

करल - 4
दस्ता क्र. 463 / 2021
and publicity literature shall be informative in its nature and subject to
change from time to time without notice and shall not constitute part of
this contract and shall not be enforceable against the Promoter.

37. **EFFECT OF LAWS:**

This Agreement shall always be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA) read with Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, registration of estate agents, rates of interest and disclosures on website) Rules,



**FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE PROPERTY**

A parcel of the land bearing Survey No. 113, [part], City Survey No. C. H. S. Ltd., lying, being and situate at "Tagore Nagar Manoranjan C. H. S. Ltd." Bldg. No. 50, Village Hariyali, Tagore Nagar, Vikhroli (E), Mumbai-400 083. Survey No. 113 (Part), City Survey No. 347 [part], in the Registration Sub-District of Kurla, Mumbai Suburban District, and bounded as follows:

On or towards the North	:	Building No. 51.
On or towards the South	:	Building No. 49.
On or towards the East	:	200'.00" wide Eastern Express Highway.
On or towards the West	:	50'.00" wide Road.

**SECOND SCHEDULE ABOVE REFERRED TO
DETAILS OF THE APARTMENT**

Residential Apartment being Flat No. 2005 having Rera carpet area including columns projections as per MHARERA norms admeasuring 718 sq. ft. Situated on the 20th floor in of the Building to be named as "Tagore Nagar Manoranjan C. H. S. Ltd." Project Name "Adityaraj Gold" Bldg. No. 50, Village Hariyali, Tagore Nagar, Vikhroli (E), Mumbai- 400 083. Survey No. 113 (Part), City Survey No. 347 [part], under construction on the land more particularly described in the First Schedule hereinabove written.

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दस्ता क्र. ५६३ १२००
Bandra (West) (Mumbai - 400 051)

"Authority", duly constituted with effect from the 5th December 1977 under Government Notification No. **ARD-1077 (1)/desk - 44**, dated 5th December 1977, of the Public Works and Housing Department, Government of Maharashtra, by operation of Section 15 of the said Act.

- C. Under clauses (a) and (b) of Section 189 of the said Act, all the property rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of the said MHADA.
- D. The Board was, into which the said Board was dissolved, possessed of or otherwise well and sufficiently entitled to a piece or parcel of land bearing Survey No. 113, [part], City Survey No. 347 [part] measuring an area of 933.16 meters as part of the Board's larger lands at Tagore Nagar, Vikhroli (East), Mumbai - 400 083 and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "the said land") and Building No. 50 standing thereon consisting of 32 tenements (hereinafter referred to as "the said building").
- E. All the purchasers/Purchasers of tenements in the said building No. 50 formed and got registered a Co-operative Housing Society Ltd. in the name of "Tagore Nagar Manoranjan C. H. S. Ltd.," under the Maharashtra Co-Operative Societies Act, 1960 bearing Registration No. **B.O.M (W) S.H.S.G.O.H. 9057 95 - 96** dated 8th August 1995, and having their registered office at Building No. 50, Tagore Nagar, Vikhroli (E), Mumbai 400 083. (Hereinafter referred to as "the Society").
- F. By and under the indenture of Lease dated 4th January 1997, made between Maharashtra Housing and Area Development Authority (MHADA), as the Lessor of the One Part and Tagore Nagar Manoranjan C. H. S. Ltd., (Society) as the Lessee of the Other Part, registered with the Sub-Registrar, Bandra, Mumbai under Sr. No. **PBDR - 3 - 106 - 97**, the said land together with right in common was leased by MHADA to the Society for a term of 99 years commencing from 01st April 1980 in consideration of the lease rent payable by the Society as thereon mentioned and on the terms and conditions set out therein.
- G. By and under the Deed of Sale dated 4th January 1997, made between Maharashtra Housing and Area Development Authority (MHADA) as the Vendor of the One Part and "Tagore Nagar Manoranjan C. H. S. Ltd." as the Buyer of the Other Part, registered with the Sub-Registrar, Bandra, Mumbai under Sr. No. **PBDR - 3 - 106 - 97**, the said land together with right in common was sold by MHADA to the Society for a term of 99 years commencing from 01st April 1980 in consideration of the sale price payable by the Society as thereon mentioned and on the terms and conditions set out therein.



