

390-232

पावती

Original/Duplicate

Wednesday, January 03, 2024

नोंदणी क्र.: 39म

5:20 PM

Regn.: 39M

पावती क्र.: 247

दिनांक: 03/01/2024

गावाचे नाव: हरियाली

दस्तऐवजाचा अनुक्रमांक: करल3-232-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रोनाल्ड हनोक एली

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पुष्पांची संख्या: 110

**DELIVERED**

एकूण:

रु. 32200.00

बाजार मुल्य: रु.6546474 /-

मोबदला रु.7201200/-

भरलेले मुद्रांक शुल्क : रु. 432080/-

सह दु.निबंधक कुर्ला - 3

सह. दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124035810877 दिनांक: 03/01/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124039810771 दिनांक: 03/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013386085202324E दिनांक: 03/01/2024

बँकेचे नाव व पत्ता:

**DELIVERED**

1/3/2024

## मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID

202401035507

03 January 2024, 03:26:54 PM

मूल्यांकनाचे वर्ष 2023  
 जिल्हा मुंबई(उपनगर)  
 मूल्य विभाग 112-हरियाली - कुर्ता  
 उप मूल्य विभाग भुभाग: उत्तरेस गावाची सीमा, पुर्वेस द्रुतगती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस मध्य रेल्वे.  
 सर्व्हे नंबर / न. भू. क्रमांक : सि.टी.एस. नंबर#355

## वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
58490	135960	156350	169950	135960	चौरस मीटर

## बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		

रस्ता सन्मुख -

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100% apply to rate= Rs.135960/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर \* खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
 = ( ( (135960-58490) \* (100 / 100) ) + 58490 )  
 = Rs.135960/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 135960 \* 48.15  
 = Rs.6546474/-

Applicable Rules = .10.4

## एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझेनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनतळ  
 = A + B + C + D + E + F + G + H + I + J  
 = 6546474 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.6546474/-

Home

Print

सह. अधिकारी  
 कुल्लू - ३ (वर्ग-२)

करल - ३  
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CHALLAN  
 MTR Form Number-6

GRN	MH013386085202324E	BARCODE	[Barcode]		Date	03/01/2024-13:22:06	Form ID	25.2
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			KRL2_JT SUB REGISTRAR KURLA NO 2		Payer Details			
Location			MUMBAI		Full Name			
Year			2023-2024 One Time		MS V P REALTY			
Account Head Details			Amount In Rs.		Flat/Block No.			
0030045501 Stamp Duty			432080.00		FLAT NO.405,4TH FLOOR,BLDG NO.38			
0030063301 Registration Fee			30000.00		Premises/Building			
					Road/Street			
					OM DHANLAXMI HEIGHTS,TAGORE NAGAR,VIKHROLI EAST			
					Area/Locality			
					MUMBAI			
					Town/City/District			
					PIN			
					4 0 0 0 8 3			
					Remarks (If Any)			
					SecondPartyName=RONALD HANOCK ELY AND JANET RONALD ELY-			
					Amount In			
					Four Lakh Sixty Two Thousand Eighty Rupees Only			
Total			4,62,080.00		Words			
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN		Ref. No.	
					69103332024010314700		2846552892	
Cheque/DD No.					Bank Date		RBI Date	
					03/01/2024-13:23:12		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK	
Name of Branch					Scroll No. . Date		Not Verified with Scroll	



Department ID : Mobile No. : 9820863131  
 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.

करल - ३		
232	3	990
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0124039810771	Date 03/01/2024
Received from MS V P REALTY, Mobile number 9820863131, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 03/01/2024
Bank CIN 10004152024010310304	REF No. 2878450790
This is computer generated receipt, hence no signature is required.	





करल -३		
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0124035810877	Date 03/01/2024
Received from MS V P REALTY, Mobile number 9820863131, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 03/01/2024
Bank CIN 10004152024010310398	REF No. 2878451602
This is computer generated receipt, hence no signature is required.	



करल - ३		
232	4	990
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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE made at Mumbai this 03<sup>rd</sup> day Jan of 2024 (Two Thousand and Twenty ~~Three~~ <sup>Four</sup>),

*Janet*

BETWEEN

**M/S. V.P. REALTY**, a Partnership Firm, registered under the Indian Partnership Act, 1932, having office at Plot situated at bldg. No. 38, Tagore Nagar, Vikhroli (E), 400 083, having PAN AARFV7353E, represented by its authorized Partner 1. **MR. TULSIDAS D. DAMA**, aged about 50 yrs, (AADHAR No. 7863 9907 2759) **AND MR. JIGAR B. DAMA**, aged about 39, yrs, (AADHAR No.3113 8499 9273) **MR. PRAVIN P. PATEL** aged about 40 yrs, (Aadhar No. 3113 8499 9273) authorized partners, hereinafter referred to as the "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its Partner their assigns), OF THE ONE PART.

A N D

**Mr.Ronald Hanock Ely**, aged about, 51 yrs., having **PAN** AADPE1333R, **Aadhar No.** 2876 4094 4358 and **Mrs.Janet Ronald Ely** aged about, 41 yrs., having **PAN** AAVPE5302Q, **Aadhar No.** 7806 2476 7735 Both are Indian Inhabitants of Mumbai, having address at **Near Radha Gas,193/2901-8B,Tagore Nagar, Vikhroli East,Mumbai,Maharashtra - 400083** . hereinafter referred to as the "**ALLOTTEE/S**" (which expression shall unless include the female gender and the plural and unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs executors administrators and permitted assigns, and in the case of a partnership firm the partners for the time being

PROMOTER	ALLOTTEE/S
M/s. V. P. REALTY  PARTNER	

thereof, the survivors or last survivor of them and the their executors and administrators of the last survivor of them and his/her/their /its permitted assigns, and in the case of a Company / Society its successors and permitted assigns and in all cases all persons claiming by under or through such allottee including his/her/(their/its successors -in-interest)" of the OTHER PART.

**WHEREAS:**

- (a) The Maharashtra Housing and Area Development Authority (MHADA), a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 was inter alia seized and possessed of and otherwise well and sufficiently entitled to all that piece or parcel of Land admeasuring about 1058.21 Square Meters or thereabouts (plot area as per demarcation of land) from out land bearing Survey No 113, bearing CTS No. 355 (pt), Village-Hariyali, Taluka, along with structure standing thereon namely TAGORE NAGAR SHREE DHANLAXMI, Building No. 38 situated at Tagore Nagar, Vikhroli (E) Mumbai - 400 083 (hereinafter referred to said Land).
- (b) Pursuance of Scheme introduced by Government constructed residential Building No. 38 of Ground and Upper 3 Floors consisting of total 32 Tenements under the Scheme for the Economically Weaker Section to be given on Hire Purchase basis, to the members of the public who shall apply and be selected under the scheme on said Land.
- (c) The tenements in the said building were allotted to individual allottees for Residential Accommodation on Hire Purchase Basis at Building No. 38, Tagore Nagar, Vikhroli (East) Mumbai and subsequently all the individual allottees formed themselves into a Co-operative Housing Society.
- (d) The members and/or occupants of the said tenements formed themselves into a Registered Co-operative Housing Society under Co-operative Societies Act, 1960 i.e. the SOCIETY herein namely "Tagore Nagar SHREE DHANLAXMI Co.op Housing Society Ltd, Building No. 38, Tagore Nagar, Vikhroli (E), Mumbai-400 083.
- (e) By an Indenture of Lease dated 12th June 2020, and registered with Joint Sub-Registrar, Kurla of Bombay, on 16/06/2020 under Serial No. KRL2-4014-2020, executed by and between Maharashtra Housing and Area Development authority (MHADA), therein referred to as the Lessor of the one part and the Society herein, therein referred to as the Lessee of the other




PROMOTER	ALLOTTEE/S
<p>M/S. V. P. REALTY              J. B. Dandekar            PARTNER</p>	<p> </p>

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C.T.S. No. 355 (pt)		

part, the Lessor therein has granted Leasehold right in respect of all that piece and parcel of land or ground of plot situated and lying underneath and appurtenant to Building No.38 at Survey No. 113 C.T.S. No. 355 (pt) admeasuring 536.35 sq.mtrs. for a period of 30 years as more particularly set out in the Schedule there under written and upon the terms and conditions as more particularly set out therein.

- (f) By an Sale Deed Lease dated 12th June 2020, and registered with Joint Sub-Registrar, Kurla of Bombay, on 16/06/2020 executed between Maharashtra Housing and Area Development Authority (MHADA) and One therein Vendors and **Tagore Nagar SHREE DHANLAXMI Coop Housing Society Ltd** therein mentioned as Society the said Society acquired right title and interest in respect of Land admeasuring about bearing CTS No 355 (pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District lying and situated at Building No. 38 known as **Tagore Nagar SHREE DHANLAXMI Coop Housing Society Ltd**, Tagore Nagar, Vikhroli (E), Mumbai 400083 (hereinafter referred to said Land).
- (g) The said Society, in its Extra Ordinary General Body Meeting held on 8th MAY 2019, all the members of the said Society have unanimously agreed and have given their consent to the said Society and assigning the development rights to the Developer vide resolution passed and have also authorized the Committee appointed to sign and execute various documents necessary for the proper development of the said Property.
- (h) By an Development Agreement dated 28/05/2021 executed between Tagore Nagar SHREE DHANLAXMI Co.op Housing Society Ltd therein mentioned as the Society/Owner and 32 members therein mentioned as the Members of Society and **M/S. V.P. REALTY**, therein mentioned as the Developer the said Society had granted development Rights to the Developer in respect to Land admeasuring about 1058.29 Sq. Mt. (as per Plot demarcation) bearing CTS No 355 (pt), Village Hariyali, Taluka Kurla, Mumbai Suburban District lying and situated at Building No. 38 known as **Tagore Nagar SHREE DHANLAXMI Coop Housing Society Ltd**, Tagore Nagar, Vikhroli (E), Mumbai 400083 ( hereinafter referred to said Property) more particularly described in **Schedule I** hereunder and the said Development Agreement dated 28/05/2021 has been adjudicated under **File no ADJ/1100901/272/21/K** registered at sub registrar office under **serial No KRL3-8785-2021 DATED 28.05.2021.**







PROMOTER	ALLOTTEE/S
M/s. V. P. REALTY  PARTNER	 

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(i) The Society had also executed Power of Attorney dated 28/05/2021 in favour of M/S V.P. REALTY. and the said Power of Attorney dated 28/05/2021 has been registered at sub registrar office under serial no RRL2-8792 Dated 28.05.2021

- (j) The Promoter/s have thereupon got development rights in respect of the said Property as 'Developer' thereof, and in the circumstances stated hereinabove the Promoters are absolute developers of the said property.
- (k) The Promoter has entered into a standard Agreement with an Architect M/s. Space design- **MR. MILIND B. FULZELE** registered with the Council or Architects and such Agreement is as per the Agreement prescribed by the Council or Architects. The Promoter has also appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building / buildings.
- (l) The Promoter/s construct new building after demolition of existing structure on the said property have got prepared the building plans from licensed architect and accordingly got approved the Plans for redevelopment from the MHADA under **I.O.A. bearing No. MH/EE/BP CELL/GM/MHADA-8/859/2021** dated 23<sup>rd</sup> July 2021 and **Commencement Certificate** bearing No...**MH/EE(B.P.)/GM/MHADA-8/859/2022** dated 8<sup>th</sup> February 2022 marked and annexed respectively for the construction of multi-stored building on the said property.
- (m) As per the said approved plans by the concerned authorities, the Promoters have proposed to construct residential cum commercial building to be known as "**OM DHANLAXMI HEIGHTS**" building of **Tagore Nagar SHREE DHANLAXMI Coop Housing Society Ltd**, situated at Bldg No. 38, Tagore Nagar, Vikhroli (E), Mumbai -400 083, Village Hariyali, Taluka - Kurla MSD, hereinafter referred to as the " SAID BUILDING, on the said property.
- (n) The Promoters pursuant to sanctions granted by the concerned authorities, are accordingly in process of constructing a multistoried building to be known as "**OM DHANLAXMI HEIGHTS**" on the said property as described

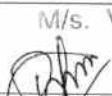


PROMOTER	ALLOTTEE/S
M/S. V. P. REALTY   PARTNER	 

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in the First Schedule hereunder written; The Promoters are well sufficiently entitled to the right to premises to be constructed in the said building to be known as "OM DHANLAXMI HEIGHTS" and enter into Sale Agreement with various and diverse Allottees on such terms price as they think just and proper and to receive sale price in respect thereof. The Promoter are offering for sale premises in the proposed new building being constructed by them as aforesaid.

- (o) The Allottee herein approached to the Promoters and has expressed a desire to acquire purchase a commercial / residential premises in the said building presently under construction on the said property.
- (p) The Promoters herein have prior to commenting or agreeing upon an allotment of Shop/Flat premises in favour of the Allottee, explained their scheme of development, and also given inspection to the Allottee and the Allottee has referred by way of inspection of all the documents to title relating to the said property including of all the documents to title relating to the said property including 1) Copy of **Property Card** hereto annexed and marked as **ANNEXURE "A"**, 2) Copy of **CTS Plan** hereto annexed and marked as **ANNEXURE "B"**, 3) Copy of **Certificate on Title** to the said property issued by **MR. SUNIL S. VICHARE** Advocate dated **13.01.2022**, hereto annexed and marked as **ANNEXURE "C"**, and the right of Promoter to develop the said property granted under development agreement dated 28/05/2021 approved plans, designs and specifications including **IOD**, and **C.C.** issued by the MHADA and annexed hereto and **the copies of I.O.D. and Commencement Certificate issued by MHADA is annexed** hereto annexed and marked as **ANNEXURE "D" & ANNEXURE "E"** respectively.
- (q) The Promoters further clarified that the said sanctioned building plans although approved by M.C.G.M./MHADA are liable to be amended or revised and/or changed by M.C.G.M. and other concerned public bodies and authorities. The Promoters reserves to amend revise and/or change the plans as may be required and this right of the Promoters are acknowledge and accepted by the Allottee. The Promoter has represented to the Allottee/s that this is a MHADA redevelopment project and there may be changes in the plans and the Allottee under this agreement is providing his/her consent of not raising any objection if there is any change in plans.

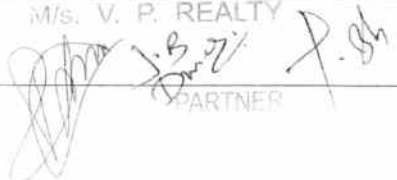



PROMOTER	ALLOTTEE/S
M/s. V. P. REALTY  J.B. Dny PARTNER	 



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- (r) The Promoters have informed the Allottee that in the event of their availing any benefit of the policy of the Corporation and the Government to construct more or utilize TDR or FSI and Incentive FSI and /or any other FSI in any other form, then they will be entitled to utilize the same and the building will be constructed by utilizing the potential of the property to its fullest extent without any obstruction, resistance or impediment on the part of the said Society in any manner whatsoever.
- (s) The Allottee/s has/have entered into this Agreement with full knowledge of all terms and condition contained in the documents, papers, plans, orders, schemes, amenities, etc. recited and referred to hereinabove and those contained herein;
- (t) On demand from the Allottee, the Promoters has given inspection to and made full and complete disclosures to the Allottee/s of all the documents of title relating to the said property, the plans, designs and specifications, sanctions, permissions, approvals obtained from planning authorities and prepared by The Promoter's Architect **Shri. MILIND B. FULZELE** and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "The said Act") and the Rules and Regulations made there under ;
- (u) The Allottee/s has /have duly verified the title of the Owners to the said property and the rights of the Promoters to develop and construct the said buildings and after having satisfied himself/ herself and itself about the same have agreed to purchase the said unit and enter into the said Agreement from the Promoters as setout hereunder.
- (v) The Promoters has registered the Project under the provisions of the Real Estate (Regulation & redevelopment) Act, 2016 with the Maharashtra Real Estate Regulatory Authority at Mumbai under project registration no. **P51800033503** copy of Rera Certificate hereto annexed and marked as **ANNEXURE "F"**.
- (w) Under Section 13 of the said Act the Promoter is required to execute a written Agreement for sale of the said Flat with the Allottee, being fact these presents and also to register the said Agreement under the Registration Act, 1908.

PROMOTER	ALLOTTEE/S
M/s. V. P. REALTY  PARTNER	

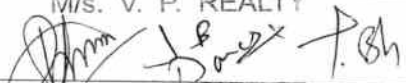

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- (x) In accordance with the terms and conditions set out in this agreement and as mutually agreed upon by the and between the parties hereto are now desirous of recording the terms and conditions arrived between them for sale of Flat/Shop premises in favour of the Allottee as under.
- (y) The Promoter shall confirm the final RERA carpet area that has been allotted to the Allottee after the construction of the Building is complete and the Occupancy Certificate is granted by the competent authority by furnishing details of the changes, if any, in the RERA carpet area subject to a variation cap of 3% (three percent). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. In the event of a reduction in the RERA carpet area within the defined limit the Promoter shall refund the excess money paid by Allottee within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand that from the Allottee as per the next milestone of the Payment Plan.



**NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. The recitals contained above and the Annexure and schedules herein shall form an integral part of the operative clauses of these presents.
2. The Promoters shall construct or cause to be constructed the said building/s to be known as **"OM DHANLAXMI HEIGHTS"** building (hereinafter referred to as the "said Building") in accordance with the plan sanctioned and which may be sanctioned from time to time and the same have been inspected and approved by the Allottee/s that no further consent of the Allottee/s is/are required for any modifications, alterations, variations, or amendments of the plans including for additions in the said Building to be constructed on the said property or any alteration or addition required by any Government authorities or due to change in law.
3. The Promoter is constructing the proposed building known as "OM DHANLAXMI HEIGHTS" of Ground floor, and 1st to 31<sup>st</sup> floor or more residential or more additional floors if permits by MHADA or if MHADA

PROMOTER	ALLOTTEE/S
M/s. V. P. REALTY  PARTNER	



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permits more additional FSI or by using, loading additional TDR which accommodate societies' existing 32 members/tenants on the said property in accordance with the plans, designs and specifications approved by the MCGM and which have been seen and approved by the Allottee with only such variations and modifications as the Promoter, at its sole discretion, have considered necessary or as may be required by the MCGM /Government to be made in them or any of them.

