

PTADM

Receipt (pavti)

387/4661

Wednesday, March 20, 2024

3:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: पी.एस.पहाडीगोरेगांव
दस्तऐवजाचा अनुक्रमांक: बरल-4-4661-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: विपुल शांतिलाल संगोई

पावती क्र.: 4956 दिनांक: 20/03/2024

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 1900.00
पृष्ठांची संख्या: 95	
एकूण:	₹. 31900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:27 PM ह्या वेळेस मिळेल.


सह दु.नि.का-बोरीवली4

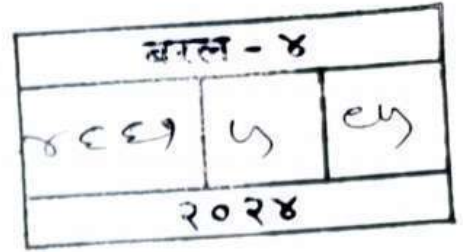
बाजार मुल्य: ₹.12089328.39 /-
मोबदला ₹.11500000/-
भरलेले मुद्रांक शुल्क: ₹. 732000/-

सह. दुय्यम निबंधक, बोरीवली -४,
मुंबई उपनगर जिल्हा.

- 1) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH017676814202324M दिनांक: 20/03/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: ₹.1900/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0324206613445 दिनांक: 20/03/2024
बँकेचे नाव व पत्ता:



DELIVERED



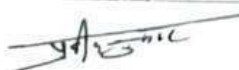


AGREEMENT FOR SALE

THIS AGREEMENT is made and executed at Mumbai on this 20th day of March, 2024 BY AND BETWEEN:

Messrs. LAXMIDEVI DEVELOPERS (PAN NO. AAFL2308J), a Partnership Firm, duly registered under the provisions of Indian Partnership Act 1932 and having its principal place of business at 5th Floor, Gala Nos. 501 and 502, First Avenue Building, Link Road, C.T.S. No. 1199/E, Malad (West), Mumbai, Mumbai Suburban, Maharashtra – 400064 - hereinafter referred to as the “Developers/Promoters” (which terms and expression shall unless it to be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being constituting the said firm, the survivors or survivor of them, their / his heirs, executors, administrators and assigns) of the **ONE PART**,

AND

- (1) MR. VIPUL SHANTILAL SANGOI (PAN NO. AWYPS5978F)
 - (2) MRS. SRUTI VIPUL SANGOI (PAN NO. ODDPS2263B),
- having his/her/their/its address at **32 ALANKAR, M.G. ROAD, BEHIND KAPADIA HOSPITAL, MOTILAL NAGAR, GOREGAON (WEST),**

SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
	1) 
	2) 

MUMBAI - 400104 hereinafter called "THE FLAT PURCHASER(S)(s)/ALLOTTEE(S)" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns in case of an individual and the partner or partners for the time being and from time to time of the firm and the survivors or survivor of them and the heirs, executors and administrators and permitted assigns of the last survivor in case of a partnership firm and successors and permitted assignee in case of an incorporated body) of the **SECOND PART**;

The Promoter/Developers(s) and the Allottee(s)/s shall hereinafter collectively be referred to as the 'Parties' and individually as the 'Party'.

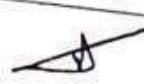

WHEREAS:

A. Originally, Maharashtra Housing and Area Development Authority (MHADA) being duly constituted with effect from the 05/12/1977 under Government notification for the Public Works and Housing Department with No. ARD - 1077 (1) Desk - 44 dated 05/12/1977 followed by passing of Maharashtra Housing and Development Authority Act (hereinafter referred to as "said MHAD Act"), the Maharashtra Housing Board a corporation established under the Bombay Housing Board Act, 1948 (hereinafter referred to as "the Board") stood dissolved by operation of section 15 of the said Act;

B. Under clauses (a) and (b) of section 189 of the said Act, all the property, rights, liabilities and obligations of the said dissolved Board



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SIGNATURE OF DEVELOPERS		SIGNATURE OF FLAT PURCHASER/S	
		1)	
		2)	

including those arising under any agreement or contract had become the property, rights, liabilities and obligations of the Authority.