पृथी क्र. 2

दुय्यम निबंधक - सह. दु. नि. कुर्ला 5

सं. क्रमांक - 583/2024

सं. सं. 03

सं. सं. 03

गावचे नाव - हरियाली

(1) किल्ल्याचा प्रकार	कारागार	
(2) मालकी क्रमांक	13000000	
(3) बाजारभावाप्रमाणे मूद्रांक शुल्क	10877410.4	
(4) कु-मार्ग, पीटहिस्सा व परकामांक (समाप्तांक)	1) गाविकेचे नाव: Mumbai Mahape. इतर कोणते गाविकेचे नाव: 2005, माळा नं: 20, कारागार, इमारतीचे नाव: टागोर नगर महोदय को-ऑप हीसिंग सोसायटी लिमिटेड, ब्लॉक नं: विविध नं: 50 आदिपत्रक नं. 1, रोड: टागोर नगर, विठ्ठोळी पूर्व, मुंबई - 400083, इतर गाविकेचे नाव: 718 श्री. फूट रेग्य कार्ट. मध्य इमारतीचे मालक: महिला खरेदीदार असल्याने कायदा क्र. मुद्रांक 2021/बली, सं. 12/प्र. क्र. 107/म - 1 (गोरगावि. 31/03/2021 अन्वये मुद्रांक शुल्क मध्ये 1 टक्के सूचना देण्यात आली. (C.T.S. Number - 347 part:))	
(5) क्षेत्रफळ	1) 73.40 चौ. मीटर	
(6) बाजारभावा किंवा जुडी देण्यात आलेले देखा		
(7) इतर कोणते कायदे वा/किंवा न्यायालयाच्या आदेशाच्या किंवा दिवाणी न्यायालयाच्या हुकूमामा किंवा कायदे असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव: संसर्ग आदिपत्रक विन्सर्ग सपे बाजीदार राजकुमार जी. खुशाली झाल्या सपे मुख्यालय मुंबय मंगल चतुर्थी बंगला-32, पत्ता: अदि नं: 101 अदि 102, मध्य नं: - इमारतीचे नाव: पूर्विमा इडि. ब्लॉक नं: विविध नं: 03, रोड नं: टागोर नगर, विठ्ठोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पिन नं: AATFA0341H	
(8) इतर कोणते कायदे वा/किंवा न्यायालयाच्या आदेशाच्या किंवा दिवाणी न्यायालयाच्या हुकूमामा किंवा कायदे असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव: सगला विधवाय काळे बंगला-48, पत्ता: अदि नं: बंगला नं: 177, माळा नं: - इमारतीचे नाव: कोमल को-ऑप हीसिंग सोसायटी, ब्लॉक नं: विविध नं: 12, रोड नं: कळवसार नगर 1, किलरी हॉल जवळ, विठ्ठोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड: 400083 पिन नं: AGEPK2856N	
(9) दस्तावेज करत दिव्याचा दिनांक	08/01/2024	
(10) रक्कम नोंदणी देण्याचा दिनांक	08/01/2024	
(11) मूद्रांक शुल्क, खंड व पत्र	583/2024	
(12) बाजारभावाप्रमाणे मूद्रांक शुल्क	650000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) वेरा		

सह. दुय्यम निबंधक
कुर्ला-5 (वर्ग-2)



मुद्रांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क बाजारभावा निवडलेला अनुषंगाने - (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मूल्य व्यवहारासाठी नागरिकांचे सक्षमीकरण
इसरोवच नोंदणीमंत्तर मिळवात परिक्रम कर नोंदणी अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे निवडण वष ई-सेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे इसरोवच दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 08/01/2024) toMunicipal Corporation of Greater Mumbai
No need to spend your valuable time and energy to submit this documents in person.



सह. दुय्यम निबंधक
कुर्ला-5 (वर्ग-2)

