

11:23 AM

Friday, October 06, 2017

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 13036 दिनांक: 06/10/2017

गावाचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: बरल-5-12052-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: योगेश विष्णू चोडणकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2880.00

पृष्ठांची संख्या: 144

एकूण:

रु. 32880.00

सह दु.नि.का-बोरीवली 5

बाजार मूल्य: रु.4469101/-

मोबदला रु.5540000/-

भरलेले मुद्रांक शुल्क : रु. 277000/-

सह दुय्यम गिळंगळ बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006032584201718E दिनांक: 06/10/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 2880/-

Shodankar

BORIVALI-5

Delivery Date :-.....



6 October, 2017

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. बोरीवली 5

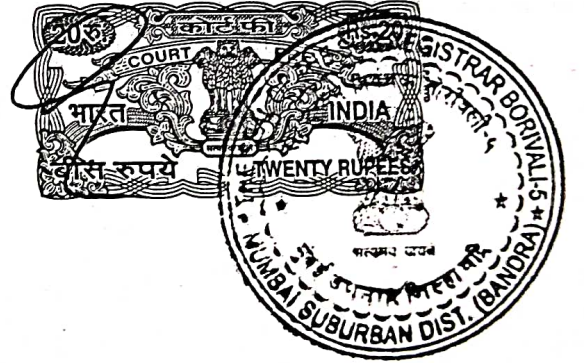
दस्ता क्रमांक : 12052/2017

नोंदणी 63

Regn. 63m

मावाचे मान : दहिगर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	₹.5,540,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी हेतो वी पट्टेदार ते ममुद कराचे)	₹.4,469,10 V-
(4) धू-घापन,पोटहिगमा व घरक्रमांक(अमल्यास)	2776/B & 2776/D, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : रादनिका नं: 301,बी विंग,विल्डींग नं.10, माळा नं: 3 रा मजला, इमारतीचे नाव: रुद्राक्ष, ब्लॉक नं: दहिगर(पूर्व),मुंबई 400 068, रोड : वैशाळी नगर, इतर माहिती: एक कार पार्किंग महित 44.16 चौ.मीटर
(5) भेषफळ	
(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:- मे/- राज.युनिव्हर्सल चे भागीदार सुरेशकुमार पी सिंह यांच्या तर्फे मुखत्यार हर्षवर्धन कोटी ,वय: 37; पत्ता :-प्लॉट नं: सदनिका क्र. 101, बी विंग, विल्डींग नं.10 , माळा नं: -, इमारतीचे नाव: रुद्राक्ष, ब्लॉक नं: दहिगर, नं: सुहासिनी पावसकर रोड, वैशाळी नगर, महाराष्ट्र, मुम्बई. पिन कोड:- 400068 पॅन नंबर: AATFR0287K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- योगेश विष्णू चोडणकर ; वय:28; पत्ता:-प्लॉट नं: 301, ए विंग ; माळा नं: -, इमारतीचे नाव: क्यू टाईप विल्डींग , ब्लॉक नं: मिरा रोड पूर्व , रोड नं गार्डन रोड, युनिक ऑरम विल्डींग समोर , महाराष्ट्र, ठाणे.; पिन कोड:- 401104; पॅन नं:- AMTPC9146N 2)नाव:- श्रद्धा विष्णू चोडणकर ; वय:51; पत्ता:-प्लॉट नं: 301, ए विंग, माळा नं: -, इमारतीचे नाव: क्यू टाईप विल्डींग, ब्लॉक नं: मिरा रोड पूर्व, रोड नं: पूर रोड, युनिक ऑरम विल्डींग समोर, महाराष्ट्र, ठाणे.; पिन कोड:- 401104; पॅन नं:- ACQPC5817B; 3)नाव:- विष्णू विनायक चोडणकर ; वय:56; पत्ता:-प्लॉट नं: 301, ए विंग, माळा नं: -, इमारतीचे नाव: क्यू टाईप विल्डींग, ब्लॉक नं: मिरा रोड पूर्व, रोड नं: पूर रोड, युनिक ऑरम विल्डींग समोर, महाराष्ट्र, ठाणे.; पिन कोड:- 401104; पॅन नं:- ACQP. 5619R;
(9) दस्तऐवज करून दिल्याचा दिनांक	05/10/2017
(10) दस्त नोंदणी केल्याचा दिनांक	06/10/2017
(11) अनुक्रमांक,खंड व पृष्ठ	12052/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	₹.277,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	₹.30,000/-
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



खरी प्रत

सह. दुय्यम निबंधक बोरीवली क्र. 5
मुंबई उपनगर जिल्हा

Valuation ID
बरल-5

20171006623

मूल्यांकनाचे वर्ष 2017
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 89-दहीसर (बोरीवली)
उप मूल्य विभाग 89/417भुभाग: उत्तर व पूर्वस मुंबई म.ना.पा. हद्द, दक्षिणेस राष्ट्रीय उद्यान व शिव वल्लभ मार्गाच्या उत्तरेकडील 18 मी. रुंद रस्ता व पश्चिमेस द्रतगती मार्ग.
सर्व्हे नंबर /न. भू क्रमांक : सि.टी.एस. नंबर#2776

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौरस मीटर
39800	93800	108200	137300	93800	
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	44.16चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर -	Rs.93800/-
उद्ववाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		

मजला निहाय घट/वाढ = 100% apply to rate= Rs.93800/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर)+ खुल्या जमिनीचा दर)
=(((93800-39800) * (100 / 100))+39800)
= Rs.93800/-

A) मुख्य मिळकतीचे मूल्य

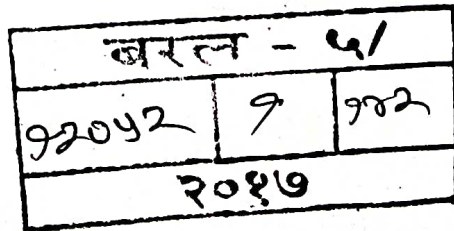
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 93800 * 44.16
= Rs.4142208/-
13.94चौरस मीटर
= 13.94 * (93800 * 25/100)
= Rs.326893/-

E) बंदिस्त वाहन तळाचे क्षेत्र
बंदिस्त वाहन तळाचे मूल्य

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + तगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
= A + B + C + D + E + F + G + H
= 4142208 + 0 + 0 + 0 + 326893 + 0 + 0 + 0
=Rs.4469101/-

[Home] [Print]

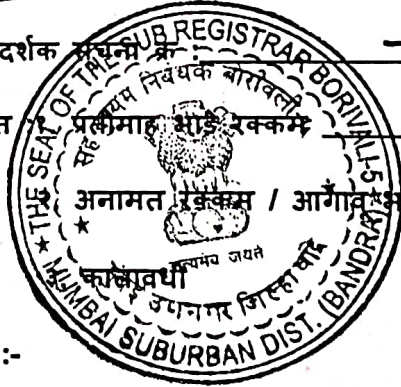




महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2017-2018

- १ दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक २५व
- २ सादरकर्त्याचे नाव : Yogesh Vishnu Chodankar & Other
- ३ तालुका : व्योरीवली
- ४ गावाचे नाव : दहिसर
- ५ नगरभूमापन क्रमांक / सर्वे क्र. / अंतिम भूखंड क्रमांक : व्ही.डी.एस. नं. १०
- ६ मूल्य दरविभाग (झोन) : ८९ उपविभाग ४१०
- ७ मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ. मी. दर — ९३६०० — — — —
- ८ दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : ४४.९६९ क्वासेट / विल्टअप चौ. मीटर / फुट
- ९ कारपार्किंग : ३६ गच्ची : — पोटमाळा : —
- १० मजला क्रमांक : ३ वा मजला उदवाहन सुविधा आहे / न्ही
- ११ बांधकाम वर्ष : — घसारा : —
- १२ बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे १२०५२ २ १०२
- १३ बाजारमूल्य तक्त्यातील मार्गदर्शक मूल्य — ज्यान्वये दिलेली १६९
- १४ लिव्ह अँड लायसन्सचा दस्त —
निवासी / अनिवासी —
अनामत रकम / आगाव भाडे : —
कार्यावधी —
उपनगर जिल्हा —
- १५ निर्धारित केलेले बाजारमूल्य :- ४४,६९,५००/-
- १६ दस्तामध्ये दर्शविलेला मोबदला :- ५५,४०,०००/-
- $९३६०० \times ४४.९६९ = ४१,४२,५४२.१५$
- $९३६०० \times १३.९४ = १३,००,५०२.०५१ = ३,३६,८९३.१०$
- १७ देय मुद्रांक शुल्क : २,६६,०००/- भरलेले मुद्रांक शुल्क : २,६६,०००/-
- १८ देय नोंदणी फी : ३०,०००/-



