structural Engineer Shri. Vikram Mehta (Reg. No. STR/M/83), Site Supervisor Shri Vinod Gaikwad Reg. No. G/54/SS-I) and shown in red colour in the plans submitted by you on 2/9/2009 is hereby granted subject to the following conditions;

1. This occupation permission is for 35 Nos. of residential 01 No. of Balwadi, 01 No. of Society Office only as per allotment list certified by A.R.S. (SRA) and 26 Nos of Sale tenements.



COLOUR COPY

The conditions of LOI & ROA conditions shall be complied with before asking full OCC of sale building

The letter gate under section 270A of MMC Act shall be on A.E. (P/North ward) a certified copy of the same shall be submitted to this office

4 That you shall pay assessment tax before asking OCC permission to Rehab bldg No 5

1. The plan of P read setback and P.G reservation to be submitted before asking OCC permission to Rehab bldg No 5.

One set of plans of composite building is returned herewith as token of approval.

Yours Faithfully,

— Sd —

Executive Engineer - II
Slum Rehabilitation Authority

4 MAY 2010

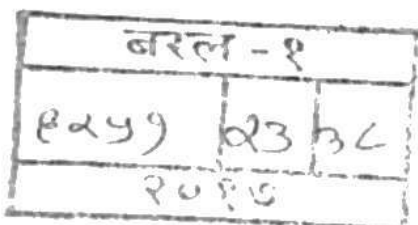
Copy to:

1. M/s. R.B Shah & Co.
2. Asst. M.C., P/North ward
3. A.E. (WW), P/North ward
4. A.A. & C., P/North ward
5. Secretary,
M/s. Unity Complex Bldg No. 3 SRA CHS Ltd

Secretary (SRA) / I-Card section



[Signature]
Executive Engineer - II
Slum Rehabilitation Authority



नोंदणी क्र :- एम्. यू. एम्. / एस. आर. ए. / एच्. एस्. जी. / (टी.सी.) / ११७११ / २००९



सत्यमेव जयते

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, युनिटी कॉम्प्लेक्स बिल्डींग नं. ३ एस्कार्प
सहकारी गृहनिर्माण संस्था मर्यादित. सीटीएस नं. २७८ पार्ट, २८२, २८३, २८४/१ते२२,
२८५, २८५/१ ते ३५, २८६, २८७, २९०, २९१, २९२ ऑफ विहतेज मालाड, राजन पाडा
मालाड [पश्चिम], मुंबई - ४०० ०६६.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१
चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदविण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमांच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम
१९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण
भाडेकरूनमालकी संस्था / भाडेकरून सहभागीदारी संस्था / इतर गृहनिर्माण संस्था आहे.



सही :

[नितिन काळे]

हुद्दा : सहाय्यक निबंधक, अन्वये
सहकारी संस्था
झोपडपट्टी पुनर्वसन प्राधिकरण, मुंबई

कार्यालयीन मोहोर :

स्थळ : मुंबई - ४०० ०५१.

दिनांक : २९/१२/२००९

बरत - ९		
९२५९	२४	३८
२०१७		

COLOUR COPY



5 June, 2017

सूची क्र.2

दुय्यम निबंधक : सह द.नि. बोरीवली 1

दग्न क्रमांक : 6251/2017

नोंदणी 63

Regn 63m

गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.3,500,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.2,998,255/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	278(pt), 282, 283, 284(1) to 284(22), 285, 285(1) to 285(37), 286, 287, 290, 291 & 292, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: 48 विल्डींग नं 3, माळा नं. 4, इमारतीचे नाव: युनिटी कॉम्प्लेक्स वील्डींग नं. 3 एमआरए सी एच एम एल, ब्लॉक नं: पी जी मार्ग राजन पाडा, रोड : मालाड वॅस्ट मुंबई 400064
(5) क्षेत्रफळ	25.09 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:- सुमन गणपत नांगरे ; वय: 49; पत्ता:-प्लॉट नं: 48, वील्डींग नं. 3, माळा नं: 4, इमारतीचे नाव: युनिटी कॉम्प्लेक्स, ब्लॉक नं: राजन पाडा, रोड नं वॅस्ट मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:- 400064 पॅन नंबर: AGBPN7897D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- प्रकाश बाळू पवार ; वय:50; पत्ता:-प्लॉट नं: रूम नं. 4 चाल नं. 1, माळा नं:-, इमारतीचे नाव: ओम शिव कृटींग चाल, ब्लॉक नं: पद्मालाल घोष राजन पाडा, रोड नं: मालाड वॅस्ट मुंबई , महाराष्ट्र, मुम्बई.; पिन कोड:- 400064; पॅन नं:- AGEPP9396A; 2)नाव:- स्वप्नील प्रकाश पवार ; वय:26; पत्ता:-प्लॉट नं: रूम नं. 4 चाल नं. 1, माळा नं:-, इमारतीचे नाव: ओम शिव कृटींग चाल, ब्लॉक नं: पद्मालाल घोष राजन पाडा, रोड नं: मालाड वॅस्ट मुंबई , महाराष्ट्र, मुम्बई.; पिन कोड:- 400064; पॅन नं:- BIUPP1844E;
(9) दस्तऐवज करून दिल्याचा दिनांक	05/06/2017
(10) दस्त नोंदणी केल्याचा दिनांक	05/06/2017
(11) अनुक्रमांक,खंड व पृष्ठ	6251/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.175,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

