

388/6978

पावती

Original/Duplicate

Friday, April 12, 2024

नोंदणी क्र.: 39म

10:44 AM

Regn.: 39M

पावती क्र.: 7448 दिनांक: 12/04/2024

गावाचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: बरल-5-6978-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुनिल एकनाथ पंडित

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:04 AM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 8607318.5/-

मोबदला रु. 11486000/-

भरलेले मुद्रांक शुल्क : रु. 689160/-

सह दु.सि.का-बोरीवली 5
सह दु.सि.का-बोरीवली 5

मुंबई उपनगर जिल्हा

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0424120701739 दिनांक: 12/04/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0424109003786 दिनांक: 12/04/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000349135202425P दिनांक: 08/04/2024

बँकेचे नाव व पत्ता:

S.S. Padil

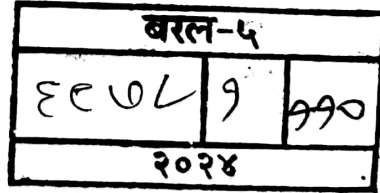
BORIVALI-5

Delivery Date :



मूल्यांकन पत्रक (बांधीव क्षेत्र - बांधीव)					
Valuation ID	20240412859	12 April 2024,10:27:46 AM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई उपनगर				
मूळ क्षेत्र	४९-दहीसर (बांधीवली)				
उप मूळ क्षेत्र	मुळाग उत्तरेस 18 मी. रूंद रस्ता, पूर्वेस राष्ट्रीय उद्यान, दक्षिणेस शीव वल्लभ मार्ग व पश्चिमेस दुतगती मार्ग.				
सर्व्हे नंबर आ इ. क्रमांक	सि टी एस नंबर#2492				
वार्षिक मूल्य दर लक्षातून मूल्यदर	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
57110	136730	157260	181300	136750	घौरस मीटर
बांधीव क्षेत्राची माहिती	57.22 घौरस मीटर	मिळकतीचा वापर-	निवासी सदनिक	मिळकतीचा प्रकार-	बांधीव
बांधकाम क्षेत्र (Built Up)-	1-आर सी सी	मिळकतीचे वय-	0 TO 2 वर्षे	बांधकामाचा दर -	Rs.30250/-
उदवहन स्थिती-	आहे	मजला -	11th floor To 20th floor		
रस्ता समुद्ध -					
Sale Type -					
First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला मूल्य घटवढ	= 110% apply to rate= Rs.150425/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((150425-57110) * (100 / 100)) + 57110) = Rs.150425/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 150425 * 57.22 = Rs.8607318.5/-				
Applicable Rules	= .10,4				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन 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 + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J. = 8607318.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.8607318.5/-				

Home Print





AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai on this 12th
day of April in the year 2024.

BETWEEN

M/S SADGURU KRUPA DEVELOPERS, a Partnership Firm having its present address at 501, 5th Floor, Sai Shopping Centre, S.V.Road, Borivali (West), Mumbai- 400 092, hereinafter called "**THE PROMOTERS/DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm or the survivor or survivors of them and the heirs, executors, administrators and assigns of last such survivor /s of the said firm) of the **FIRST PART**

AND

(1) MR. SUNIL EKNATH PANDIT Age 53 years and (2) MRS. SWAPNA SUNIL PANDIT, Age 49 years, both Adults, Indian Inhabitants having their address at A-004, OM GANESH CHS, CHOWGLE NAGAR, BORIVALI EAST, MUMBAI - 400066 hereinafter referred to as the "**PURCHASERS/ALLOTTEES**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals his, her or their respective heirs, executors, administrators and permitted assigns, in the case of

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a Body Corporate its successors and permitted assigns, in the case of a Body Corporate its successors and permitted assigns, in the case of partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns/ in case of a Hindu Undivided Family, the Karta and the Members for the time being and from time to time of the coparcenary and the survivors or survivor them and the heirs, executors and administrators of the last survivor of them and his, her of their permitted assigns/in the case of a trust, the trustees for the time being in force in survivors of them and the heirs, executors and administrators of the last survivors or survivor of them and his/ her/ their permitted assigns) of the

OTHER PART.

(In this Agreement, unless the context otherwise implies, the expressions defined hereunder shall have the respective meanings assigned to them (i) The singular wherever used shall include plural and vice versa; (ii) The masculine gender used herein shall include the feminine gender and/or the neutral gender wherever applicable.)