दस्तावेज क्र. YLS 12028
92 गुन

- M. As set out in the Development Agreement, the Promoter shall allot 32 Flats on the said land to the members of the Society named in Schedule II thereof and the Promoter is free to sell the remaining Flats along with parking areas in the said new building (hereinafter referred to as "Promoter Allocated Area") utilizing maximum permissible floor space index (FSI) including fungible/additional FSI and/or by loading Transferrable Development Rights (TDR) for construction of new building on the said land.
- N. Accordingly, in pursuance of the Development Agreement, the Promoter hereby viz. **M/s Adityaraj Builders** has development rights in the said Property on the terms and conditions contained in the Development Agreement.
- O. A copy each of the Title Certificate issued by the Advocate of the Promoter and the Property Card in respect of the said Property is annexed hereto and marked as **Annexure "A"** and **"B"** respectively.
- P. Pursuant to the Development Agreement, the Promoter has obtained from MHADA the Intimation of Disapproval (IOD) bearing No. **CHE/ES/2058/S/30 (NEW)** dated **15th May 2018**, Commencement Certificate (CC) bearing No. **MH/EE / (B.P.) / GM / MHADA - 8 / 297 / 2019** dated **5th October 2020** and Amended Plan (AP) bearing **MH / EE / (B.P.) / GM / MHADA 08/297 / 2021** dated **03 November 2021**, Full OC Received **08th June 2023** **MH/EE/(B.P.)/GM/MHADA-8/297/2023**, for redevelopment of the building and construction of new building on the said land upto **22nd Upper Floor**. A copy each of IOD, CC, AP is annexed hereto and marked as **Annexure "C"**, **"D"** and **"E"** respectively.
- Q. The Promoter has entered into standard agreement with Architect viz. **M/s Rajendra Shashikant Karnik** of **M/s. Architects Collaboration** ("Architect") an Architect Firm duly registered with the Council of Architects, for Architectural work concerning development of the Property including preparation of the layout and construction plans of the new building and further entered into standard agreement with Structural Engineer viz. **Mr. Vikas Gokhale** of **M/s Associated Consultants** ("Structural Engineer") for preparation of structural designs and drawings of the new building and the Promoter has accepted the professional supervision of Architect and Structural Engineer till the completion of the new building, subject to the reservation of rights and authority by the Promoter.

Bh

कर्म - ५
दस्त क्र. ५६३ /२०२४
११/१०८

No. **PBDR - 3 - 104 - 97**, the said building No. **50** consisting of **32** tenements constructed on the said land was sold and conveyed by MHADA to the Society for the consideration and on the terms and conditions set out therein and the names of Purchasers of **32** tenements in the said building being **32** Society members, were listed in Schedule II thereto.

Accordingly, **Tagore Nagar Manoranjan C. H. S. Ltd.**, (hereinafter referred to as "**the Society**") became the lessee of the said land bearing Survey No. **113**, [part], City Survey No. **347** [part] at **Tagore Nagar, Vikhroli (E), Mumbai-400 083**, and the owner of the building No. **50** standing thereon and **32** tenements in the said building were allotted to the then members of the Society (the said Land together with the said building are hereinafter collectively referred to as the "**said Property**").



The said building being old and in dilapidated condition, the Society invited bids for redevelopment of the said Property.

After negotiations, meetings and discussions held by and between the Society and Promoter, the Society, in pursuance of the resolutions passed at the Extra Ordinary General Meeting of the members of the Society held on **8th March 2015**, vide its letter dated **21st March 2015** appointed the Promoter as developer for redevelopment of the said Property and the said Promoter vide its letter dated **21st March 2015**, addressed to the Society, accepted their appointment as developers for carrying out redevelopment of the said Property by demolition of the said building and construction of new building on the said land on the terms and conditions contained therein.

By and under the Development Agreement dated **26th November 2015** made between the Society viz. "**Tagore Nagar Manoranjan C. H. S. Ltd.**," and **M/s. Adityaraj Builders** (Promoter herein) as the Developer, registered with Sub Registrar, **Kurla - 2** under Sr. No. **KRL 2 - 11077 - 2015** (hereinafter referred to as "**the Development Agreement**"), the Society has granted the development rights for redevelopment of the said Property to the Promoter on the terms and conditions contained therein.

Pursuant to the said Development Agreement, the Society has executed a Power

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सालानुसार मूल्य 2023
 मुंबई (उपनगर)
 112-हरिपासी - कुर्ला
 भूभाग उत्तरेस गावाची सीमा, पूर्वेस द्रुतगती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस नागरेली
 सि टी एस नंबर 343

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
	135960	156350	169950	135960	चौरस मीटर

बांधीव क्षेत्राची माहिती	चौरस मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बांधणीचे वर्गीकरण - उदाहरण सुविधा - रस्ता संयुक्त - Sale Type - First Sale Sale Mode of built up Property constructed after circular dt.02/01/2018	73.4 चौरस मीटर	मिळकतीचे वापर - मिळकतीचे वापर - मजला -	0 TO 200 10th floor To 20th floor	बांधकामाचा दर -	Rs. 302516/-


मजला निहाय घट/वाढ = 110% apply to rate= Rs. 149556/-

घरानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = ((149556-38490) * (100 / 100)) + 38490)
 = Rs. 149556/-

A) मूळ मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 149556 * 73.4
 = Rs. 10977410.4/-

Applicable Rates = 10.4

एकत्रित अंतिम मूल्य = मूळ मिळकतीचे मूल्य + व्यापार कर + मंडळीन मजला क्षेत्र मूल्य + लगत्या रूखीचे मूल्य + उरीत गावाचे मूल्य + बंदिस वाहन मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + दुमाराची भौतिकीय खुल्या जागेचे मूल्य + बंदिस बालकनी + मेकॅनिकल वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 10977410.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs. 10977410.4/-


 सह. दुय्यम निबंधक
 कुर्ला-५ (वर्ग-२)



change the Architect and/or Structural Engineer, as the case may be, and to appoint new Architect or Structural Engineer for completion of the new building.