4. The Flat and Car Parking Spaces Allottee/s is are aware that the Promoter shall be selling /allotting the units comprised as the Flat and Car Parking Space in the building/s to be constructed on the said Property to various intending Flat and Car Parking Spaces Allottee/s.
5. All statements made in the recitals hereinabove shall form an integral part of this Agreement and the Flat and Car Parking Spaces Allottee/s confirm/s and accord/s his/her/their irrevocable consent that the Developer/Promoter shall be entitled to complete the building/s wherein the subject Flat and Car Parking Spaces is situated as permissible under Development Control Regulations, 1991. The Flat Allottee/s confirm/s that the Promoter have disclosed the said fact in advance to the Flat and the Flat Allottee/s has/have agreed to enter into this Agreement if the notice of the said fact and hereby accord irrevocable consent in that respect. In the event of the Flat and Car Parking Spaces Allottee/s raising any dispute the Promoters shall be entitled to cancel this Agreement and refund the amounts paid by the Flat and Car Parking Spaces Allottee/s to the Developers/Promoters under this Agreement.
6. The Allottee have seen the building plans and also the particulars of the specifications, in accordance with which the proposed building is to being constructed. The Promoter shall be entitled, at its discretion, to make such changes in the building plans as the Developer / Promoter may from time to time determine or as may be required by the MHADA/MCGM and other concerned authorities and the Allottee hereby agrees to the same. The Promoter shall not be required to take further permission of the Allottee for the same. This shall operate as an irrevocable consent in writing of the Allottee to the Promoter carrying out such changes in the building plans.
7. The Allottee have prior to the execution of this agreement satisfied themselves about the title of said society to the said property and the rights of the Promoter to develop the said Property and sell the Flats and Car Parking Spaces in the proposed building and the Allottee shall not be



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entitled to further investigate the title of the said Society/Developer/Promoter to the same or to its rights to develop the same and no requisition or objection shall be raised upon it or any matter relating thereto. A copy of the Title Certificate issued by Advocate Sunil S. Vichare is hereto annexed and marked **Annexure "C"**. The Allottee shall purchase the said Flat. hereinafter mentioned on the basis of the said certificate. The Promoter shall sell and the Allottee shall purchase from the Developer/Promoter the said Flat and Car Parking Spaces. i.e. Flat and Car Parking of the proposed building to be known as "**OM DHANLAXMI HEIGHTS**". The floor plan in respect of the said Flat is hereto annexed and marked Annexure "F".



8. The area of the said **Flat no 405** having **471 Sq. Ft RERA carpet area** on **4<sup>th</sup> Floor**. The common areas and facilities for the said Flat Premises is as per particulars given in the schedule hereunder written.
9. The Allottee agree to pay to the Promoter a sum of **Rs. 72, 01,200/- (Rupees Seventy Two Lakhs One Thousand Two Hundred Only)** as the purchase price in respect of the said Flat in the building known as "**OM DHANLAXMI HEIGHTS**". The purchase price is inclusive of the proportionate price of common areas and facilities appurtenant to the premises in the compound of the proposed building.
10. The Flat Allottee/s hereby agrees to pay to the Promoters the aforesaid consideration amount in the following manner.
- (a) the payment and receipt whereof the Promoter hereby admit and acknowledge).

- a. The Allottee/s has paid/agreed to pay to the Promoter the Total Price in the following manner as per payment schedule as per the schedule:-

Particulars	%	Agreement Value 7201200	GST 360060	Total
ON BOOKING	10.00%	720120	36006	756126
ON REGISTRATION OF AGREEMENT FOR SALE	20.00%	1440240	72012	1512252
ON COMPLETION OF PLINTH	15.00%	1080180	54009	1134189
ON COMPLETION OF 1st SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 2nd SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 3rd SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 4th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 5th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 6th SLAB	1.00%	72012	3601	75613

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ON COMPLETION OF 7th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 8th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 9th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 10th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 11th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 12th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 13th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 14th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 15th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 16th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 17th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 18th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 19th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 20th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 21st SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 22nd SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 23rd SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 24th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 25th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 26th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 27th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 28th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 29th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 30th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 31th SLAB	1.00%	72012	3601	75613
ON COMPLETION OF 32nd SLAB	1.00%	72012	3601	75613
ON COMPLETION OF BRICK WORK	2.00%	144024	7201	151225
ON COMPLETION OF INTERNAL PLASTER WORK	1.50%	108018	5401	113419
ON COMPLETION OF FLOORING	1.50%	108018	5401	113419
ON COMPLETION OF STAIR CASE / LIFT WELL	2.50%	180030	9002	189032
ON COMPLETION OF TERRACE	2.50%	180030	9002	189032
ON COMPLETION OF EXTERNAL PLUMBING	2.50%	180030	9002	189032
ON COMPLETION OF ELECTRICAL FITTINGS	2.50%	180030	9002	189032
ON COMPLETION OF FIRE FITTINGS	2.50%	180030	9002	189032
ON COMPLETION OF LIFT AND PARKING FITTINGS	2.00%	144024	7201	151225
ON COMPLETION OF SANITARY FITTINGS	1.00%	72012	3601	75613
ON POSSESSION (After OC Certificate)	2.50%	180030	9002	189032
Total	100.00%	7201200	360060	7561260

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b. The Allottee/s agrees that the amount payable on possession shall be payable by the Allottee/s before handover of possession of the Apartment or on receipt of Occupation/Completion Certificate, whichever is earlier.

Time for payment of the aforesaid amounts shall be the essence of the contract. In respect of the payment of each installment the Promoters will pass separate receipt and such receipt alone shall be treated as the evidence of such payment.



11. The fixtures, fittings and common amenities to be provided by the Promoters in the said property, the said building and the said flat are those that are set out in part I and the statement of common area and facility set out in part II in the list of amenities annexed hereto and marked as Annexure 'A'.

12. Without prejudice to the above and the Promoter's other rights under this Agreement and / or in law the Allottee/s shall be liable to pay to the Promoter interest at the rate of 18% per annum on all amounts due under this Agreement, if such amounts remain unpaid for fifteen days or more after becoming due.

13. On the flat Allottee/s committing any default in payment on due date of any amount due and payable by flat Allottee/s to the Promoter under this Agreement (including his/her Proportionate share of taxes levied by concerned local authority and other outgoings) and/or on the Flat Allottee/s committing breach of any of the terms and conditions herein contained the promoters shall be entitled at their own option to terminate this Agreement.

14. Provided always that the power of termination herein before contained shall not be exercised by the Promoters unless and until the Promoters shall have given to the Flat Allottee/s fourteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate this Agreement and default shall have been made by the Flat Allottee/s in remedying such breach or breaches within a reasonable time after the giving of such notice. Provided further that upon termination of this agreement as aforesaid, the Promoters shall refund to the Flat Allottee/s the installments of sale price of the Flat which may till then have been paid by the Flat Allottee/s to the Promoters but the Promoter shall not be liable to pay to the Flat Allottee/s any interest on the amount so refunded and upon termination of this agreement, Promoters shall be at liberty deduct the necessary changes expenses and shall be entitled to dispose off and sell the said Flat to such



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person/s and at such price as the Promoters may in their absolute discretion may deem fit.

15. The Promoter agrees to give possession of the said Flat to the Allottee on or before 31<sup>st</sup> December 2025 subject to the same being ready for use and occupation and provided all amounts due and payable by the Allottee under this agreement are paid to the Promoter. The Promoter shall not incur any liability whatsoever. If it is unable to deliver possession of the said Flat by the

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aforesaid date if the construction work is delayed by reason of unavailability of building materials, electric connections, water supply, or due to strike, civil commotion or any act of God such as earthquake, flood or any other natural calamities, due to lockdown of pandemic situation and act of enemy or any other cause beyond the control of the Promoter and in such event the Allottee shall be entitled to reasonable extension of time for delivery of possession of the said Flat.



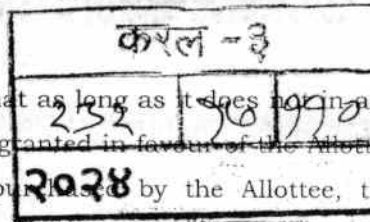
16. The Allottee shall have no claim save and except in respect of the said Flat against the society. All open spaces, lobbies, terrace areas etc., will remain the property of the society as per terms of said Development Agreement and the Allottee shall be entitled to use the common areas along with other members of the society.

17. It is agreed that upon full payment having been made by the Allottee to the Promoter and the Occupation Certificate of the proposed building having been received and the Allottee having been offered possession of the said Flat, the Promoter shall sign, execute and deliver all necessary applications, papers and writings to be made to the Society for accepting and recognizing the Allottee as the members of the said society. It is also made clear and understood by the Allottee that till the full payment is made by the Allottee/s to the Promoter and the Occupation Certificate in respect of the proposed building, including the said Flat is obtained, the Allottee shall not be entitled to demand and / or require the Promoter to sign, execute and deliver to the Allottee the application and other writings for membership in the said society. The Allottee agree to become the members of the said society and sign and execute application form to become members of the said Society.

18. The Promoter do hereby agrees to sign and execute such other documents, writings and papers as may be required by the said Society to enable the said society to accept and recognize the Allottee as a member of the said society. If any transfer fee or any other charges are required to be paid to the said Society, the same is to be paid by the Allottee alone.

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19. It is hereby expressly agreed and provided that as long as it does not in any way affect or prejudice the rights hereunder granted in favour of the Allottee in respect of the said flat agreed to be purchased by the Allottee, the Promoter shall be at liberty to sell, assign, mortgage, encumber or otherwise deal with or dispose off its rights, title or interest in the said Property or in the proposed building to be constructed by the Promoter in accordance with the said Development Agreement. Any mortgage or any other encumbrance created by the Promoter shall be cleared by the Promoter on its own prior to the Occupation Certification being obtained in respect of the said Property.
20. The Promoter shall be at liberty and are hereby permitted to make any modification in the layout / elevation of the property and / or the building including relocating the open spaces / garden spaces as circumstances may require by at the sole discretion of the Promoter, as per terms of the said Development Agreement. The Society and Allottee expressly consent to such modifications.
21. The proposed building shall be constructed and completed in accordance with the plans and specifications as approved by the MCGM/MHADA and consented by the said Society with such modifications thereto as may be made by the Promoter as herein above set out and if any defect in the building or materials used or any unauthorized change in the constructions is brought to the notice of the Promoter within a period of **1 year from the date of the occupation** certificate, it shall wherever possible be rectified by the Promoter without further charge to the persons who have purchased premises in the proposed building.
22. The Allottee/s shall not use the said Flat for any purpose other than as residences. If the use of any car-park space/s is/are allotted to the Allottee, the same shall not be used for any purpose other than parking their motor vehicles.
23. The Promoter shall in respect of any amount remaining unpaid by the Allottee under the terms and conditions of this Agreement have a first lien and charge on the said Flat and Car Parking Spaces agreed to be purchased by the Allottee.
24. The Allottee/s shall abide by all bye-laws rules and regulations of the said Society, government. MCGM Electric Company and any other Authorities and local bodies and shall attend to, answer and be responsible for actions, violations of any of the conditions or rules, or bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.
25. The Allottee hereby agree to pay all the amounts payable under the terms of this Agreement as and when they become due and payable, time in this



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respect being the essence of the contract. Further, the Promoter is not bound to give notice requiring such payment and the failure thereof shall not be pleaded as an excuse for non payment of any amount or amounts on the respective due dates.


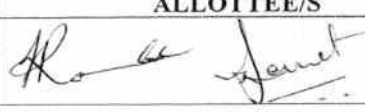
26. The Allottee hereby agree that in the event of any amount becoming payable by way of premium to the said Society municipality or to the State Government or any amount becoming payable by way of betterment charges or development taxes or service taxes or any other payment of a similar nature in respect of the said Property described in the First and Second Schedule hereunder written and / or the structure /s being constructed / to be constructed thereon, the same shall be reimbursed by the Allottee to the society / Promoter in the proportion in which the area of the said Flat shall bear to the total area of all the premises in the proposed building.



27. The Allottee shall pay to the Promoter various amounts mentioned inter alia Clauses mentioned herein. The Promoter shall be entitled to utilize monies towards payment of Municipal Taxes and other out goings in the event of the Allottee making any default in the payment thereof regularly as agreed to herein by them and take appropriate steps for recovery of that amount from the Allottee as the Developers/Promoters may deem fit.

28. The Allottee shall not let sub-let, transfer, assign or part with the Allottee' interest or benefit factor of this Agreement or part with the possession of the said Flat/ Shop/Commercial Premises/Car Parking Spaces until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and only if the Allottee have not been guilty of breach of or non-observance of any of the terms or conditions of this Agreement and until the Allottee have intimated the same in writing to the Promoter and have obtained the Promoter prior written consent.

29. The Allottee shall permit the Promoter and its surveyors and agents with or without workmen and others at all reasonable times to enter upon their premises or any part thereof for the purpose of repairing any part of the building and /or cables, water covers, fittings, wires, structures and other conveniences belonging to or serving or used for the proposed building and also for the purpose of laying down, maintaining, repairing and testing drainages, gas and water pipers and electric wires and /or other similar purposes and also for the purpose of cutting off the water supply to the said Flat. or any other premises in the building in respect whereof the Allottee or the occupiers of such other premises as the case may be shall have




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committed default in paying their share of water tax and/ or other outgoings and the electric charges.

30. After the possession of the said Flat is handed over to the Allottee if any additions or alterations in or about or relating to the proposed building is required to be carried out by the Government, Municipality or any other statutory Authority, the same shall, be carried out by the Allottee of Flat/ Shop/Commercial Premises/Car Parking Spaces in the building at their own costs and the Promoter shall not be in any manner liable or responsible for the same.
31. The Allottee shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises or any part of the proposed building or cause any increase premium to be payable in respect thereof or which may or is likely to cause nuisance or annoyance to occupiers of the other premises in the building.
32. The Allottee shall, at the time of making payment of the last instalment of the purchase price, pay the Promoter the following amounts:
- Rs.2,36,000/-** (Rupees Two Lakhs Thirty Six Thousand only) including GST for share money, application and entrance fees of the society, for deposit of electric meter, cable, water meter, substation ,development charges etc.
  - Rs.46,686/-** (Rupees Fourty Six Thousand Six Hundred and Eighty six Rupees only) including GST towards provisional outgoings for Municipal Taxes, Water Bill, Common Electric Bill, Maintenance Charges, Other society expenses etc. for 1 years.
  - Rs.1,00,000/-** (Rupees one Lakh only) Corpus fund to the society .
33. The Promoter shall utilize the said sum paid by the Allottee to the Promoter for meeting all legal costs, charges and expenses including professional costs of the Attorney at law / Advocates of the Promoter in connection with preparing and engrossing this Agreement. In case there shall be deficit in this regard, the Allottee shall forthwith, on demand, pay to the Promoter the proportionate share to make up such deficit. The said sums shall bear no interest.
34. The Allottee hereby agree that in the event of any amount by way of premium or security deposit or fire cess is paid to the corporation or to the State Government or betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax or payment of a



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similar nature becoming payable by the Promoter the same shall be  
 reimbursed by the Allottee to the Promoter in proportion to the RERA carpet  
 area of the said Flat agreed to be acquired by the Allottee and in determining  
 such amount, the decision of the Promoter shall be conclusive and binding  
 upon the Allottee.

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35. Any delay or indulgence by the Promoter in enforcing the terms of this agreement or any forbearance or giving of time to the Allottee shall not be considered as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Allottee nor shall the same in any manner prejudice the remedies of the Promoter.

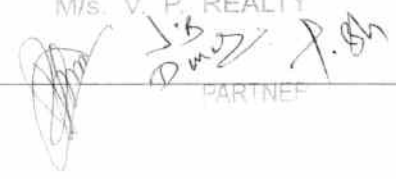
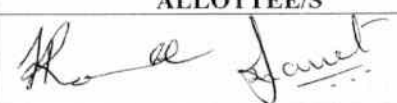


36. The Promoter shall be entitled to alter the terms and conditions of the agreement relating to the unsold premises in the proposed building of which the aforesaid Flat form part of and the Allottee shall have no right to require the Promoter to adhere to any of them at any time.

37. The Allottee for themselves with intention to bring all persons into whomsoever hands the said Flat may come into possession, do hereby covenants and jointly covenants with the Promoter as follows:-

(a) To maintain the said Flat at Allottee' own cost in good tenantable repair and condition from the date of taking possession of the said flat and shall not do or suffered to be done anything in the said flat or to the proposed building, staircase or any passages which may be against the rules, regulations or by-laws of the concerned local or any other authority to change and / or make any addition / alternation so as to affect the proposed building.

(b) No to store in the said Flat, any goods which are hazardous, combustible or dangerous in nature or are so heavy as to damage the construction or structure of the Proposed Building or storing of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircase, common passage or any other structure of the Proposed Building, including entrances of the Proposed Building and if in case any damage is caused to the Proposed Building on account of negligence or default of the Allottee in this behalf, then the Allottee shall be liable for the consequences of the breach;

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(c) To carry at his /her their own cost all internal repairs to the said flat and maintain the said Flat in the same conditions, state and order in which it was delivered by the Developer/ Promoter to the Allottee and shall not do or suffer to be done anything in or to the Proposed Building or the said flat which may be given against the rules and regulations and by-laws of the concerned, local authority or other public authority. And in the event of the Allottee committing any act in contravention of the above provisions, the Allottee shall be responsible and liable for the consequence thereof to the concerned local authority and / or their public authority;






(d) No to demolish or cause to be demolished the said flat or any part thereof, nor at any time make or cause to be made any alteration or alternation of whatever nature in or to the said Flat or any part thereof nor any alteration in the elevation and outside colour scheme of the Proposed Building and shall keep the portion, sewage, drainage pipes in the flat and appurtenances thereto in good tenantable repair and condition, so as to support shelter and protect the other parts of the Proposed Building and shall not change or cause any other minor damage to columns, beams, walls, slabs or RCC, Partis or other structural changes in the Flat without the prior written permission of the Promoter and / or the society.