करल - ५/		
१२०५२	२	१०२
ज्यान्वये दिलेली १६९		

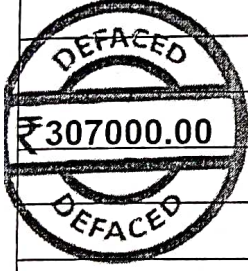
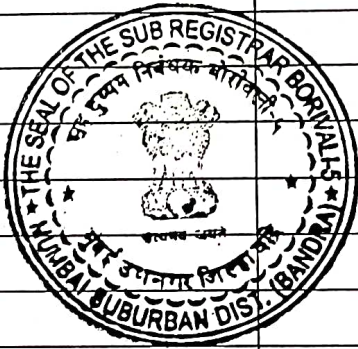
लिपिक

सह दुय्यम निबंधक



CHALLAN
MTR Form Number-6

GRN	MH006032584201718E	BARCODE	Date 05/10/2017-15:46:37		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)			
Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5		PAN No.(If Applicable)	AMTPC9146N		
Location	MUMBAI		Full Name	YOGESH VISHNU CHODANKAR AND OTHER		
Year	2017-2018 One Time		Flat/Block No.	FLAT NO 301 B WING BLDG NO 10		
			Premises/Building	RUDRAKSHA		
Account Head Details		Amount In Rs.	Road/Street	VAISHALI NAGAR		
0030045501	Stamp Duty	277000.00	Area/Locality	DAHISAR EAST MUMBAI		
0030063301	Registration Fee	30000.00	Town/City/District			
			PIN	4	0	0
				0	6	8
			Remarks (If Any)	PAN2=AATFR0287K--SecondPartyName=MS RAJ UNIVERSAL-		
			Amount In	Three Lakh Seven Thousand Rupees Only		
Total		3,07,000.00	Words			
Payment Details		BANK OF BARODA	FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	02003942017100501767	74459624
Cheque/DD No.			Bank Date	RBI Date	05/10/2017-15:46:37	Not Verified with RBI
Name of Bank			Bank-Branch	BANK OF BARODA		
Name of Branch			Scroll No. , Date	1 , 06/10/2017		

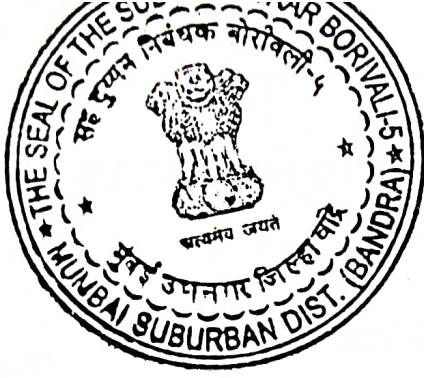


NOTE:- This challan is valid for document to be registered In Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करायत्याच्या दस्तासाठी लागू आहे. नोंदणी न करायत्याच्या दस्तासाठी सदर चलन लागू नाही.

वरल - ५/
९२०५२ ३ ९०२
२०/१७

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-388-12052	0003363320201718	06/10/2017-11:18:17	IGR194	30000.00



बरल - ५/		
१२०१२	६	१०२
१०३७		

AGREEMENT

THIS ARTICLE OF AGREEMENT made and entered into at MUMBAI this 5th day of October in the Christian Year Two Thousand Seventeen (2017)

BETWEEN

M/S. RAJ UNIVERSAL, a Partnership firm, duly registered under Receipt No. M000028517 dated 24th September, 2015 as per the provisions of Indian Partnership Act, 1932, and having its office at Flat no.101, B Wing, Rudraksha, Bldg.No. 10, Suhasini Pawaskar Road, Vaishali Nagar , Dahisar – East ,

[Signature]

[Signature]

[Signature]

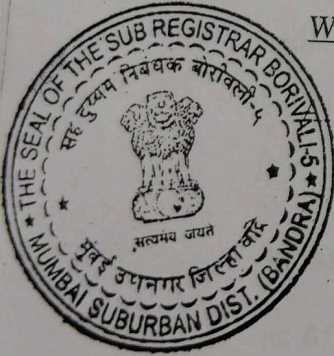
[Signature]

Mumbai - 400 068, hereinafter referred to as "THE DEVELOPERS/PROMOTERS" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include the Partner or Partners for the time being of the said firm, their heirs, executors, administrators and of the last survivor or surviving partner/s) of the ONE PART;

AND

1) YOGESH VISHNU CHODANKAR 2) SHRADDHA VISHNU CHODANKAR & 3) VISHNU VISHRAM CHODANKAR residing at 301,A WING,Q TYPE BLDG, POONAM GARDEN ROAD ,OPP.UNIQUE AURUM BLDG,MIRA ROAD(EAST). hereinafter called "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors and administrators) of the OTHER PART:

WHEREAS:



At all material times Late Mr. Louis Francis Misquitta (hereinafter referred to as "the Original Owner") was seized and possessed of or otherwise well and sufficiently entitled to various immovable properties including all those pieces or parcels of lands lying, being and situate at Village Dahisar, Taluka Borivali, within the

बरेल - ५/		
१२०४२	०	११२
२०१७		

[Signature]

[Signature] *[Signature]*

Mumbai - 400 068, hereinafter referred to as "THE DEVELOPERS/PROMOTERS" (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include the Partner or Partners for the time being of the said firm, their heirs, executors, administrators and of the last survivor or surviving partner/s) of the ONE PART;

AND

1) YOGESH VISHNU CHODANKAR 2) SHRADDHA VISHNU CHODANKAR & 3) VISHNU VISHRAM CHODANKAR residing at 301,A WING,Q TYPE BLDG, POONAM GARDEN ROAD ,OPP.UNIQUE AURUM BLDG,MIRA ROAD(EAST). hereinafter called "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors and administrators) of the OTHER PART:

WHEREAS:



करल - ५/		
१२०४२	०	१०२
२०१७		

At all material times Late Mr. Louis Francis Misquitta (hereinafter referred to as "the Original Owner") was seized and possessed of or otherwise well and sufficiently entitled to various immovable properties including all those pieces or parcels of lands lying, being and situate at Village Dahisar, Taluka Borivali, within the

Yhodankar *Shodankar* *Yhodankar*

registration District of Mumbai Suburban (Formerly within the registration District of Mumbai and Mumbai Suburban District) and more particularly described in the First Schedule hereto;

B. The said Mr. Louis Francis Misquitta the husband of Mrs. Marceline Louis Misquitta was cultivating Immovable Properties at Dahisar personally as on Tillers day and as such was declared the deemed purchaser in respect of the aforesaid Property(ies), by a Certificate of Sale dated 18.12.1971 issued by the Tahsildar, Borivali, under Section 32(M) of the Bombay Tenancy & Agricultural Lands Act, 1948.

C. On or about 14th May, 1971 the aforesaid Mr. Louis Francis Misquitta expired leaving behind him his widow Mrs. Marceline Louis Misquitta (hereinafter called the said Owner") as his only heir and legal representative in accordance with the Law of Succession, under which he was governed at the time of his death.