ON OUR COPY

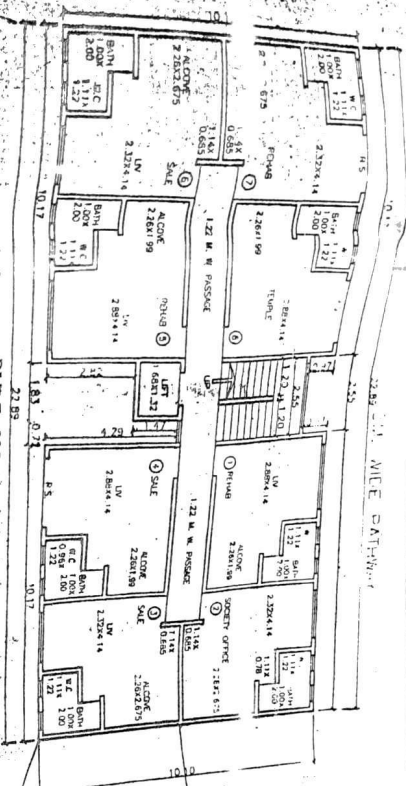
सह दुय्यम निबंधक, बोरीवली क्र.-१,
मुंबई उपनगर जिल्हा.

6 M. W. ROAD

R.G.-8

BIDG 4

BIDG NO - 3
GROUND FLOOR PLAN
SCALE - 1/8"



R.G.-9

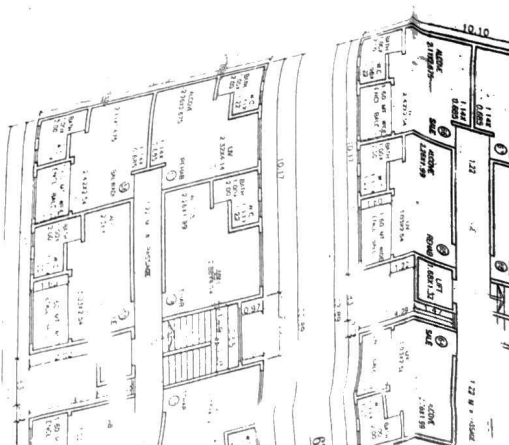
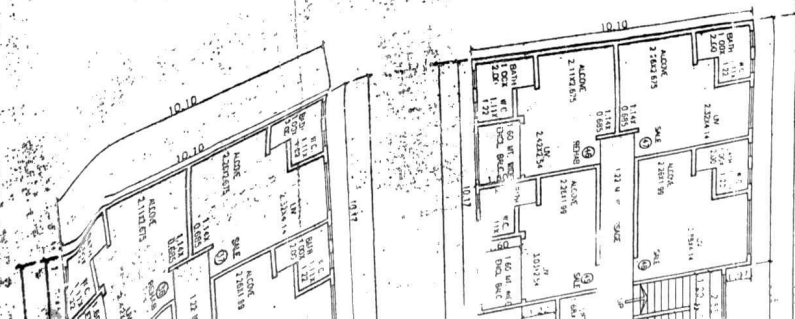
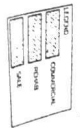
3M. WIDE PATHWAY

TEMPLE

1ST FLOOR PLAN
SCALE - 1/100"