(e) Not to do or permit to be done any act or things which may render void or voidable any insurance of the said property and the Proposed Building or any part thereof whereby any increased premium shall become payable in respect of the insurance;

(f) Not to throw dirt, rubbish, rags, garbage or other refuses or permit the same to be throw from the said flat in the compound or any portion of the said property and the Proposed Building;

(g) To bear and pay, increase in local taxes, water charges, insurance, and such other levies, if any, also for improving infrastructures which are imposed by the concerned local authority, and / or Government and / or other public authority, on account of change of user of the flat by the Flat Allottee viz. User for any purpose of local authority;

(h) Not to let, sub-transfer, assign or part with their benefit factor of this Agreement or part with the possession of the Flat until all the dues which are payable by the Allottee to the Promoter under this Agreement are fully paid

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up and only if the Allottee have not been guilty of breach of or non-observances of any of the terms and conditions of this agreement;

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(i) To observe and perform all the rules and regulations of the said Society and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Proposed Building and the flats therein and for the observances and performance of the building rules, regulations and by-laws for the same and of the concerned local authority and of Government and other Public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the said Society regarding the occupation and use of the Flat in the Building and shall pay and contribute regularly and punctually from the date of receiving the possession of the flat, towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement;








The Developers/Promoters alone shall be entitled to utilize entire F.S.I. including fungible F.S.I./V.P Quota/Prorata of the said property. The Promoter shall also be entitled to utilize the F.S.I. /T.D.R. of the plot more particularly described in the Schedule hereunder written in future including the balance F.S.I., the Additional F.S.I. available under D.C. Rules from time to time. The Flat Allottee/s agrees not to raise any objection and/or claim reduction in price and/or compensation and/or damage including on the ground of inconvenience and/or nuisance while putting up such additional construction mentioned above.

(k) The Promoters alone shall be entitled to amend, modify and/or vary the building plans and/or the layout and/or sub division plan and also the specification in respect thereof without obtaining NOC of the Allottee.

(l) To execute, if any further or other writings, documents, consents etc. as required by the Developers / Promoter for carrying out the terms hereof and intentions of the parties hereto.

(m) The Allottee/s shall not raise any objection on any ground as to the Promoter right reserved hereunder.

(n) The Flat and car parking spaces shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the said Property and building/s or any part thereof to review and examine the state and condition thereof.

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38. The aforesaid consent and agreement shall remain valid and continuous irrevocable subsisting and in full course even after the possession of the said flat is handed over to the flat/shop/ Allottee and/or possession of the said building is handed over to the society of the Allottee of flat.

39. All costs, charges and expenses in connection this agreement and as contemplated by the provisions of the Maharashtra Ownership Flats Act, as well as the costs of preparation, engrossing, and registration of this agreement, registration charges in respect of such documents in respect of said Flat/Shop/Commercial Premises/Car Parking Spaces Allottee/s as the entire professional costs of the Advocate of the Promoter in preparing and approving all such documents shall be borne proportionately by the flat /Shop/.Commercial Premises/Car Parking Spaces of the Allottee/s. However applicable stamp duty shall be born and paid by the Promoter. The Promoter shall not contribute anything towards such expenses. The Allottee/s is also liable to pay the Service Charges and GST/VAT or any other charges, taxes, levies that may be payable in future on this Agreement for Sale due to any act, notifications, circulars that may be issued by the state or central government bodies and authorities. The proportionate shares, costs, charges and expenses payable by the Allottee shall be paid by them immediately on demand.




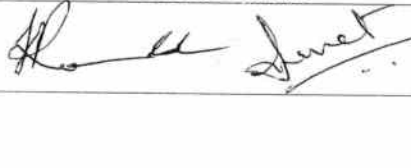
40. The Allottee shall lodge this agreement with the concerned the Sub - Registrar of Assurances at Mumbai and intimate to the Promoter the particulars of the number under which this agreement is lodged for registration. The Promoter or their substituted Constituted Attorney shall attend the office of the such Sub-Registrar and admit the execution of this Agreement.

41. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat (Regulation of the Promotions of Constructions, Sale, Management and Transfer) Act, 1963 and the rules made thereunder.

42. The permanent Account Number of the Promoters and Allottee is as follows:

- (a) Promoters : AARFV7353E
- (b) Allottee/s : .....

43. The total Price above excludes taxes and so Allottee/s shall be liable to make the payment of the GST/Service Tax/VAT Tax, or such other taxes as may be applicable in respect of the said Flat and to these presents and accordingly the Allottee/s shall be solely and absolutely liable to make the payment of same and other charges incidental thereof without holding the Promoters in any manner responsible for the same at the time of registration of these

PROMOTER	ALLOTTEE/S
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presents or thereafter. It is further agreed that if by reason of any amendment to the Constitution or enactment or amendment or any other law, this transaction is held to be liable to any additional taxes such as Sales Tax, VAT Tax Etc., the same shall be payable by the Allottee/s to the Promoters forthwith on demand and the Promoters shall not be responsible for the same. The Allottee/s shall at all-time hereafter keep the Promoters indemnified and safe and harmless against all penalties or consequences arising on account of breach and violation of any of provision of law and further the Allottee/s undertake/s to follow and abide by all rules and regulations of law and make good for any loss and/or damage suffered and/or occasioned on account of any breach and/or violation or omission and Commission by the Allottee/s.

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44. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order /rule / regulation published / issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

45. The Promoter shall confirm the final RERA carpet area that has been allotted to the Allottee after the construction of the Building is complete by furnishing details of the changes, if any, in the RERA carpet area. The total price payable for the RERA carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the RERA carpet area within the defined limit then promoter shall refund the excess money paid by allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the RERA carpet area allotted to Allottee, the Promoter shall demand that from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed in Clauses of this Agreement.

46. The Allottee authorizes the Promoter to adjust / appropriate all payments made by them/her under any heads of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and

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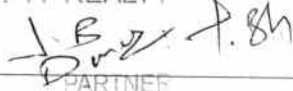

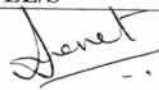
the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

47. The Allottee/s hereby covenant/s with the Promoters that the Allottee/s shall duly and punctually pay the amounts due and payable within the time and in the manner stipulated in Clauses above. Such installments shall be payable by the Allottee/s strictly within the period mentioned hereinabove without committing any breach and/or defaults thereof.

48. If the Allottee/s in order to argument the resources in his/herself hands for the purpose of payment of consideration amount to the Promoters under this Agreement for Sale intends to seek loan from any financial institutions/banks, etc. against the security of the said Flat then such a case the Allottee/s shall be required to obtain on the respective financial institutions /bank's etc. the loan /pre-approval loan letter and only against which the Promoters will issue the NOC for mortgage of the said Flat to the Allottee/s. Further when such financial institution/bank, etc. makes a disbursement, it shall be mandatory that the payment should be made by issuing the Cheque/pay order/ Demand Draft, of the Loan amount or installment/s in the name of the Promoters only i.e. in favour of "M/S. V.P. REALTY., and in the event such financial institution / bank, etc. issue cheque/pay order / Demand Draft of Loan or installment/s in any other name or account, then such financial institution/bank, etc. shall do so at their own risk and the Promoters shall not be liable for any cost and consequences arising therefrom and in such event the Allottee/s shall not be absolved or payment of purchase consideration and consequences for non-payment / default in payment shall be followed.



49. Without prejudice to the right of promoter to charge interest in terms of sub clauses above, on the Allottee/ committing three defaults in payment of amounts under these presents and / or installments including as mention in clauses and his/her proportionate share of taxes levied by concerned local authority and other outgoings, the Promoter shall at his own option, may terminate this agreement. Promoter shall inform the said termination and of the specific breach or breaches of terms and conditions in respect of which it is to terminate the Agreement in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and/ or mail at the e-mail address provided by the Allottee. However upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee the installments of Sale consideration of the Flat which may till then have been paid by the Allottee to the Promoter subject to adjustment and recovery of

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liquidated damages and 10% Forfeiture Amount or any other amount which may be payable to promoter subject to adjustment and recovery of liquidated damages on account of losses of whatsoever nature arising out of such termination or any other amount which may be payable to Promoter;

50. The Promoters upon such terminations shall be entitled to sell, transfer and assign the said Flat and all the rights, title and interest therein in favour of any third party on such terms and conditions as thought fit and proper by the Promoters without any recourse and/or reference to the Allottee/s. However if Allottee had seek loan from any financial institutions/banks etc. against the security of the said Flat after prior consent / approval of the Promoters and promoter exercise its right to terminate due to some breach of terms and conditions mentioned herein then in that case Allottee/s hereby undertakes/undertake to clear the entire mortgage debt outstanding and to obtain necessary letter/confirmation stating clearance of mortgage, etc. from financial institution/bank, etc. and the Promoters shall directly pay the amount to the banks and financial institutions etc. from the amount standing to the Allottee/s credit subject to deductions mentioned above paid by him/her/them to the Promoters towards the consideration amount with the Promoters towards the said Flat and to that extent, so as to clear the mortgage debt.

51. The Allottee agrees with promoters that he/she/they shall not sell / dispose of the said Flat till the date of possession without written consent of the Promoter.
52. The Allottee authorizes the Promoter to adjust / appropriate all payments made by him/her under any head of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object / demand / direct the Promoter to adjust his payments in any manner.
53. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Allottee, obtain from the concerned local authority occupancy and/or completion certificate in respect of the Flat.
54. Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time a schedule for completing the project and handing over the [Flat] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or both, as the case may be,

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Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clauses herein above, ("Payment Plan").

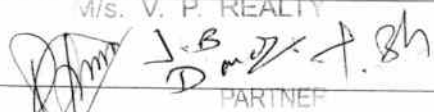
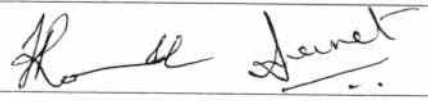
55. The Cooperative Society of the said Building shall incorporate the name "TAGORE NAGAR SHREE DHANLAXMI CHS LTD" in its name and that name will not be changed under any circumstances without obtaining written permission of the Promoters. Furthermore, the Allottee/s shall undertake and declares /declare and grants/grant his/her irrevocable consent for the said name mentioned above and accordingly agrees/agrees to vote in favour of the said name in the resolution to be passed in the General Body Meeting of such proposed Society and/or Association and/or Federation for the reservation of name for the proposed Society or Association or Federation, as the case may be, shall adopt and accept the name as stated above for the said Society and/or Association or Federation. The Allottee/s shall also not alter the name of the scheme or the name of the Building/s in which the said Flat of the Allottee/s is/are situated. The said Building/s shall hereafter be permanently known as "OM DHANLAXMI HEIGHTS"



56. The Fixtures, fittings and amenities to be provided by the Promoter in the said building and the Flat as are out in Fourth Schedule.

57. PROCEDURE FOR TAKING POSSESSION: The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee/s as per the agreement shall offer in writing the possession of the [Flat], to the Allottee/s in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the Allottee/s. The Promoter agrees and undertakes to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, documentation charges as determined by the Promoter or association of Allottee/s, as the case may be. The Promoter on its behalf shall offer the possession of the Allottee/s in writing within 30 days of receiving the occupancy certificate of the Project.

a. FAILURE OF ALLOTTEE TO TAKE POSSESSION OF FLAT: - Upon receiving a written intimation from the Promoter as per above clause the Allottee shall take possession of the [ Flat/Shop/Office] from the Promoter by executing necessary indemnities, undertakings and such other

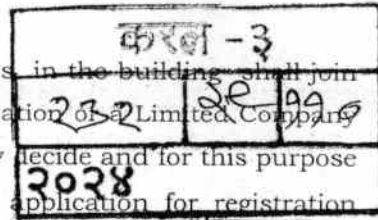
PROMOTER	ALLOTTEE/S
w/s. V. P. REALTY  J. B. D. A. Sh PARTNER	 Janet



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2028	Allottee fails to take possession within the time provided in clause. Such Allottee shall continue to be liable to be liable to pay maintenance charges as applicable.

- b. If within a period of five years from the date of obtaining the Occupation Certificate, the Allottee brings to the notice of the Promoter any structural defect in the Flat/Shop/office or the building in which the Flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. If there is a dispute regarding any defect in the building or material used the matter shall, within a period of five years from the date of handing over possession, on payment of such fees as may be determined by the Regulatory Authority, be referred for decision to adjudicating Officer appointed under section 72 of the Real Estate [Regulation and Development] Act 2016.
- c. The Allottee shall use the Flat or any part thereof or permit the same to be used only for purpose or residence as per the norms and rules.
- d. The Promoters shall be entitled to sell the Flat and/or any other premises / spaces in the said Building/s for any use, subject to the permission of the concerned authority, if any required and the Allottee/s, subject to above, hereby gives / give his/her/their consent to any use thereof by the Promoters. It is hereby expressly agreed that the Promoters shall be entitled to sell the Flat and / or any other premises / spaces in the said Building/s for the purpose of using the same for purpose same is allotted and the Allottee/s shall be entitled to use the said Shop/Flat to be purchased by him/her/them accordingly and similarly the Allottee/s shall not object to the use of the other Flat and/or any other premises / spaced in the said Building/s for the aforesaid purposes, by the respective Allottee/s thereof. The Allottee/s shall not change the user of the said Flat without the prior written permission of the Promoters and the concerned local authorities.

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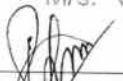

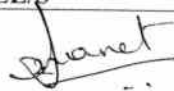


e. The Allottee along with other Allottee/(s) of Flats in the building shall join in forming and registering the Society or Association or Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so that the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Cooperative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.



f. On the vesting of the management and the administration of the said Building/s in the Society or upon the Allottee/s of the Flat in the said Building/s, being admitted as members of the Society, the said society shall take over complete responsibility for the management of the said property and the said Building/s and shall be solely responsible for collection of dues from its members and for the disbursement of such collections in relation to the said building/s, including payment for ground rent, if any, Municipal Corporation of Greater Mumbai/MHADA, Water Charges, salaries of the employees charged with the duties for the maintenance of the said property and the said Building/s.

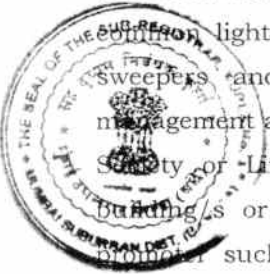
g. The Allottee/s of the said premises shall, so long as and till the various premises in the said building are not separately assessed by the Corporation for property taxes and water charges, rates and other outgoings, pay and continue to pay the proportionate share of such taxes, rates, and other outgoing assessed on the said property including the said building on ad-hoc basis as may be decided by the Promoters. The Allottee/s shall continue to pay such amounts as decided and intimated by the Promoters without demur and without in any manner disputing the same and shall not demand any accounts in respect thereof. PROVIDED HOWEVER that, if any, special taxes and/or rates are demanded by the Corporation or any other statutory authorities by reason of any permitted use, the Allottee/s alone shall bear and pay such special taxes and rates. As from the date of

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offer for delivery of the possession of the said premises, the Allottee/s shall observe, perform and abide all the rules and regulations of the Corporation and/or other statutory bodies and shall indemnify and keep indemnified the Promoters against any loss or damage in respect thereof.

h. Within 15 days after notice in writing is given by the Promoter to the Allottee that the Flat is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the RERA carpet area of the Flat ) of outgoings in respect of the project land and Building/s namely local taxes betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, lights, repairs and salaries of clerks bill collectors, chowkidars, Sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee Shall pay to the Promoter such proportionate share of outgoing as may determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution as may be decided by the promoter as on date of Possession date. (hereinafter referred to as Maintenance charges) The amount so paid by the Allottee to the Promoter shall not carry any interest and remain with the promoter until a conveyance / assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance / assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement and expended for maintenance of the society) shall be paid by the promoter to the society or the limited company, as the case may be.



58. The promoter shall maintain a separate account in respect of sums received by the promoter from the Allottee as advance or deposit sums received and account of the share capital for the promotions of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

59. Nothing contained in this Agreement is intended to be nor shall be constructed as a grant, demise or assignment in law of the said Flats or of the said Plot and Building or any part thereof. The Allottee shall have no

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<p>M/S. V. P. REALTY                            PARTNER</p>	<p>  </p>

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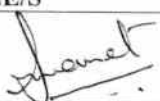
claim save and expect in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terrace, recreation spaces, will remain the property of the promoter until the said structure of the building is transferred to the society /Limited Company or other body transferred to the Apex Body/Federation as here in before mentioned.

60. **BINDING EFFECT:** Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until firstly the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the Sub-Registrar as and when intimated by the promoter. If the Allottee fails to execute and deliver to the promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified with 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.



61. **Nominee:**

- (i) The Allottee hereby nominates [ \_\_\_\_\_ ] ("said Nominee") as his/her/their nominee in respect of the said Premises. On the death of the Allottee, the nominee shall assume all the obligations of the Allottee under this Agreement and in respect of the said Premises, and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said Premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representative of the Allottee.
- (ii) The heirs and legal representatives of the Allottee shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc. of and/or by the Nominee.

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62. **ENTIRE AGREEMENT:** This Agreement along with its schedules and annexure, constitutes the entire Agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreement, allotment letter, correspondences, arrangements whether written or oral, if any, between the parties in regard to the said Flat/building as the case may be.

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63. **RIGHT TO AMEND:** This Agreement may only be amended through written consent of the Parties.

64. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES:** It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent Allottees of the flat in case of a transfer, as the said obligations go along with [Flat] for all intents and purposes.



65. **SEVERABILITY :** If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time execution of this Agreement.

66. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:** Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the RERA carpet area of the [Flat] to the total RERA carpet area of all the [Flat] in the project.

67. **FURTHER ASSURANCES :** Both parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions in additions to the instruments and actions specifically provided for herein as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction and same shall be subject to terms and conditions mentioned herein.

68. **PLACE TO EXECUTION:** The execution of this Agreement shall be complete only upon its execution by the promoter through its authorized signatory

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M/S. V. P. REALTY B. J. J. P. 8th PARTNER	



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at the Promoter's Office or some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

69.The Allottee and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

70.That all notices to be served on the Allottee and the Promoter as by this Agreement shall be deemed to have been duly served if sent to Allottee or the Promoter by Registered Post A.D. and notified Email Certificate of Posting at their respective addresses specified below:



Name of Allottee: - **Mr.Ronald Hanock Ely & Mrs.Janet Ronald Ely** address at **Near Radha Gas, 193/2901-8B, Tagore Nagar, Vikhroli East,Mumbai,Maharashtra - 400083**

Notified Email ID: .....