D. By and under an Agreement dated 10th March, 1972, the said Owner Mrs. Marceline Louis Misquitta agreed to sell the aforesaid Property(ies) at Dahisar various survey numbers including the said Property to one Vijay Krishnaji Sawant, Promoter of Vaishali Nagar Co-operative Housing Society (the then proposed "said



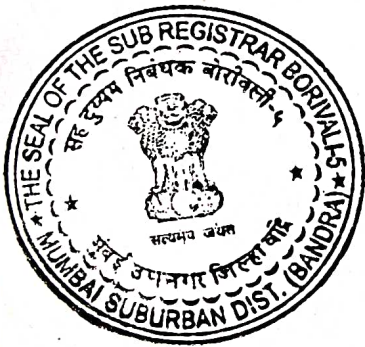
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Society") for the consideration and on the terms and conditions therein contained.

E. By an Agreement dated 30th July, 1981 made between the said Owner Mrs. Marceline Louis Misquita, therein referred to as the Owner of the One Part, Vaibhav Development Corporation, therein referred to as the Developers of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Bandra under Serial No.1615 of 1981, the said Owner agreed to grant Development rights in favour of the Developers therein including transfer of her all her right, title and interest in respect of the aforesaid Property.

F. The said Owner also executed a Power of Attorney dated 6th January, 1981 in favour of Mr.Vijay Krishnaji Sawant, the partner of the said Vaibhav Development Corporation (hereinafter referred to as "the Vaibhav DC") and the same has been executed before the Sub-Registrar of Assurances at Bombay and is registered under Serial No.290 of 1981. The said Owner also executed another Power of Attorney dated 13th October, 1980 in favour of Vijay Krishnaji Sawant, the partner of



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the Vaibhav DC and the said two Powers of Attorneys have been granted for the consideration coupled with the

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interest and as such are valid, subsisting in full force and binding on the said Owner and/or her estate;

G. In or around 1983, the Original Owner Mr. Louis Francis Misquitta, the Husband of Mrs. Marceline Misquitta was declared deemed purchaser, in respect of the said Property, by a Certificate of Sale dated 12.02.1983 issued by the Tahsildar Under Section 32(M) of the Bombay Tenancy and Agricultural Lands Act, 1948.

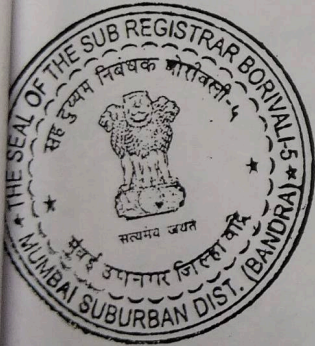
H. Being aggrieved by the aforesaid Order, Anwar Alimohammed Haji Kassam & Others, the original holders filed a Suit in the Bombay City Civil Court, at Bombay being S. C. Suit No.6042 of 1983 against the said Owner and Others, including the Vaibhav DC.

I. By and under an Agreement dated 3rd February, 1987 executed by and between the said Owner i.e. Mrs. Marceline Louis Misquitta therein referred to as the Owner of the First Part, M/s. Shaikh Constructions, therein called as the Developers of the Second Part, and Mr. Vijay Krishna Sawant, the Sole Proprietor of Vaibhav Builders and partnership firm namely, Vaibhav DC, therein collectively referred to as the Confirming Party No.1 and 2 respectively of the Third Part; and

Mr. Anwar Alimohammed Haji Kassam & Ors., therein

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interest and as such are valid, subsisting in full force and binding on the said Owner and/or her estate;

G. In or around 1983, the Original Owner Mr. Louis Francis Misquitta, the Husband of Mrs. Marceline Misquitta was declared deemed purchaser, in respect of the said Property, by a Certificate of Sale dated 12.02.1983 issued by the Tahsildar Under Section 32(M) of the Bombay Tenancy and Agricultural Lands Act, 1948.

H. Being aggrieved by the aforesaid Order, Anwar Alimohammed Haji Kassam & Others, the original holders filed a Suit in the Bombay City Civil Court, at Bombay being S. C. Suit No.6042 of 1983 against the said Owner and Others, including the Vaibhav DC.

I. By and under an Agreement dated 3rd February, 1987 executed by and between the said Owner i.e. Mrs. Marceline Louis Misquitta therein referred to as the Owner of the First Part, M/s. Shaikh Constructions, therein called as the Developers of the Second Part, and Mr. Vijay Krishna Sawant, the Sole Proprietor of Vaibhav Builders and partnership firm namely, Vaibhav DC, therein collectively referred to as the Confirming Party No.1 and 2 respectively of the Third Part; and

Mr. Anwar Alimohammed Haji Kassam & Ors., therein



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control of the Developer or which the Architect/ Engineer may have considered necessary or expedient and/or as shall be required by the concerned local authorities or the Government to be made in them or any of them, from time to time. Provided that the Developer shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the said Premises of the Allottee except any alteration or addition required by any Government authorities or due to change in law.



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3. THE PREMISES

3.1 The Allottee hereby agrees to purchase from the Developer and the Developer hereby agrees to sell and allot to the Allottee, Flat No.: 301 of wing B on 3rd floor, admeasuring 396 Sq. ft. Carpet Area, as shown in the floor plan thereof hereto annexed and marked Annexure "C" (hereinafter referred to as "the said Flat") of the proposed building known as "Rudraksha" (hereinafter referred to as "the said Building"), along with the Car Parking in Mechanical Tower Parking/ Stack Parking in Stilt (hereinafter referred to as "the said Car Parking Space") of the said building constructed on the said Property. The said Flat and the said Car Parking Space are collectively referred to as "the said

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NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

PRELIMINARY INTRODUCTION

1. The recitals, schedules and annexures in and to this Agreement for Sale ("Agreement") form an integral part of this Agreement, and in the interpretation of this Agreement and in all matters relating to the transaction herein, this Agreement shall be read and construed in its entirety.



2.:

PLANS

The Developer shall complete construction of the building to be known as 'Rudraksha', Building No.10 consisting of STILT and 22 upper floors and 4 wings (hereinafter referred to as "the Project") on the said Property in accordance with the plans, designs, specifications approved by the MCGM and which have been inspected and approved by the Allottee with such variations, modifications and alterations as the Developer may have considered subject to the certain changes required to be made for reasons beyond the

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Numbers	Nos.	Area (Sq.mts.)
111	16	16093.00
144	4B	15427.50
145	1B	21417.50
146	1B	30250.00
147	1	6564.00
148	1	2631.00
		92383.00

THE SECOND SCHEDULE OF THE PROPERTY ABOVE
REFERRED

(Layout property including N.D. Zone)

ALL the pieces and parcels of lands or grounds admeasuring about 70132.80 sq.mtrs. situate at Village Dahisar, Taluka Borivali in the Registration District and Sub-District of Bombay and Registration District and Sub-District of Bombay and Bombay suburban.

Survey Numbers	Hissa Nos.	C.T.S. Nos.	Area (Sq.mts.)
111	16	2776-A	31086.50
144	4B	2776-B	6371.40
146	1	2776-C	484.40
147	1	2776-D	32190.50
148	1	2781	
Total			70132.80

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THE THIRD SCHEDULE OF THE PROPERTY ABOVE
REFERRED:

[Signature]

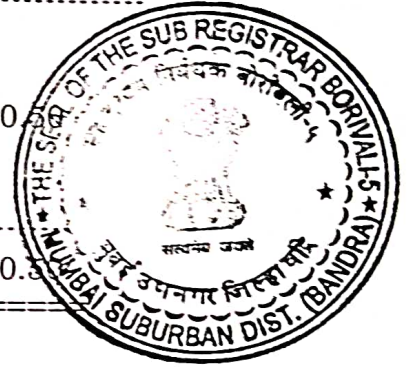
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ALL the pieces and parcels of lands or grounds admeasuring about 32190.50 sq.mtrs. situate at Village Dahisar, Taluka Borivali in the Registration District and Sub-District of Bombay and Registration District and Sub-District of Bombay and Bombay suburban.

