



16/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

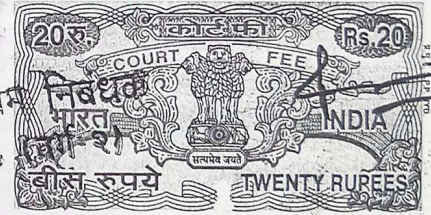
दस्त क्रमांक : 10669/2020

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6937440
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तसुद करावे)	6564468.79
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1305, माळा नं: 13 वा मजला, इमारतीचे नाव: सिरिन, ब्लॉक नं: विल्डिंग नं. 74,कन्नमवार नगर,व्हिहेज हरियाली, रोड : विक्रोळी पूर्व,मुंबई - 400083, इतर माहिती: क्षेत्रफळ 41.52 मीटर रेरा कार्पेट((C.T.S. Number : 356 भाग ;))
(5) क्षेत्रफळ	1) 45.67 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:-मेसर्स त्रिपा इलाईट कॉर्पोरेशन तर्फे भागीदार राहुल प्रताप रावलानी ह्यांच्या तर्फे मुखत्यार म्हणून मंगेश चव्हाण वय:-30; पत्ता:-प्लॉट नं: 106, माळा नं: -, इमारतीचे नाव: ऑप्शन प्रिमो, ब्लॉक नं: -, रोड नं: रोड नं. 21, एमआईडीसी क्रॉस रोड्ज, सीप्ल, अंधेरी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AATFK6365P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुमीत सुधाकर पेडणेकर वय:-37; पत्ता:-प्लॉट नं: 1/14, माळा नं: -, इमारतीचे नाव: दर्शन चाळ, ब्लॉक नं: -, रोड नं: शाखी नगर, कांजूरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-ARHPP7304C 2): नाव:-निशा सुमीत पेडणेकर वय:-38; पत्ता:-प्लॉट नं: 1/14, माळा नं: -, इमारतीचे नाव: दर्शन चाळ, ब्लॉक नं: -, रोड नं: शाखी नगर, कांजूरमार्ग पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:-BFDPS1244H
(9) दस्तऐवज करून दिल्याचा दिनांक	16/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	16/12/2020
(11)अनुक्रमांक,खंड व पृष्ठ	10669/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	138900
(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.

दस्तावेज सूची क्र. II

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)



करल - ५		
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२०२०		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is executed at Mumbai on this 16th day of December, 2020,

Rahul
Lechika
Shubha

BY AND BETWEEN

M/s. KRIPA ELITE CORPORATION, a Partnership Firm through two of its partners Mr. Pawan Ashok Tharwani and Mr. Rahul Pratap Rawlani having its registered office at 106, Options Primo, Road No.21, MIDC Cross Roads, SEEPZ, Andheri (East), Mumbai-400093, 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 of the said firm for the time being, the survivor of survivors of them and the heirs, executors, administrators of the last surviving partner and his or their assigns);

AND

1. **SHRI. SUMEET SUDHAKAR PEDNEKAR**, PAN ARHPP7304C, Age 37 years; and
2. **SMT. NISHA SUMEET PEDNEKAR**, PAN BFDPS1244H, Age 38 years,

all Indian Inhabitant(s), presently residing at 1/14, Darshan Chawl, Shastri Nagar, Kanjurmarg (East), Mumbai-400042.(hereinafter collectively referred to as the "**Purchaser**", which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**.

The "**Promoter**" and "**Purchaser**" are hereinafter collectively referred to as the "**Parties**" or individually as a "**Party**."

Pednekar

Sh

Rahul

vendors and on independently verifying the same, the Purchaser has agreed to the same and all such conditions shall be binding on the Purchaser.