- R. The Promoter has obtained the requisite sanctions/approvals from MHADA/MCGM for the plans, specifications, elevations and sections of the new building/s to be constructed on the said land and shall obtain the balance approvals from various authorities from time to time.
- S. While sanctioning the said plans MHADA and/or the concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said Property and upon the observance and performance of which only the completion or occupation certificate in respect of the new building shall be granted by MHADA/concerned local authority;
- T. Accordingly, the Promoter has commenced construction of the new building on the said land as per plans and specifications sanctioned by MHADA and completed the construction up to **100% Work Completed. (OC Received)**
- U. The Purchaser being desirous of purchasing a flat/apartment in the new building, the Purchaser has carried out independent search and satisfied himself/herself regarding the marketable title and rights and authorities of the Promoter herein to develop the said Property and being so satisfied, has offered to purchase and the Promoter has agreed to sell to the Purchaser, the Residential Flat/Apartment bearing No. **2005**, on the **20th** Floor in of the new building, which forms part of the Promoter Allocated Area and is more particularly described in the **Second Schedule** hereunder written, forming (hereinafter referred to as the "**Apartment**").
- V. The Purchaser has taken inspection of the approved building plans sanctioned by MHADA for construction of the new building. The floor plan, showing the said Apartment in Red Cross lines, is annexed hereto and marked as **Annexure "F"**.
- W. The Purchaser is aware of the fact that the Promoter herein has entered or will enter into similar or separate agreements with several other purchasers of the other flats/apartment/s forming part of the Promoter Allocated Area in the new building.
- X. Under Section 13 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 10 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of estate agents, rates of interest and disclosures on website) Rules, 2017, the Promoter is required to execute the written Agreement for sale of the Apartment to the Purchaser, being these



(Signature)

(Signature)

17.58
65000
1,50,000

करल - ५
दस्त क्र. ५६३ १२०२४
२/१०

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is executed at Mumbai on this 03 day of January, 2024

(Handwritten signatures)

BY AND BETWEEN

M/S. ADITYARAJ BUILDERS PAN NO. AATFA0341H., a Partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 101 and 102, Purnima Pride, Building No. 03, Tagore Nagar, Vikhroli, Mumbai - 400 083., represented by its Authorized Partner **Mr. RAJKUMAR G. KHUSHKANI** hereinafter referred to as the "Promoter" (which expression shall unless the context or meaning thereof be deemed to mean and include its successors interest, executors, administrators and permitted assignees, including (and its respective partners), of the **FIRST PART**.



AND

1. **Ms. Mangala Vishwanath Kale**, Aadhar No - 2301 1022 6433, PAN - AGEPK2856N, Age 48 years;

All Indian Inhabitant(s), presently residing at **Komal C.H.S., Building No. 12, Room No. 177, Kannamwar Nagar - 1, Near Kinnari Hall, Vikhroli East, Mumbai - 400083.** (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**."

WHEREAS:

A. Prior to December 1977, the Maharashtra Housing Board (formerly the Bombay Housing Board (B.H.B.) a statutory body constituted under the Maharashtra Housing Board Act, 1948 (BOM LXIX of 1948) (hereinafter referred to as "the Board") was the owner of Land or well and sufficiently entitled to a large tract of lands situate at **Vikhroli (East), Mumbai.**

B. The Board stood dissolved pursuant to the constitution of the Maharashtra Housing and Area Development Authority, a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Maharashtra



CHALLAN
MTR Form Number-6

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दस्त क्र. ५६३
१२/०२/२४
Form ID 257
६१०६

GRN	MH013603820202324E	BARCODE	[Barcode]		Date	08/01/2024-11:59:38	Form ID	257
Department	Inspector General Of Registration				Payment Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)						
Office Name	KRL1_JT-SUB-REGISTRAR KURLA NO:1	Full Name	ADITYARAJ BUILDERS					
Location	MUMBAI	Flat/Block No.	FLAT NO 2005, 20TH FLOOR, ADITYARAJ					
Year	2023-2024 One Time	Premises/Building	GOLD					

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	650000.00	BLDG NO. 50, TAGORE NAGAR, VIKHROLI (E)	MUMBAI		00201	
0030063301 Registration Fee	30000.00					Second Party Name - MANGALA VISHWANANTH
Total	6,80,000.00	Amount In	Six Lakh Eighty Thousand Rupees Only			
		Words				



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00040572024010858402	IKDCPCRFTD
Cheque/DD No.		Bank Date	RBI Date	08/01/2024-12:24:00	Not Verified with RBI
Name of Bank		Bank Branch	STATE BANK OF INDIA		
Name of Branch		Scrill No. - Date	Not Verified with Scrill		

Department ID: [Blank]
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 याच्ये चालन क्रमांक पुढील विवरण कार्यालयात पोहोचले उपरोक्त विवरणावरून तपासणी करून घ्यावी. अयोग्य किंवा कदाचित् त्रुटी यामुळे त्रुटी होऊ शकते.