Survey Numbers	Hissa Nos.	C.T.S. Nos.	Area (Sq.mts.)
111	16	2776-D	32190.50
144	4B		
146	1		
147	1		
148	1		
Total			32190.50



Out of the above said area forming the whole layout, treating is as recipient Plot, and that, no FSI is balance in the said layout the Vendor gives right to use, utilize, avail off TDR/FSI of whatever nature up to the maximum limit admeasuring about 21240 sq.mtrs. or thereabout which include the right to use the TDR/FSI of internal D.P. Road, bearing C.T.S. No.2776-B, area admeasuring 6371.40 sq.mtrs. or thereabout, to the maximum extent as may be available and to construct one or more building(s) consisting of one or mare wing(s) respectively as may be approved and sanctioned by the appropriate Authority for that matter, on a portion of the said property.

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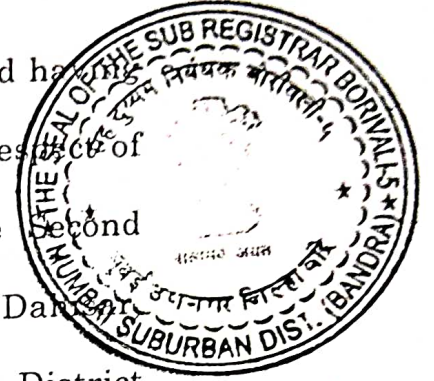
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available and to construct one or more building(s) consisting of one or more wing(s) respectively as may be approved and sanctioned by the appropriate Authority for that matter, on a portion of the said property.

SECONDLY :

ALL THAT piece or parcel of land or ground having 35% undivided share, right, title and interest in respect of the property more particularly described in the Second Schedule referred to hereinabove situate at Village Dandari Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban District forming part of the larger Property more particularly described in the Second Schedule hereinabove written.



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THE FIFTH SCHEDULE OF THE PROPERTY ABOVE

REFERRED:

("the said Property" on which "the said Building No. 10" i.e. a part of the Third Schedule hereinabove and being the Subject matter of this Agreement)

Building Number 10 to be constructed on all the pieces and parcels of lands or grounds on the property more particularly

ND

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described in the Third Schedule hereinabove area admeasuring in aggregate Floor Space Index of 16925.46 square meters lying, being and situate at Village Dahisar, Taluka Borivali, Mumbai Suburban District and within the Registration District Mumbai Suburban, which is shown in the red colour wash on the plan annexed hereto as Annexure- "_____".

THE SIXTH SCHEDULE OF THE PROPERTY ABOVE
REFERRED:

(Description of "the said Premises")

Residential Flat Bearing No.301 on 3RD Floor, admeasuring 396 sq. feet carpet area (equivalent to 36.80 sq. meters carpet area) of ~~A~~/~~B~~/~~C~~/~~D~~ Wing in the Building known as "Rudraksha" together with exclusive use and enjoyment of the Car-parking Space, that is in Mechanical Tower Parking/ Stack Parking in Stilt of the Building, shown/reflected on the floor plans annexed hereto "_____".

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SIGNED SEALED AND DELIVERED
By the within-named
DEVELOPERS/PROMOTERS
M/S. RAJ UNIVERSAL
Through its Director
MR. SURESHKUMAR P. SINGH



In the presence.....

1.

2.

SIGNED SEALED AND DELIVERED BY
the withinnamed ALLOTTEE/S



YOGESH VISHNU CHODANKAR

SHRADDHA VISHNU CHODANKAR



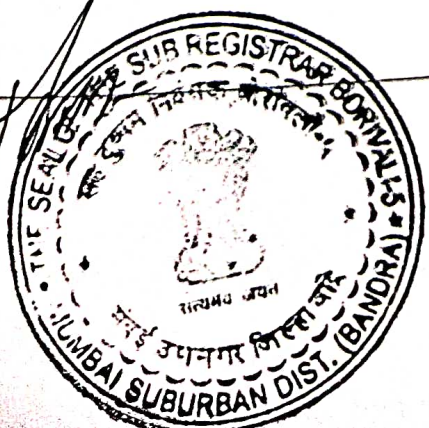
VISHNU VISHRAM CHODANKAR

in the presence of

1.



2.



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AMENITIES (Annexure D)

Vitrified Tiles flooring in entire flat

Modular Kitchen With granite Platform with S.S. Sink.

Verified tiles dado in kitchen.

Concealed Wiring with adequate electric.

Adequate points/modular switches.

Circuit Bracker with D.B.(ISI)

Designer concept tiles in bath/toilet with kohler or equivalent C.P. Fittings.

Polyurethane Coated Aluminium Sliding Windows With Mosquito net.

Composite Marble frame for Windows and Toilet Door

Modern Amenities intercom /EPABX Facility with video door phone.

False Ceiling For living Room.

Telephone /T.V./A.C. Points in | living /bedrooms.

Decorative M.S. Grills.

Laminated Design Flush door for main door bedroom and Toilet

Fan in living Room .

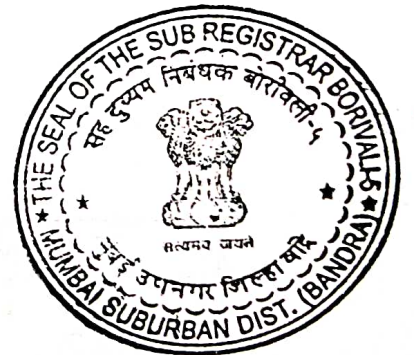
lights In living room & Bedroom

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Keladankar

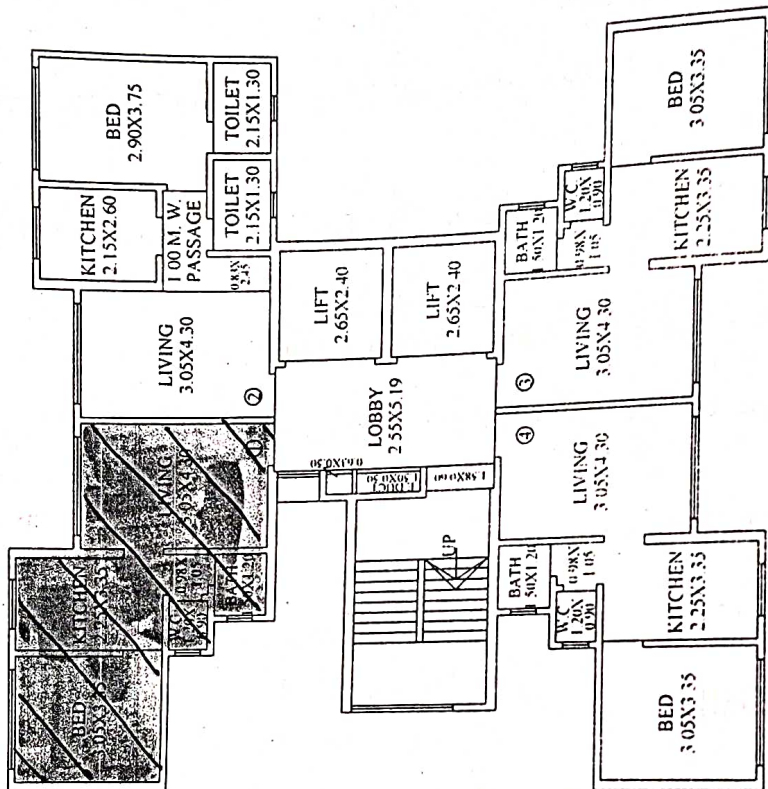


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(Annexure C)