NOW THEREFORE THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -

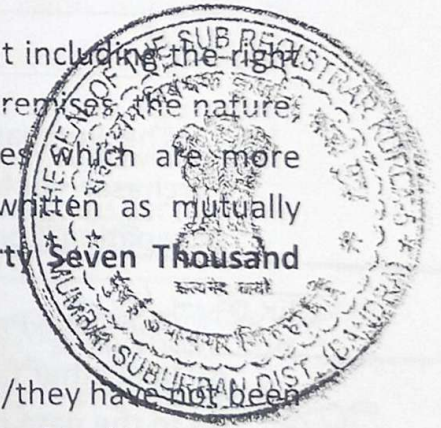
PROMOTER TO CONSTRUCT THE BUILDING AND PURCHASER TO PURCHASE THE APARTMENT

1.1 The Promoter shall construct the new building proposed to be named as "Serene" (hereinafter referred to as the "Building"), or such other name as the Promoter in its sole discretion may decide, on the said land, more particularly described in the **First Schedule** hereunder written, in accordance with the plans, designs and specifications sanctioned/to be sanctioned by MHADA, as may be amended from time to time and the Purchaser hereby consents to the same. The Promoter shall be entitled to make any variations, alterations or amendments in the said plans or specifications and /or layout plans as may be decided by the Promoter and sanctioned by MHADA and/or if so directed by MHADA and/or other concerned local authorities. The Purchaser shall not object to the aforesaid amendments or alterations and hereby grants irrevocable consent for the same.

1.2 (i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser Apartment/Flat No.1305 admeasuring **41.52** sq. meters carpet area (as per RERA) on **13th** floor of the Building and more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the "Apartment") as shown in the Floor plan thereof hereto annexed and marked **Annexures VII** for the consideration of Rs. **69,37,440.00/- (Rupees Sixty Nine Lakh Thirty Seven Thousand Four Hundred Forty Only)** with right to use the common areas and facilities appurtenant thereto, the nature, extent and description of the common areas and facilities are more particularly described in the **Third Schedule** hereunder written.

(ii) The total aggregate consideration amount for the apartment including the right to use the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Third Schedule hereunder written as mutually agreed is Rs. **69,37,440.00/- (Rupees Sixty Nine Lakh Thirty Seven Thousand Four Hundred Forty Only)** ("Total Price").

(iii) The Purchaser hereby confirms and agrees that since he/she/they have not been allotted or sold any car parking space in the new building, he/she/they will not claim any parking space until and unless it is specifically allotted by the Promoter to him/her/ them in writing.



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Residential Apartment being **Flat No. 1305** having RERA carpet area admeasuring **41.52 sq.** mtrs. situated on the **13th** floor in the Building to be named as "**Serene**" being constructed on the land more particularly described in the First Schedule hereinabove written.

**THIRD SCHEDULE REFERRED TO ABOVE
LIST OF AMENITIES**

AMENITIES

DESIGNER MODULAR KITCHEN
 COOK TOP & CHIMNEY
 GRANITE PLATFORM WITH SS SINK
 WATER PURIFIER
 HOT WATER GEYSERS IN ALL BATHROOMS
 VIDEO DOOR PHONE
 GYPSUM CEILING IN ALL ROOMS
 CEILING FANS AND LED LIGHTS IN ALL ROOMS
 EXHAUST FANS IN KITCHEN AND BATHROOMS
 ANODIZED ALUMINUM SLIDING WINDOWS WITH SAFETY GRILLS
 2X2 VITRIFIED FLOORING.
 GYPSUM FINISHED WALLS WITH GOOD QUALITY PAINT
 TV POINT IN ALL ROOMS.
 TELEPHONE POINT IN LIVING ROOM.
 A/C POINTS IN BEDROOM AND LIVING ROOM
 HIGH QUALITY DOOR WITH LAMINATE FINISH.
 DESIGNER WALL TILES UPTO BEAM LEVEL IN KITCHEN ABOVE PLATFORM.
 CONCEALED ELECTRICAL COPPER WIRING WITH MODULAR SWITCHES.
 BATHROOM – DESIGNER WALL TILES
 JAQUAR/ SIMILAR MAKE CP FITTINGS.