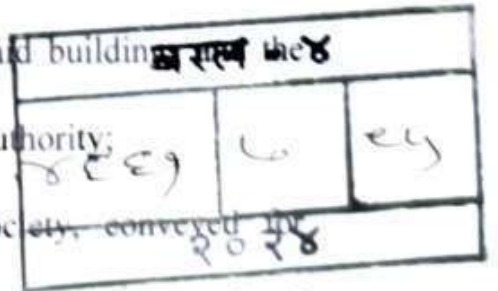
C. The Board had a scheme of construction, allotment and sale of tenements, generally known as Low Income Housing Scheme;




D. The Board had built building bearing Nos. 22 to 24, 26, 27, 29 to 41, 42 to 61 (Total 38 Buildings) – hereinafter referred to as “**said Buildings**” at Survey No. 35 to 39 B/45 and C.T.S. No. 299, 300, 231, 303, 304, 318 at Pahadi Goregaon (W), Mumbai (hereinafter referred to as “**the said entire land**”) and more particularly described in Schedule – I hereto, for housing belonging to the Low-Income Group provided in that scheme and the same were allotted to individual allottees

E. **AND WHEREAS** on 17/06/1969 the said allottees have formed themselves into a Co-operative Housing Society called **Unnat Co-operative Housing Society Limited** – hereinafter referred to as “**said Parent Society**” u/s 9(1) of the Maharashtra Co-operative Societies Act, 1960 (hereinafter referred to as “**said MCS/Act**”) Vide Registration No. **BOM/HSG/2103**;

F. The Authority, as successor of the Board was the owner of and/or otherwise well and sufficiently entitled to the said building **असल माल** said buildings were the absolute property of the Authority;

G. The Authority had, at the request of the Society, conveyed the consideration, the said buildings by way of Deed of Sale dated 21/05/1992 and granted the said entire land underneath and appurtenant



SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
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SCHEDULE OF SAID LAND

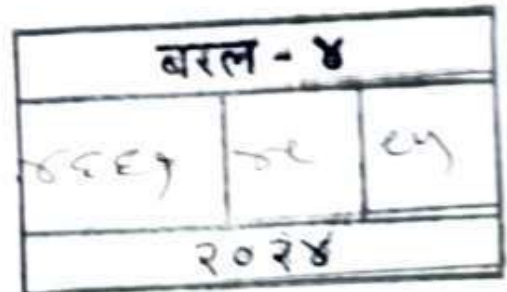
ALL THAT that property being non-agricultural land bearing CTS no. 57 (Part) admeasuring about 587.80 sq. meters at Village Pahadi Goregaon West at Unnat Nagar no. 2, Goregaon West, MSD within the precincts of MCGM bounded as under:

On or towards North: Building no. 27/224
On or towards West: Building no. 28
On or towards East: Public Road no. 1 and Building no. 26 (Unnat Nagar)
On or towards South: layout of Unnati CHS Ltd., Unnat nagar no. III (Old Building no. 19, 20)



SCHEDULE OF THE SAID PREMISES

The Residential Flat premises bearing No. 1301, admeasuring 639 Sq. Ft. Carpet Area (as per MahaRERA) on 13th Habitable floor together with (1) One Automated Puzzle car parking slot in the new building to be reconstructed and to be known as "LAXMI NAMA" on land bearing non-agricultural land bearing CTS no. 57 (Part) admeasuring about 587.80 sq. meters at Village Pahadi Goregaon West at Unnat Nagar no. 2, Goregaon West, MSD within the precincts of MCGM, within limits of "P/South" ward of MCGM



SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER'S
	1)
	2)



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 :

P51800050568

Project: **LUXURY CHSL LTD** , Plot Bearing / CTS / Survey / Final Plot No.: **57 (PT) / PLOT NO.27at Goregaon, Borivali, Mumbai Suburban, 400104;**

1. **Laxmidevi Developers** having its registered office / principal place of business at Tehsil: **Borivali, District: Mumbai Suburban, Pin: 400067.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **21/04/2023** and ending with **30/06/2025** 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 Premanand Prabhu
(Secretary, MahaRERA)
Date:21-04-2023 17:45:07

Dated: 21/04/2023
Place: Mumbai

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

[Handwritten Signature]		
[Handwritten Date: 20/24]		



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-52/1206/2023/FCC/1/New

Date : 23 August, 2023

To

Pravin Kothari of M/s Laxmidevi
Developers C.A. to Luxury Co-op
HSG SOC. LTD.

First Floor, Laxmi Callista, Plot
no. 283, Road no. 3, Jawahar
Nagar, Near Suvidha Hospital,
Goregaon West, Mumbai,
Maharashtra - 400104



Sub : Proposed Redevelopment on plot bearing-CTS NO 57 (PT) of Village Pahadi Goregaon West Plot No.27 Chawl No. 217 to 223 , Unnat Nagar No.II

Dear Applicant,

With reference to your application dated 13 March, 2023 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 on plot bearing CTS NO 57 (PT) of Village Pahadi Goregaon West Plot No.27 Chawl No. 217 to 223 , Unnat Nagar No.II.**

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 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

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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.)