**M/S. V.P. REALTY.**

Having Administrative Office at Plot situated at Bldg No. 38, Tagore Nagar, Vikhroli (E), Mumbai -400 083.

71.It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

72.**JOINT ALLOTTEES:** That in case there are Joint Allottees a communication shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

73.**STAMP DUTY AND REGISTRATION:** The charges towards stamp duty of this Agreement shall be borne by the Promoter.

74.**DISPUTE RESOLUTION:** Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

75.**GOVERNING LAW:** That the rights and obligations of the parties under or arising out of this Agreement shall be constructed and enforced in

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M/s. V. P. REALTY <i>[Signature]</i> PARTNER	<i>[Signature]</i> <i>[Signature]</i>

accordance with the laws of India for the time being in force and the competent courts of Mumbai Jurisdiction for this Agreement.

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**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL the piece and parcel of Land admeasuring about 536.25 Sq. Mt. as per lease deed, (total area admeasuring 1058.29 Sq.mtrs as per demarcation) bearing CTS No 355 (Part), survey No. 113, Village Hariyali, Taluka Kurla, Mumbai Suburban District lying and situated at Building No. 38 known as **Tagore Nagar SHREE DHANLAXMI Coop Housing Society Ltd**, Tagore Nagar, Vikhroli (E), Mumbai 400083

**THE SECOND SCHEDULE ABOVE REFERRED TO**

ALL THAT Residential Flat being No. 405 admeasuring, 471, Sq. ft i.e. RERA Carpet area, 1 BHK, on the 4<sup>TH</sup> Floor of the building known as "OM DHANLAXMI HEIGHTS" to be constructed on the property more particularly described in the First Schedule hereinabove, (without car parking) and the said flat is shown on



**THE THIRD SCHEDULE ABOVE REFERRED TO**

(Details of the common area facilities in the Real Estate Project)

The nature, extent and description of the "Common areas and facilities" and of the "Limited Common Areas and Facilities" shall be as under:

(a) Common Areas and Facilities:

- (i) Entrance lobby and foyer of the Building to the Flat Allottee of Flats.
- (ii) Compound of the Building, i.e., the open space area appurtenant to the built-up area of the building; space in the compound irrevocably reserved and allotted/ to be allotted to the respective Flat Allottee.
- (iii) Overhead Terrace amenities.
- (iv) Stair cases only as a means of ingress and egress to the respective flats.

(b) Limited Common Area and Facilities:

PROMOTER	ALLOTTEE/S
M/S. V. P. REALTY PARTNER <i>[Signature]</i>	<i>[Signature]</i> <i>[Signature]</i>

- (i) Staircase landing and passage on each floor shall be for common use of only Flat Allottee on the particular floor.

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**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**(Specifications and Amenities)**

List of AMENITIES

**STRUCTURE**

- G + 31 Storeyed structure with strength & durability
- RCC Structure designed by a reputed RCC.

**Consultant**

- Earthquake resistant

**FOYER / LIVING / DINING**

- Superior Quality Vitrified tiles for flooring
- Premium Quality paint for walls & ceiling

**BED ROOMS**

- Superior Quality Vitrified tiles for flooring
- Premium Quality emulsion paint for walls & ceiling

**KITCHEN**

- Superior Quality Vitrified tiles for flooring
- Premium Quality wall tiles for the walls.
- Kitchen counter - Premium Quality
- S.S. Sink

**COMMON AREA**

- Exclusively designed Entrance Lobby
- Granite / Vitrified tiles for Flooring
- Supreme quality Ceramic tile / Granite wall cladding

**EXTERNAL WALL**

- Premium quality textured water-proof paint

**LIFTS / ELEVATORS**

- 3 Reputed make lifts

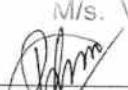

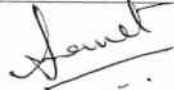
**STAIRCASE**

- Designed M.S. hand rail
- Premium paint for wall & ceiling

**ELECTRIC & PLUMBING**

- Designed by professional team of MEP Consultants in order to maximize efficiency and ensure the full



PROMOTER	ALLOTTEE/S
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TOILETS		
2038	Anti-Skid tiles for the flooring	

- Superior quality Vitrified / Ceramic tiles for the Walls up to beam level.
- Provision for Geyser Water & Exhaust Fan

**WINDOWS / VENTILATORS**

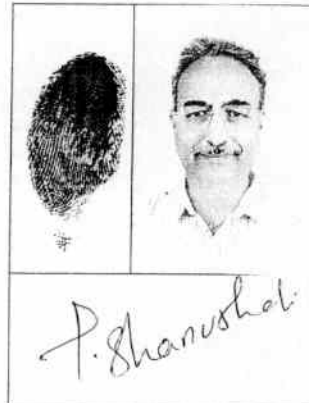
- Standard aluminum gazed sliding window made from specially designed and manufactured sections with Mosquito Net

**FIRE SAFETY**

- Sprinkler system at Common Areas and in Apartments (As per fire approval)
- Portable Fire Extinguishers.
- Designed and executed by reputed consultant
- As per CFO approval

**IN WITNESS WHEREOF** parties hereinabove named have set their respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day first above written.

**SIGNED SEALED AND DELIVERED** )  
 the within named **'THE PROMOTERS'** )  
**M/S. V.P. REALTY.** )  
 Through its Partner )  
**MR. TULSIDAS D. DAMA,**



PROMOTER	ALLOTTEE/S
M/S. V. P. REALTY  PARTNER	 

करल - ३		
232	३७	990
२०२४		

MR. JIGAR B. DAMA,



*J. B. Dama*

MR. PRAVIN P. PATEL

In presence of .....



*Pravin P. Patel*

1. *[Signature]*

2. *[Signature]*

SIGNED SEALED AND DELIVERED

by the within named 'THE ALLOTTEE'

Mr. Ronald Hanock Ely



*Ronald Hanock Ely*

Mrs. Janet Ronald Ely

In the Presence of .....

1. *[Signature]*

2. *[Signature]*



*Janet*

**RECEIPT**

ACKNOWLEDGED to have received heretofore of and from the withinnamed Allottee/s a sum of **Rs. 31,00,010/- (Rupees Thirty One Lakhs Ten Rupees Only)** Being the advance payment or deposit paid by the Allottee/s to the Promoter.

NO	CHQ NO	CHQ DT	BANK NAME & BRANCH	AMOUNT
1	INFT	01-12-23		10.00
2	INFT	01-12-23		1,00,000.00
3	133118	07-12-23	ICICI Bank of Powai Branch	30,00,000.00
				<b>31,00,010.00</b>

I/We Say Received

For. M/S. V.P. REALTY.

M/s. V. P. REALTY

PARTNER

WITNESSES:

- 1.
- 2.

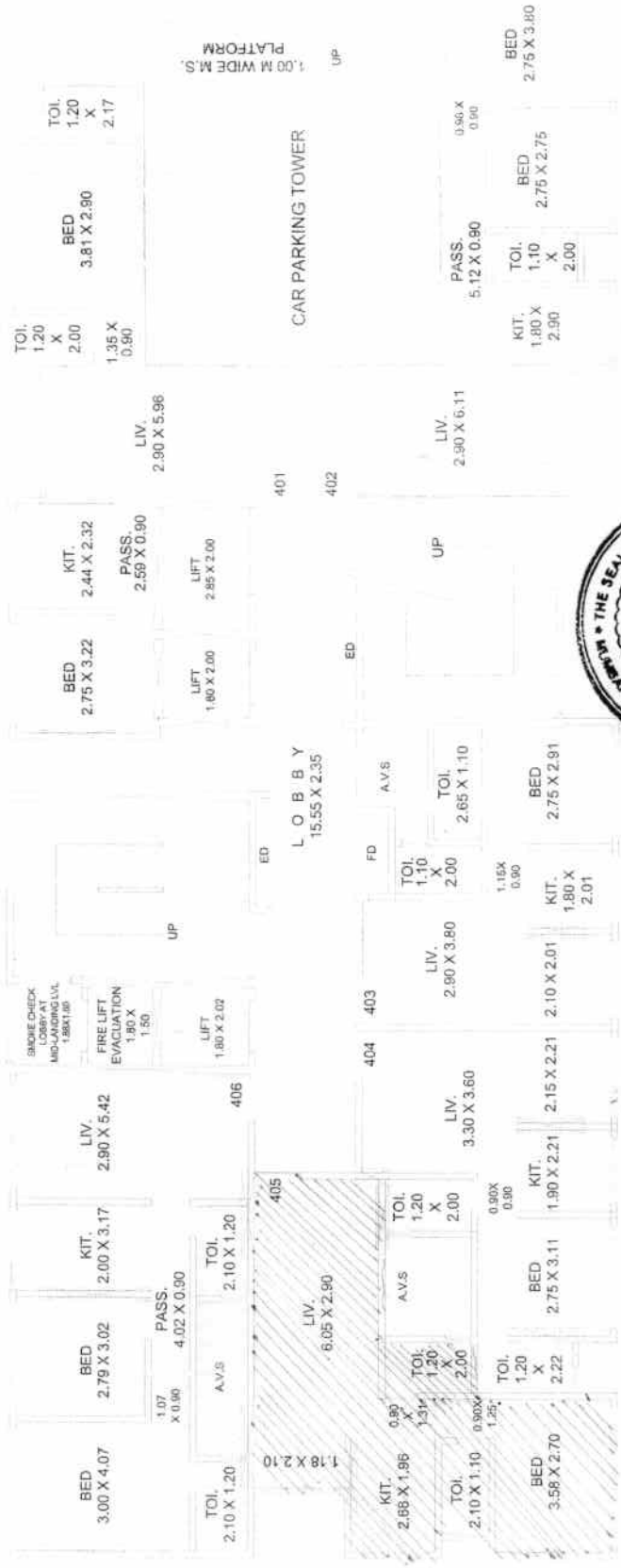
*[Handwritten Signature]*  
PARTNER

करल - ३		
232	3L	990
२०२४		



FLAT NO. **405** FLOOR **4th.**  
 CARPET AREA **50.90** SQ.FT. SQ.MT. **4.71**

ANNEXURE " F "  
 Floor Plan



करल - 3		
232	30	990
2028	1.1 X 2.10	

*[Handwritten Signature]*



4th. FLOOR PLAN

M/S. V.P. REALTY  
 M/S. VP REALTY  
 PARTNER

*[Handwritten Signature]*

PROPOSED RE-DEVELOPMENT OF BUILDING KNOWN AS BLDG NO-38,  
 BEARING C.T.S. NO. 355(PT), OF VILLAGE HARIYALI,  
 AT TAGORE NAGAR, VIKHROLI (E) MUMBAI- 400 083 .

**करल - 3**

232	४०,९९०	
२०२४		

**जमाबंदी आशुक्त आणि संवातक भूमि अभिलेखा महाराष्ट्र राज्य, पुणे**

महाराष्ट्र २०२४

माहिती पत्रक					S216
आवक्यादी (विवरण) / माहिती पत्रक नं. २०२४ / २०२४					दिनांक: २०२४
जमाबंदी नं. / प्लॉट नं.	प्लॉट क्षेत्र	प्लॉट क्षेत्र	प्लॉट क्षेत्र	प्लॉट क्षेत्र	प्लॉट क्षेत्र
२३२					

<b>सुविधाधिकार</b>	
संस्थात्मक मूक चारक नं.	
वर्ग:	महाराष्ट्र गृह निर्माण मंडळ - मुंबई
पट्टेदार	
इतर भार	
इतर अर्थ	



दिनांक	व्यवहार	संदर्भ क्रमांक	नियमित पट्टेदार (पुणे शहर)
26/11/1971	म. अ. वि. नं. ३०३/१९७१/१२३/१२३		श्री. २०/११/१९७१ न. म. अ. चारकोपर
02/09/1973	म. अ. वि. नं. ३०३/१९७३/१२३/१२३		श्री. २०/०९/१९७३ न. म. अ. चारकोपर
13/11/1995	म. अ. वि. नं. ३०३/१९९५/१२३/१२३. म. अ. वि. नं. ३०३/१९९५/१२३/१२३. म. अ. वि. नं. ३०३/१९९५/१२३/१२३. म. अ. वि. नं. ३०३/१९९५/१२३/१२३.		श्री. १३/११/१९९५ न. म. अ. चारकोपर
10/04/2003	म. अ. वि. नं. ३०३/२००३/१२३/१२३. म. अ. वि. नं. ३०३/२००३/१२३/१२३. म. अ. वि. नं. ३०३/२००३/१२३/१२३.		श्री. १०/०४/२००३ न. म. अ. चारकोपर
24/06/2005	म. अ. वि. नं. ३०३/२००५/१२३/१२३. म. अ. वि. नं. ३०३/२००५/१२३/१२३. म. अ. वि. नं. ३०३/२००५/१२३/१२३.		श्री. २४/०६/२००५ न. म. अ. चारकोपर
23/08/2007	म. अ. वि. नं. ३०३/२००७/१२३/१२३. म. अ. वि. नं. ३०३/२००७/१२३/१२३. म. अ. वि. नं. ३०३/२००७/१२३/१२३.		श्री. २३/०८/२००७ न. म. अ. चारकोपर
17/06/2015	म. अ. वि. नं. ३०३/२०१५/१२३/१२३. म. अ. वि. नं. ३०३/२०१५/१२३/१२३. म. अ. वि. नं. ३०३/२०१५/१२३/१२३.		श्री. १७/०६/२०१५ न. म. अ. चारकोपर

हे माहिती पत्रक नं. २३२/२०२४ या दिनांकाच्या अधीन येणारे आहे.

करल - ३

२३२ ९ ११०

जमावटी

२०२४

आयुक्त आणि संचालक भूमिअभिलेख महासदर राज्य,पुणे

REGISTRATION

माहिती पत्रक

5217

आवृत्त/संख्या	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन	दिनांक/संख्या
संशोधन/संशोधन/संशोधन/संशोधन/संशोधन	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन

सुविधा/संख्या

संशोधन/संशोधन/संशोधन/संशोधन/संशोधन

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संशोधन/संशोधन/संशोधन/संशोधन/संशोधन



क्र.सं.	व्यवहार	संद. क्रमांक	नाम/पत्ता/संख्या	सायांकन
२६/११/२०१९	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन		संशोधन/संशोधन/संशोधन/संशोधन/संशोधन	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन
१०/०९/२०१९	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन		संशोधन/संशोधन/संशोधन/संशोधन/संशोधन	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन
१९/११/२०१९	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन		संशोधन/संशोधन/संशोधन/संशोधन/संशोधन	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन
१०/०९/२०१९	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन		संशोधन/संशोधन/संशोधन/संशोधन/संशोधन	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन
२१/०९/२०१९	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन		संशोधन/संशोधन/संशोधन/संशोधन/संशोधन	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन
२३/०९/२०१९	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन		संशोधन/संशोधन/संशोधन/संशोधन/संशोधन	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन
१७/०९/२०१९	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन		संशोधन/संशोधन/संशोधन/संशोधन/संशोधन	संशोधन/संशोधन/संशोधन/संशोधन/संशोधन

REGISTRATION

संशोधन/संशोधन/संशोधन/संशोधन/संशोधन











**करल-३**  
**232**    **४५**    **११०**  
**२०२४**

**जमावंदी आवक आणि अंदाजित भूमिअभिलेख महाशब्द राज्य,पुणे**

जमावंदी आवक

जमावंदी आवक					5219
आवक्यादीवारी	जमावंदी आवक	जमावंदी आवक	जमावंदी आवक	जमावंदी आवक	जमावंदी आवक
जमावंदी आवक	जमावंदी आवक	जमावंदी आवक	जमावंदी आवक	जमावंदी आवक	जमावंदी आवक

**धुविभागीकर**  
 इकाईचा मूळ धारक हा  
 नाव: **माहेश्वर गुरु विनिर्णय यंत्रणे - पुणे**  
 पत्ते: **...**



सं. क्रमांक	नविन धारक(या) पट्टेदार(पु) किंवा मार	साक्षात्करण
26/09/2018	...	सही- २०/११/१९९५ न.मु.अ. घाटकोपर
02/09/1973	...	सही- २०/०८/१९७३ न.मु.अ. घाटकोपर
14/11/1995	भाडेपट्टेदार टायोर नगर गावुला को ऑप होसिंग सोसायटी लिमिटेड	सही- १३/११/१९९५ न.मु.अ. घाटकोपर
10/04/2007	भाडेपट्टेदार टायोरनगर सुखागत को ऑप होसिंग सोसायटी लिमिटेड	फेरफार कें. १२१प्रमाणे सही- १०/०४/२००७ न. मु. अ. घाटकोपर
24/03/2007	भाडेपट्टेदार श्रीम. देवलाहा मरुमुदन पोडा	फेरफार कें. १२१प्रमाणे सही- २४/०३/२००७ न.मु.अ. घाटकोपर
23/09/2007	...	फेरफार कें. १२१प्रमाणे सही- २३/०९/२००७ न.मु.अ. घाटकोपर
17/09/2015	...	फेरफार कें. ३१३प्रमाणे सही- नोट मंजूर नाही

...





करली-३

232

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990

२०२४

जमीनकी आयुक्त आणि संवालाक भूमिअभिलेख महासदर सज्य,पुणे

महासदर अधिन

मालमता पत्तक					5231
नाम/आदर्शनाम					जिल्हा/मंडळ/तालुका
जमीन मालकाचे नाव	दिनांक	प्लॉट क्र.	प्लॉट क्षेत्रीय	प्लॉट क्र.	जिल्हा/मंडळ/तालुका
...	...	...	...	...	...

