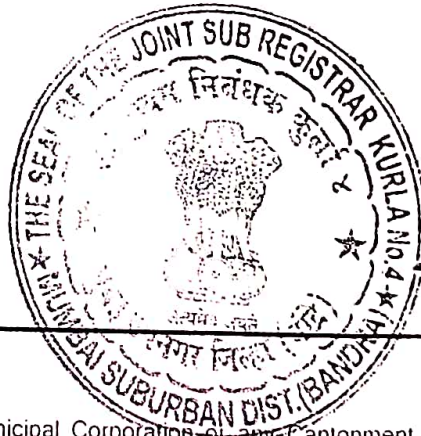


गावाचे नाव : कुर्ला

क्रमांक	करारनामा
(1) विविधाचा प्रकार	9000000
(2) मुंबई	8800921.195
(3) भाजारभाव/भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार नसू करणे)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: प्लॉट नं. 602, माळा नं: 6 वा मजला, इमारतीचे नाव: ए विंग, वी रेसिडेन्स, ब्लॉक नं: चुनाभट्टी सायन चंबूर रोड, रोड : चुनाभट्टी पूर्व, मुंबई-400022. इतर माहिती: एकुण क्षेत्रफळ 57.89 चौ मी म्हणजेच 623 चौ. फुट. रेरा कारपेट, 1 कार पार्किंग नं. ए/602 सहित, सी टी एस नं. 443.443/1/2/3/4/5/6, व्हिलेज कुर्ला - 3 ((C.T.S. Number : 443,443/1/2/3/4/5/6 ;))
(4) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)	1) 623 चौ.फुट
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स वी पावर कंस्ट्रक्शन्स तर्फे प्रोप्रायटर पंजज श्याम चावला वय:-46; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: -, इमारतीचे नाव: मुस्कान व्हिला, ब्लॉक नं: प्लॉट नं 135, सेक्टर 12, रोड न: वाशी, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-ADJF 29107E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नांव:-स्वप्निल शशिकांत जोशी वय:-34; पत्ता:-प्लॉट नं: घर नं. 2840 , माळा नं: -, इमारतीचे नाव: बडवे गल्ली, पाण्याच्या टाकी जवळ , ब्लॉक नं: व्हिलेज पंढरपुर, रोड नं: सोलापुर, महाराष्ट्र , महाराष्ट्र, सोलापुर. पिन कोड:-413304 पॅन नं:-AMJPJ3321L 2): नाव:-गायत्री संजय जोशी वय:-31; पत्ता:-प्लॉट नं: घर नं. 2840 , माळा नं: -, इमारतीचे नाव: बडवे गल्ली, पाण्याच्या टाकी जवळ , ब्लॉक नं: व्हिलेज पंढरपुर , रोड नं: सोलापुर, महाराष्ट्र , महाराष्ट्र, सोलापुर. पिन कोड:-413304 पॅन नं:-BFYPJ7012R
(9) दस्तऐवज करून दिल्याचा दिनांक	26/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	26/12/2023
(11) अनुक्रमांक, खड व पृष्ठ	25627/2023
(12) भाजारभावपमाणे मुद्राक शुल्क	540000
(13) भाजारभावपमाणे नोंदणी शुल्क	30000



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



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
[See rule 6(a)]

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Registration is granted under section 5 of the Act to the following project under project registration number :
428929

V Residence, Plot Bearing / CTS / Survey / Final Plot No.: **443,443-1 to 6 at Kurla, Kurla, Mumbai Suburban,**

Mr./Ms. **Pankaj Shyam Chawla** son/daughter of Mr./Ms. **Shyam Sunder Chawla** Tehsil: **Thane, District: Thane,**
Plot No: **400703**, situated in State of Maharashtra.

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 (1) of sub-section (2) of section 4 read with Rule 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 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.

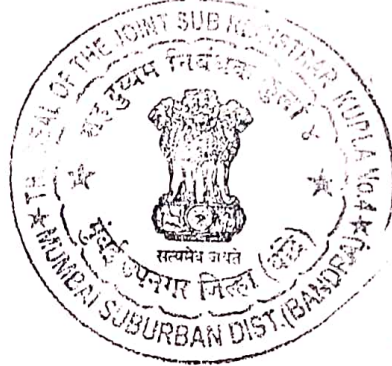
- The Registration shall be valid for a period commencing from **15/04/2021** and ending with **31/01/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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. Vaşant Premanand Prabhu
(Secretary, MahaRERA)
Date: 15-04-2021 23:12:02

