



27/02/2024

सूची क्र.2

दुय्यम निबंधक : सह द.नि. कुर्ला 3

दस्न क्रमांक : 4381/2024

नोंदणी :

Regn.63m

गावाचे नाव : चेंवूर

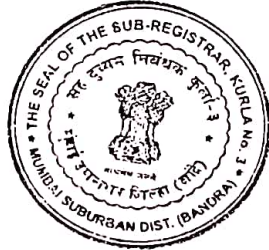
(1) विविधाना प्रकार	करागनामा	
(2) मोंवदना	7750000	
(3) वाजागभाव(भाडेपट्टयाच्या वाचनितपट्टयाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	5329139.475	
(4) भू-मापन, पोट्टिम्मा व घरक्रमांक(अमल्यास)		1) पालिकेचे नाव: मुंबई मनपा इतर वर्धन ; इतर माहिती: , इतर माहिती: मदनिका नं 1614,16 वा मजना, वर्धन हार्डटम, मी विंग, पी एल लोखंडे मार्ग, मुंबई 400 089.... मी एम नं 708(पार्ट), 709, 709/1 ते 11, 710, 710/1 ते 23, 711, 711/1 ते 14, 712, 712/1 ते 7, 715/1 ते 36, 715/37, 716 आणि लॅंड अंडर नीला मुठा नार्डन ऑफ व्हिलेज चेंवूर तालुका कुर्ला क्षेत्र 29.91 चौ मीटर कार्पेट (C.T.S. Number : 708(पार्ट), 709, 709/1 ते 11, 710, 710/1 ते 23, 711, 711/1 ते 14, 712, 712/1 ते 7, 715/1 ते 36, 715/37, 716 आणि लॅंड अंडर नीला मुठा नार्डन ऑफ व्हिलेज चेंवूर तालुका कुर्ला ;))
(5) क्षेत्रफळ		1) 29.91 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
7) दस्नगोवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.		1): नाव:-मेमर्स. वर्धन हौसिंग चे नागीदार अशोक बी. वर्धन नॉर्क कुलमुख्यार मंदीप रघुनाथ पवार - वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: थॉप नं 7, तळमजला, मूर्यामदल, 5 वी वी मार्ग, ऑफ एन एम रोड फोर्ट मुंबई, र्नांक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAHFV2226L
8) दस्नगोवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:-स्वीडील डिमोझा मस्करेन्हाम - वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मदनिका नं 2 वालाजी मी एच एम प्लॉट नं 48 दातार कॉलनी परांजपे गार्डन जवळ, भांडूप इन्ट, मुंबई, र्नांक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400042 पॅन नं:-AQQPD7927B 2): नाव:-नेस्टर हायजीनम मस्करेन्हाम - वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मदनिका नं 2 वालाजी मी एच एम प्लॉट नं 48 दातार कॉलनी परांजपे गार्डन जवळ, भांडूप इन्ट, मुंबई, र्नांक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400042 पॅन नं:-AUXPM0343D
9) दस्नगोवज करून दिल्याचा दिनांक		27/02/2024
10) दस्न नोंदणी केल्याचा दिनांक		27/02/2024
11) अनुक्रमांक, खंड व पृष्ठ		4381/2024
12) वाजागभावप्रमाणे मुद्रांक शुल्क		465000
13) वाजागभावप्रमाणे नोंदणी शुल्क		30000
14) शेंग		



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



वस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)

कुर्ला क्र. ३

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

19530568208536

Bank/Branch: IBKL - 6910504/MUMBAI - FORT
Pmt Txn id : 738589849
Pmt DtTime : 26-FEB-2024@12:25:03
ChallanIdNo: 69103332024022650405
District : 7101-MUMBAI

Stationery No: 19530568208536
Print DtTime : 26-FEB-2024 16:27:53
GRAS GRN : MH016217077202324S
Office Name : IGR199-KRL3 JT SUB REGI
GRN Date : 26-Feb-2024@12:25:25

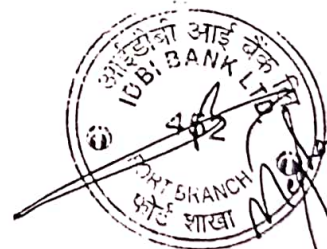
StDuty Schm: 0030045501-75/STAMP DUTY
StDuty Amt : R 4,65,000/- (Rs Four, Six Five, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25--Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 77,50,000/-
Prop Descr : FLAT NO 1614,C WING 16TH FLR,VARDHAN HEIGHTS,CTS NO 710 711,P L LOK
HANDE RD,CHEMBUR,MUMBAI,Maharashtra,400089
Duty Payer: PAN-AAHFV2226L,VARDHAN HOUSING

Other Party: PAN-AQQPD7927B,SWEEDIL DSOUZA MASCARENHAS

Bank official1 Name & Signature



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

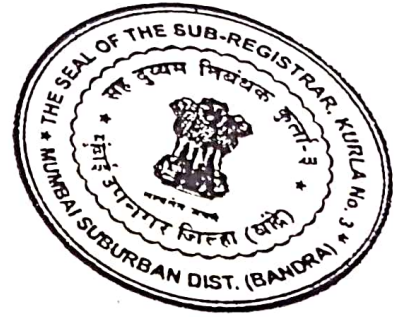
27/02/2024

करल - ३		
४३८९	२	७३५
२०२४		

Mascarenhas
27/02/2024



8329 4 738
2028



AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made and entered into at Mumbai this 27th day of February in the Christian year Two Thousand Twenty-Four.

