

Receipt (pavti)

513/10152  
Friday, August 11, 2023  
3:35 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

गावाचे नाव: मोगरा

पावती क्र.: 11006 दिनांक: 11/08/2023

दस्तावेजाचा अनुक्रमांक: बंदर 17-10152-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: मेसर्स. ए. एम. इंटरप्राईझेस चे भागीदार आदील आरिफ हिंगोरा

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

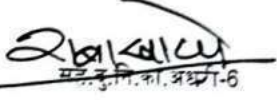
₹. 1840.00

पृष्ठांची संख्या: 92

एकूण:

₹. 31840.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
3:55 PM ह्या वेळेस मिळेल.

  
सह. दुय्यम निबंधक, अंधेरी क.-६,  
मुंबई उपनगर जिल्हा.

वाजार मूल्य: ₹.5913210.072/-

मोबदला ₹.7620000/-

भरलेले मुद्रांक शुल्क : ₹. 381000/-

सह. दुय्यम निबंधक, अंधेरी क.-६,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: ₹.1840/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0823119808623 दिनांक: 11/08/2023

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006528643202324P दिनांक: 11/08/2023

विक्रेते नाव व पत्ता:

मुद्रांक शुल्क माफी अमल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank

2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area



REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON...11-8-2023

बदर-१७/		
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### AGREEMENT FOR SALE

**THIS AGREEMENT** made at Mumbai this 10<sup>TH</sup> day of AUGUST, 2023 BETWEEN **M/S. A. M. ENTERPRISES**, a partnership firm duly registered under the provisions of Indian Partnership Act, 1932 having its registered office at 1<sup>ST</sup> Floor, Aim Avenue, Hindu Friends Society Road, Jogeshwari East, Mumbai-400060, hereinafter referred to as the "**Promoters**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors in title and permitted assigns and its authorized signatory) of the ONE PART;

AND

**MS. NIKITA DEEPAK SAMANT & MRS. AKSHADA DEEPAK SAMANT**, having his/her/their address for the purpose of these presents at 304, Shri Swami Sai Kripa S.R.A. CHS Ltd, Natwar Nagar Road No. 5, Near Swami Samarth Temple, Jogeshwari East, Mumbai-400060, hereinafter referred to as the "**Allotee/s**" (which expression shall unless it be repugnant to the context or meaning thereof shall in case of individuals mean and include his/her/their respective heirs, executors, administrators, successors and assigns and in case of partnership firm the partner or partners for the time being and from time to time constituting the said firm and survivors or survivor of them and the heirs, executors and administrators and assigns of last surviving partner and in case of incorporated bodies, its permitted successors and assigns) of the OTHER PART.

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PROMOTER



Samant

ALLOTTEE

Samant

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WHEREAS:		

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**A. Description of the Project land :**

- 1) Originally one Peter Augustine Dyas during his lifetime was the owner and seized, possessed of otherwise well sufficiently entitled to ALL THAT piece and parcel of land adms. 359.70 sq.mtrs. bearing CTS No. 280, 280/1 to 13, Survey No. 10, Hissa no.2(pt) of Village Mogra, Taluka Andheri, in the registration district and sub-district of Mumbai Suburban, together with the structures standing thereon situate, lying and being at Jogeshwari (E), Mumbai-400 060 (for the sake of brevity hereinafter referred to as the "**SAID FIRST PROPERTY**") and more particularly described **Firstly** in the **FIRST SCHEDULE** hereunder written.
- 2) The said Peter Augustine Dyas died intestate leaving behind his last Will & restatement dated 26.08.1906 whereby have bequeathed the said first property to Peter Placid Dyas as his only heirs and legal representatives entitled to his estate including the said first property as per the law applicable to him at the time of his demise.
- 3) Accordingly, Peter Placid Dyas have obtained Probate/ Letter of Administration to the Property and Credits of deceased Peter Augustine Dyas dated 9.11.1945 from the Honorable High Court of Judicature at Bombay under Misc Application/Petition No. 106/45 in favour of Peter Placid Dyas.
- 4) Vide Indenture of Conveyance dated 19<sup>th</sup> August, 1961 duly registered with the office of sub-registrar of assurance at Bandra bearing registration no. BND/2030/1961 the said Peter Placid Dyas has sold, assigned, transferred and conveyed the said first property in favour of Shri. Dhanai Bhagwandas Ahir Yadav for the consideration and upon the terms and conditions mentioned therein. In pursuance of the said Indenture of conveyance the said Shri. Dhanai Bhagwandas Ahir Yadav was put in quiet, vacant and peaceful possession of the said first property as absolute owner thereof. The name of Shri. Dhanai Bhagwandas Ahir Yadav was also accordingly mutated in revenue record including property registered card in respect of the said first property.

