

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



म्हाडा
MHADA



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.)

FULL OCCUPATION CERTIFICATE



No.MH/EE/(B.P.)/GM/MHADA-1/834/2024

DATE 09 JAN 2024

To,
✓ M/s. UCC Infra

C.A. to Pant Nagar Kalpataru Co. Op. Hsg. Soc. Ltd.
2201, Bldg. No. 3, Purnima CHSL, Tagore Nagar,
Vikhroli (East), Mumbai.

Sub:- Full Occupation Certificate for Proposed redevelopment of existing Bldg. No. 40 known as "Pant Nagar Kalpataru Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 5661 (pt) of village Ghatkopar – Kirol, at Pant Nagar, Ghatkopar (East), Mumbai

Ref.: Application letter for Occupation inward no. ET-3231 dt. 28.11.2023.


Dear Applicant,

The Full development work for building comprising of Wing A and Wing B consist of Stilt + 1st to 15th + Fitness Center & Society office on terrace floor on plot bearing C.T.S. No. 5661 (pt) of village Ghatkopar, at Pant Nagar, Ghatkopar (East), Mumbai is completed under the supervision of Architect Shri. Ankit Makani, Lic. No. CA/2016/78764, Shri. Vikas Gokhale, RCC Consultant, Lic. No. STR/G/42 and Shri. Yunus Khan Jafar Khan Pathan, Site supervisor, Lic. No. P/145/SS-I and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer U/no. P-18737/2023/N-Ward/FP/MHADA-CFO/1/NEW dtd. 19.12.2023. The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following conditions.

1. That all firefighting systems shall be maintained in good working conditions.
2. That the terms and conditions of Final Fire NOC shall be strictly followed.
3. That the functioning of Lifts & Rainwater tank shall be maintained.
4. That the conditions mentioned in Consent letter under no. REE/MB/NOC/F-1195/3111/2023 dtd. 11.12.2023 issued by Mumbai Board shall be binding on society.
5. That the addition/alteration in the approved building plans shall not be allowed without prior approve of this office.

D.A.: - Plan.


(Prashant D. Dhatriak)
Executive Engineer/B.P. Cell(E/S)
Greater Mumbai/MHADA



CHALLAN
MTR Form Number-6



GRN	MH015149335202324E	BARCODE	[Barcode]		Date	06/02/2024-14:34:23	Form ID	25.2
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)						
	Registration Fee	PAN No.(If Applicable)						
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name	UCC INFRA				
Location	MUMBAI		Flat/Block No.	FLAT NO.1205, 12TH FLOOR, ADITYA RAJ				
Year	2023-2024 One Time		Premises/Building	STAR				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	414000.00	BLDG NO. 40, PANT NAGAR, GHATKOPAR (E)	MUMBAI		4 0 0 0 7 5	SecondPartyName=KISHOR BALU SANGLE--
0030063301 Registration Fee	30000.00					
Total	4,44,000.00	Amount In.	Four Lakh Forty Four Thousand Rupees Only			
		Words	2023 ४ १०० 2024			

Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024020686814	IK0C0BI01193		
Cheque/DD No.		Bank Date	RBI Date	06/02/2024-14:24:36	Not verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made and executed at Mumbai on this 6th day of February, 2024

BY AND BETWEEN

M/S. UCC INFRA- PAN NO. AAGFU7028J., a Partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at 2201, Purnima Pride, Building No. 03, Tagore Nagar, Vikhroli (E), Mumbai - 400 083., represented by its Authorized Partner Mr. Rohit Gul Vatiani and Mr. Rajesh Mohandas Chhattani hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors - in-interest, executors, administrators and permitted assignees, including those of the respective partners),

AND

1. Mr. Kishor Balu Sangle son of Mr. Balu Sangle, holder of Unique Identification Authority of India Aadhar No- 9315 2451 0584 as well as holder of Income tax permanent account No.- BOBPS3613B, Adult, Aged about 44 years,

An Indian Inhabitant, presently residing at A-4/18, Sitamai Building, Daxta Police Society, Ramabai Nagar, Pantnagar, Ghatkopar East, Mumbai, Maharashtra-400075, (hereinafter collectively referred to as the "Purchaser", which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and permitted assignees, including those of the respective partners),

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 Ghatkopar (East), Mumbai.