NO.	DESCRIPTION	AREA	PER. FILES
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AREA STATEMENT

AREA OF PLOT	143.40	6211.07	3554.47
(A) HEAD SET BACK AREA	70.08	13.06	1.78
(B) PROPOSED ROAD			
(C) ANY RESERVATION (FC)		13.27	13.27
TOTAL (A+B+C)	113.32	147.33	148.01
BALANCE AREA OF PLOT (A - B+C)	32.08	6063.74	3496.46
DEDUCTION FOR STRUCTURAL GROUNDS (IF DEDEUCTABLE)	64.91		64.91
NET AREA OF PLOT (A - B+C - D)	32.08	6063.74	3431.55
ADDITIONAL FLOOR SPACE INDEX			
(A) FLOOR SET BACK			
(C) FLOOR RESERVATION	10.08	14.06	1.78
TOTAL AREA IS FLOOR (C)		133.27	1.78
FLOOR SPACE INDEX PERMISSIBLE	178.48	6211.07	3496.46
PERMITTED TO USE OF THE BALANCE AREA (AS PER ITEM 3 ABOVE)		230	1.78
PERMISSIBLE FLOOR AREA (7 FLS. IN PLOTS 3 ABOVE)	940.13	15527.68	16473.91
PROPOSED FLOOR AREA (3 FLS. IN PLOTS 3 ABOVE)			154.331
PROPOSED AREA (REAR BLDG. NO. 1 + 2 + 3 + 4 + 5)			
TOTAL BUILT UP AREA TAKEN IN P.A. (AS PER ITEM 10) BELOW			154.331
F.S.I. COMPLIED			

NET BUILT UP AREA (AS PER ITEM 10) BELOW	154.331
PERMISSIBLE BALCONY AREA PER FLOOR	25
TOTAL PERMISSIBLE BALCONY AREA FOR ALL FLOORS	25

BALCONY AREA STATEMENT

PERMISSIBLE BALCONY AREA PER FLOOR
 TOTAL PERMISSIBLE BALCONY AREA FOR ALL FLOORS

TENAMENT STATEMENT

PROPOSED AREA (ITEM 3 ABOVE)
 LESS DEDUCTION OF NON-RESIDENTIAL AREA (SHOP ETC.)
 AREA AVAILABLE FOR TENAMENTS (111 MEN'S (111))
 TENAMENTS PERMISSIBLE DENSITY OF TENAMENTS/HECT 1500
 TOTAL TENAMENTS ON THE PLOT

AS PER STATEMENT

PARKING STATEMENT

PARKING REQUIRED BY REGULATIONS FOR
 OUTSIDERS (VEHICLES)
 COVERED GARAGES PERMISSIBLE
 COVERED GARAGES PROPOSED
 SCOOTER/AUTOS (CYCLE)
 OUTSIDERS (VEHICLES)
 TOTAL PARKING PROVIDED

TRANSPORT VEHICLES PARKING

SPACE FOR TRANSPORT VEHICLES PARKING REQUIRED BY REGULATIONS
 TOTAL NO. OF TRANSPORT VEHICLES PARKING SPACE PROVIDED

PROFORMA "B"

CONTENTS OF SHEET

GRD FR PLAN, 1ST TO 7TH FLR PLAN, TERRACE FLR PLAN,

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 10.12.03 AND THAT THE DIMENSION OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED IS 6554.47 SQ. MTS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF CONVEYANCE TO THE RECORDS.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED COMPOSITE BUILDING NO 3 ON P BEARING C.T.S. NO. 278(pt). 282, 283, 284, 284/1 to 22, 285, 285/1 to 37, 286, 287, 288, 291 & 292 OF VILLAGE MALAD (W), AT RAJANPADA, MALAD (W), MUMBAI-4000

B.M.C. FILE No.
 I.O.D. Approval on
 A1 Approval on
 A2 Approval on
 A3 Approval on

SIGNATURE OF ARCHITECT

NAME OF OWNER

M/S. R.B. SHAH & CO.

DATT	JOB NO.	DRG. NO.	SCALE	DRWN BY	SIGNATURE OF ARCHITECT	CHECKED
OR 12 06	1328	BLDG NO.-3 SHT-1	AS SHOWN			

SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF ARCHITECT



HINGOO

RAJAN P. HINGOO ASSOCIATES
 ARCHITECTS & ENGINEERS

के.टी. नाईक
 अधिवक्ता
 उपसचिव अतिरिक्त
 महा. नहि
 अधिका
 (अ. 1.)