सुविधाधिकार

दस्तावेजाचा मूळ धारक म

पत्ते:

पट्टेदार

उत्तर मार

दुसरे मार



दिनांक	खमदार	खंड क्रमांक	नवीन धारक(या) पट्टेदार(या) किंवा मार	समाधान क्र.
26/11/1971	...		...	सही- 30/11/1971 न.मु.अ. घाटकोपर
02/08/1973	...		...	सही- 20/08/1973 न.मु.अ. घाटकोपर
13/11/1995	...		...	सही- 13/11/1995 न.मु.अ. घाटकोपर
10/02/2003	...		...	फेरफार के.ए.प्रमाणे सही- 10/02/2003 न.मु.अ. घाटकोपर
24/08/2005	...		...	फेरफार के.ए.प्रमाणे सही- 24/08/2005 न.मु.अ. घाटकोपर
23/09/2007	...		...	फेरफार के.ए.प्रमाणे सही- 23/09/2007 न.मु.अ. घाटकोपर
17/06/2015	...		...	फेरफार के.ए.प्रमाणे सही- 17/06/2015 न.मु.अ. घाटकोपर

...

...

...







करल - ३		
२३२	५०	११०
२०२४		



**Sunil S. Vichare**  
M.A., L.L.B  
ADVOCATE HIGH COURT

Date: 13.01.2022

FORMAT-A

Circular No. 28/2021

To,

Maha RERA

6th & 7th Floor, Housefin Bhavan, Plot No.  
C - 21, E - Block, Bandra Kuria Complex,  
Bandra (E), Mumbai 400051  
Tel. No. 022 68111600



**LEGAL TITLE REPORT**

Sub: Title Clearance certificate with respect to Land & Building Survey No. 113 Part, C.T.S. No. 355, Part area admeasuring 536.35 as per lease deed dated 12/06/2020, registered on 16/06/2020, and area admeasuring 1058.29 square meters (as per Plot demarcation) of the Tagore Nagar SHREE DHANLAXMI Co. operative Housing Society Ltd., Building No.38, Situated at Tagore Nagar, Vikhroli (East) Mumbai -400 083, of revenue Village - Hariyali, Taluka- Kuria Mumbai Suburban District to the immovable property described in the schedule hereunder written. I have perused the title deeds and other papers produced for my perusal. Title Investigation Report dated 14<sup>th</sup> January 2022 by MR. JAYANT A. CHIPKAR Search Clerk having taken search in the offices of the Sub Registrar at Sub Registrar of Bandra & Kuria (I to V), Search Form 1991 to 2021 (31 years) the following details are found:-

From 1991 to 2021 (31 years) at Mumbai sub Registrar Assurances

**FROM 1991 TO 2021 (31 YEARS)**

1991 }  
to } NIL  
2021 }

**VICHARE & ASSOCIATES**

Office No. 1, Shefers Apt. Opp. J.K.Tower, Station Road, Vikhroli (East), Mumbai - 400 083.  
Mob.: 93242 04592 • E-mail - [advocate.sunilvichare@gmail.com](mailto:advocate.sunilvichare@gmail.com)

कुरला - ३		
२३२	५९	९९०
२०२४		

2020

KURLA -II  
4041  
2020

12/06/2020

16/06/2020



**Lease Deed**

Recompense Rs. 0/-

Market Value Rs. 254000/-

1) Jivan Galande (COMB)

On behalf of Mumbai Housing & Area

Development Board, Mumbai.

**'The Lessor'**

To

- 1) Sunildutta Bhikaji Patankar, The Chairman
- 2) Prakash Dinkar Salaskar, The Secretary,
- 3) Dattaram Vasant Malpekar, The Member on behalf of Tagore Nagar Shree Dhanlaxmi Co-operative Housing Society Ltd.

**'The Lessee'**

**The Schedule**

All these Land & Building bearing Survey No. 113 Part, C.T.S. No. 355 Part, area admeasuring 536.35 Sq.mtrs , Building No. 38, Situated at Tagore Nagar, Vikhroli (e), Mumbai -400 083, of Revenue Village - Hariyali, Taluka - Kurla.

2020

करल - ३		
232	42	990
२०२४		



**Sunil S. Vichare**  
M.A., L.L.B  
ADVOCATE HIGH COURT

KURLA -II

4015  
2020

12/06/2020

16/06/2020

**Sale Deed**

Recompense Rs. 0/-  
Market Value Rs. 1/-

1) Jivan Galande (COMB)

On behalf of Mumbai Housing  
Development Board, Mumbai.



**'The Seller'**

To

- 1) Charushila B. Sawant, The Chairman
- 2) Sachin G. Bhosle, The Secretary,
- 3) Lalit Narendra Badheka, The Member  
on behalf of Kannamwar Nagar  
Mathoshri Co-operative Housing  
Society Ltd.

**'The Buyer'**

**The Schedule**

All these Land & Building bearing Survey  
No. 113 Part, C.T.S. No. 356 Part, area  
admeasuring 536.35 Sq.mtrs Building no.  
38, Situated at Tagore Nagar, Vikhroli (e),  
Mumbai -400 083, of Revenue Village -  
Hariyali, Taluka - Kurla.

2021

**VICHARE & ASSOCIATES**

Office No. 1, Shefers Apt. Opp. J.K.Tower, Station Road, Vikhroli (East), Mumbai - 400 083.  
Mob.: 93242 04592 • E-mail - [advocate.sunilvichare@gmail.com](mailto:advocate.sunilvichare@gmail.com)

KURLA -II

8785  
2021

करल - ३		
232	43	990
२०२४		



Development Agreement

Recompense Rs. Rs. 11018000/-  
Market Value Rs. 145683000/-

- 1) Sunildutta Bhikaji Patankar, The Chairman
- 2) Prakash Dinkar Salaskar, The Secretary,
- 3) Dattaram Vasant Malpekar, The Treasurer
- 4) Sunil Ramanlal Shah
- 5) Jitendra Jagannath Bidkar
- 6) Rekha Prakash Salaskar
- 7) Latika P. Surendran
- 8) Dattaram Vasant Malpekar
- 9) Vilas Vasant Malpekar
- 10) Suyog Dilip Ambre
- 11) Peter Durairaj Albert
- 12) Vedika Raghunath Ambre
- 13) Harsel J. James, POA holder on behalf of Jyoce S. James
- 14) Suresh Bhoja Shetty
- 15) Jashodaben Bhagwandas Panchal
- 16) Purshpa Dhanji Rathod
- 17) Prakash Dinkar Salaskar
- 18) Kishor Laxman Parab
- 19) Manjushri Madhukar Rane
- 20) Kamlakar Mahadeo Devrukhkar
- 21) Vasanti Shankar Vichare
- 22) Shekhar Narayan Nakhwa
- 23) Dinesh Narayan Nakhwa
- 24) Jitendra Jagannath Bidkar
- 25) Mahendra Manilal Panchal
- 26) Ramesh Sakharam Naik



करदा - ३		
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**Sunil S. Vichare**  
M.A., L.L.B  
ADVOCATE HIGH COURT

- 27) Akshata Ashish Pednekar, P.O.A.  
holder on behalf of Ashish Laxman  
Pednekar
- 28) Samuel Edwin Jhonson Soanes
- 29) Varsha Dinesh Nakhwa
- 30) Manisha Mahadeo Aathale
- 31) Surbhi Sunildutta Patankar
- 32) Sunil Ramanlal Shah
- 33) Deepak Vishwanath Gawde  
holder on behalf of Sunil  
Vishwanath Gawde,
- 34) Sanjeev Narayan Bodhe, Guardian  
of minor Samarth Sanjeev Bodhe.
- 35) Sunildutta Bhikaji Patankar
- 36) Sanjeev Narayan Bodhe
- 37) Prabhudas Kasturchand Panchal Sr.  
No. 4 to 37 members on behalf of  
Tagore Nagar Shree Dhanlaxmi Co-  
operative Housing Society Ltd.  
**'The SOCIETY'**



To

- 1) Pravin Panchabhai Patel
- 2) Jigar Babulal Dama  
Partners of M/s. V.P. Realty.

**'The Developers'**

**The Schedule**

All these Land & Building bearing Survey  
No. 113 Part, C.T.S. No. 355 Part, area  
admeasuring 536.35 Sq.mtrs Building no.  
38, Situated at Tagore Nagar, Vikhroli (e),

**VICHARE & ASSOCIATES**

Office No. 1, Shefers Apt. Opp. J.K.Tower, Station Road, Vikhroli (East), Mumbai - 400 083.  
Mob.: 93242 04592 • E-mail - [advocate.sunilvichare@gmail.com](mailto:advocate.sunilvichare@gmail.com)

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Mumbai -400 083, of Revenue Village -  
Hariyali, Taluka - Kurla.

Note : Search at the office of Sub- Registrar Assurances Mumbai Index II register of 1991 to 2017 some pages are torn and records are not maintained properly.

Search at the office of Sub- Registrar Assurances Bandra Index II register of 1991 to 2018 some pages are torn and records are not maintained properly.

**LITIGATION**

No Court record found whereby they are prohibited and restrained from developing the said property i.e. Tagore Nagar SHREE DHANLAXMI Co. operative Housing Society Ltd., Building No.38, and or parting with possession, charging or dealing in any manner with the said Property.




(1) Part of No. 355 (pt)/Survey No. 113

Following Comments/ remarks if any- Based on the documents and subject to whatever is stated above, I am of the opinion that right, title and interest in the said property i.e. Land & Building Survey No. 113 Part, C.T.S. No. 355, area admeasuring 536.35 as per lease deed dated 12/06/2020, and area admeasuring 1058.29 square meters (as per demarcation) of the Tagore Nagar SHREE DHANLAXMI Co. operative Housing Society Ltd., Building No.38, Situated at Tagore Nagar, Vikhroli (East) Mumbai -400 083, of revenue Village - Hariyali, Taluka- Kuria Mumbai Suburban District, is clear, and free from all encumbrances and reasonable doubts.

(2) The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

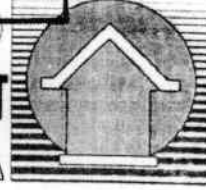
Encl : Annexure

  
**SUNIL S. VICHARE**  
Advocate High Court  
38/1225, Tagore Nagar,  
Vikhroli (E), Mumbai - 400 083.  
Roll No. MAH/2090/2003

करल -३		
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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
 MAHARASHTRA HOUSING AND  
 AREA DEVELOPMENT AUTHORITY

महाडा  
 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.)

### INTIMATION OF APPROVAL (IOA) FOR ZERO FSI

No.MH/EE/BP Cell/GM/MHADA -8/ 859 /2021  
 Dated: 23 JUL 2021

To,

M/s. V.P. Realty  
 (C.A. to M/s. Tagore Nagar Shree Dhanlaxmi CHSL.)  
 18/A, Kanara Business Centre,  
 Laxmi Nagar, Ghatkopar (E),  
 Mumbai :- 400 075.



**Sub:-** Proposed redevelopment of existing building No. 38 known as "Tagore Nagar Shree Dhanlaxmi Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 355 (pt) of village Hariyali, Tagore Nagar, Vikhroli (E), Mumbai- 400 083.

**Ref:-** Application of Architect inward no. ET- 2067 dt-14.05.2021.

Dear Applicant,

With reference to your Notice U/s. 44/69 of MRTP Act 1966 submitted with letter No. Nil dtd. 12.05.2021 and delivered to MHADA on 12.05.2021 and the plans, Sections Specifications and Description and further particulars and details of your buildings at **building No. 38** known as "Tagore Nagar Shree Dhanlaxmi CHS Ltd." on plot bearing C.T.S. No. 355 (pt) Tagore Nagar, Vikhroli (E), Mumbai-400 083 furnished to this office under your letter, dated 14.05.2021, I have to inform you that, I may approve ZERO FSI IOA the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(1)(ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

*8/82*

1/6

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई ४०० ०५२  
 दुरध्वनी ६६४० ५०००  
 फक्स नं : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai 400051.  
 Phone : 66405000.  
 Fax No. 022-26592058 Website. : www.mhada.maharashtra.gov.in

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**A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.**

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
  2. That the compound wall shall be construct as per demarcation issued by Executive Engineer (Kurla Division)/M.B. before C.C.
  3. That the structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 10(3) (ix) shall be submitted by him.
  4. That the structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted by the contractor.
  5. That the valid Fire Insurance Policy shall be submitted.
  6. That the provisions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
  7. That the bore well shall be constructed in consultation with H.E./MCGM.
  8. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
  9. That the information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
  10. That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
  11. That the safety measure shall be taken on site as per relevant provision of I.S. Code and Safety regulation.
  12. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
  13. That the owner shall undertake that he will be abide by DCPR 2034 and will process the said proposal as per DCPR 2034 or as per demand raised by authorities or advised by authorities.
  14. That the existing structure shall be demolish as per due process of law.
- This IOA for zero FSI is valid for 1 year i.e. upto 22 JUL 2022

--Sd--

(Anil N.Rathod)  
Executive Engineer B.P. Cell(ES)  
Greater Mumbai/ MHADA.

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Copy to,

1) The Hon'ble Chief Officer / M.B., for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1185/ 1204/2021 dtd. 02.06.2021 for gross plot area 1058.29 Sq. Mt. (which includes Lease deed area adm. 536.35 Sq. Mt. + Additional land Area adm. 521.94 Sq. Mt.).

A set of approved plan for information and necessary action please.

2) The Architect/Layout Cell/M.B., for information and necessary action please.

The plans are approved as per NOC issued by Mumbai Board vide no. CO/MB/REE/NOC/F-1185/ 1204/2021 dtd. 02.06.2021+ for gross plot area 1058.29 Sq. Mt. (which includes Lease deed area adm. 536.35 Sq. Mt. + Additional land Area adm. 521.94 Sq. Mt.).

A set of approved plan for information and necessary action please.


3. Copy to Executive Engineer HSG Kurla Division/Mumbai Board for information & necessary action: -

You are here by inform to verify the dimension of attached plan with demarcation issue by you vide letter No. EE/DE-5/KD/MB/438/2021 dated 10.02.2021 having gross plot area 1058.29 Sq. Mt. (which includes Lease deed area adm. 536.35 Sq. Mt. + Additional land Area adm. 521.94 Sq. Mt.).

The above approval parameter may please be incorporated in layout while getting approval of the layout of Tagore Nagar, Vikhroli (East). It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

Copy submitted For information please.

- Copy to:
- 4) Dy. Chief Engineer/ B.P. Cell/MHADA
  - 5) Asst. Commissioner 'S' Ward (MCGM)
  - 6) A.A. & C. 'S' Ward (MCGM)
  - 7) A.E.W.W. 'S' Ward (MCGM)
  - 8) Architect Shri. Milind B. Fulzele

  
(Anil N. Rathod)

Executive Engineer B.P.Cell(ES)  
Greater Mumbai/ MHADA.

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### SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
  - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street.
  - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
  - c. Not less than 92 ft.( Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

Attention is drawn to the notes accompanying this Intimation of Approval.

*my 22*



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### NOTES

1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before commencing work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without



*Handwritten signature/initials*

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obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.

12.No work should be started unless the existing structures proposed to be demolished are demolished.

13.The Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.

14 All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all drains shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and nut screwed on highly serving the purpose of lock and the warning pipes of the traps shall be pretested with screw or dome shape pieces (like a garden mari rose) with the upper pipes with perforations each not exceeding 1.5 mm in diameter. The access shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.

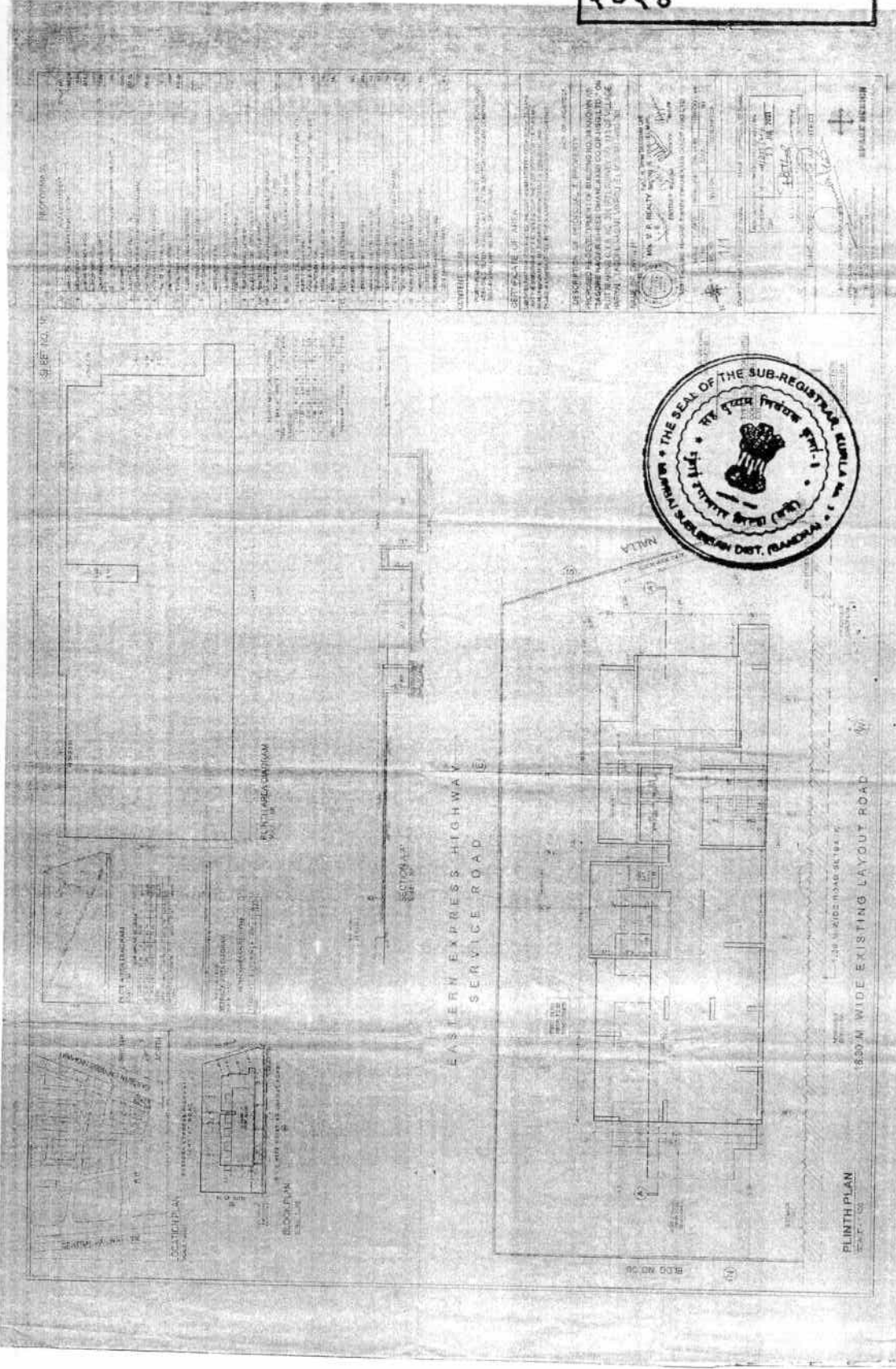
15.No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.