On 4.4.1995 the said Shri. Dhanai Bhagwandas Ahir Yadav died intestate leaving his wife Razia Dhanai Yadav who also expired on 20.11.2005 leaving behind them Shri. Suryabali Dhanai Yadav (son) as their only heirs and legal



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PROMOTER

*Ramant Ramant*

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representatives entitled to their estate including the said first property as per the law applicable to them at the time of their demise.

- 6) The said Shri. Suryabali Dhanai Yadav also died intestate on 05.09.2014 leaving behind his wife Smt. Jadavati Suryabali Yadav, two sons Santosh Suryabali Yadav, Ramkumar Suryabali Yadav, and three married daughters Geeta Bholanath Yadav, Punita Gulabchand Yadav & Sunita Santoshkumar Yadav as his only heirs and legal representatives entitled to his estate including his undivided share, right, title and interest in the said first property as per the law applicable to him at the time of his demise.
- 7) Originally, as per Property Registered Card one Shri. Ramakbal Munnu Yadav during his lifetime was the owner and seized, possessed off or otherwise well sufficiently entitled to All that piece and parcel of land admeasuring 557.1 sq.mtrs bearing CTS no. 281, 281/1 to 20 of Village Mogra, Taluka Andheri, in the registration district and sub-district of Mumbai City and Mumbai Suburban, together with the structures standing thereon situate, lying and being at Natwar Nagar Road no.1, Jogeshwari (East), Mumbai-400060 (for the sake of brevity hereinafter referred to as '**SAID SECOND PROPERTY**') and more particularly mentioned **Secondly** in the **FIRST SCHEDULE** hereunder written.
- 8) The said Shri. Ramakbal Munnu Yadav died intestate on 12.07.1979 leaving behind Shri Gaurishankar Ramakbal Yadav, Shri Ramshankar Ramakbal Yadav and Shri Dayashankar Ramakbal Yadav as his only legal heir and his representatives entitled to his estate at the time of his demise including the said second property.
- 9) Vide Development Agreement dated 21/04/2006 duly registered at the office of sub-registrar of assurances bearing no. BDR1/3269/2006 the said Shri Gaurishankar Ramakbal Yadav, Shri Ramshankar Ramakbal Yadav and Shri Dayashankar Ramakbal Yadav (therein referred to as 'owners') have granted the development rights in respect of the said second property in favour of M/s. Nirman Realross and/or Developers Ltd. (therein referred to as 'Developer') and/or their nominees for the consideration and upon the terms and conditions mentioned.
- 10) The said Shri Gaurishankar Ramakbal Yadav, Shri Ramshankar Ramakbal Yadav and Shri Dayashankar Ramakbal Yadav have also executed an irrevocable Power of Attorney dated 21/04/2006 duly registered at the office of sub-registrar of



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PROMOTER

*Ramant*

*Ramant*

ALLOTTEE



सूची क्र.2



11/08/2023

गावाचे नाव : मोगरा

(1) विलेखाचा प्रकार करारनामा  
(2) मोबदला 7620000  
5913210.072  
(3) बाजारभाव (माझेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)  
(4) मू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)