No. MH/EE/(B.P)/GM/MHADA-52/1206 /2022
Date: ११ DEC 2022

To,

Pravin Kothari of M/s Laxmidevi Developers C.A. to Luxury CHSL
1st Floor, Laxmi Callista, Plot No. 283,
Road No.3, Jawahar Nagar, Near Suvidha Hospital,
Goregaon (W), Mumbai- 62

Sub: Proposed Redevelopment on plot bearing CTS NO. 57 (PT), of Village Pahadi Goregaon West, Plot No.27(Chawl No. 217-223) known as Luxury CHSL, Unnat Nagar No.II, Behind Filmistan Studio, Off. S.V. Road, Goregaon [West], Mumbai - 400104.

Ref: 1. Concession approval from Hon'ble V.P./MHADA dtd. 15.12.2021
2. Application Letter for I.O.A. from Daksh Hirani and Associates Pvt. Ltd. u/no. ET-3249 dated 10/11/2022.

Dear Applicants,

With reference to your Notice u/s 44/69 of MRTP Act submitted with letter on 10/11/2022 with plan, Sections Specifications and Description and further particulars and details of your building **Proposed Redevelopment on plot bearing CTS NO. 57 (PT), of Village Pahadi Goregaon West, Plot No.27(Chawl No. 217-223) known as Luxury CHSL, Unnat Nagar No.II, Behind Filmistan Studio, Off. S.V. Road, Goregaon [West], Mumbai - 400104.** furnished to me under your letter ET-3249 dated 10/11/2022. I have to inform you that I may approve the building proposed to be erected or executed, and I therefore hereby formally grant the approval by reason of section 45 (i) (ii) of MRTP Act 1966 as amended upto date, my approval is subject to fulfillment of conditions mentioned as under:-

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.

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सूची क्र.2

दुय्यम निबंधक : मह.दु.नि. बोरीवली 4

दस्त क्रमांक : 4661/2024

नोंदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

विशेषाचा प्रकार	करारनामा
1) नोंदणी	11500000
2) बाजारभाव(भाडेपट्ट्याच्या तितक्याकर आकारणी देतो की पट्टेदार ते शुद्ध करावे)	12089328.39
3) मू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं. 1301, माळा नं: 13 वा हॅबिटेबल मजला, इमारतीचे नाव: लक्ष्मी नगः, ब्लॉक नं: उन्नत नगर नं. 2, रोड : गोरेगांव पश्चिम मुंबई - 400104, इतर माहिती: सदनिकेचे क्षेत्रफळ 639 चौ फूट रेरा कारपोट...सोबत एक कार पार्किंग प्लॉट...((C.T.S. Number : 57 (part) ;))
4) क्षेत्रफळ	1) 65.32 चौ.मीटर
5) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
6) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स लक्ष्मीदेवी डेव्हलपर्स चे भागीदार प्रवीण ए कोठारी - वय:-40; पत्ता:-प्लॉट नं: माला नं. 501 अँड 502, माळा नं: 5 वा मजला, इमारतीचे नाव: फस्ट एव्हेणू विल्डिंग, ब्लॉक नं: लिक रोड, रोड नं: मालाड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAEFL2308J
7) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विपुल शांतीलाल संगोई वय:-39; पत्ता:-प्लॉट नं: 32, माळा नं: -, इमारतीचे नाव: अलंकार, ब्लॉक नं: एम. जी. रोड, कपाडिया हॉस्पिटलचा पाठीमागे, मोतीलाल नगर, रोड नं: गोरेगांव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AWYPS5978F 2): नाव:-शुती विपुल संगोई वय:-37; पत्ता:-प्लॉट नं: 32, माळा नं: -, इमारतीचे नाव: अलंकार, ब्लॉक नं: एम. जी. रोड, कपाडिया हॉस्पिटलचा पाठीमागे, मोतीलाल नगर, रोड नं: गोरेगांव पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-ODDPS2263B
8) दस्तऐवज करून दिल्याचा दिनांक	20/03/2024
9) दस्त नोंदणी केल्याचा दिनांक	21/03/2024
10) अनुक्रमांक, खंड व पृष्ठ	4661/2024
11) बाजारभावाप्रमाणे मुद्रांक शुल्क	732000
12) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
13) शेर	



न्यायनासाठी विचारात घेतलेला तपशील:-

दस्त शुल्क आकारताना निवडलेला अनुच्छेद :-

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

खरी प्रत

राह. दुय्यम निबंधक, बोरीवली-४,
मुंबई उपनगर जिल्हा.