करता - 4
1/2021

करता नं. 403 / 2021
and duly signed. Promoter shall be informative in its nature and subject to
and subject to time to time without notice and shall not constitute part of
this contract and shall not be enforceable against the Promoter.

EFFECT OF LAWS:

37. This Agreement shall always be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA) read with Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Estate Agents, Rates of Interest and Disclosures on website) Rules, 2016 and the Regulation of estate agents, rates of interest and disclosures on website.

**FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE PROPERTY**

Parcel of the land bearing Survey No. 113, [part], City Survey No. 347 [part], under measuring 933.16 sq. mtrs. or thereabouts of Tagore Nagar Manoranjan C. H. S. Ltd.,



C. H. S. Ltd., being and situate at "Tagore Nagar, Vikhroli (E), Mumbai-400 083, Survey No. 50, Village Hariyali, Tagore Nagar, Vikhroli (E), Mumbai-400 083, Survey No. 113 (Part), City Survey No. 347 [part], in the Registration Sub-District of Kurla, Mumbai Suburban District, and bounded as follows:

- On or towards the North : Building No. 51.
- On or towards the South : Building No. 49.
- On or towards the East : 200'.00" wide Eastern Express Highway.
- On or towards the West : 50'.00" wide Road.

**SECOND SCHEDULE ABOVE REFERRED TO
DETAILS OF THE APARTMENT**

Residential Apartment being Flat No. 2005 having Rera carpet area including columns projections as per MHARRERA norms admeasuring 719 sq. ft. Situated on the 20th floor of the Building to be named as "Tagore Nagar Manoranjan C. H. S. Ltd." Project Name " Adityaraj Gold" Bldg. No. 50, Village Hariyali, Tagore Nagar, Vikhroli (E), Mumbai- 400 083, Survey No. 113 (Part), City Survey No. 347 [part], under construction on the land more particularly described in the First Schedule hereinafore written.

IN WITNESS WHEREOF THE
SUBSCRIBED THEIR RESPECTIVE
HEREINABOVE.

SIGNED AND DELIVERED
PROMOTER within named
M/s. Adityaraj Builders

through its Partner

1. Mr. RAJKUMAR G.

in the presence of:

1.

2.

SIGNED AND DELIVERED
PURCHASER within

1. Ms. Mangala Vis

in the presence of:

1.

2.

520/583

पावती

Original/Duplicate

Monday, January 08, 2024

नोंदणी क्र.: 39म

2:37 PM

Regn.: 39M

पावती क्र.: 622

दिनांक: 08/01/2024

गावाचे नाव: इरियाली

दस्तावेजाचा अनुक्रमांक: करन5-583-2024

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मंगला विश्वनाथ काळे

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2160.00

पृष्ठांची संख्या: 108

DELIVERED

एकूण:

₹. 32160.00

आपणाम मूळ दस्त, खंबनेल प्रिंट, सूची-२ अंदाजे
2:57 PM द्या वेळेस मिळेल.


Joint S.R. Kurla

वाजार मूल्य: ₹. 10977410.4 /-

मोबदला ₹. 13000000/-

मरलेले मुद्रांक शुल्क: ₹. 650000/-

सह. दुय्यम निबंधक
कुर्बा-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: ₹. 160/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124086706811 दिनांक: 08/01/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124081511029 दिनांक: 08/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013603820202324E दिनांक: 08/01/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क भाफी असल्यास तपशिल :-

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

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







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 P51800022235

Project: **MANORANJAN CHS** Plot Bearing / CTS / Survey / Final Plot No.: **347** at **Kurla, Kurla, Mumbai Suburban** 400083.

1. **Adityara Builders** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400083.**

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 (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.

- The Registration shall be valid for a period commencing from **05/09/2019** and ending with **30/06/2023** 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 Premanand Prabhu
(Secretary, MahaRERA)
Date: 26-06-2020 12:24:13

Dated: 18/05/2020

Place: Mumbai

Signature and seal of the Authorized Officer