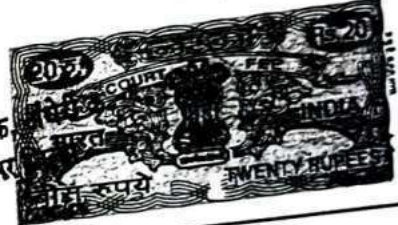
1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 905, माळा नं: 9 ए विंग, इमारतीचे नाव: एम होरावसन, ब्लॉक नं: जोगेश्वरी पूर्व मुंबई 400060, रोड : नटवर नगर रोड नं. 1, इतर माहिती: — एकूण क्षेत्र 35.44 चौ. मीटर रेरा कार्पेट आणि 38.984 चौ. मीटर बांधीव... (महपूल व वन विभाग यांचे आदेश क्रं मुद्रांक-2021/अनौ.सं.क्रं.12/प्र.क्रं.12 प्र.क्रं.107/म1(घोरण)दि.31/03/2021 अन्वये सदर दस्तात महिला खरेदीदार असल्याने मुद्रांक शुल्क मध्ये 1% सूट घेण्यात आली आहे.) ( C.T.S. Number : 280 And 281 ; )  
3) 38.984 चौ.मीटर

(5) क्षेत्रफळ  
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.  
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.  
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता

1): नाव:- मेसर्स. ए. एम. इंटरप्राईसेस चे भागीदार आदील आरिक हिंगोरा बय:-29; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पहिला मजला, एम एव्हेल्यू, हिंदू कॅम्पस सोसायटी रोड, जोगेश्वरी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-AARFA9672P  
1): नाव:- निकिता दीपक सामंत बय:-28; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 304, श्री स्वामी साई क्रिया सी एच एस लि., नटवर नगर रोड नं. 5, जोगेश्वरी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400060  
2): नाव:- अक्षदा दीपक सामंत बय:-54; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 304, श्री स्वामी साई क्रिया सी एच एस लि., नटवर नगर रोड नं. 5, जोगेश्वरी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400060  
पॅन नं:-CSEPS4137G

(9) दस्तऐवज करून दिल्याचा दिनांक 10/08/2023  
(10) दस्त नोंदणी केल्याचा दिनांक 11/08/2023  
(11) अनुक्रमांक, खंड व पृष्ठ 10152/2023  
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 381000  
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000  
(14) शेर

सह. दुय्यम निबंधक  
मुंबई उपनगर



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, अंधेरी क्र.-६,  
मुंबई उपनगर जिल्हा.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]

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

P51800047046

Project: Aim Horizon , Plot Bearing / CTS / Survey / Final Plot No.: CTS No 280, 280/1 TO 13, 281, 281/1 TO 20 at Andheri, Andheri, Mumbai Suburban, 400060;

1. A.M Enterprises having its registered office / principal place of business at Tehsil: Andheri, District: Mumbai Suburban, Pin: 400060.

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

- o The promoter shall enter into an agreement for sale with the allottees;
  - o 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;
  - o 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 (I) 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.

- o The Registration shall be valid for a period commencing from 26/09/2022 and ending with 31/12/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o 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 of the Authorized Officer  
Digitally Signed by  
Dr. Vasant Prabhakar Prabhakar  
(Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 26-09-2022 16:08:43

Dated: 26/09/2022

Place: Mumbai

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

DEVELOPER COPY

Sr. No. 400



### SLURM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO. KE/PVT/0252/2020/1103/AP/C

25 JUL 2022

### COMMENCEMENT CERTIFICATE

Composite Building

To, M/s. A. M. Enterprises  
Ground Floor, Farhat Apartment,  
Sandivall Hill Road, Off. S.V. Road,  
Jogeshwari (W), Mumbai-400 102.

Sir, With reference to your application No. 000392 dated 15/07/2022 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building in Plot No. 280, 280/1 to 13, 281, 282 of Village Mogra, C.T.S. No. Jogeshwari (East).

of village Mogra Situated at Plot No. 280, 280/1 to 13, 281, 282 of Village Jogeshwari (East), ward K/E

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
J/RNo. KE/PVT/0252/2020/1103/LOI dt. 14/07/2022  
DA/U/RNo. KE/PVT/0252/2020/1103/AP/C dt. 25/07/2022  
and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
  - 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.
  - 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. 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.
  - 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. This Certificate is liable to be revoked by the C.E.O. (SRA) if:
    - 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.
    - 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.
    - 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 sections 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, assigns, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. S. R. Tank 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 upto plinth level.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

25/7/22  
Executive Engineer (SRA)  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

