

ser: (pavti)

369/5574

पावती

Original/Duplicate

Thursday, March 23, 2023

नोंदणी क्र.: 39म

6:54 PM

Regn.: 39M

गावाचे नाव: कुर्ला

पावती क्र.: 6304

दिनांक: 23/03/2023

दस्तऐवजाचा अनुक्रमांक: करल1-5574-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अमित वासुदेव पाटील

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

**DELIVERED**

एकूण:

रु. 31600.00

आपणास मूळ दस्त थंबनेल प्रिंट, सूची-२ अंदाजे  
7:09 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 7743516.88 /-

मोबदला रु. 8800000/-

भरलेले मुद्रांक शुल्क : रु. 528000/-

दु. निबंधक कुर्ला 1  
सह. दुय्यम निबंधक  
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु. 1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2303202312446 दिनांक: 23/03/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

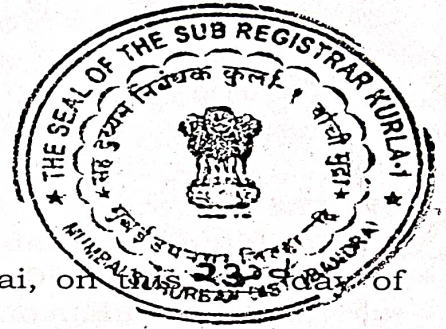
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017253438202223E दिनांक: 23/03/2023

बँकेचे नाव व पत्ता:

*Amit*



करल - १  
५५५८ ११ ८०  
२०२३



This Agreement is made and entered into at Mumbai, on March, 2023

Between;

M/s. Peerless Constructions Pvt. Ltd, a Private Limited Company incorporated under the provisions of Indian Companies Act, 1956, represented by its authorized Director Shri Satyendrakumar Goyal, Shri Pranay S. Goyal an adult, age about 30 years, having PAN as AAACP3005F, Indian Inhabitant, having its Office at 2, Akshat, Ram Mandir Road, Babhai, Borivali (West), Mumbai - 400091, hereinafter referred to as "the Promoter" (which expression unless it be repugnant to the context or meaning thereof shall deem to mean and include him, his heirs, executors, administrators and permitted assigns) of the **ONE PART**;

And;

1) Mr. Amit Vasudeo Patil, 2) Mrs Aarti Amit Patil an adult, having PAN as under, Indian Inhabitant, having address at Room No A-20 Alka Co-op. Hsg Soc, V.N. Purav Marg, Opp. Jogani Ind. Estate, Chunabhatti, Mumbai-400022 hereinafter referred to as "The Allottee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs (in case of person/s), its partners from time to time and survivor of them (in case of partnership firm), its directors from time to time and survivor of them (in case of Pvt. Ltd. or Ltd. Company), executors, administrators, successors and assigns) of the **OTHER PART**.

WHEREAS:

(a) Maharashtra Housing and Area Development Authority (MHADA), a statutory corporation constituted under the Maharashtra Housing Area Development Act, 1976, hereinafter for the sake of brevity referred to as "the Authority" is possessed of or otherwise well and sufficiently entitled to all that piece and parcels of land Plot of land admeasuring about 680 Sq. Mtrs. as per Conveyance and about 744.41 Sq. Mtrs. as per demarcation by MHADA and physical survey, bearing Survey No. 229 & 267 corresponding C.T.S. No. 12 in Village Kurla-3, Taluka Kurla, District Mumbai Suburban and located at Building No. 113, Nehru Nagar, Kurla



कमला - १	
५५५	30 C
Description of the Flat and the parking along with boundaries in all four directions	

Second Schedule Above Referred to

the parking along with boundaries in all four directions

Flat No. 1205 of the type **residence** of Carpet Area admeasuring 550.14 sq. ft. (as per RERA) and carpet area on 12<sup>th</sup> Floor in the building '**Ambarish Heights**', constructed on the property described in the First Schedule hereinbefore written.

**SCHEDULE 'A'**

Details of Common area & Facilities:

1. Entrance lobby
2. Fitness Center
3. Society Office
4. Servant's Toilet
5. Lift
6. Staircase
7. Lobby

**List of Annexures:**

<b>ANNEXURE - A</b>	Title Report of Advocate
<b>ANNEXURE -B</b>	Authenticated copies of Property Card
<b>ANNEXURE -C-1</b>	Authenticated copies of the plans of the Layout as approved by the concerned Local Authority
<b>ANNEXURE - C-2</b>	Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project
<b>ANNEXURE -D</b>	Authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee as approved by the concerned local authority
<b>ANNEXURE - E</b>	Specification and amenities for the Flat
<b>ANNEXURE - F</b>	Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority



