



30/06/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

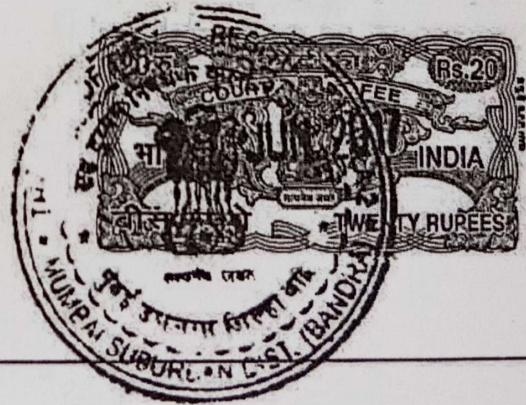
दस्त क्रमांक : 6672/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) कांजूर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6088500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5296032
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा. इतर वर्णन :सदनिका नं: 806, माळा नं: 8 वा मजला,ए विंग, इमारतीचे नाव: पॅलेडीयम, ब्लॉक नं: जंगल मंगल रोड, रोड नं: भांडुप(पश्चिम),मुंबई-400078., इतर माहिती: सदर सदनिकेचे क्षेत्रफळ 35.50 चौ. मीटर कारपेट.((C.T.S. Number : 161-A, 163 PART, 163/1 TO 6, 163/13 TO 163/16 ;))
(5) क्षेत्रफळ	1) 42.60 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रणधीर सिंह,सचिन सिंह, शारदादेवी सिंह यांच्या तर्फे कु मु म्हणून आणि स्वतः करीता शिवशंकर शिवराम सिंह तर्फे मुखत्यार म्हणून सदानंद अशोक पाटणे वय:-38; पत्ता:-प्लॉट नं: शॉप नं. 1 अ आणि 2, माळा नं: -, इमारतीचे नाव: सन्मानश्री को ऑ हौ सो लि, ब्लॉक नं: सन्मान सिंग रोड, रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AAAAS5080P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्विनी अभिषेक राऊत वय:-30; पत्ता:-1/13, -, हाजी हजारी चाळ, फरीद नगर, प्रताप नगर रोड, भांडुप पश्चिम, मुंबई, भांडुप ईण्ड. एस्टाटे, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400078 पॅन नं:-ABBPW9141Q 2): नाव:-अभिषेक प्रकाश राऊत वय:-30; पत्ता:-प्लॉट नं: 1/13, माळा नं: -, इमारतीचे नाव: हाजी हजारी चाळ, ब्लॉक नं: फरीद नगर, प्रताप नगर रोड, रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-BBPPR7925E
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/06/2017
(10)दस्त नोंदणी केल्याचा दिनांक	27/06/2017
(11)अनुक्रमांक,खंड व पृष्ठ	6672/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	305000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा



CHALLAN
MTR Form Number-6

GRN	MH002718813201718E	BARCODE	Date		24/06/2017 15:40:34	Form ID	25.2
Department	Inspector General Of Registration		Payer Details		करल - २		
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	६६७२ ३		९५९		
		PAN No.(If Applicable)	ABBPW9441G		२४९७		
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4		Full Name		ASHVINI ABHISHEK RAUT AND OTEHR		
Location	MUMBAI		Flat/Block No.		FLAT NO. 806, 8TH FLOOR, A WING,		
Year	2017-2018 One Time		Premises/Building		PALLADIUM,		
Account Head Details		Amount In Rs.	Road/Street		J. M. ROAD, BHANDUP WEST		
0030045501	Stamp Duty	305000.00	Area/Locality		MUMBAI		
0030063301	Registration Fee	30000.00	Town/City/District				
			PIN		4 0 0 0 7 8		
			Remarks (If Any)		PAN2=AAAAS5080P~SecondPartyName SHIVRAM SINGH AND OTHERS-CA=6088800		
			Amount In		Three Lakh Thirty Five Thousand Rupees Only		
Total		3,35,000.00	Words				
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332017062412628	127476678		
Cheque/DD No.		Date	24/06/2017-15:40:34				
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				