AMONGST/BETWEEN

M/S. VARDHAN HOUSING (PAN No. AAHFV2226L) a Partnership Firm duly registered under the provisions of the Partnership Act, 1932 through its authorized partner Mr. Ashok B. Vardhan, having its registered office at Shop No.7, Ground Floor, Surya Mahal, 5 B B Marg, off N M Road, Fort, Mumbai 400 001 and hereinafter referred to as **"THE DEVELOPER/PROMOTER"** (which expression unless it be repugnant to the context of the meaning thereof shall be deemed to mean and include all persons as are and will be its partners for the time being and from time to time and the heirs, executors and administrators of the deceased partner/s along with the surviving partners) of the **ONE PART;**

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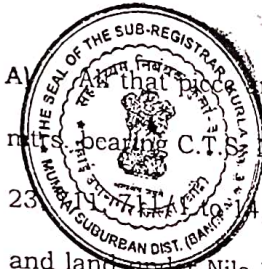
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करल - ३		
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AND

Mrs. Sweedil Dsouza Mascarenhas (PAN No. AQQPD7927B) And
 Mr. Nestor Hyginus Mascarenhas (PAN No. AUXPM0343D)
 address at Flat no - 2, Balaji CHS, Plot No- 48, Datar Colony, Near
 Paranjpe Garden, Bhandup East, Mumbai - 400042., here in after
 referred to as "**PURCHASER'S** (which expression shall unless
 repugnant to the context or meaning thereof, be deemed to mean
 and include his/her/their heirs, exccutors, administrators and
 permitted assigns) of the **SECOND PART**;



A) That piece and parcel of land admeasuring 4704.975 sq.
 mtrs. bearing C.T. No.708 (Pt), 709, 709/1 to 11, 710, 710/1 to
 23, 711, 711/1 to 14, 712, 712/1 to 7, 715/1 to 36, 715/37, 716
 and land under Nila-Mutha line of Village Chembur, Tal. Kurla at
 P.L. Lokhande Marg, Mumbai 400 089 was declared as a Slum
 Arca and censused under section 4(1) of the Maharashtra Slum
 Arcas (Improvement, Clearance and Redevelopment Act) 1971 as
 amended upto date vide Notification No. SLM/1075/5280/G dt.
 11/9/1975 under Govt. Gazette Notification dated 18th September,
 1975 (hereinafter referred to as "**the said property**");

B) The said property was in use, occupation and in possession
 of inhabitants/occupants of Shantis/Zhopadas constructed
 thereon and as the said inhabitants/occupants were living in
 hutments and the inhabitants/occupants decided to form a
 proposed Society in the name and style of Dr. Babasaheb
 Ambedkar (S.R.A.) CHS Ltd. (Proposed) (which society has now
 been duly registered with Registration No. MUM / SRA/

Y

Dsouza

Mascarenhas



करल - ३		
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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East) Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. ME/STGOVT/0051/2010 0222/AP/S. 4 AUG 2018
COMMENCEMENT CERTIFICATE

SALE BUILDING

TO:
M/s. Vardhan Housing

422, Commerce House, 140,

N. M. Road, Fort, Mumbai - 400023.

Sr.

With reference to your application No. 914 dated 14/07/20



Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 708 (Pt.), 709, 709/1 to 11, 710, 710/1 to 23, 711, 711/1 to 14, 712, 712/1 to 7, 715, 715/1 to 36, 715/37, 716 and land under Nila-

Mutha Line, Village Chembur, T.P.S. No. - Situated at Tal-Kurla, Mumbai - 400089.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI No. SRA/ENS/2323/ME/STGL/LCL Dtd. 27/05/2015. of ME/STGOVT/0051/2010 0222/AP/S Dtd. 07/06/2018.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- 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.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- 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.
- 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if :
 - 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.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. S. D. Mahajan Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth Level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority
Seetha
04.08.18
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

करल - ३		
४३६९	७६	९३४
२०२४		

ME/STGOVT/0031/20100222/AP/S

८ अक्टूबर २०२२

This Full C.C. granted for brick work upto 17th upper floor (11th to 17th floors) including O.H.W.T. & L.M. Room of Sale and ref. as per approved amended plans dtd. 01/09/2021.