*(Signature)*  
(A.N. Rathod)

Executive Engineer B.P. Cell(ES)  
Greater Mumbai/ MHADA.

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PLINTH PLAN  
 23-1-20

EASTERN EXPRESS HIGHWAY  
 SERVICE ROAD

600M WIDE EXISTING LAYOUT ROAD

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## Building Permission Cell, Greater Mumbai / MHADA

(A Designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

### FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-8/859/2023/FCC/1/Amend

Date : 29 August, 2023

To

M/s. V.P. REALTY (C.A. to M/s.  
Tagore Nagar Shree Dhanlaxmi  
CHSL.)

Building No. 38 known as "Tagore  
Nagar Shree Dhanlaxmi Co. op.  
Hsg. Soc. Ltd." on plot bearing  
C.T.S. No. 355 (pt) of village  
Hariyali, Tagore Nagar, Vikhroli  
(E), Mumbai- 400 083.

**Sub :** Proposed redevelopment of existing building No. 38 known as "Tagore Nagar Shree Dhanlaxmi Co. op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 355 (pt) of village Hariyali, Tagore Nagar, Vikhroli (E), Mumbai- 400 083.



Dear Ap

I refer to your application dated 12 July, 2022 for development permission and grant of Further 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 proposed redevelopment of existing building No. 38 known as "Tagore Nagar Shree Dhanlaxmi Co. op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 355 (pt) of village Hariyali, Tagore Nagar, Vikhroli (E), Mumbai- 400 083..

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
  - 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 condition subject to which the same is granted or any of the restrictions imposed by the

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- VP & CEO, MHADA is contravened or not complied with.
- c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant 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 and 45 of the Maharashtra Regional Town Planning Act, 1966.
7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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.

VP & CEO / MHADA has appointed Shri. Prashant Dhatrak, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 07 February, 2024

Issue On : 08 February, 2022  
 Application No. : MH/EE/(BP)/GM/MHADA-8/859/2021/CC/1/Old  
 Remark :  
 This C.C. is issued for work upto plinth as per approved IOA plans dated 23.07.2021

Valid Upto : 07 February, 2024



Issue On : 28 December, 2022  
 Application No. : MH/EE/(BP)/GM/MHADA-8/859/2022/FCC/1/New  
 Remark :

Valid Upto : 07 February, 2024

This CC is granted for further extension form Ground Floor for shops + 1st Floor + 19th upper residential floors from the last approved Amended plans issued by MHADA on dated- 24.11.2022 vide u/no. MH/EE/B.P.Cell/GM/MHADA-08/859/2022).

Issue On : 29 August, 2023  
 Application No. : MH/EE/(BP)/GM/MHADA-8/859/2023/FCC/1/Amend  
 Remark :

Valid Upto : 07 February, 2024

This Full C.C. from 20th to 26th upper residential floors ( with earlier approved continuation building comprising of Ground floor (pt.) for shops & Stilt (pt.) for meter room + 1st to 19th upper floors for residential users ) having building height 79.60mtr. along with parking tower having height of 55.60mtr. is granted as per last approved Amended plans issued by MHADA on dated- 21.08.2023

✓  
 Name : Prashant  
 Damodar Dhatrak  
 Designation : Executive  
 Engineer  
 Organization : Personal  
 Date : 29-Aug-2023 16:

**Executive Engineer/B.P.Cell  
 Greater Mumbai/MHADA**

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Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - MILIND BALKRISHNA FULZELE.
9. Secretary Tagore Nagar Shree Dhanlaxmi Co-op. Hsg. Soc. Ltd.





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**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 :  
**P51800033503**

**Project: OM DHANLAXMI HEIGHTS** Plot Bearing / CTS / Survey / Final Plot No.: 355 at Kurla, Kurla, Mumbai  
Suburban, 400083;

1. V P Realty 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 (f) 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 22/02/2022 and ending with 31/12/2025 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 Premchand Prabh  
(Secretary, MahaRERA)  
Date: 07-11-2023 17:19:21

Dated: 07/11/2023  
Place: Mumbai

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

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(Amended)

Government of India  
Form GST REG-06  
[See Rule 10(1)]

Registration Certificate

Registration Number: ARFV7353E1ZO

Legal Name		V P REALTY			
Trade Name, if any		V P REALTY			
3.	Constitution of Business	Partnership			
4.	Address of Principal Place of Business	OFFICE NO 1 BUILDING NO 38, DHANLAXMI CHS LTD, TAGORE NAGAR, VIKHROLI EAST, MUMBAI, Mumbai Suburban, Maharashtra, 400083			
5.	Date of Liability				
6.	Date of Validity	From	23/04/2021	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature					
Name					
Designation					
Jurisdictional Office					
9.	Date of issue of Certificate	08/02/2022			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 08/02/2022 .



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Details of Additional Place of Business(s)

GSTIN 27AARFV7353E1ZO  
Legal Name V P REALTY  
Trade Name, if any V P REALTY

Total Number of Additional Places of Business(s) in the State 0

V. P. REALTY

PARTNER







कारण - ३		
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संस्था संकेत

Annexure B

GSTIN 27AARFV7353E1ZO  
 Legal Name V P REALTY  
 Trade Name, if any V P REALTY

**Details of Managing / Authorized Partners**

1		Name	JIGAR BABULAL DAMA
		Designation/Status	PARTNER
		Resident of State	Maharashtra
2		Name	PRAVIN PANCHABHAI PATEL
		Designation/Status	PARTNER
		Resident of State	Maharashtra
3		Name	VAISHALI PRAVIN PATEL
		Designation/Status	PARTNER
		Resident of State	Maharashtra
4		Name	TULSIDAS DAMJI DAMA
		Designation/Status	PARTNER
		Resident of State	Maharashtra



# हमीपत्र

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आम्ही,

१) लिहून देणार

मेसर्स वी पी रियल्टी चे भागीदार तुलसीदास डी दामा व इतर तर्फे मुखत्यार म्हणून  
दर्शन भानुशाली

२) लिहून घेणार

रोनाल्ड एनोक मुली  
जेनेट रोनार्ड मुली

या हमीपत्राद्वारे सह दुय्यम निबंधक क्लॉस-३ यांना हमी देतो की, सदर दस्तामध्ये  
नमूद मिळकतीसोबत कोणतेही वाहनतळ (car parking) याची विक्री, हस्तांतरण होत नाही.

दिनांक :- ३/१/२०२४

ठिकाण :- विक्रोळी

सही

१) लिहून देणार

Danesh

२) लिहून घेणार

Janet



करल - ३		
२३२	७९	९९०
२०२४		

Document No. (1)

23052022

25 May 2022

5:18 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10059 दिनांक: 25/05/2022

पावती क्र.: १००५९

प्रत्येक पावतीचा क्रमांक: करल-३-१४२१-२०२२

दस्तावेजाचा प्रकार: फुलसुधारपत्र

सादर करणाऱ्याचे नाव: मंगरम वी पी गिजलटी व आसीदार तुलसीदास डी दामा

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 400.00

पुस्त्याची संख्या: 20

**DELIVERED**

एकूण: रु. 500.00

आपणाम फुल दस्त अंदाजे दि. २५/०५/२०२२  
५:१८ पीएम हा वेळेस मिळेल.

मह. सु. निबंधक कुर्ना - ३

वाच्य मूल्य: रु. १/-

मोबदला रु. ०/-

भरलेले मुद्रांक शुल्क: रु. ५००/-

सह दुय्यम निबंधक (वर्ग-२)

कुर्ना-३

१) देयकाचा प्रकार: DHC रकम: रु. ४००/-

डीडी/अनादेश/ए ऑर्डर क्रमांक: 2305202212276 दिनांक: 25/05/2022

विक्रेते नाव व पत्ता:

२) देयकाचा प्रकार: eChallan रकम: रु. १००/-

डीडी/अनादेश/ए ऑर्डर क्रमांक: MH002198261202223E दिनांक: 25/05/2022

विक्रेते नाव व पत्ता:



*P. Bhavshankar*

मूळ दस्त मिळाला

**DELIVERED**



करल - ३  
२०२२ १ २०  
२०२२

करल - ३  
३३ ७२ ११०

CHALLAN  
MTR Form Number-6



GRN	MP02198261202223E	BARCODE	Date 23/05/2022-12:15:27		Form ID	48(f)
Department Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID / TAN (If Any)			
Type of Payment Registration Fee			PAN No.(If Applicable)			
Office Name KRL2_JT SUB REGISTRAR KURLA NO 2			Full Name		MS V P REALTY	
Location MUMBAI			Flat/Block No.		BUILDING NO.38	
Year 2022-2023 One Time			Premises/Building		TAGORE NAGAR VIKHROLI EAST	
Account Head Details		Amount In Rs.	Road/Street		MUMBAI	
0030045501	Stamp Duty	500.00	Area/Locality		MUMBAI	
0030063301	Registration Fee	100.00	Town/City/District		MUMBAI	
			PIN		4 0 0 0 8 3	
			Remarks (If Any)			
			SecondPartyName=DARSHAN DINESH BHANUSHALI AND OTHER-			
			Amount In		Six Hundred Rupees Only	
Total			Words			
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332022052313042	2747400724
Cheque/DD No.			Bank Date	RBI Date	23/05/2022-12:16:28	Not Verified with RBI
Name of Bank			Bank-Branch		IDBI BANK	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

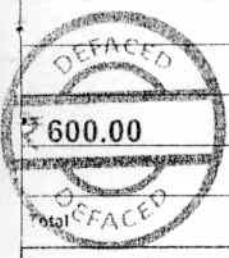
Department ID : Mobile No. : 9820863131  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुसरे निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.

T. Bhavshali  
Dama  
Vaighal  
Dama  
A.V. Dama

CHALLAN  
MTR Form Number-6



GRN	MH00219826120223E	BARCODE	Date		23/05/2022-12:16:28	करल-3	48(f)
Department	Inspector General Of Registration		Payer Details		232	02	990
Type of Payment	Stamp Duty	Registration Fee	TAX ID / TAN (If Any)	2028			
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2		Full Name	MS V P REALTY			
Location	MUMBAI		Flat/Block No.	BUILDING NO.38			
Year	2022-2023 One Time		Premises/Building	TAGORE NAGAR			
Account Head Details	Amount In Rs.	Road/Street	Area/Locality	MUMBAI			
0030045501	Stamp Duty	500.00	Town/City/District	MUMBAI			
0030063301	Registration Fee	100.00	PIN	3			
Remarks (If Any)		SecondPartyName=DARSHAN DINESH BHANUSHALI AND OTHER-					
Amount In		करल-3					
Words		600.00					
Payment Details		FOR USE IN RECEIVING BANK					
IDBI BANK		Bank CIN	Ref. No.	69103332022052313042 2747400724			
Cheque/DD Details		Bank Date	RBI Date	23/05/2022-12:16:28 24/05/2022			
Cheque/DD No.		Bank-Branch		IDBI BANK			
Name of Bank		Scroll No. , Date		100 , 24/05/2022			



करल-3		
600	2	20
2022		
Six Hundred Rupees Only		

Department ID: Mobile No. : 9820863131  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सधर चकल केवल प्रमाण निवाक कारोबारत नोदणी करतयाच्या दरखास्ताची लागू आहे. नोदणी न करतयाच्या दरखास्ताची सधर चकल लागू नाही.

Signature Not Verified

Digitally signed by DS  
 VIRTUAL TREASURY  
 MUMBAI 03  
 Date: 2022.05.25  
 17:02:09 IST  
 Reason: GRA - Secure Document

Challan Defacement Details

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount	
1	(IS)-390-9421	0001242760202223	25/05/2022-17:01:26	IGR199	100.00
2	(IS)-390-9421	0001242760202223	25/05/2022-17:01:26	IGR199	500.00
Total Defacement Amount					600.00



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 2305202212276

Receipt Date 25/05/2022

Received from V P REALTY, Mobile number 9820863131, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 9421 dated 25/05/2022 at the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 400

DEFACED

**Payment Details**

Bank Name SBIN

Payment Date 23/05/2022

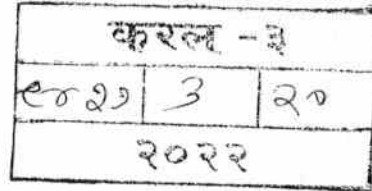
Bank CIN 10004152022052311256

REF No. 214306939931

Deface No 2305202212276D

Deface Date 25/05/2022

This is computer generated receipt, hence no signature is required.



करल - ३		
२०२३	०	२१
२०२२		



करल = ३		
२३२	७५	११०
२०२४		

TO ALL TO WHOM THESE PRESENTS SHALL COME, M/S. V.P. REALTY, a Partnership Firm, registered under the Indian Partnership Act, 1932, having office at Plot situated at bldg. No. 38, T. B. Damani Khroli (E), 400 083, having PAN AARFV7353E, represented by authorized Partner 1. **MR. TULSIDAS D. DAMA**, aged about 67 yrs, (Aadhar No. 7863 9907 2759) and 2. **MR. JIGAR B. DAMA**, aged about 58 yrs, (Aadhar No. 3113 8499 9273) 4. **MRS. VAISHALI PRAVIN PATEL**, aged about 39 yrs, (5395 1390 6736) authorized partners, hereinafter referred to as the "DEVELOPERS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partner or partners for the time being and from time to time, the survivor or survivors of them and their



T. B. Damani

J. B. Damani

*[Signature]*

Vaishali

Damani

A.V. Dama

करल - ३		
१०२७	५	२०
२०२२		

respective legal representatives, executors and administrators) SEND

GREETINGS:

करल - ३		
२३२	७६	११०
२०२४		

WHEREAS:

TAGORE NAGAR SHRI DHANLAXMI CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, under No. B.O.M.(WS)/HSG/OH/4326/1988-89, having its registered office at

Building No.38, Tagore Nagar, Vikhroli (East), Mumbai-400 083 is the owner of the said Building No.38, consisting of Ground + 3 upper floors thereon having carpet area of 647.58 square meters and plinth area of 536sq.mtrs. as per lease deed and plot area as per measurement 1058. 21 sq.mtrs, containing 32 flats/tenements thereon, the



said land and the said building are hereinafter collectively referred to as "First Property" and more particularly described in the First schedule hereunder written. (hereinafter referred as a said Building)



AND WHEREAS [Name] REALTY are developing and selling the Flats/ Shops/Office etc. in the said building on the said property on ownership basis and providing permanent alternate accommodation to the old members of the TAGORE NAGAR SHRI DHANLAXMI Co-operative Housing Society Limited.

AND WHEREAS being the partner of the firm required to sign and/or execute certain Documents, Agreements, Undertaking, Declarations, deed of rectification, deed of confirmation, deed of cancellation, Agreement for sale, Sale Deed, and other related Papers, in the name of the said proprietary firm.

AND WHEREAS

*P. Shrivasthali*  
*[Signature]*  
*Vaighali*  
*[Signature]*  
*[Signature]*  
*A.V. Dama*

करल - ३		
२०२१	६	२०
२०२२		

AND WHEREAS due to preoccupation and other practical difficulties, the partners are not in a position to attend the Sub-Registrar's office at Mumbai and /or Kurla-1,2,3,4 for presenting such Documents, Papers executed by us and to admit and to admit execution thereof.

करल - ३		
२३२	१०६	११०
२०२४		

AND WHEREAS therefore, we partners abovenamed are desirous of appointing JOINTLY AND SEVERALLY MR. DARSHAN DINESH BHANUSHALI, aged about 31 yrs, having address at 1403, Nilkanth Heights, BPS Cross Road, Mulund (w), Mulund 400 080 2. MR. AKSHAY V. DAMA, aged about 27 yrs residing at ONGC Colony, D/13/94,95 Bungalow D' Colony Chitranganj Nagar, Ghatkopar (E), Mumbai -400077, as our constitute Attorney to attend the office of the Sub-Registrar of Assurances Mumbai, and /or Kurla-1,2,3,4, and admit the execution of the documents that are or may be executed by me in any Partners of the said firm.



NOW KNOW YE AND ALL THESE PRESENTS WITHNESSETH THAT We M/S. V.P. REALTY, a Partnership Firm, registered under the Partnership Act, 1932, having office at Plot situated at bldg. No. 38, Tagore Nagar, Vikhroli (E), 400 083, represented by its authorized Partner 1. Mr. Tulsidas D. Dama, 2. Mr. Jigar B. Dama, 3. Mr. Pravin P. Patel, Mrs. Vaishali Pravin Patel, authorized partners, hereinafter referred to as the "DEVELOPERS", do here by JOINTLY AND SEVERALLY nominate, Constitute and appoint 1. MR. DARSHAN DINESH BHANUSHALI and 2. MR. AKSHAY V. DAMA, to be our true and lawful Attorney in our name and on our behalf (hereinafter for brevity's sake referred to as "our said Attorneys") to act for the purpose expressed hereunder that is to say:-



Partner  
T. Bhanushali

J. B. Dama

[Signature]

Vaishali

[Signature]

A.V. Dama



२०२१	७	२०
२०२२		

1. To present and lodge in the office of the Sub-Registrar of assurances at Mumbai and /or Kurla 1/2/3/4/ or elsewhere in the

कल - ३

232 ७७ ११०



state of Maharashtra as the case may be for registration of all documents, Undertakings, Agreements, Declarations, deed of rectification, deed of Cancellation, Sale deed, agreement for sale, and other related Papers of the said partnership firm from time to time and to **admit execution of such documents** all documents, Undertakings, Agreements, Declarations, deed of rectification, deed of Cancellation, Sale deed, agreement for sale, and other related Papers of the said partnership firm

*T. Bhaveshali*

2. We hereby authorise my said Attorneys to present for Registration and admit execution on us as partners of the said firm

3. And we do hereby agree to rectify and confirm all and whatsoever our said Attorneys shall do or purport to do or cause to be done by virtue of these presents.