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

करल - २		
६६७२	५	१५९
२०१७		

2902040823



AGREEMENT FOR SALE

Shiv
Arant
Arant

This Agreement made and entered into at Mumbai on this 24th day of June Two Thousand Seventeen BETWEEN (1) **SHRI SHIVSHANKAR SHIVRAM SINGH**, Occupation: Business; (2) **SHRI RANDHIR SHIVRAM SINGH**, Occupation: Business; (3) **SHRI SACHIN SHIVRAM SINGH**, Occupation: Business; and (4) **SMT. SHARDADEVI SHIVRAM SINGH**, Occupation: Business, Nos. 2 to 4 through their constituted Attorney **SHRI SHIVSHANKAR SHIVRAM SINGH** hereinafter for short referred as "**Shivshankar Shivram Singh & Others**" all adults of Mumbai, Indian Inhabitants having their office at Shop No.1 & 2, Sanmanshree Co-Op. Housing Society Ltd., Sanman Singh Road, Bhandup(West), Mumbai - 400 078, hereinafter referred to as the "**PROMOTERS**" / "**BUILDERS**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean & include its successors and assigns) of the **ONE PART**;

Shiv
Arant
Arant

करल - ३		
६६७२	६	१५१
२०१७		

AND

(1) MRS. ASHWINI ABHISHEK RAUT Aged 30 Yrs & (2) MR. ABHISHEK PRAKASH RAUT Aged 30 Yrs, residing at Building No 1/13, Haji Hajari Chawl, Farid Nagar, Pratap Nagar Road, Bhandup (W), Mumbai 400078, hereinafter called the "FLAT PURCHASERS" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean & include his/her/their heirs, executors, administrators and assigns) of the OTHER PART

WHEREAS the Promoters/Builders herein are the Owners of and are well and sufficiently entitle to all that pieces and parcels of land or ground admeasuring 6,000 Sq. Mtrs. or thereabout bearing Survey No. 146 (Part), CTS Nos. 163 (Part), 163/17 to 89 of Village Kanjur, Taluka Kurla, Mumbai Suburban District;

AND WHEREAS save and except an area admeasuring about 18.50 Sq. Mtrs. of the land described hereinabove is declared as Slum Area by the Competent Authority under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 under the Notification No. SLM/1076/5280-G dated 21.10.1976 published in the Maharashtra Government Gazette dated 13.12.1979;

AND WHEREAS various Slum-dwellers on an area admeasuring about 4927.7 Sq. Mtrs. of land bearing Survey No. 146 (Part), CTS Nos. 163 (Part), 163/17 to 89 of Village Kanjur, Taluka Kurla, Mumbai Suburban District came together and formed themselves into a Proposed Co-operative Housing Society in the name and style of "Vaikuntdham Co-operative Housing Society (Proposed)" and in the General Body Meeting of the said proposed Co-operative Housing Society Resolved to develop the said 4927.7 Sq. Mtrs. of land bearing Survey No. 146 (Part), CTS Nos. 163 (Part), 163/17 to 89 of Village Kanjur, Taluka Kurla, Mumbai Suburban District under the Slum Redevelopment Scheme and appointed the Promoters/Builders herein who are the owners of the said land as the Developers for Developing the same under Slum Redevelopment Scheme;

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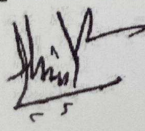
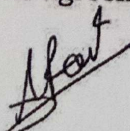
are being constructed, the copy of the Intimation of bearing No. SRA/ENG/3170/S/PL/AP dated 02nd March, copy of the Work Commencement Certificate bearing SRA/ENG/3170/S/PL/AP dated 02nd March, 2016, the copy of the Floor plan of the Flats agreed to be purchased by the purchaser as approved by the SRA and the amenities to be provided in the building and/or in the said Flats have been annexed hereto marked as Annexure A, B, C, D, E & F respectively.

