



01/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2  
दस्ता क्रमांक : 10182/2020  
नोटणी :  
Regn.63m

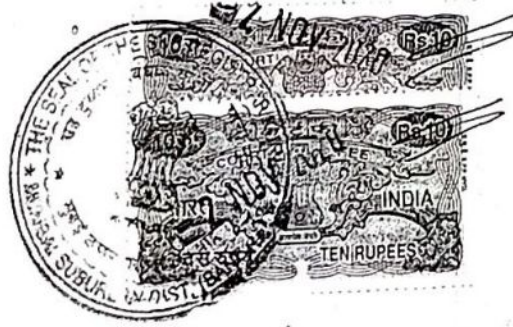
गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8780677.635
(4) भू-मापन, प्लॅटहिस्ता व घरक्रमांक(असल्यास)	1) पातिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका क्र. ए-2003, माळा नं: 20वा मजला, ए विंग बिल्डींग नं. 2., इमारतीचे नाव: अन्धम बिल्डींग,, ब्लॉक नं: 90 फीट डी.पी. रोड केळकर कॉलेज जवळ,, रोड : मुलुंड पूर्व मुंबई 400081., इतर माहिती: सदनिकेचे क्षेत्रफळ 500 चौ.फुट कार्पेट म्हणजे 46.46 चौ.मी. कार्पेट सोबत एक कारपेटिंग सोहिल ( Survey Number : सर्वे नं. 121 ते 123 सि.टी. एस नं. 1124 (पार्ट.); )
(5) क्षेत्रफळ	1) 51.11 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. अमरदीप कन्दुकानचे भागीदार केशवजी दामजी मिनात यांच्यातर्फे कु.मु. म्हणून पी. डी. गौतपगार, वय:-71; पत्ता:-प्लॉट नं: ., माळा नं: 5वा मजला, इमारतीचे नाव: जयदीप एम्पासिस, ब्लॉक नं: प्लॉट नं. ए9 तेव्हा नं.5 रोड नं. 1, रोड नं: वागळे इस्टेट ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400604 पिन नं:-AAUFA3513A
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन गिरीधर सावंत वय:-44; पत्ता:-प्लॉट नं: सदनिका क्र. 11/4, माळा नं: . इमारतीचे नाव: मुकुंद सोसायटी, ब्लॉक नं: गळ्यापपाडा, रोड नं: मुलुंड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पिन नं:-BPHP1655G 2): नाव:-अस्मिता सचिन सावंत वय:-42; पत्ता:-प्लॉट नं: सदनिका क्र. 11/4, माळा नं: . इमारतीचे नाव: मुकुंद, सोसायटी, ब्लॉक नं: गळ्यापपाडा, रोड नं: मुलुंड पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पिन नं:-CODPS0072R
(9) दस्तऐवज करून दिल्याचा दिनांक	26/11/2020
(10) दस्त नोटणी केल्याचा दिनांक	26/11/2020
(11) अनुक्रमांक, खंड व पृष्ठ	10192/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	212500
(13) बाजारभावाप्रमाणे नोटणी शुल्क	30000
(14) रोरा	

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

करल-२  
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### AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT is made at Mumbai on this 26 day of November, in the Christian Year Two Thousand Twenty BETWEEN **M/S.AMARDEEP CONSTRUCTIONS**, a Partnership Firm incorporated under provisions of the Indian Partnership Act, 1932, having its Registered Office at Jaydeep Emphasis, Level 5, Road No.1, Plot No.A-9, Wagle Estate, Thane (West) 400 604 hereinafter referred to as "the **PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its Partner or Partners for the time being of the said Firm, the survivor or survivors of them, the executors and administrators of the last surviving Partner and

Sawant  
S.G.Sawant

the **ONE PART AND**  
**Mr. Sachin Giridhar Sawant & Mrs. Asmita Sachin Sawant** an advocate of Mumbai, Indian Inhabitant / registered under the provision of the Indian Partnership Act, 1932 / incorporated under the provision of the Indian Companies Act 1956, having address: 11/4, Mukund Society, Gavanpada, Mulund East, Mumbai-400081 hereinafter referred to as "the **PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his/her/their respective heirs, executors and administrators / partner(s) for the time being of the form survivor or survivors of them, the heirs executors and administrators of the last survivor of the partner / successor or successors of the **OTHER PART**.



**WHEREAS - I:**

- a. The Government of Maharashtra on or about 1984-1985 through the Collector (MSD) had carved out numerous smaller residential plots, commercial plots, D. P. Roads, R.G. Lands for providing electric sub-stations etc. out of Village Mulund bearing S. No.121-123 corresponding to C.T.S. No.1124(pt) and as per the Property Register Card now bearing C.T.S. No.1124 (part) admeasuring about 27,236.35 Sq.Mtrs. (as per the approved layout) at 90 Feet DP Road, Ambedkar Nagar, Mulund (East) Mumbai 400 081 (hereinafter

S.G.Sawant

Sawant

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86. All notices, intimations, letters, communications etc. to be served on or given to the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served by post under certificate of posting at his/her/their address as specified below.

Mr. Sachin Giridhar Sawant & Mrs. Asmita Sachin Sawant  
Address- 11/4, Mukund Society, Gavanpada, Mulund East,  
Mumbai-400081.