*L.S. Dama*

*Vaishali*

*A.V. Dama*

IN WITNESS WHEREOF We 1. Mr. Tulsidas D. Dama, 2. Mr. Jigar B. Dama, 3. Mr. Pravin P. Patel, Mrs. Vaishali P. Patel has hereunto set our hand at Mumbai this 25<sup>th</sup> day of May 2022.

SIGNED AND DELIVERED by the withinnamed Partners of

M/S. V.P. REALTY

1 Mr. Tulsidas d. Dama,

For VP REALTY

*T. Bhaveshali*  
Partner



करल - ३		
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2. MR. JIGAR B. DAMA,

For VP REALTY  
  
 Partner

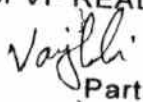


3. MR. PRAVIN P. PATEL,

For VP REALTY  
  
 Partner



4. MRS. VAISHALI P. PATEL

For VP REALTY  
  
 Partner



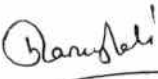
in the presence of

- 
- 

Specimen Signature

करल - ३		
२३२	७९	११०
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1. MR. DARSHAN DINESH BHANUSHALI

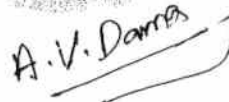




2. MR. AKSHAY V. DAMA

In the presence of

- 
- 





करल - ३		
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करल - ३		
२०२१	९	२०
२०२२		

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
स्थायी लेखा संख्या कार्ड Permanent Account Number Card		
AARFV7353E		
		
नाम / Name V P REALTY		
तिथि / Date of Incorporation/Formation 01/04/2019		



करल - ३  
 १०२९ १० २०  
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करल - ३  
 २३२ ८९ ११०  
 २०२४



भारत सरकार  
 Government of India



Tulsidas Danji Dama  
 DOB: 23/05/1977  
 Male



7863 9907 2759

मेरा आधार, मेरी पहचान

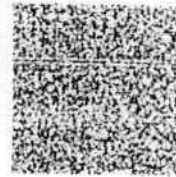


भारत सरकार  
 Unique Identification Authority of India



आधार संख्या: 110422022

Address: Mr Dama Dama  
 1/DEEPAK NAGAR LAHORE  
 KIRKORA NAGAR (INDIA)  
 VIDYAVATI W/ ST, Mumbai, Mahara  
 Suburban, Maharashtra 400085



7863 9907 2759

1947

help@uidai.gov.in

www.uidai.gov.in



करल - ३  
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भारत सरकार  
 GOVERNMENT OF INDIA



जिगर बाबुलाल दामा भानुशाली  
 Jigar Babulal Dama Bhanushali  
 जन्म वर्ष / Year of Birth : 1988  
 पुरुष / Male



3113 8499 9273


आधार - सामान्य माणसाचा अधिकार

करल - ३  
 २३२ १२ ११०  
 २०२४



*J. S. Dama*  
 J. S. Dama  
 Panner




**भारतीय विशिष्ट ओळख प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

पत्ता S/O बाबुभाई दामा भानुशाली, होमगार्ड सनोर, घाटकोपर पश्चिम, ए-१/७, १ सा मजला, सिंधु बिल्डिंग, एनवीसीव्ही सो, एन.एस.एस. रोड, बरवे नगर, बरवे नगर, मुंबई, महाराष्ट्र, 400084  
 Address: S/O Babubhai Dama Bhanushali, Opp. Homeguard, Ghatkopar West, A-1/7, 1st Floor, Sindhu Building, NBDV Society, N.S.S. Road, Barve Nagar, Barve Nagar, Mumbai, Maharashtra, 400084

1947 1885 180 1947  
 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001



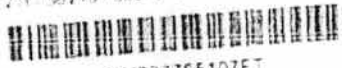
भारतीय चिरसिद्ध ओळख प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1067/18006/04780

To,  
प्रविन पाचगाई पटेल  
Pravin Pachabhai Patel  
S/O Pachabhai Patel  
B 1102 Presidential Tower  
L B S Road  
Opp B City Mall  
Mumbai  
Ghatkopar West Mumbai, Mumbai  
Maharashtra 400086  
9776294247

10097013  
Tel: 022-26216156/56850-P



SH337765107FT



आपला आधार क्रमांक / Your Aadhaar No. :

5148 8555 9593

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
Government of India



प्रविन पाचगाई पटेल  
Pravin Pachabhai Patel  
जन्म तारीख / DOB 25/08/1981  
पुरुष / Male



5148 8555 9593

आधार - सामान्य माणसाचा अधिकार

करल - ३  
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२०२२

करल - ३  
२३२ | ८३ | ११०  
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करल - ३  
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 २०२२

भारत सरकार  
 Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
 Unique Identification Authority of India

नाशणी क्रमांक / Enrolment No.: 1067/18006/04760

To  
 वैशाळी प्रविण पटेल  
 Vaishali Pravin Patel  
 W/O Pravin Patel  
 B 1102 Presidential Tower  
 L B S Road  
 Opp R City Mall  
 Mumbai  
 Ghakoli West  
 Mumbai Maharashtra - 400086  
 9967960769

Download Date: 07/04/2023

THE SEAL OF THE SUB-REGISTRAR, MUMBAI  
 THE SUB-REGISTRAR, MUMBAI  
 SUBURBAN DIST. (MUMBAI)

आधार क्रमांक / Your Aadhaar No. :  
**5395 1390 6736**  
 VID : 9179 9104 4586 7452

माझे आधार, माझी ओळख

भारत सरकार  
 Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
 Unique Identification Authority of India

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड - ऑफलाइन XML - ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा
- हे इलेक्ट्रॉनिक पत्रिकेचे टागा तथाय मानले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication
- This is electronically generated letter

THE SEAL OF THE SUB-REGISTRAR, MUMBAI  
 THE SUB-REGISTRAR, MUMBAI  
 SUBURBAN DIST. (MUMBAI)

- आधार देशभरत वैध आहे
- आधार आपल्याला विविध सरकारी आणि गैरसरकारी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल अद्ययावत ठेवा
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 Vaishali Pravin Patel  
 जन्म तारीख/DOB: 05/05/1981  
 लिंग/SEX: FEMALE

Download Date: 07/04/2023

THE SEAL OF THE SUB-REGISTRAR, MUMBAI  
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**5395 1390 6736**  
 VID : 9179 9104 4586 7452

माझे आधार, माझी ओळख

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 Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
 Unique Identification Authority of India

पत्ता:  
 W/O Pravin Patel B 1102 Presidential Tower  
 L B S Road, Opp R City Mall  
 Mumbai, Mumbai  
 Maharashtra - 400086

Address:  
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 Mumbai, Mumbai  
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**5395 1390 6736**  
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माझे आधार, माझी ओळख

For VP REALTY  
 Vaishali  
 Partner


करल - ३  
२४२१ १४ २०  
२०२२

करल - ३  
२३२ ८५ ११०  
२०२४

भारत सरकार  
GOVERNMENT OF INDIA



Darshan Dinesh Bhanushali  
जन्म तारीख / DOB: 10/08/1990  
पुरुष / MALE  
Mobile No.: 9699733363



2857 3920 8183

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DARSHAN D BHANUSHALI  
DINESH DEVJI BHANUSHALI

10/08/1990

Permanent Account Number

ATUPB1850C

  
Signature



करल-३		
२३२	८६	९९०
२०२४		

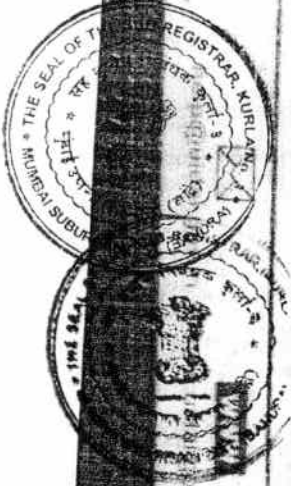
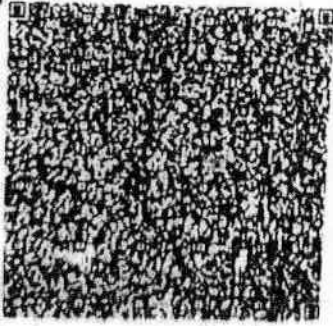
६३३९	१९	२०
	२३	



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

403, Neelkanth Heights, BPS Cross  
Road Near Ambhaji Temple, Mulund  
West, Mumbai, Mumbai Suburban,  
Maharashtra - 400080



P.O. Box No. 1947  
Bengaluru, 560 001

करल - ३  
 १४२७ १६ २०  
 २०२२

भारत सरकार  
 GOVERNMENT OF INDIA



अक्षय वेरशी दामा  
 Akshay Vershi Dama  
 माई - माधवी वेरशी दामा  
 Mother - Madhavi Vershi Dama  
 जन्म वर्ष / Year of Birth - 1995  
 पुरुष / Male



8723 8033 1197

करल - ३  
 २३२ ८६ ११०  
 २०२४

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पत्ता: S/O वेरशी दामा, ओ एन सी सी कॉलनी बंगलू, सी/१ २/१९ ४९५, जेध संतली, टी-डॉक, चिंतामन नगर, गहाकूपर ईस्ट, मुंबई, महाराष्ट्र, ४०००७७

Address: S/O Vershi Dama, Near O.N.G.C Colony, D/13/94,95, O. Banglow, D-Colony, Chintamani Nagar, Ghatkoper East, Mumbai Sub Urban ), Maharashtra. 400077

1947 1800 120 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947 Baramulla-560 007



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

AKSHAY VERSHI DAMA  
 VERSHI KHIMJI DAMA  
 19/07/1995  
 Permanent Account Number  
 CFWPD6538K

A. V. Dama  
 Signature



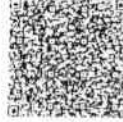
23062015

करल - ३		
६२२	१६	२०
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भारत सरकार  
Government of India

किशोर मोहन साळुंके  
Kishor Mohan Salunke  
जन्म तारीख / DOB: 06/10/1997  
पुरुष / Male



6062 5290 5689

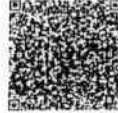
- सामान्य माणसाचा अधिकार

करल - ३		
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२०२४		



भारत सरकार  
GOVERNMENT OF INDIA

रमेश भुमया थदुरी  
Ramesh Bhumaya Thaduri  
जन्म तारीख / Date of Birth: 1989  
पुरुष / Male



2765 8137 1871

अधिकार - सामान्य माणसाचा अधिकार

390/9421

वृधवार, 25 मे 2022 5:01 म.ने.

दस्त गीधवाया भाग-1

करन3

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करन - ३		
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२०२२		

द. नि. सह. दु. नि. करन3 यांचे कार्यालयाने

पावनी:10059

पावनी दिनांक: 25/05/2022

अ. क्र. 9421 वर दि.25-05-2022

मादरकरणाचे नाव: मेमर्म वी पी रियलटी चे भागीदार तुलसीदाम डी दामा

संज्ञी 4:57 म.ने. वा. हजर केला.

नोंदणी फी

दस्त हाताळणी फी

पृष्ठाची संख्या: 20

करन = ३		
२३२	१६	११०
२०२४		

एकूण: 500.00

*P. Bhonshali*  
दस्त हजर करण्याची मदी



सह. दुय्यम निबंधक  
नद्रे द. निबंधक कुर्ला - ३  
कुर्ला-३ (वर्ग-२)

सह. दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)

दस्ताचा प्रकार: कूनमुख्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाने गंव्यवहाराच्या संवंधाने एका किंवा अधिक दस्तावेजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा अग्रे एक किंवा अधिक दस्तावेजांचे निष्पादन केल्याने क्वल करण्यासाठी केला असेल तेव्हा

शिक्रा क्र. 1 25 / 05 / 2022 04 : 57 : 30 PM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 25 / 05 / 2022 04 : 58 : 12 PM ची वेळ: (फी)



### प्रतिज्ञापत्र

सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या दस्तावेजांची आणि दस्ताची सत्यता, वैधता कायदेशीर नोंदणीसाठी कार्यालय दस्त निष्पादक व कर्तुलीधारक हे संपूर्णपणे जबाबदार असतील. सदर दस्तावर दस्तावेजांचे राज्य शासन / केन्द्र शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहून देणारे

१) *P. Bhonshali*  
२) *V. S. G.*  
३) *A. V. Dharma*  
*Vayshali*

लिहून घेणारे

१) *P. Bhonshali*  
२) *Bhonshali*  
३) *A. V. Dharma*





25/05/2022 5 06:42 PM

दस्त क्रमांक: करल3/9421/2022  
दस्तावा प्रकार: कुलमुखत्यारपत्र

दस्त पोपवारा भाग-2

करल3

दस्त क्रमांक:9421/2022

करल - ३		
२७२१	१९	२०
२०२२		

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठगा

1 नाव:अर्थन दिनेश भावुभाणी  
पत्ता:प्लॉट नं. 1403, माळा नं. -, इमारतीचे नाव: निळकंठ हाईटम  
, ब्लॉक नं. वी पी एम क्रॉस रोड , रोड नं: मुलुंड पश्चिम मुंबई ,  
महाराष्ट्र, MUMBAI.  
पिन नंबर:ATUPB1850C

पावर ऑफ अटॉर्नी  
होल्डर  
वय :-31  
स्वाक्षरी:-



2 नाव:अशोक वीरुड  
पत्ता:प्लॉट नं. 112/94, 95, माळा नं: -, इमारतीचे नाव: ओम  
बंगला वी कॉलनी ब्लॉक नं: ओ एन जी सी कॉलनी, चित्तरंजन  
बंगला रोड वीरुड पार्क मुंबई , महाराष्ट्र, MUMBAI.  
पिन नंबर:GFWPD6536K

पावर ऑफ अटॉर्नी  
होल्डर  
वय :-27  
स्वाक्षरी:-



3 नाव:ममयं वी पी रियल्टी चे भागीदार तुनमीराम डी दामा  
पत्ता:प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: विल्डिंग नं. 38 ,  
ब्लॉक नं: टागोर नगर , रोड नं: विक्रोळी पूर्व मुंबई , महाराष्ट्र,  
मुम्बई.  
पिन नंबर:AARFV7353E

कुलमुखत्यार देणार  
वय :-50  
स्वाक्षरी:-



4 नाव:ममयं वी पी रियल्टी चे भागीदार जियर वी दामा  
पत्ता:प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: विल्डिंग नं. 38 ,  
ब्लॉक नं: टागोर नगर , रोड नं: विक्रोळी पूर्व मुंबई , महाराष्ट्र,  
मुम्बई.  
पिन नंबर:AARFV7353E

कुलमुखत्यार देणार  
वय :-33  
स्वाक्षरी:-



5 नाव:ममयं वी पी रियल्टी चे भागीदार प्रविण पी पटेल  
पत्ता:प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: विल्डिंग नं. 38 ,  
ब्लॉक नं: टागोर नगर , रोड नं: विक्रोळी पूर्व मुंबई , महाराष्ट्र,  
मुम्बई.  
पिन नंबर:AARFV7353E

कुलमुखत्यार देणार  
वय :-40  
स्वाक्षरी:-



6 नाव:ममयं वी पी रियल्टी चे भागीदार वैशाली प्रविण पटेल  
पत्ता:प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: विल्डिंग नं. 38 ,  
ब्लॉक नं: टागोर नगर , रोड नं: विक्रोळी पूर्व मुंबई , महाराष्ट्र,  
मुम्बई.  
पिन नंबर:AARFV7353E

कुलमुखत्यार देणार  
वय :-40  
स्वाक्षरी:-



वरील दस्तावेज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त एवज करून दिल्याचे कबूल करतात.  
शिक्का क्र.3 ची वेळ:25 / 05 / 2022 05 : 01 : 58 PM

ओळख:-  
खालील इमम असे निवेदीन करणान की ने दस्तावेज करून देणा-यानां व्यक्तीश: ओळखनात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठगा

1 नाव:किशोर ,माळुखे  
वय:35  
पत्ता:शॉप नं. 1, शेफर्स अपार्टमेंट, स्टेशन रोड, विक्रोळी पूर्व मुंबई  
पिन कोड:400083

स्वाक्षरी

*Signature*



2 नाव:रमेश - तादुंगी  
वय:32  
पत्ता:शॉप नं. 1, शेफर्स अपार्टमेंट, स्टेशन रोड, विक्रोळी पूर्व मुंबई  
पिन कोड:400083

स्वाक्षरी

*Signature*



शिक्का क्र.4 ची वेळ: 25 / 05 / 2022 05 : 03 : 25 PM



सह. दुय्यम निबंधक  
मह. निबंधक कुर्ला - 3  
कुर्ला - 3 (वर्ग - 2)  
Payment Details.

करल - 3  
232 990  
2028

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2		DHC		2305202212276	400	RF	2305202212276D	25/05/2022
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2022



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एकूण 9121 रकमेने आहेत.  
पुस्तक क्रमांक- 9/करल-3/8629/2022  
क्रमांकावर सौ. रक्कम  
दिनांक: 25/05/2022

एम. के. देवरे  
सह दुय्यम निबंधक कुर्ला - 3  
मुंबई उपनगर जिल्हा.

कारण - ३		
232	e2	A90
२०२४		

## घोषणापत्र

मी दर्शन दिनेश भानुशाली यादवारे घोषित करतो कि दुय्यम निबंधक -कुर्ला 3 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आले आहे. मेसर्स वी पी रियलटी चे भागीदार तुलसीदास डी दामा व इतर यांनी दि. 25/05/2022 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे निष्पापित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र रद्द केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक:- ३ /1/2023

*Blasdi*

कुलमुखत्यारपत्रधारकाचे नाव व सही.