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

करना ४		
२५२०	४	७७४
२०२३		



Swapnil *Goshi*

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai this 26th day of December, 2023 BETWEEN **Mr. Pankaj Shyam Chawla**, adult of Mumbai Indian Inhabitant, being the sole proprietor of **M/s V Power Constructions**, having office at Muskan Villa, Plot No 135, Sector 12, Vashi, Navi Mumbai 400703, hereinafter called "**the PROMOTER**" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include his heirs, executors, and administrators) of the "**First Part**" :

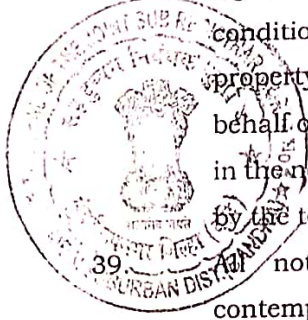
AND **Mr. Swapnil Shashikant Joshi** and **Mrs. Gayatri Sanjay Joshi** of Solapur Indian Inhabitant residing at Ghar No 2840, Badave Galli, Panyachya Taki Javal, Village Pandharpur, District Solapur, Maharashtra 413304., hereinafter referred to as "**the Allottee**" (which expression shall unless it be repugnant to the context or meaning hereof be deemed to include her heirs, executors, and administrators) of the "**Second Part**".

Pankaj

Swapnil

Goshi

24/2/2020		
24	24	24
30/2/2020		



In case of death of any of the Party herein, the legal heirs of such Party shall inherit the deceased person's right, title, interest in the said property subject to the condition that such legal heirs shall hold the said property, for himself / herself as well as for and on behalf of and for benefit of all the holders of premises in the new building/s. Such legal heirs shall be bound by the terms and conditions set out in the agreement.

39. notices to be served on the Allottee as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee by registered post at his/her address specified below:

Ghar No 2840,
Badave Galli Panyachya Taki Javal,
Village Pandharpur,
District Solapur,
Maharashtra 413304.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Property)

ALL THAT piece or parcel of land, ground, hereditaments and premises together with messuages, tenements, building structures standing thereon bearing Plot no 64/C, admeasuring 1441.8 square yards equivalent to 1205.6 sq. mtrs and bearing C.T.S No. 443, 443/1/2/3/4/5/6 of village Kurla , situate, lying and being at Trimurti Lane, Chunabhatti (East) in Greater Mumbai within the Registration District and sub-district of Mumbai Suburban along with the building named 'Shilpashree' standing thereon, which consists of ground plus three floors, which land is delineated in red coloured boundary on the plan annexed hereto as Annexure A and which building is delineated in green coloured boundary on the plan annexed hereto as

[Handwritten signature]

[Handwritten signature: Gashi]

VALID FOR 3 MONTHS ONLY FROM THE DATE OF INSTRUMENT
DATE दिनांक

D D M M Y Y Y

या धारक को Or Bearer

₹ 4,000/-

अदा करें।

Swapnil

SWAPNIL SHASHIKANT JOSHI

Please sign above this line

BANDRA BRANCH : BANDRA MUNICIPAL BUILDING,
Water Field Road, Bandra, Mumbai - 400 050

State Bank of India
four thousand only/-

खाता सं. A/c No. 301000009652768

IFSC Code: MUBL00000008

⑈ 23 104 1⑈ 400 10008⑈ 652768⑈ 10



दि म्युनिसिपल को-ऑप. बैंक लि., मुंबई
THE MUNICIPAL CO-OP. BANK LTD., MUMBAI
Bandra Branch : Bandra Municipal Building,
Water Field Road, Bandra, Mumbai - 400 050

VALID FOR 3 MONTHS ONLY FROM THE DATE OF INSTRUMENT

DATE दिनांक D D M M Y Y Y

या धारक को Or Bearer

State Bank of India

Rupees रुपये Two thousand nine hundred fifty only/-

₹ 2,950/-

अदा करें।

खाता सं. A/c No. 301000009652768

IFSC Code: MUBL00000008

Swapnil

SWAPNIL SHASHIKANT JOSHI

Please sign above this line

⑈ 23 104 1⑈ 400 10008⑈ 652768⑈ 10



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No CHE/ES/4668/L/337(NEW)/FCC/3/Amend
COMMENCEMENT CERTIFICATE

2023		
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MR. PANKAJ SHYAM CHAWLA PROPRIETOR.
 Ms. V Power Construction.
 MUSKAN VILLA, PLOT NO. 135, SECTOR 12,
 KASHI, NAVI MUMBAI 400 703.

With reference to your application No. **CHE/ES/4668/L/337(NEW)/FCC/3/Amend** Dated. **07 Aug 2018** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **07 Aug 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S.No. **443, 443/1 to 6** Division / Village / Town Planning Scheme No. **KURLA - 3** situated at **TRIMURTI LANE** Road / Street in **L Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation 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 or 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 Municipal Commissioner has appointed **Shri. AE (BP) L&N Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