Rohit *Rajesh* *Sangle*

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- 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 XXVIII of 1977) ("said Act") having its office at Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400051 (hereinafter referred to "MHADA" or "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 Authority.
- D. The Board was, inter alia, possessed of or otherwise well and sufficiently entitled to a piece or parcel of land bearing Survey No. 236 - A (Part), City Survey No. 606, measuring 19 square meters as part of the Board's larger lands at Pantnagar - Kirol, Ghatkopar - (East), Mumbai - 400 075, and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "the said land") and Building No.40 standing thereon consisting of 30 tenements (hereinafter referred to as "the said building").
- E. All the purchasers/Purchasers of tenements in the said building No. 40 formed and got registered a Co-operative Housing Society Ltd. in the name of "Pantnagar Kalpataru C. H. S. Ltd., (Project Name:-AdityaRaj Star) under the Maharashtra Co-Operative Societies Act, 1960 bearing Registration No. BOM / H.S.G / 7893 year 1982 dated 31st July 1982, and having their registered office at Building No. 40, Pant Nagar, Village - Kirol, Ghatkopar - (East), Mumbai - 400 075 (hereinafter referred to as "the Society").
- F. By and under the Indenture of Lease dated 25th November 1986, made between Maharashtra Housing and Area Development Authority (MHADA), as the Lessor of the One Part and **Pantnagar Kalpataru C. H. S. Ltd., (Society)** as the Lessee of the Other Part, registered with the Sub-Registrar, Bandra, Mumbai, under Sr. No. P 446 / 87, the said land together with right in common was leased by MHADA to the Society for a term of 30 years commencing from 01st April 1980 in consideration of the lease rent payable by the Society as therein mentioned and on the terms and conditions set out therein.

[Handwritten signatures]

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amendments in the said plans or specifications and /or layout plans if decided by the Promoter or if required to be made for the purpose of meeting any requisition, objection or requirement of the MHADA and/or the concerned local authorities. The Purchaser shall not object to the aforesaid amendments or alterations and hereby grants irrevocable consent to the same.

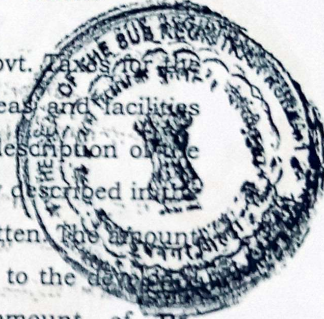
1.2 (i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser Apartment No. 1205 admeasuring 446 sq. ft. carpet area (as per RERA) on 12th Floor of the Building and more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the "Apartment") as shown in the Floor plan thereof hereto annexed and marked "Annexure F" for the consideration of Rs. 69,00,000=00 (Rupees Sixty Nine Lakh only) with right to use the common areas and facilities appurtenant thereto, the nature, extent and description of the common areas and facilities are more particularly described in the **Second Schedule** hereunder written.

(ii) The total aggregate consideration amount excluding Govt. Taxes of the apartment including the right to use the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the **SECOND SCHEDULE** and "Annexure H" hereunder written. The amount agreed upon and required to be paid by the purchaser to the promoter herein, towards agreed monetary consideration amount of Rs. 69,00,000=00 (Rupees Sixty Nine Lakh only) ("Total Price") out of which the purchaser has Paid part consideration amount of Rs.10,00,000=00 (Rupees Ten Lakh Only) and further has agreed to pay the balance consideration amount of Rs.59,00,000=00 (Rupees Fifty Nine Lakh Only) within 15 days from the date of registration of this present.

(iii) The Purchaser hereby confirms and agrees that since he / they have not been allotted or sold any car parking space under stilt area or in open compound area / Tower Parking of the new building, he / they will not claim any parking slot until and unless it is specifically allotted to him / them in writing.

(iv) Out of the total committed consideration amount, the Purchaser has paid to the promoter the part amount in the following manner:-

Ravindra *Point* *Suraj*



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2032	82700
2028	

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

All that piece and parcel of the land bearing Survey No. 236 - A (Part) City Survey No. 5661 admeasuring 875.19 sq. mtrs. or thereabouts of Pantnagar Kalpataru C. H. S. Ltd. (Project Name:-AdityaRaj Star) lying, being and situate at Pantnagar Kalpataru C. H. S. Ltd., (Project Name:-AdityaRaj Star) Building No. 40, Pant Nagar, Village - Kirol, Ghatkopar - (East), Mumbai - 400 075. Survey No. 236-A(Part), C.T.S. No.5661, in the Registration Sub-District of Kurla, Mumbai Suburban District, and bounded as follows:

On or towards the North	:	Building No. 42
On or towards the South	:	Building No. 38
On or towards the East	:	Building No. 41.
On or towards the West	:	40' - 0" Road. ,

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

Residential Apartment being Flat No. 1205 having Rera carpet area admeasuring 446 sq. ft. Situated on the 12th floor in the Building to be named as "Pantnagar Kalpataru C. H. S. Ltd., (Project Name :- Aditya Raj Star) under construction on the land more particularly described in the First Schedule hereinabove written.