RUDRAKSHA

PROPOSED BUILDING NO-10 ON PLOT BEARING C.T.S. NOS. 2776/B & D
OF VILLAGE DAHISAR AT DAHISAR (EAST), MUMBAI

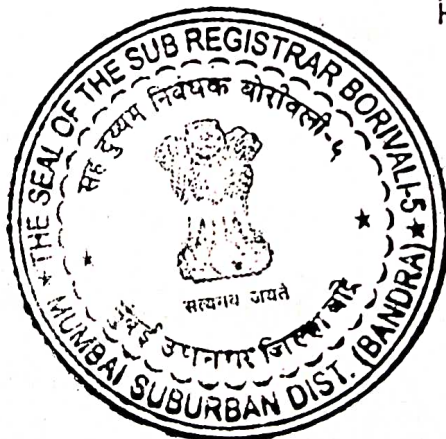


TYPICAL FLOOR (1ST-7TH,9TH-14TH,16TH-22ND) PLAN

PROMOTER'S SIGNATURE
RAJ UNIVERSAL

PURCHASER'S SIGNATURE

FLAT NO: 30
FLOOR: 3rd
WING - B



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Rudraksha *Rudraksha* *Rudraksha*

Registration District and Sub-District of Mumbai City and Mumbai Suburban District forming part of the larger Property more particularly described in the Second Schedule hereinabove written.

THE FIFTH SCHEDULE OF THE PROPERTY ABOVE REFERRED:

Portion of the said Property forming part of the Larger Property more particularly described in the Third Schedule hereinabove written being the Plinth area admeasuring 950.21 sq. mtrs. Approximately, on which Building No.10 proposed to be constructed with sanctioned and approved constructed area approximately 150114 sq.fts. or thereabouts; and another portion of the said Property being Plinth area admeasuring 555.37 sq. mtrs. on which Building No.11 proposed to be constructed with sanctioned and approved constructed area (On utilization of balance potential and outside TDR) approximately 92246 sq.fts. or thereabouts.

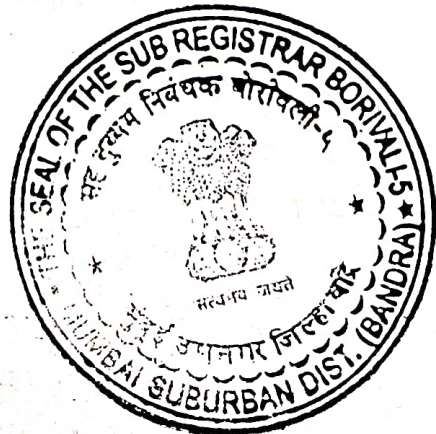
Dated this 23rd day of May, 2016

Yours faithfully,
For PRAVIN MEHTA AND MITHI & CO.,

P. Mehta & Co.

Partner.

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Annexure B
BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')
No. CHE/7153/BP(W.S)/AR

07 NOV 2015

COMMENCEMENT CERTIFICATE

उपमुख्य अभियंता इमारत (परस्ताव) पत्र, द
महापालिका - भारत, सी विंग, संस्कृती कॉम्प्लेक्स
१० फ्लूट डी.ए. रोड, रॉट लॉरेन्स शाकेजवळ
चंद्रिवली (पूर्व), मुंबई-४०० १०१
दस्तावी क्र 28542407

To,
Smt. Asha R. Naik, Secretary
Of Vaishali Nagar Co.op. Hsg. Society Ltd.
Owner.

Sir,
With reference to your application No.1279 dated 14.06.2012 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 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of **Proposed building No.10 on plot bearing C.T.S. No. 2776/B & 2776/D.**

at premises at Street --
Village Dahisar,
situated at **Suhasini Pawaskar Marg, Dahisar (East), Mumbai.**

Plot - B
Ward-R/North

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

1. The land vacated in 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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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 by on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

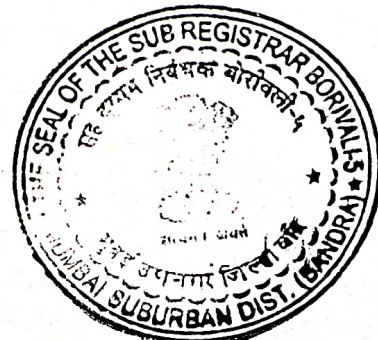
The Municipal Commissioner has appointed **Shri B.R. More**, Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act. This C.C. is for work up to **1st slab level (i.e. top of stilt slab level only)** of wing, A, B, C & D,

For and on behalf of Local Authority
Brihanmumbai Mahanagarpalika

अभिषेक
07/11/15

Ex.Eng.Bldg.Prop.(W.S.) 'R' Ward
FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

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CHE/ 7153 /AP/AR

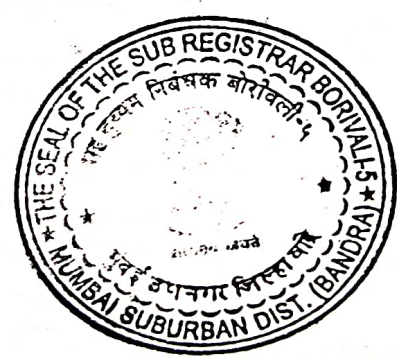
This c.c. is now further extended for wing 'A' & 'D' for 1st to 2nd upper floor as per approved amended plan dtd 08/01/2015.

10 OCT 2016

[Signature]
ASSISTANT ENGINEER
BUILDING PROPOSAL (W.S.) R-WARD

CERTIFIED TRUE COPY

[Signature]
H. A. MEHTA, B.E. (C), A.M.I.C.E.
Architects & Engineers



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MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No CHE/7153/BP(WS)/AR
COMMENCEMENT CERTIFICATE

To,
 VAISHALI NAGAR CHSL
 Suhasani Pawaskar Marg, Dahisar East
 Mumbai-400068.

Sir,
 With reference to your application No. CHE/7153/BP(WS)/AR Dated. 22/12/2016 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 22/12/2016 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. NA C.T.S. No. 2776/B & D Division / Village / Town Planning Scheme No. DAHISAR R/N situated at _____ Road / Street. VAISHALI NAGAR in R/N Ward Ward

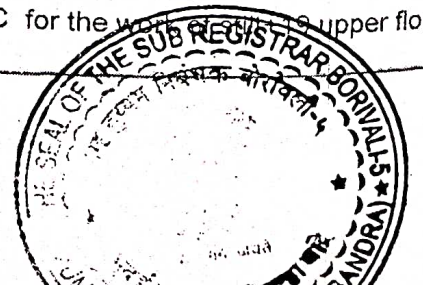
The Commencement Certificate / Building Permit is granted on the following conditions:--

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 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 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. NAVNATH\$SOPANRAO\$GHADGE Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

GHE/7153/BP(WS)/AR

Further C.C. is now extended up to further cc for wing B & Wing C for the work of upper floors as per amended plans approved on 8-01-2015 is granted



MUNICIPAL CORPORATION OF GREATER

No. CHE/7153/BP(WS)/AR of _____

उपमुख्य अभियंता इमारत (प्रस्ताव) प.उ. दान
महापालिका इमारत, सी विंग, संस्कृती कॉम्प्लेक्स,
१० फुट डी.पी. रोड, सेंट एंजेल्स टाऊनशिप,
कान्दिवली (पूर्व), मुंबई-४०० १०१
२०१४/११/२०१३/३४०७

08 JAN 2015

Sub : Proposed building No.10 on plot bearing C.T.S.
Nos.2776-B & 2776/D of Village Dahisar at Vaishali
Nagar, Dahisar (East), Mumbai-400068.