COMMON AMENITIES

GYMNASIUM
 MULTIPURPOSE HALL / GAMING ZONE
 AIR CONDITIONED DOUBLE HEIGHTED ENTRANCE LOBBY
 FIRE FIGHTING & FIRE ALARM SYSTEM
 24/7 CCTV CAMERA SURVEILLANCE
 HIGH SPEED LIFTS - SCHINDLER OR EQUIVALENT.
 DECORATIVE LIFT LOBBIES.

WELL DESIGNED & BEAUTIFUL ENTRANCE LOBBIES.
 100% ACRYLIC PAINT.
 TERMITE CONTROL TREATMENT AT FOUNDATION.
 WATER PROOFING AT TERRACE

FLAT TOP AMENITIES – Children's play area, yoga deck , gazebo, Barbeque counter, Jogging track, box cricket, landscape greenery

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY AND YEAR WRITTEN HEREINABOVE.

D. K. ...

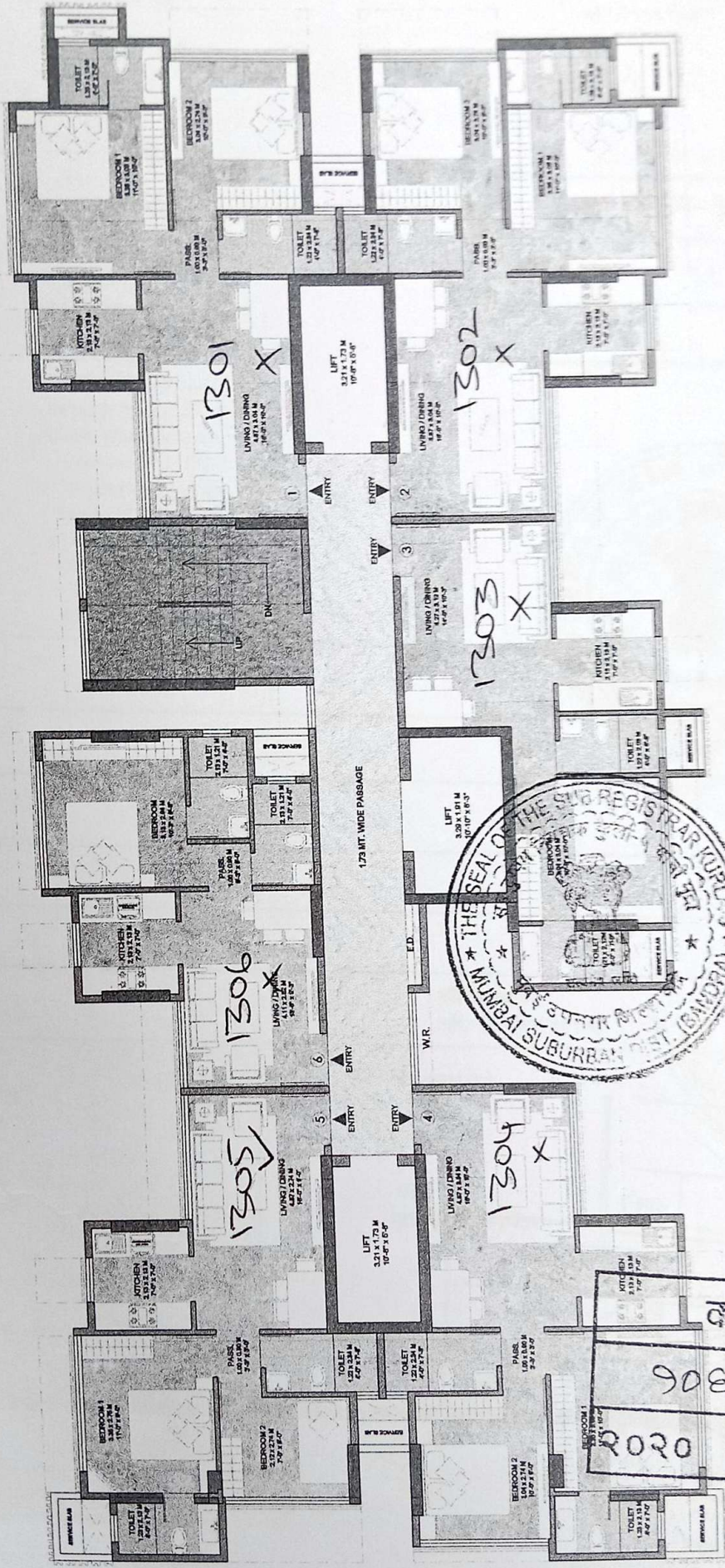
P. ...