करल - ३		
२३२	६४	९९०
२०२४		



भारत सरकार  
GOVERNMENT OF INDIA

जिजा बाबुल दामा बाणशोली  
Jijai Babul Dama Banusholi  
जन्म वर्ष / Year of Birth: १९८८  
प्राथ / Male

3113 8499 9273

आधार — सामान्य माणसाचा अधिकार

करल - ३		
232	९३	990
२०२४		

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AARFV7353E

नाम / Name  
V P REALTY



2435219

संस्थापन की तिथि  
Date of Incorporation/formation  
01/04/2019



M/s. V. P. REALTY

*[Signature]*  
PARTNER

करल - ३		
२३२	६४	९९०
२०२४		



भारत सरकार  
GOVERNMENT OF INDIA

जिगर बाबुल दामा भामनाशी  
Jigar Babul Dama Bharnashai

जन्म वर्ष / Year of Birth: १९९४  
पुरुष / Male

3113 8499 9273

आधार - सामान्य माणसाचा अधिकार




करज - ३  
232 ey 990  
2028



नाम-करज विभाग  
NAME DEPARTMENT  
JIGAR BABULAL DAMA  
BABULAL DAMA  
10/04/1988  
ALLPD2019G  
36/00/92

भारत सरकार  
GOVT OF INDIA  
भारत सरकार  
भारत सरकार





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

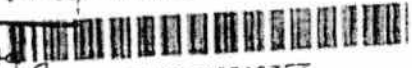
नोंदविण्याचा क्रमांक / Enrollment No 1067/18006/04780

To,  
प्रविण पाचभाई पटेल  
Pravin Pachabhai Patel  
S/O Pachabhai Patel  
B-1102, Presidential Tower  
L B S Road  
Opp R City Mall  
Mumbai  
Ghatkopar West Mumbai Mumbai  
Maharashtra 400086  
9769894242

13/09/2013

करल रज 38 / 271 / 56216 / 56858 / P

232 RE 970



SH337765107FT

2028





आधार क्रमांक / Your Aadhaar No. :

5148 8555 9593

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Government of India

प्रविण पाचभाई पटेल  
Pravin Pachabhai Patel  
जन्म तारीख / DOB 25/08/1981  
पुरुष / Male

5148 8555 9593

आधार - सामान्य माणसाचा अधिकार

*Pravin*

करल-३  
232 EV 990  
2028

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AHHP4055E



नाम / Name  
PRAVIN PANCHABHAI PATEL

पिता का नाम / Father's Name  
PACHABHAI PREMJI PATEL

जन्म की तिथि  
Date of Birth  
25/08/1981



करल - ३		
२३२	६८	११०
२०२४		

भारत सरकार  
Government of India



Tulsidas Damji Dama  
DOB: 23/05/1972  
Male

7863 9907 2759

मेरा आधार, मेरी पहचान



भारतीय विचित्र: पहचान अधिकारण  
Unique Identification Authority of India



Address: S/O Damji Dama  
1704 TAKSHASHILA NEERAMTHI  
KINGDOM, MATIARI ROAD  
VEDYAVIHAR WEST, Mumbai, Mumbai  
Suburban, Maharashtra, 400075

7863 9907 2759

1947 help@uidai.gov.in www.uidai.gov.in

करल - ३		
२३२	९९	९९०
२०२४		

**आयकर विभाग**  
 INCOME TAX DEPARTMENT

**भारत सरकार**  
 GOVT. OF INDIA



सबसे लेखा संख्या कार्ड  
Permanent Account Number Card  
**ABAPD1099H**

सब नाम  
**TULSIDAS DAMJI DAMA**

सब पता / Father's Name  
**DAMJI DHANJI DAMA**

सब तिथि  
**23/05/1972**



36102019

सब नाम  
**TULSIDAS DAMJI DAMA**

सब पता / Father's Name  
**DAMJI DHANJI DAMA**

सब तिथि  
**23/05/1972**



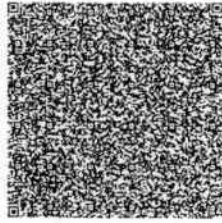


भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0662/20227/81071

To  
जनेट रोनाल्ड एली  
Janet Ronald Ely  
W/O Ronald Ely,  
Near Radha Gas,  
2901/193/8 B, Tagore Nagar,  
VTC: vikhroli east,  
PO: Tagore Nagar,  
District: Mumbai,  
State: Maharashtra,  
PIN Code: 400083,  
Mobile: 7045113491



Signature valid  
Digitally signed by  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA  
Date: 2023.11.14 15:18  
GMT+05:30

आपका आधार क्रमांक / Your Aadhaar No. :  
7806 2476 7735  
मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Aadhaar no. issued: 02/11/2011



जनेट रोनाल्ड एली  
Janet Ronald Ely  
जन्म तिथि/ DOB: 21/05/1982  
महिला/ FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/  
ऑनलाइन एक्सएम्पले की स्कैनिंग) के साथ किया जाना चाहिए।  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online  
authentication, or scanning of QR code / offline XML).

7806 2476 7735  
मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सचता और विनिर्णयों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र को यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या [www.uidai.gov.in](http://www.uidai.gov.in) पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट कराना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की जांच करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on [www.uidai.gov.in](http://www.uidai.gov.in).
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

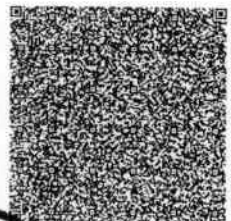


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
W/O रोनाल्ड एली, राधा गैस जवळ, २९०१/१९३/८ बी,  
टागोर नगर, विक्रोली पूर्व, टागोर नगर, मुंबई,  
महाराष्ट्र - 400083

Address:  
W/O Ronald Ely, Near Radha Gas,  
2901/193/8 B, Tagore Nagar, vikhroli east,  
PO: Tagore Nagar, DIST: Mumbai,  
Maharashtra - 400083



Details as on: 04/12/2023



1947

[www.uidai.gov.in](http://www.uidai.gov.in)

[www.uidai.gov.in](http://www.uidai.gov.in)






करल = ३		
232	909	990
२०२४		

**आयकर विभाग**  
 INCOME TAX DEPARTMENT  
**माहत सरकार**  
 GOVT. OF INDIA

**JANET RONALD ELY**  
**JESUPRIYA EBNEZER AMMANA**

21/05/1982  
 Permanent Account Number  
**AAVPE5302Q**

  
 Signature

*Janet*




करल = ३		
२३२	९०२	९९०
२०२४		

PERMANENT ACCOUNT NUMBER  
**AADPE1333R**

नाम / NAME  
**RONALD HANOCK ELY**

पिता का नाम / FATHER'S NAME  
**HANOCK ELY**

जन्म तिथि / DATE OF BIRTH  
**11-07-1972**

हस्ताक्षर / SIGNATURE  


आयकर आगुत (कम्प्युटर केन्द्र)  
 Commissioner of Income-tax (Computer Operations)



*Ronald Ely*

**भारत सरकार**  
**GOVERNMENT OF INDIA**



रोनाल्ड हनोक ऐली  
Ronald Hanock Ely

जन्म वर्ष / Year of Birth : 1972  
पुरुष / Male

2876 4094 4358




**आधार — सामान्य माणसाचा अधिकार**


<b>करल = ३</b>		
232	903	990
<b>२०२४</b>		


**भारतीय विशिष्ट ओळख प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**


पता : राधा गैस जवळ,  
१९३/२९०१-ए, टागोर नगर,  
विक्रोली ईस्ट, टागोर नगर, मुंबई,  
महाराष्ट्र, 400083

Address: Near Radha Gas,  
193/2901-8B, Tagore Nagar,  
Vikhroli East, Tagore Nagar,  
Mumbai, Maharashtra, 400083

  
1947  
1800 180 1947

  
help@uidai.gov.in

  
www.uidai.gov.in

  
P.O. Box No. 1947,  
Bengaluru-560 091



*[Handwritten Signature]*

करल-३		
२०२४		



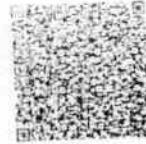
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**PAGE**  
कोरे  
पृष्ठ



भारत सरकार  
Government of India



किशोर मेहर सोलंकी  
Kishor Meher Solanki  
जन्म तारीख: 10/05/1989  
पुलक: Male



6062 5290 5689

आधार - सामान्य माणसाचा अधिकार

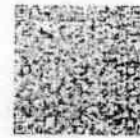
करल - ३		
232	908	990
2028		



भारत सरकार  
GOVERNMENT OF INDIA



नामोली राजमा थडुरी  
Namoli Rajmaya Thaduri  
जन्म तारीख: Year of Birth: 1989  
पुलक: Male



2765 8137 1871

आधार - सामान्य माणसाचा अधिकार



CHALLAN  
MTR Form Number-6



GRN	MH013386065202324E	BARCODE	[Barcode]		Date	03/01/2024-13:22:06	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				KRL2_JT SUB REGISTRAR KURLA NO 2					
Location				MUMBAI					
Year				2023-2024 One Time					
Account Head Details				Amount In Rs.		Premises/Building			
0030045501 Stamp Duty				432080.00		Road/Street			
0030063301 Registration Fee				30000.00		Area/Locality			
						Town/City/District			
						PIN			
						4 0 0 0 8 3			
						Remarks (If Any)			
						SecondPartyName=RONALD HANOCK ELY AND JANET RONALD ELY			
						<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>करल - 3</p> <p>232 904 990</p> <p>2028</p> </div>			
				462080.00					
Total				4,62,080.00		Amount In Words			
						Four Lakh Sixty Two Thousand Eighty Rupees Only			
Payment Details				IDBI BANK					
				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref. No.		69103332024010314700	2846552892
Cheque/DD No.				Bank Date		RBI Date		03/01/2024-13:23:12	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No., Date		Not Verified with Scroll			



Department ID : Mobile No. : 9820863131  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चतान फक्त दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चतान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-390-232	0007060267202324	03/01/2024-17:16:16	IGR199	30000.00
2	(IS)-390-232	0007060267202324	03/01/2024-17:16:16	IGR199	432080.00
Total Defacement Amount					4,62,080.00



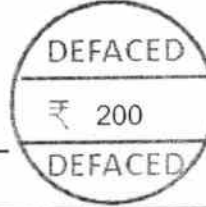


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	0124035810877	Receipt Date	03/01/2024
-----	---------------	--------------	------------

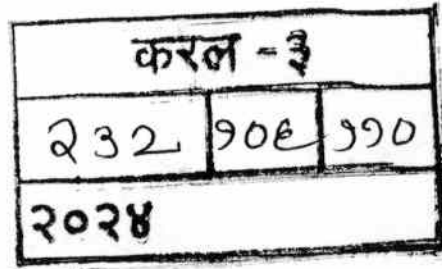
Received from MS V P REALTY, Mobile number 9820863131, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 232 dated 03/01/2024 at the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.



### Payment Details

Bank Name	IBKL	Payment Date	03/01/2024
Bank CIN	10004152024010310398	REF No.	2878451602
Deface No	0124035810877D	Deface Date	03/01/2024

This is computer generated receipt, hence no signature is required.





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0124039810771

Receipt Date 03/01/2024

Received from MS V P REALTY, Mobile number 9820863131, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 232 dated 03/01/2024 at the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

### Payment Details

Bank Name IBKL

Payment Date 03/01/2024

Bank CIN 10004152024010310304

REF No. 2878450790

Deface No 0124039810771D

Deface Date 03/01/2024

This is computer generated receipt, hence no signature is required.

करल - ३

२३२ १०७ ११०

२०२४



390/232

बुधवार, 03 जानेवारी 2024 5:20 म.नं.

दस्त गोपबारा भाग-1

करल3

दस्त क्रमांक: 232/2024

दस्त क्रमांक: करल3 /232/2024

बाजार मूल्य: रु. 65,46,474/-

मोवदला: रु. 72,01,200/-

भगलेले मुद्रांक शुल्क: रु.4,32,080/-

दु. नि. मह. दु. नि. करल3 यांचे कार्यालयात

अ. क्र. 232 वर दि.03-01-2024

गोजी 5:13 म.नं. वा. हजर केला.

पावती: 247

पावती दिनांक: 03/01/2024

मादरकरणाचे नाव: रोनाल्ड हनोक एली

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकुण: 32200.00

दस्त हजर करणाऱ्याची मही:

सह. दु. नि. मह. दु. नि. निबंधक  
कुर्ली-3 (वर्ग-2)  
दस्ताचा प्रकार: केरगनामा



सह. दु. नि. मह. दु. नि. निबंधक  
कुर्ली-3 (वर्ग-2)

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

शिक्रा क्र. 1 03 / 01 / 2024 05 : 13 : 47 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 03 / 01 / 2024 05 : 16 : 12 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोपल जोडलेल्या कायदावत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी फाळील दस्त निष्पादक व कमुलीधारक हे संपूर्णपणे जबाबदार राहातील. तसेच सादर हस्तांतरण दस्तामुळे राज्य शासन / केन्द्र शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहून देणारे

१)

२)

३)

लिहून घेणारे

१)













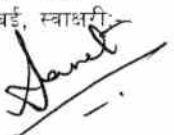


२)

३)

03/01/2024 5 19:51 PM

दस्त क्रमांक :करल3/232/2024




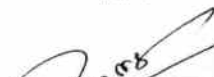


दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:मेमर्म वी पी रियल्टी चे भागीदार तुलसीदाम डी दामा तर्फे मुखत्यार दर्शन दिनेश भानुशाली पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विल्डिंग नं 38, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AARFV7353E	लिहून देणार वय :-31 स्वाक्षरी:- 		
2	नाव:मेमर्म वी पी रियल्टी चे भागीदार जिगर वी दामा तर्फे मुखत्यार दर्शन दिनेश भानुशाली पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विल्डिंग नं 38, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AARFV7353E	लिहून देणार वय :-31 स्वाक्षरी:- 		
3	नाव:मेमर्म वी पी रियल्टी चे भागीदार प्रविण पी पटेल तर्फे मुखत्यार दर्शन दिनेश भानुशाली पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विल्डिंग नं 38, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AARFV7353E	लिहून देणार वय :-31 स्वाक्षरी:- 		
4	नाव:रोनाल्ड हनोक एली पत्ता:प्लॉट नं: 193/2901 - 8 वी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: राधा गॅस जवळ, टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन नंबर:AADPE1333R	लिहून देणार वय :-51 स्वाक्षरी:- 		
5	नाव:जॅनेट रोनाल्ड एली पत्ता:प्लॉट नं: 193/2901 - 8 वी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: राधा गॅस जवळ, टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AAVPE5302Q	लिहून देणार वय :-41 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्रा क्र.3 ची वेळ:03 / 01 / 2024 05 : 18 : 59 PM

ओळख:-

खातील इगम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:किशोर - माळुंके वय:35 पत्ता:शाँप नं 1 शेफर्म स्टेशन रोड विक्रोळी पूर्व मुंबई पिन कोड:400083	स्वाक्षरी 		
2	नाव:रमेश - तादुगी वय:33 पत्ता:शाँप नं 1 शेफर्म स्टेशन रोड विक्रोळी पूर्व मुंबई पिन कोड:400083	स्वाक्षरी 		



करल - 3

## Payment Details.

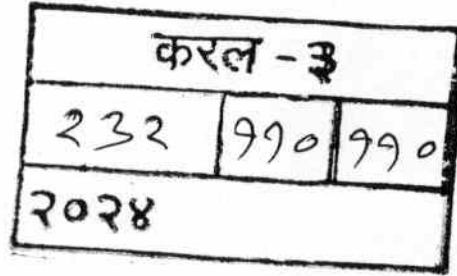
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS V P REALTY	eChallan	69103332024010314700	MH013386085202324E	432080.00	SD	0007060267202324	03/01/2024
2		DHC		0124035810877	200	RF	0124035810877D	03/01/2024
3		DHC		0124039810771	2000	RF	0124039810771D	03/01/2024
4	MS V P REALTY	eChallan		MH013386085202324E	30000	RF	0007060267202324	03/01/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

232 /2024

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प्रमाणित करप्रयत्न घेतले की या दस्तामध्ये  
एकूण एकरी देहा (११०) मने आहेत.  
पुस्तक क्रमांक-१/करल-३/२३२/२०२४  
क्रमांकावर नोंदला.  
दिनांक: ०३/०१/२०२४

*[Signature]*  
सह उपयुक्त नियंत्रक (वर्ग-२)  
कुर्ली क्र.-३

04/01/2024

दस्त क्रमांक : 232/2024

नोंदणी :

Regn:63m

## गावाचे नाव : हरियाली

(1)विलेखाचा प्रकार	करारनामा
(2)मावदला	7201200
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6546474
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 405, माळा नं: 4था मजला,विल्डिंग नं. 38, इमारतीचे नाव: ओम धनलक्ष्मी हाइड्स, ब्लॉक नं: टागोर नगर, रोड : विक्रोळी पूर्व मुंबई 400083, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 471 चौ.फुट रेरा कार्पेट( ( C.T.S. Number : 355 (PART) ; ) )
(5) क्षेत्रफळ	1) 48.15 चौ.मीटर
(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:-मेसर्स वी पी रियल्टी चे भागीदार नुलमीदाम डी दामा तर्फे मुखत्यार दर्शन दिनेश भानुशाली वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विल्डिंग नं 38, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AARFV7353E 2): नाव:-मेसर्स वी पी रियल्टी चे भागीदार जिगर वी दामा तर्फे मुखत्यार दर्शन दिनेश भानुशाली वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विल्डिंग नं 38, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई,, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AARFV7353E 3): नाव:-मेसर्स वी पी रियल्टी चे भागीदार प्रविण पी पटेल तर्फे मुखत्यार दर्शन दिनेश भानुशाली वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विल्डिंग नं 38, ब्लॉक नं: टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AARFV7353E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोनाल्ड हनोक एली वय:-51; पत्ता:-प्लॉट नं: 193/2901 - 8 वी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: राधा गॅस जवळ , टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AADPE1333R 2): नाव:-जॅनेट रोनाल्ड एली वय:-41; पत्ता:-प्लॉट नं: 193/2901 - 8 वी, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: राधा गॅस जवळ , टागोर नगर, रोड नं: विक्रोळी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-AAVPE5302Q
(9) दस्तऐवज करून दिल्याचा दिनांक	03/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	03/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	232/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	432080
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारान घेतलेला नपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2		DHC		0124035810877	200	RF	0124035810877D	03/01/2024
3		DHC		0124039810771	2000	RF	0124039810771D	03/01/2024
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