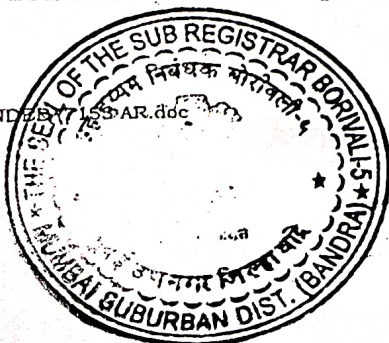
Ref : Your letter dated 29.11.2014.

Gentleman,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions :-

- 1) That all the objections of this office Intimation of Disapproval under even No. dt. 08.10.2014 shall be applicable and should be complied with.
- 2) That all the changes proposed shall be shown on the canvas plans to be submitted at the time of Building Completion Certificate.
- 3) That the revised R.C.C. design and calculation should be submitted before C.C. ..
- 4) That the Revised Drainage approval shall be obtained before C.C.
- 5) That all the payments shall be paid before C.C.
- 6) That revised N.O.C. from H.E. shall be submitted before requesting for C.C.
- 7) That the conditions mentioned in the release letter of E.E.D.P. under no.CHE/3035/DP(WS)/P&R dated 30.05.2012 & CE/4440 /DP(WS) /AR & revalidation permission No.CHE/035194/DP(WS) P&R dt.12.09.2014 shall be complied with before C.C.
- 8) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 sq.mtrs.

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उपमुख्य अभियंता इमारत (पटताय) प.उ. वॉम
महापालिका इमारत, सी विंग, संस्कृती मंडळ, वॉम,
१० फ्लोरी, सी.डी. रोड, सीट एरिया इन्फ्रस्ट्रक्चर,
कांठिवली (पूर्व), मुंबई-४०० १०१

MUNICIPAL CORPORATION OF GREATER
No. CHE/7153/BP(WS)/AR of _____

08 JAN 2015

Shri. A. Mehta,
Surveyor.

Sub : Proposed building No.10 on plot bearing C.T.S.
Nos.2776-B & 2776/D of Village Dahisar at Vaishali
Nagar, Dahisar (East), Mumbai-400068.

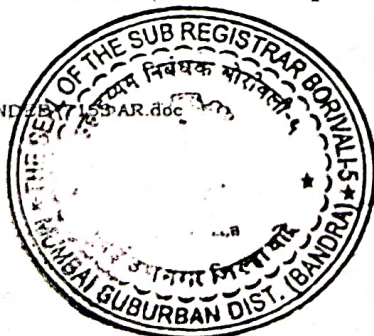
Ref : Your letter dated 29.11.2014.

Gentleman,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions :-

- 1) That all the objections of this office Intimation of Disapproval under even No. dt. 08.10.2014 shall be applicable and should be complied with.
- 2) That all the changes proposed shall be shown on the canvas plans to be submitted at the time of Building Completion Certificate.
- 3) That the revised R.C.C. design and calculation should be submitted before C.C.
- 4) That the Revised Drainage approval shall be obtained before C.C.
- 5) That all the payments shall be paid before C.C.
- 6) That revised N.O.C. from H.E. shall be submitted before requesting for C.C.
- 7) That the conditions mentioned in the release letter of E.E.D.P. under no.CHE/3035/DP(WS)/P&R dated 30.05.2012 & CE/4440 /DP(WS) /AR & revalidation permission No.CHE/035194/DP(WS) P&R dt.12.09.2014 shall be complied with before C.C.
- 8) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 sq.mtrs.

D:\ANJALI N\AMENDMENT\AR.doc



बदल - ५/		
१२०५२	१०८	१०२
२०१७		

b) That the Vermiculture bins for disposal of Wet Waste as per design and specifications of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M., shall be provided to the satisfaction of Municipal Commissioner.

10) That the N.O.C. from M.O.E.F. shall not be submitted before C.C.

11) That extra water and sewerage charges will not be paid to A.E.W.W. R/North Ward before C.C.

12) That the Regd. Undertaking in the effect that additional T.D.R. for 18.30 mt. wide D.P. Road shall not be claimed.

13) That all the conditions mentioned in the revalidated development permission issued under No.CHE/035194/DPWS/P&R dt.12.09.2014 shall be complied with.

14) That the Regd. Undertaking mentioning that relevant/applicable clause/sections of Maharashtra ownership flats (Regulation & Promotions of ownership, sale, Management & transfer) Act 1963, Maharashtra Co.Op.Soc. Act 1960, and other relevant act time being in force shall be duly observed & complied with.

One set of approved/certified plan is returned herewith as a token of approval.

Yours faithfully,

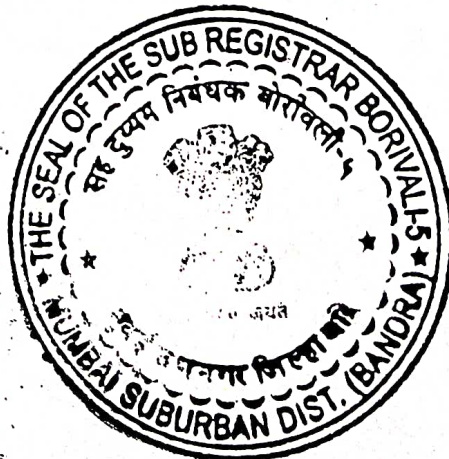
Encl.: 1 set of plan.

[Signature]
Executive Engineer (Bldg. Prop.)
(W. S.) 'R' Ward.

08 JAN 2015

CERTIFIED TRUE COPY

[Signature]
H. A. MEHTA, B.E. (C), A.M.I.C.E.
Architects & Engineers



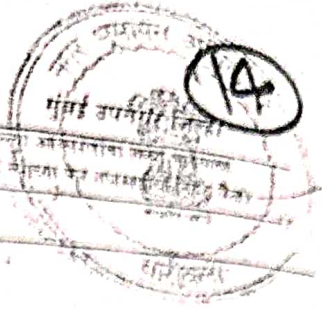
वरत - ५१		
१२०९२	९००	९०२
२०१७		

0/2003/RP

मालमत्ता पत्रक

तालुक/म.भू.भा.का - - म.भू.अ.मोरीवली

जिल्हा -



दफ्तार

मिटर नंबर

मिटर नंबर

धन

मो.मी.

धारणा/उजवा

मिटर/अ

२११२१.४

+४९०११.४

म.भू.क्र.२७७७ते२७८०

ख२७८६पै.

चे क्षेत्र सामील.

७०१३२.८

- ३७०२७.६ म.भू.क्र.२७७६

ब,क,ड कडे वर्ग

३३१०५.२

+३७०२७.६

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-३९०४६.३

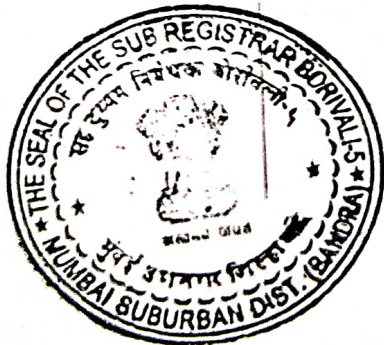
३१०८६.५

र

धारक
१६९

शेतीकडे

व्यवहार	खंड क्रमांक	नविन धारक (पा) पट्टेदार (प) विद्या भार (भा)	साक्षात्कन
०६/१९७६ म.भू.क्र.२७७१ पहा	S.I.F	चौकशीचे वेळी क्षेत्र काढून दाखल केले नसलेने ते आता काढून दाखल केले आहे.	गदी - १९७६-०६-०६ म.भू.अ. मोरीवली



बेरल - ५१		
१२०५२	१०८	१०२
२०१७		

मालमत्ता पत्रक

भागा/मोजे -- दहिसर

तालुका/न. भु. मा. का. -- न. भु. अ. बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर

क्षेत्र क्षेत्राधिकार

शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

२७७६/अ २७७६/अ

दनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
११/१२/२०१६	मा. जिल्हाधिकारी मुंबई उपनगर मुंबई यांचे कडील एकत्रि पो. वि. आदेश क्रमांक सी/कार्या-७/एन.ए.पी/एकत्री/पो. वि. एस्. आर. २५०९ दिनांक ३०.१०.१५ व मो. र. न. ८६४/१५ व नगर भूमापन अधिकारी क्र. ६ मुंबई यांचे आदेश क्रमांक दहिसर/न. भू. क्र. २७७६/१६ अन्वये मिळकतीचे क्षेत्र २११२१.४ चौ. मी. क्षेत्राल न. भू. क्र. २७७७ चे १७८०४.५ चौ. मी. न. भू. क्र. २७७८ चे ८२३२.४ चौ. मी. क्षेत्र न. भू. क्र. २७७९ चे क्षेत्र ५५०५.५ चौ. मी. न. भू. क्र. २७८० चे २५५९.७ चौ. मी. क्षेत्र व न. भू. क्र. २७८१ चे १४९०९.३ चौ. मी. क्षेत्र सामिल करून न. भू. क्र. २७७६ चे एकूण क्षेत्र ७०१३२.८ चौ. मी. कायम केले तद् नंतर नियोजित रस्त्याकडे घर्ग होणारे ६०१९.७ चौ. मी. क्षेत्र शिल्लक राहणारे २२२.७ चौ. मी. क्षेत्र व निवासी विभागाकडे घर्ग होणारे ३०७८५.२ चौ. मी. क्षेत्र कमी करून सदर क्षेत्राच्या अनुक्रमे २७७६ व २७७६ ड अशा स्वतंत्र मिळकत पत्रिका उघडल्या सबब न. भू. क्र. २७७६ चा न. भू. क्र. २७७६ अ असा रोज बदल करून क्षेत्र ३३१०५.२ चौ. मी. कायम केले.	#	#	सही - १९९६-१२-११ ००:००:०० न. भू. अ. बोरीवली
०५/०६/२००४	मा. जिल्हाधिकारी, मु. उ. जि. याचे कडील आदेश / मंजूर अभिन्यास क्र. सी. कार्या-७अ / एन. ए. पी. / एकत्रिकरण / पो. वि. एस्. आर. - २५०९ दि. २४/०३/२००४ अन्वये न. भू. क्र. २७७६/अ चे क्षेत्र ३३१०५.२ चौ. मी. मध्ये न. भू. क्र. २७७६/ब, २७७६/क, २७७६/ड चे अनुक्रमे क्षेत्र ६०१९.७, २२२.७, ३०७८५.२ चौ. मी. असे एकूण ३७०२७.६ चौ. मी. हे न. भू. क्र. २७७६/अ मध्ये सामील करून त्याचे क्षेत्र ७०१३२.८ चौ. मी. कायम केले व न. भू. क्र. २७७६/ब, २७७६/ड च्या मिळकत पत्रिका रद्द केल्या.			फेरफार क्र. २७५ प्रमाणे सही - ०५/०६/२००४ न. भू. अ. बोरीवली
०५/०६/२००४	मा. जिल्हाधिकारी, मु. उ. जि. यांचे आदेश / मंजूर अभिन्यास क्र. सी. कार्या-७अ / एन. ए. पी. / एकत्रिकरण / पो. वि. / एस्. आर. - २५०९ दि. २४/०३/२००४ अन्वये न. भू. क्र. २७७६/अ चे क्षेत्र ७०१३२.८ चौ. मी. मधून पोटविभाजनाकडे घर्ग होणारे क्षेत्र ३१०४६.३ चौ. मी. वजा करून शिल्लक क्षेत्र ३९०८६.५ चौ. मी. कायम केले व न. भू. क्र. २७७६/अ असा रोज कायम ठवला व आरक्षण ना विकास क्षेत्र नमूद केले. पोटविभाजनाच्या अनुक्रमे नमूद २७७६/ब क्षेत्र ६३७१.४ चौ. मी. आरक्षण डि. पी. रोड नमूद २७७६/क क्षेत्र ४८४.४ चौ. मी. आरक्षण शिल्लक क्षेत्र नमूद २७७६/ड क्षेत्र ३२१९०.५ चौ. मी. आरक्षण निवासी (शिल्लक क्षेत्र) अशा स्वतंत्र मिळकत पत्रिका उघडल्या.			फेरफार क्र. २७६ प्रमाणे सही - ०५/०६/२००४ न. भू. अ. बोरीवली
०५/०६/२०११	मा. अपर जिल्हाधिकारी व सक्षम प्राधिकारी (नागरी क्षेत्र कमाल धारणा) वृहन्मुंबई यांचे कडील पत्र क्रमांक - सी / युएलसी / डे - ३/से - २/से - २०/दुबल घटक घरवांधणी योजना दि. ११/४/२०११ अन्वये नागरी जमिन (कमाल धारणा व विनियमन) अधिनियम १९७६ चे कलम - २० अंतर्गत दुबल घटक घरवांधणी योजनेसाठी सूट दिलेने " महाराष्ट्र शासनाचे परवानगी शिवाय जमिनीची मालकी करणेस प्रतिबंध " अन्वये बाबत नोंद घेतली व इतर हक्कात खालील प्रमाणे नांवाची नोंद केली.			फेरफार क्र. ८९० प्रमाणे सही - ०१/०६/२०११ न. भू. अ. बोरीवली
	मा. अपर जिल्हाधिकारी व सक्षम प्राधिकारी (नागरी क्षेत्र कमाल धारणा) वृहन्मुंबई यांचे कडील पत्र क्र. सी / युएलसी / डे - ३/से - २/से - २०/दुबल घटक घरवांधणी योजना दि. ११/४/२०११ अन्वये आदेशित केले प्रमाणे नगर भूमापन दहिसर, ता. बोरीवली येथील न. भू. क्र. २७७६/अ, २७७६/ब, २७७६/क व २७७६/ड चे मिळकत पत्रिकेवर दि. १/६/२०११ रोजी दोखल असलेली नोंद कमी करणेत आली.			फेरफार क्र. ९७७ प्रमाणे सही - १८/१२/२०१२ न. भू. अ. बोरीवली



बरल

१८/१२/२०१२

१२०५२

मा. अपर जिल्हाधिकारी व सक्षम प्राधिकारी (नागरी क्षेत्र कमाल धारणा) वृहन्मुंबई यांचे कडील पत्र क्र. सी / युएलसी / डे - ३/से - २/से - २०/दुबल घटक घरवांधणी योजना दि. ११/४/२०११ अन्वये आदेशित केले प्रमाणे नगर भूमापन दहिसर, ता. बोरीवली येथील न. भू. क्र. २७७६/अ, २७७६/ब, २७७६/क व २७७६/ड चे मिळकत पत्रिकेवर दि. १/६/२०११ रोजी दोखल असलेली नोंद कमी करणेत आली.

तपसिजेकरणा ५८१९

न. भू. अ. बोरीवली

१२/५/११ एकूण नोंदी / नकाशा

१२/५/११ नकाशे शुल्क १४०८

२० MAY 2013

प्रमुख लिपिक

नगर भूमापन अधिकारी

एकूण शुल्क - १४४१

न. भू. अ. बोरीवली

मुंबई उपनगर जिल्हा

नविन प्रतिनिधी

नगर भूमापन अधिकारी

बोरीवली



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 :
P51800003842

Project: Rudraksha, Plot Bearing / CTS / Survey / Final Plot No.: CTS NO 2776/B, 2776/D at Borivali, Borivali, Mumbai Suburban, 400068;

1. **Raj Universal** having its registered office / principal place of business at *Tehsil: Borivali, District: Mumbai Suburban, Pin: 400068.*
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 06/08/2017 and ending with 31/07/2020 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: 8/6/2017 1:56:59 PM

Dated: 06/08/2017
Place: Mumbai

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



वरल - 41		
92042	993	982
2017		

बुधवार, 27 जून 2017 4:52 म.नं.