R. K. Kulkarni

R. K. Kulkarni

R. K. Kulkarni



IN WITNESS
SUBSCRIBED
HEREINABO

SIGNED AND
THE PROMOC
M/s. UCC I
Through its

1. Mr. Roh

2. Mr. Ra

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1. P. S.

2. *[Signature]*

SIGNED A
PURCHAS

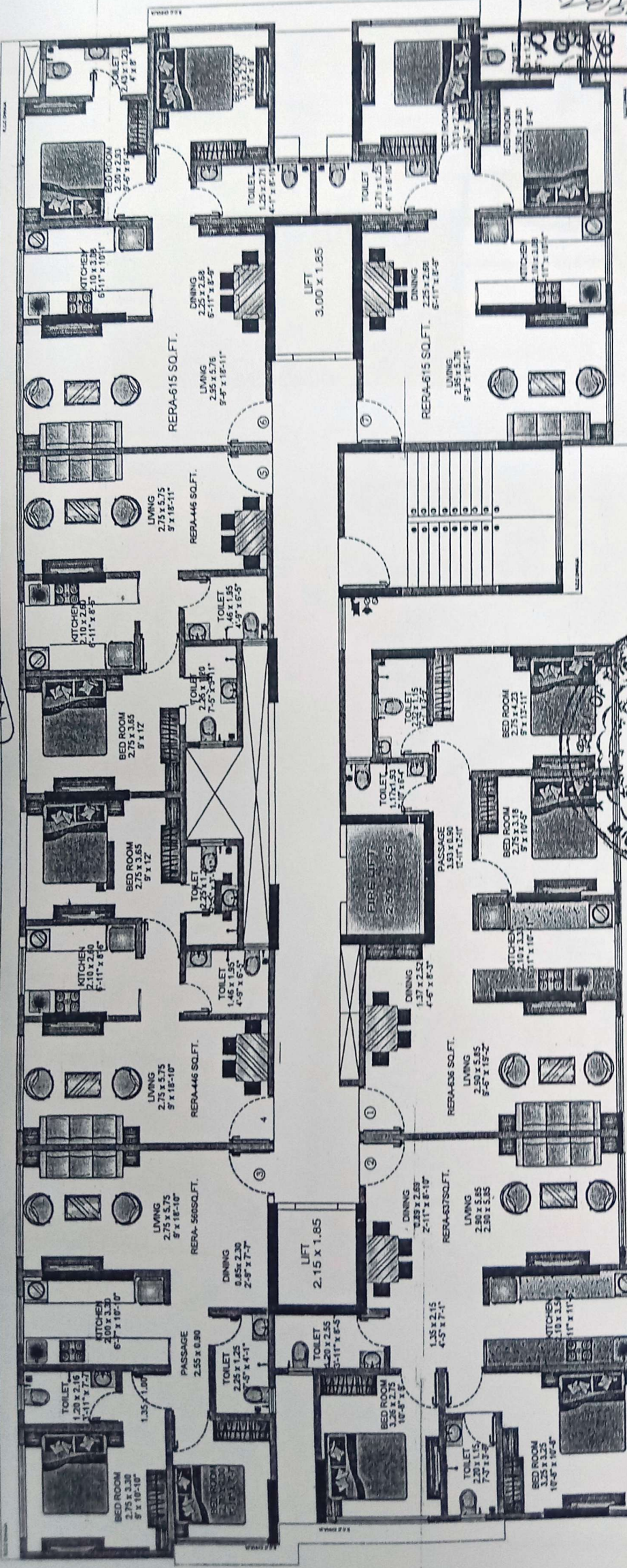
1. Mr

in the pr

1. P.

2. *[Signature]*

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Handwritten notes:
 RERA-615
 RERA-616
 RERA-617



Maharashtra Real Estate Regulatory Authority करल - १

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 : P51800030408

Project: **ADITYARAJ STAR** , Plot Bearing / CTS / Survey / Final Plot No.: **BUILDING NO 40 at Kurla, Kurla, Mumbai Suburban, 400075;**

1. **Ucc Infra** 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 (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - ◊ The Registration shall be valid for a period commencing from **20/08/2021** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - ◊ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 20-08-2021 11:50:16