AND WHEREAS Flat purchaser/s applied to the Promoters /Builders for the purchase of **Flat No. 806** on the **Eighth** floor of Wing '**A**' (i.e. the Sale Component Wing) in the building to be known as "**PALLADIUM**" under construction on the said land.

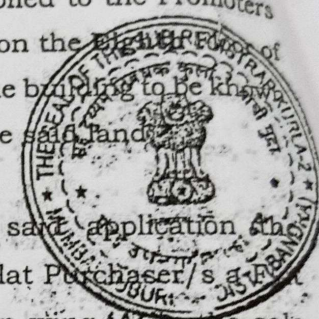
AND WHEREAS relying upon the said application the Promoters/ Builders agreed to sell to the Flat Purchaser/s a Flat being **Flat No. 806**, on the **Eighth** floor, in wing '**A**' in the sale component of Scheme/Building under Construction on the said land which is admeasuring **35.50** sq. meters of Carpet area inclusive of Balcony at the Price/Consideration of **Rs.60,88,500/- (Rupees Sixty Lakhs Eighty Eight Thousand Five Hundred Only)** on the terms and conditions hereinafter appearing.

AND WHEREAS prior to the execution of these presents, the Flat purchaser/s have paid to the Promoters/Builders a sum of **Rs.6,08,850/- (Rupees Six Lakhs Eight Thousand Eight Hundred Fifty only)** being the Earnest Money/Deposit, the receipt whereof the Promoters /Builders do hereby admit and acknowledge, and the Flat purchaser/s have agreed to pay to the Promoters/ Builders the balance of the sale price in the manner hereinafter appearing;

AND WHEREAS under Section 4 of the said Maharashtra Ownership Flats (Regulations & Promotion of Construction, Sale, Management and Transfer) Act, 1963, the Promoters/ Builders are required to execute a written agreement for sale of the said Flat to


Asant


204 72
6602
2020
the said agreement under the Reg-
AND WHEREAS this Agreement terms & conditions hereto before referred to herein and the terms and also subject to the approved by the Authority terms & conditions with the S.R.A. or other
NOW THE
AGREEMENT
BELOW
THE SECRETARY
MUMBAI





SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/ENG/3170/S/PL/AP - 2 MAR 2016
COMMENCEMENT CERTIFICATE

COMPOSITE BLDG.

TO,
Shri Shivshankar Shivram Singh & others,
~~Shop No. 1, Sanman Shree Apartment,~~
~~Sanman Singh Marg, Bhandup (W),~~
Mumbai-400 079.

Sir,
With reference to your application No. 563 dated 26/11/2014 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the 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 erect a building on plot No. _____ C.T.S. No. 161A, 163(st.), 163/1 to 16

of village Kanjur T.P.S. No. _____
ward 15 Situated at Taluka Kurla, M.S.D. Bhandup (W),
Mumbai-400 078.

The Commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in LOT U/R No. SRA/ENG/2467/S/PL/LOT IDA U/R No. SRA/ENG/3170/S/PL/AP and 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. However the construction work should be commenced within three months 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: 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.
- 6: This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the 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.
 - (c) 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.
- 7: The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI P.B. BANDGAR