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KRIPA ELITE
 BUILDING NO -74 VIKHROLI
SALE TYPICAL FLOOR PLAN
 (LEVELS 12TH,13TH & 15TH-21ST)



FNO: 1305 13th Fl,
 1.5 BHK



Buyer

Buyer

Rohit
SELLER

2020
 908883500
 करल - 4

Buyer



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-9/512/2020/CC/1/New

Date : 23 October, 2020

To

M/s. Kripa Elite Corporation C.A.
to Samadhan Co. Op.Hsg. Soc.
Ltd.

106, Options Primo, Road No. 21,
MIDC Cross Road, Seepz, Andheri
(E), Mumbai-400093

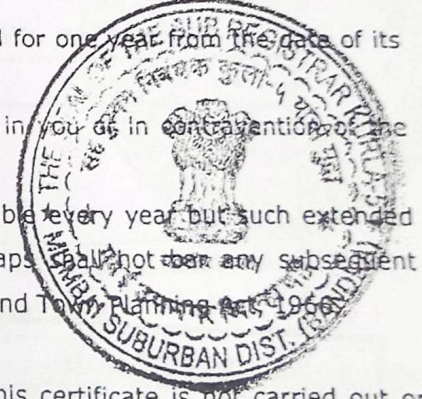
Sub : Proposed redevelopment of existing building no. 74 known as Kannamwar Nagar Samadhan CHSL on plot bearing CTS No. 356 (pt) of village Hariyali at Kannamwar Nagar Vikhroli (E) Mumbai.

Dear Applicant,

With reference to your application dated 16 October, 2020 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of existing building no. 74 known as Kannamwar Nagar Samadhan CHSL on plot bearing CTS No. 356 (pt) of village Hariyali at Kannamwar Nagar Vikhroli (E) Mumbai.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-9/512/2020/IOA/1/Old dt. 31 August, 2020 and 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.
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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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 VP & CEO, MHADA is contravened or not complied with.



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करल - 4	
सुबेडर	२०
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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 :
P51800026394

Project: **SERENE**, Plot Bearing / CTS / Survey / Final Plot No.: 356 at Greater Mumbai (M Corp.) (Part) (802794),
Mumbai, Mumbai Suburban, 400083;

1. **Kripa Elite Corporation** having its registered office / principal place of business at Tehsil: Andheri, District:
Mumbai Suburban, Pin: 400093.

2. This registration is granted subject to the following conditions, namely:-

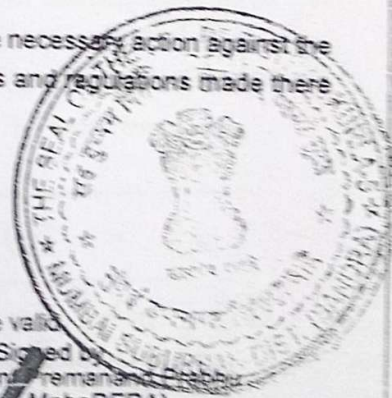
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- 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 (l) 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 17/09/2020 and ending with 31/12/2024 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
DO Vesant Remana Prabhu
(Secretary, MahaRERA)
Date: 17-09-2020 09:41:24

Dated: 17/09/2020

Place: Mumbai

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

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