Dated: 20/08/2021
Place: Mumbai

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

सूची क्र.2

द्वयम निबंधक : यह दु.नि. कुर्वा 1

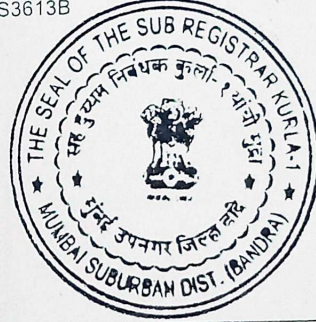
दस्तावेज क्रमांक : 2632/2024

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1) विक्रीचा पत्र	करनामा
(2) मॉडेल	6900000
(3) घाटकोपर गावाच्या मालकीदाराच्या नावावर घाटकोपर गावाच्या मालकीदाराच्या नावावर नोंद करणे	6700909.38
(4) मालकीदाराच्या नावावर मालकीदाराच्या नावावर नोंद करणे	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदतिका नं: 1205, माळा नं: 12 वा मजला, इमारतीचे नाव: पंत नगर कल्पतरू को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: विल्डिंग नं. 40, आदित्यराज स्टार, रोड : पंत नगर, घाटकोपर पूर्व, मुंबई - 400075, इतर माहिती: क्षेत्रफळ 446 चौ. फूट रेग कापेट. (माझे घाटकोपर-किंगड) ((C.T S. Number : 5661 part ;))
(5) क्षेत्रफळ	1) 45.59 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करत देणा-या/विहित ठेवणा-या पक्षीगाचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अशा असाधारण प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स युमीसी इन्फ्रा रॉफे भागीदार रोहित गुल वनियानी आणि राजेश मोहनदाम छनानी ह्यांच्या तर्फे मुखत्यार म्हणून मंगेश चव्हाण वय:-31; पत्ता:-प्लॉट नं: 2201, माळा नं: 22 वा मजला, इमारतीचे नाव: पुर्णिमा प्रॉर्टेड, ब्लॉक नं: विल्डिंग नं. 03, रोड नं: टागोर नगर, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-AAGFU7028J
(8) दस्तावेज करत देणा-या/क्षेत्राचा व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अशा असाधारण प्रतिवादिचे नाव व पत्ता	1): नाव:-विशोर वाळू सांगळे वय:-44; पत्ता:-प्लॉट नं: ए-4/18, माळा नं: -, इमारतीचे नाव: मीतामाई विल्डिंग ब्लॉक नं: - रोड नं: दक्षता पोलीस सोसायटी, रमावाई नगर, पंतनगर, घाटकोपर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-BOBPS3613B
(9) दस्तावेज करत दिव्याचा दिनांक	06/02/2024
(10) दस्त नोंदणी करणा-याचा दिनांक	06/02/2024
(11) असाधारण वट व पत्र	2632/2024
(12) घाटकोपर गावाच्या मालकीदाराच्या नावावर नोंद करणे	414000
(13) घाटकोपर गावाच्या मालकीदाराच्या नावावर नोंद करणे	30000
(14) शेता	



मालकीदाराची विचारणा घेऊन घेतली जाईल:-

घाटकोपर गावाच्या मालकीदाराच्या नावावर नोंद करणे

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

मूलम व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तावेज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तावेज 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 06/02/2024) toMunicipal Corporation of Greater Mumbai.

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

Scan Done
29-2-24

HOME LOAN

YLAPHL202402006772267

CAN
LOS ID: 25782180 ✓ HL / CAR / ED / 20 - 20

RLMS: 50124622802012

Application Name: KISHOR BALU SANGLE

Co - Applicant Name: -

Contact Number (R) 9821265028 (O)

Applicant CIF: 88764541731

Co - Applicant CIF: -

Loan Account No.:

Collateral:

Loan Amount.: ₹ 50.00L	Tenure: 318 M
Interest Rate:	EMI:
Loan Type	SBI LIFE: YES / NO
Individual Housing Loan _____	Maxgain _____ Flexi _____
Reality _____	Optima _____ Others: _____

Property Location:	Resi. Verification	
Property Cost.	Off. Verification	
Name of Developer / Vendor:	Processing Fee	
Offer:	NACH / SI	

TRISHLA JAISWAL
5058999

AMT	
PROCESSING OFFICER	
RESI/OFF	
TIR	
VALUATION	29/02 Vastukala
SITE	
LOAN AC	
T.D.	
D.E.	