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

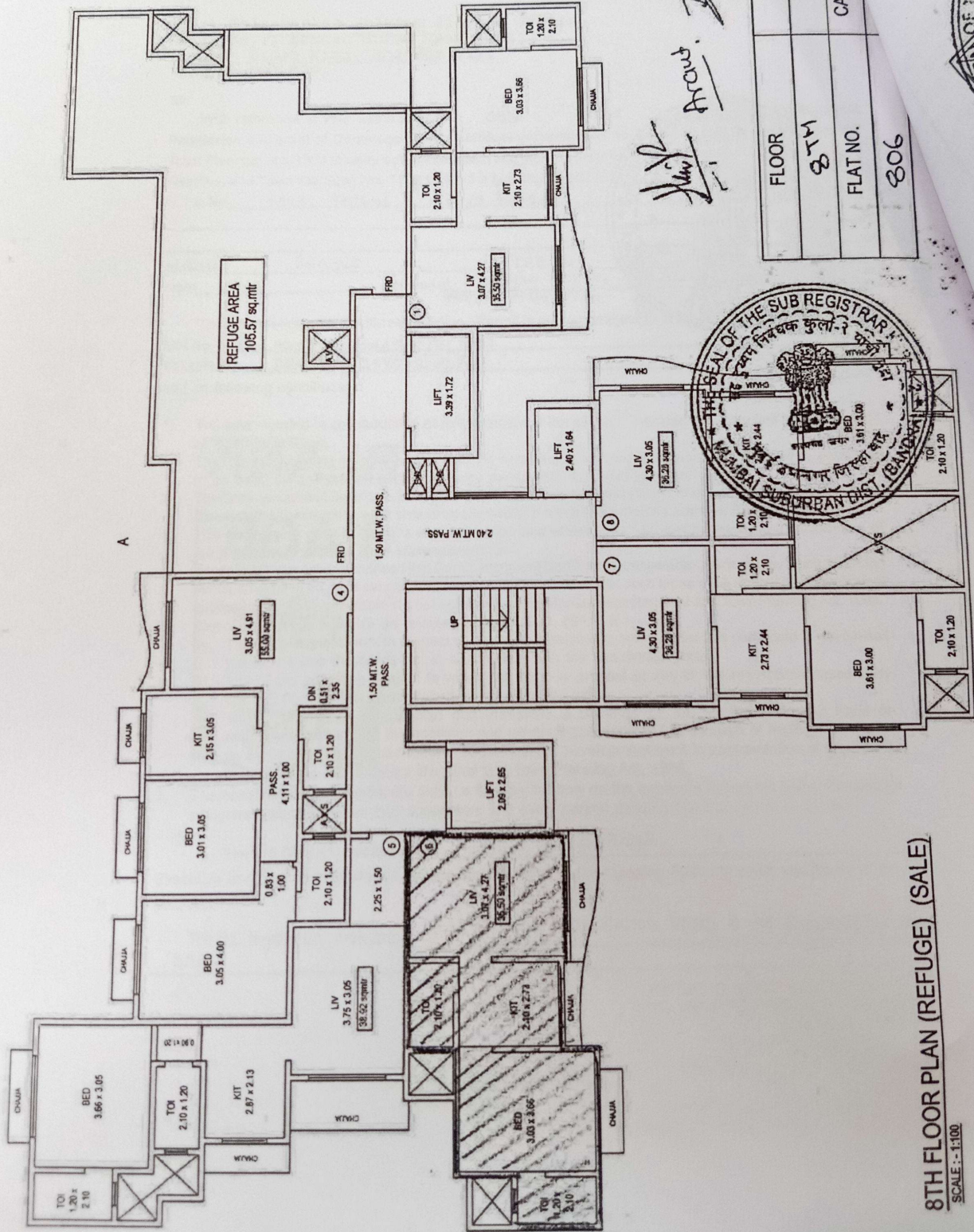
This C.C. is granted for work up to plinth level of Rehab Wing B of Composite Bldg.
only.

TRUE - COPY

Bhavsar
FOR BHAVSAR CONSULTANTS
ARCHITECTS

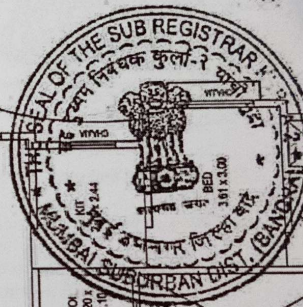
For and on behalf of Local Authority
The Slum Rehabilitation Authority
P. B. Bandgar
Executive Engineer (SRA) E.S.
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)





कर	88602	90
	2019	
FLOOR	8TH	WING
FLAT NO.	806	CARPET AREA

Handwritten signature
Handwritten text: 8TH FLOOR



8TH FLOOR PLAN (REFUGE) (SALE)
 SCALE :- 1:100