87. The Permanent Account Numbers of the parties hereto are as follows:

<u>PROMOTERS</u>	<u>PAN NO.</u>
AMARDEEP CONSTRUCTIONS	AAUFA 3513A



<u>PURCHASER/S</u>	<u>PAN NO.</u>
1. Mr. Sachin Giridhar Sawant	BPHPS1655G
Mrs. Asmita Sachin Sawant	CODPS0072R

THE FIRST SCHEDULE ABOVE REFERRED TO : (SLUM PLOT)

ALL THAT pieces and parcels of land or ground bearing Survey No.121 to 123 corresponding to C.T.S. No.1124 (Pt) admeasuring in aggregate 12,337 Sq.Mtrs. (approximately) (including Road-Set Back area) situate, lying and being at Village Mulund, Taluka Kurla, at 90 Feet D.P. Road, Near Kelkar College, Mulund (East), Mumbai 400 081.

THE SECOND SCHEDULE ABOVE REFERRED TO : (REHAB PORTION)

Portion of net plot admeasuring 4,232.75 Sq.Mtrs., and designated as Plot Nos. 'G' & 'F' respectively in tentative layout plan and delineated by GREEN hatched coloured lines in the plan marked Annexure 'A' attached hereto situate, lying and being at Village Mulund, Taluka Kurla, at 90 Feet D.P. Road, Near Kelkar College, Mulund (East), Mumbai 400 081.

THE THIRD SCHEDULE ABOVE REFERRED TO : (FREE SALE PORTION)

S. G. Sawant

Sawant

Free Sale Buildings being Building No.2 for utilization of 27,894.90 Sq. Mtrs. (Approximately) Inclusive Fungible Area on portion being net plot admeasuring 6,848.55 Sq. Mtrs, and designated as Plot No.'D' in the tentative layout plan and designated as Plot No.'D' in the tentative layout plan and delineated by BLUE hatched coloured lines in the plan marked Annexure 'B' attached hereto and the said Reserved Portion earmarked as Plot No. A admeasuring 3,324.75 Sq.Mtrs. ) reserved for Recreation Ground(to be developed by Promoter and handed over to competent authority) and area admeasuring 159.40 Sq.Mtrs.(Built-up) and also area admeasuring 199.60 Sq.Mtrs. (Built-up) reserved for Electric Sub-Station earmarked as Plot No.C & C1, and also an area admeasuring 312.90 Sq.Mtrs. (Built-up), to the extent of obtaining the approvals, permissions and consents for construction of Sale Building no. 1 on the portion of Sale Plot admeasuring 303.70 Sq.Mtrs. and designated as plot No. 'B' and alsb Free Sale Component to the extent of 895.19 Sq.Mtrs. and 89.32 Sq.Mtrs. (Built-up Area) in Building No. 3 & 4 (Rehab) on Plot No. 'F' & 'G' respectively situate, lying and being at Village Mulund, Taluka Kurla, at 90 Feet D.P. Road, Near Kelkar College, Mulund (East), Mumbai 400-081.

IN WITNESS WHEREOF the parties hereto have hereunto set and

subscribed their respective hands into this writing on the day and the year first hereinabove written:

SIGNED, SEALED AND DELIVERED  
 by the within named "PROMOTERS"  
 AMARDEEP CONSTRUCTIONS  
 through its Partners

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1) Mr. Keshavji Damji Minat

in the presence of .....

*City*  
*Pete*

SIGNED AND DELIVERED

*[Handwritten Signature]*



*B. G. Sawant*

*Sawant*

ANNEXURE - D

करल-२		
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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/2951/T/STGL/AP

COMMENCEMENT CERTIFICATE

SALE BLDG. NO. 2

TO,  
M/s. Shree Samarth Spark Developer,  
102, Saroj Apartment,  
Opp. Matunga Gujarathi Club,  
King Circle, Matunga,  
Mumbai-400 019.

17 JUL 2015

With reference to your application No. 285 dated 21/11/2012 for D  
Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra  
Town Planning Act, 1966 to carry out development and building permission under section 45 of  
Regional and Town Planning Act, 1966 to erect a building on plot No. -  
C.T.S. No. 1124(pt.)



of village Mulund (East) T.P.S. No. -  
ward 'T' Situated at Mulund (E), Mumbai

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI.  
U/R No. SRA/ENG/654/T/GL/LUI dt. 04/01/2012  
IDA U/R No. SRA/ENG/2951/T/STGL/AP dt. 10/06/2015  
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 proposed Sale Bldg. No. 2 i.e. for Wing 'A', 'B', 'C' & 'E' as per approved plans  
dt. 10/06/2015

For and on behalf of Local Authority  
The Slum Rehabilitation Authority  
  
Executive Engineer (SRA) (E.S.)  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

# ANNEXURE - J.

कायदा-२		
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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 :  
**P51800006653**

Project: **ANUTHAM, Plot Bearing / CTS / Survey / Final Plot No.: 1124 at Kurla, Kurla, Mumbai Suburban, 400081;**

1. **Amardeep Constructions** having its registered office / principal place of business at Tehsil: **Thane, District: Thane,**  
Pin: **400601.**

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;

OR  
The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled 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 Rule 5;

OR  
That a portion 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 scheduled 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 **16/08/2017** and ending with **30/11/2020** 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 Premchand Prabh  
(Secretary, MahaRERA)  
Date:14-06-2020 11:41:46

Dated: 18/05/2020  
Place: Mumbai

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