दस्ता गोपबारा भाग-1

बदल 9
दस्ता क्रमांक: 5072/2017

दस्ता क्रमांक: बदल 9 /5072/2017

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भारतेते मुद्रांक शुल्क: रु.500/-

डू. नि. मह. डू. नि. बदल 9 यांचे कार्यालयात

अ. क्र. 5072 वर दि.27-06-2017

पोजी 4:50 म.नं. वा. हजर केसा.

पावती: 5256

पावती दिनांक: 27/06/2017

मादरकरणाराचे नाव: स/- राज मुनिवर्धन व साहीदार
मुरेशकुमार पी. मित्र

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 400.00

पृथांची संख्या: 20

एकूण: 500.00

[Handwritten Signature]

दस्त हजर करणाऱ्याची मही:

[Handwritten Signature]

दुय्यम निबंधक, बोरीवली - ९
मुंबई उपनगर जिल्हा.

[Handwritten Signature]

सह. दुय्यम निबंधक, बोरीवली - ९
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला अमून@ त्यामुळे कोणतीही म्यावर मालमत्ता विकण्याचा प्राधिकार मिळत
अमेळ तेव्हा

शिक्का क्र. 1 27 / 06 / 2017 04 : 50 : 20 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 27 / 06 / 2017 04 : 50 : 38 PM ची वेळ: (फी)



प्रतिज्ञापत्र
" सदर दस्तऐवज व नोंदणी कायदा १९०८ अंतर्गत असलेल्या गुरुतीनुषात्त नोंदणी
दाखल केलेला आहे. • दस्तातील संपूर्ण प्रजवना निष्पादक/व्यक्ती, साहीदार व
सोबत जोडलेल्या कागदपत्रांची सत्यता व दस्ताची सत्यता, वैधता
कायदेशीर बाबीसाठी दस्त निष्पादक व संपूर्णपणे जबाबदार राहिले.
लिंडुन देणारे : *[Handwritten Signature]*

बदल - ५/
92032 932 902
२०१७

बदल - १/IV
५०७२ ७५७९
२०१७



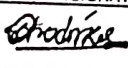
आयकर विभाग
 INCOME TAX DEPARTMENT
 YOGESH VISHNU CHODANKAR
 VISHNU VISHRAM CHODANKAR
 26/04/1989
 Permanent Account Number
 AMTPC01146N
 Signature
 भारत सरकार
 GOVT. OF INDIA



Photo of **SELF ATTESTED**
 Sign.:

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACQPC5617B
 नाम /NAME
SHRADHA VISHNU CHODANKAR
 पिता का नाम /FATHER'S NAME
VIJAY NARAYAN HALDANKAR
 जन्म तिथि /DATE OF BIRTH
12-12-1966
 हस्ताक्षर /SIGNATURE

 आयकर आयुक्त, कोल्हापूर
 COMMISSIONER OF INCOME TAX, KOLHAPUR

खरल - ५/		
१२०५२	१३०	१०२
२०१९		

Photo of **SELF ATTESTED**
 Sign.:



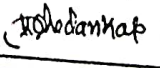
स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACQPC5619R
 नाम /NAME
VISHNU VISHRAM CHODANKAR
 पिता का नाम /FATHER'S NAME
VISHRAM NARAYAN CHODANKAR
 जन्म तिथि /DATE OF BIRTH
10-07-1961
 हस्ताक्षर /SIGNATURE

 आयकर आयुक्त, कोल्हापूर
 COMMISSIONER OF INCOME TAX, KOLHAPUR

Photo of **SELF ATTESTED**

Photo of **SELF ATTESTED**
 Sign.:

५ - १	

शुक्रवार, 06 अक्टोबर 2017 11:23 म.पू.

दस्त गोश्वारा भाग-1

बरल-5

दस्त क्रमांक: 12052/2017

दस्त क्रमांक: बरल-5 /12052/2017

बाजार मूल्य: रु. 44,69,101/-

मोबदला: रु. 55,40,000/-

भरलेले मुद्रांक शुल्क: रु.2,77,000/-

डु. नि. सह. डु. नि. बरल-5 यांचे कार्यालयात

पावती:13036

पावती दिनांक: 06/10/2017

अ. क्र. 12052 वर दि.06-10-2017

सादरकरणाराचे नाव: योगेश विष्णू चोडणकर

तेजी 11:07 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2880.00

पृष्ठांची संख्या: 144

[Signature]

एकुण: 32880.00

दस्त हजर करणाऱ्याची सही:

[Signature]

[Signature]

सह डु.नि.का-बोरीवली5

सह डु.नि.का-बोरीवली5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 06 / 10 / 2017 11 : 07 : 10 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 06 / 10 / 2017 11 : 07 : 47 AM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैयता कायदेशीर वाढीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून घेणारे:

[Signature]









लिहून घेणारे:



[Signature]





[Signature]

दस्तावेज क्रमांक: बरत-5/12052/2017
दस्तावेजा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे/- राज युनिव्हर्सिटी चे भागीदार सुरेशकुमार पी तिहू यांच्या तर्फे मुखत्यार हर्षवर्धन कोळी पत्ता: प्लॉट नं: सचनिका क्र. 101, बी विंग, बिल्डींग नं. 10, माळा नं: -, इमारतीचे नाव: रुद्राक्ष, ब्लॉक नं: दहिसर पूर्व, रोड नं: सुहासिनी पावसकर रोड, वैशाली नगर, महाराष्ट्र, मुम्बई. पॅन नंबर: AATFR0287K	लिहून घेणार वय :- 37 स्वाक्षरी:-		
2	नाव: योगेश विष्णू चोडणकर पत्ता: प्लॉट नं: 301, ए विंग, माळा नं: -, इमारतीचे नाव: क्यू टाईप बिल्डींग, ब्लॉक नं: मिरा रोड पूर्व, रोड नं: पूनम गार्डन रोड, युनिक ऑरम बिल्डींग समोर, महाराष्ट्र, ठाणे. पॅन नंबर: AMTPC9146N	लिहून घेणार वय :- 28 स्वाक्षरी:-		
3	नाव: श्रद्धा विष्णू चोडणकर पत्ता: प्लॉट नं: 301, ए विंग, माळा नं: -, इमारतीचे नाव: क्यू टाईप बिल्डींग, ब्लॉक नं: मिरा रोड पूर्व, रोड नं: पूनम गार्डन रोड, युनिक ऑरम बिल्डींग समोर, महाराष्ट्र, ठाणे. पॅन नंबर: ACQPC5617B	लिहून घेणार वय :- 51 स्वाक्षरी:-		
4	नाव: विष्णू विश्राम चोडणकर पत्ता: प्लॉट नं: 301, ए विंग, माळा नं: -, इमारतीचे नाव: क्यू टाईप बिल्डींग, ब्लॉक नं: मिरा रोड पूर्व, रोड नं: पूनम गार्डन रोड, युनिक ऑरम बिल्डींग समोर, महाराष्ट्र, ठाणे. पॅन नंबर: ACQPC5619R	लिहून घेणार वय :- 56 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 06 / 10 / 2017 11 : 12 : 03 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: तुकाराम एस राजे वय: 45 पत्ता: 7 गल्ली आर्कली रोड दामू नगर कांदिवली पूर्व पिन कोड: 400101		
2	नाव: विजय गवळी वय: 32 पत्ता: रूपवते नगर टाटा पावर हाउस बौध्द मंदिर जवळ बोरीवली पूर्व पिन कोड: 400066		

शिक्का क्र.4 ची वेळ: 06 / 10 / 2017 11 : 12 : 49 AM

शिक्का क्र.5 ची वेळ: 06 / 10 / 2017 11 : 13 : 05 AM नोंदणी पुस्तक 1 मध्ये