[Signature]
Executive Engineer
Slum Rehabilitation Authority



ME/STGOVT/0051/20100222/AP/S

१ अक्टूबर

This C.C. is re-endorsed upto 17th entire floors of reference as per approved amended plans dtd. 11/08/2022.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

ME/STGOVT/0051/20100222/AP/S

20 SEP 2019

This C.C. is further extended upto 6th upper floors for RCC only as per approved amended plans dated 07/06/2018.

करल - ३		
४३८९	७८	९३४
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Seah
20.09.19
Executive Engineer
Slum Rehabilitation Authority

ME/STGOVT/0051/20100222/AP/S

6 NOV 2020

This C.C. is re-endorsed and granted further C.C. including brick work upto 10th upper floors and RCC Frame Work for only 11th floor of Sale Building u/ref. as per approved amended plans dated 25/10/2019.

[Signature]
06.11.20
Executive Engineer
Slum Rehabilitation Authority



ME/STGOVT/0051/20100222/AP/S

6 AUG 2021

This C.C. is further extended for R.C.C Frame Work upto 12th & 13th floors (i.e. 12th & 13th floors) of Sale Building u/ref. as per approved amended plans dtd. 25/10/2019.

[Signature]
06/8/21
Executive Engineer
Slum Rehabilitation Authority

ME/STGOVT/0051/20100222/AP/S

22 OCT 2021

This C.C. is re-endorsed and further extended for R.C.C. Frame Work upto 15th upper floors (i.e. 14th & 15th floors) of Sale Building u/ref. as per approved amended plans dtd. 01/09/2021.

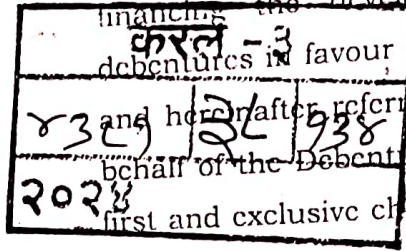
[Signature]
22/10/21
Executive Engineer
Slum Rehabilitation Authority

ME/STGOVT/0051/20100222/AP/S

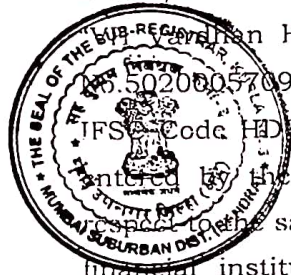
3 DEC 2021

This C.C. is further extended for R.C.C upto 17th upper floors (i.e. 16th & L.M. Room of Sale Building) dated 01/09/2021.

financing the development of the Project and has issued debentures in favour of IDBI Trusteeship Services Limited (herein and hereinafter referred to as the "Debenture Trustee") acting on behalf of the Debenture Holders, created a mortgage by way of a first and exclusive charge in favour of the Debenture Holders over



the rights/title/interest of the Promoter in respect of the Project together with the development rights in terms of the LOI dated 11th October, 2019 along with all Existing Unsold Units, on the terms and conditions mentioned therein. The aforesaid Debenture Trust Deed dated 24th June, 2021 is registered with the Sub Registrar of Assurances bearing Serial No. 11526/2021. The Purchaser/s shall make all payments of the Sale Price due and/or payable to the Promoter through an account payee cheque / demand draft / pay order / wire transfer / any other instrument drawn in favour of



"VH Vardhan Heights Master Escrow Account" bearing Account No. 50200057094512, HDFC Bank Limited, Fort Branch bearing IFS Code HDFC0000060. In case of any financing arrangement entered into by the Purchaser/s with any financial institution with reference to the said Flat, the Purchaser/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such amounts towards Sale Price due and payable to the Promoter through an account payee cheque/ demand draft / wire transfer / any other instrument drawn in favour of "VH Vardhan Heights Master Escrow Account". The Developer has to obtain No Objection Certificate (NOC) from the Debenture Trustee for sale of every flat offered under security.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the said Property)

All that piece and parcel of land admeasuring 4704.975 sq. mtrs. bearing C.T.S. No.708 (Pt), 709, 709/1 to 11, 710, 710/1 to 23, 711, 711/1 to 14, 712, 712/1 to 7, 715/1 to 35, 715/37, 716 and land under Nila-Mutha line of Village Chembur, Tal. Kurla at P.L. Lokhande Marg, Mumbai 400 089 within the limit of Mumbai Municipal Corporation.

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करल - 3		
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2028		

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the Common/Limited common areas and
facilities)

1. Automatic Passenger elevator - 2 No's in A wing, 2 No's in B Wing, 2 No's C Wing.
2. One Society Office.
3. Fire Fighting System
4. Earthquake resistant RCC Design.
5. Rainwater Harvesting
6. Land scaping
7. Sewage Treatment Plant (STP)
8. Common areas like entrance lobby lifts, staircase, common passage leading to Apartment, top terrace, water tanks, 8% amenity in layout, peripheral open space etc.



Unaxaunth

Shankar