*Handwritten signatures and initials.*



करल - १		
५५५५	५५	७
२०२३		

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
**MAHARASHTRA HOUSING AND  
 AREA DEVELOPMENT AUTHORITY**

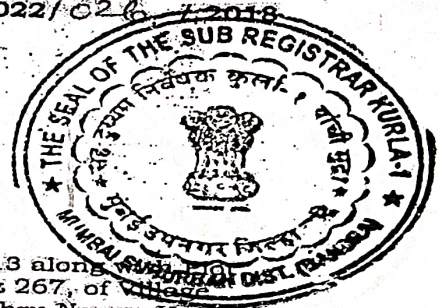


**Building Permission Cell, Greater Mumbai / MHADA**  
 (A designated planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt. 23 May, 2018)

**COMMENCEMENT CERTIFICATE**

No. EE/BP/Cell / GM / MHADA-022/026/2018  
 Date: 30 NOV 2018

To  
 Shri. Pranay S. Goyal, Director,  
 of M/s. Peerless Construction Pvt. Ltd  
 C.A. to Nehru Nagar Ambarish CHS Ltd  
 2, Akshat, Ram Mandir Road,  
 Vazira Naka,  
 Borivli - (West),  
 Mumbai- 400 092,



**Sub:** Proposed redevelopment of existing building no. 113 along no. 98(R-3), bearing C.T.S. No. 12(pt), S. No. 229 & 267, of Village Kurla-III at MHADA Colony, at MHADA Colony, Nehru Nagar, Kurla (East), Mumbai - 400 024

**"PLINTH CC" Phase - II**

**Layout name:** Nehru Nagar, Kurla (East)

- Ref. :** 1) M/s. S. B. Associates letter dt. 31.10.2018  
 2) I.O.D No. CHE/ES/2472/L/337 NEW, dt. 15.02.2018  
 3) MHADA NOC for CC for Plinth level ie. Zero FSI no. CO/MB/REE/NOC/F- 505/1287/2018 Dated 01.08.2018.  
 4) CC issued for phase-I vide no. EE/BP/Cell/GM/MHADA-22/026/2018 dated 02.08.2018.

Sir,

With reference to your application dated 31.10.18 for development permission and grant of 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 construct a Plinth Level on plot bearing C.T.S. No. 12(pt), S. No. 229 & 267, of Village Kurla-III at MHADA Colony, Nehru Nagar, Kurla (East), Mumbai - 400 024.

The Part Plinth C.C. for Phase- II is granted after compliance of conditions mentioned in I.O.D dated 15.02.18 subject to following conditions:-

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
 Phone: 66405000  
 Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in



मूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 5574/2023

नोंदणी :

Regn:63m

गावाचे नाव : कुर्ला

विषयाचा प्रकार	करारनामा
सेवदत्ता	8800000
वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकारापायी देतो की पट्टेदार ने नमुद करावे)	7743516.88
भू-मापन,पोट्टिस्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :मदनिका नं: मदनिका क्र 1205, माळा नं: 12वा मजला, इमारतीचे नाव: अंबरीश हार्डटूम, विल्डिंग नं 113, ब्लॉक नं: कुर्ला पूर्व,मुंबई, रोड : नेहरू नगर, इतर माहिती: मॉजे-कुर्ला 3 ( ( C.T.S. Number : 12 (part) ; ) )
क्षेत्रफळ	1) 56.24 चौ.मीटर
आकारणी किंवा जुडी देण्यात अमेल नेव्हा.	1): नाव:-मेमर्म पिअरलेम कंस्ट्रक्शन्स प्रा. ली. संचालक मत्येद्रकुमार गोयल तर्फे मुख्यालय पंजज व्ही. वैती बय:-56; पत्ता:-प्लॉट नं: 2 , माळा नं: -, इमारतीचे नाव: अक्षत , ब्लॉक नं: बोगीवली पश्चिम मुंबई , रोड नं: राम मंदिर रोड, वापई , महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AAACP3005F
दस्तऐवज करून देणा-या/लिहून ठेवणा-या वागाचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव ना.	1): नाव:-अमित वासुदेव पाटील वय:-46; पत्ता:-प्लॉट नं: रूम नं ए-20, माळा नं: -, इमारतीचे नाव: अल्का को-ऑप ही सो ली , ब्लॉक नं: चुनाभट्टी, मुंबई , रोड नं: व्ही. एन. पुरव मार्ग , महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AVPPP6635E
दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा गाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	2): नाव:-आरती अमित पाटील वय:-36; पत्ता:-प्लॉट नं: रूम नं ए-20, माळा नं: -, इमारतीचे नाव: अल्का को-ऑप ही सो ली , ब्लॉक नं: चुनाभट्टी, मुंबई , रोड नं: व्ही. एन. पुरव मार्ग , महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-CECPP2689L
दस्तऐवज करून दिल्याचा दिनांक	23/03/2023
दस्त नोंदणी केल्याचा दिनांक	29/03/2023
श्रुक्रमांक,खंड व पृष्ठ	5574/2023
वाजारभावाप्रमाणे मुद्रांक शुल्क	528000
वाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	

न्यायःकनामाठी विचारात घेतलेला तपशील:-:

द्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

मुनभ व्यवहागामाठी नागरिकांचे मक्षमीकरण दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहागचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेक पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यामाठी 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 30/03/2023 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