WHEREAS:-

(A) The Promoters/Developers herein are the owners and as such owners are seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land bearing CTS No.2492/A admeasuring 2729.10 sq.mtrs. or thereabouts (formerly corresponding to survey No.172 Hissa No.5, (part) of village Dahisar, Taluka Borivali, Mumbai Suburban District and in registration Sub District and District of Mumbai Suburban and being, lying and situated at Shiva Vallabh Road, Dahisar (E) hereinafter referred to as the **"THE SAID PIECES OF LAND"** together with the structures then standing thereon.

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The said Pieces of Land and the said structures then standing thereon are hereinafter collectively referred to as "**THE SAID PROPERTY**". The names of the Promoters/Developers herein are appearing in the column of Holder/Owner in respect of the said Pieces of Land in Property Registered Card/City Survey records vide Entry dated 14.02.2019. Copy of the said Property Registered Card is annexed as **Annexure "A"** hereto. The name of the Promoters/Developers herein are also appearing in the column of owners in 7/12 extracts in respect of the said Pieces of Lands pursuant to the Mutation Entries bearing Nos. 7837, 7839, 7841, 7955.

(B) The Promoters herein purchased the said Property and became owners of the said Property by following documents:-

(i) By Deed of Conveyance dated 27/01/2016 made between Smt. Kamubai Aatamaram Rajput and others and the Promoters herein and registered with the Sub Registrar of Assurance at Borivali - 6 under Serial No. BRL-6/825 of 2016 the Promoters herein purchased from the said Kamubai and others their 40% undivided share in the said Property.

(ii) By Deed of Conveyance dated 03/03/2016 made between Shri Yashwant Anant Rajput and others and the Promoters herein and registered with the Sub Registrar of Assurance at Borivali - 6 under Serial No. BRL-6/2047 of 2016 the Promoters herein purchased from the said Yashwant and others their 15% undivided share in the said Property.

(iii) By Deed of Conveyance dated 04/03/2016 made between Shri Naresh Jairam Rajput and others and the Promoters herein and registered with the Sub Registrar of Assurance at Borivali - 6 under Serial No. BRL-6/2109 of 2016 the Promoters herein purchased from the said Naresh and others their 12% undivided share in the said Property.

~~undivided share in the said Property.~~

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(Y) The Promoters have accordingly commenced construction of the said Building in accordance with the said proposed plans.

(Z) The Allottee has applied to the Promoters for allotment of a Commercial Premises/Flat No.1402, on 14th floor in A wing (the said Premises) situated in the said Building being constructed in the phases of the said Project.

(AA) The carpet area of the said Premises agreed to be purchased by the Purchaser herein is 52.02 square meters and "carpet area" means the net usable floor area of the said Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Allottee and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the said Premises.

(BB) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

(CC) Prior to the execution of these presents the Allottee has paid to the Promoters a sum of Rs.10,50,000/- (Rupees Ten lakhs And Fifty Thousand Only), being earnest money of the sale consideration of the said Premises agreed to be sold by the Promoters to the Allottee as earnest money payment or Application Fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

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Allottee/Purchaser shall always be irrevocable and shall be treated as consent as may be required by any authority including M.C.G.M. That this consent shall also be valid and operative even after formation and registration of the Society of the purchasers/owners of the premises in the said Building.

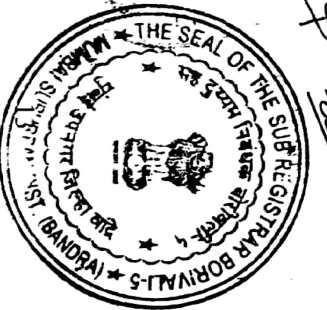
(3.a) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee commercial premises/flat bearing No.1402 of carpet area admeasuring 52.02 sq meters on 14th floor in A wing of the said Building (hereinafter referred to as "THE SAID PREMISES") as shown in the Floor plan thereof hereto annexed and marked Annexure 'G', for the lumpsum consideration of Rs.1,14,86,000/- (Rupees One Crore Fourteen Lakhs and Eighty Six Thousand Only) which excludes the proportionate price of the common areas and facilities appurtenant to the said Premises and in the said Project. The nature, extent and description of the common areas and facilities and amenities of the Building are more particularly described in the Annexure "I" annexed herewith.

(3.b) The Allottee has paid on or before execution of this Agreement a sum of Rs.10,50,000/- (Rupees Ten Lakhs And Fifty Thousand Only) as earnest money payment or Application Fee and hereby agrees to pay to the Promoters the balance amount of Rs.1,04,36,000/- (Rupees One Crore Four Lakhs And Thirty Six Thousand) in the following manner :

(i) Rs.29,70,100/- (Rupees Twenty Nine Lakhs Seventy Thousand And One Hundred Only) is paid to the Promoters on the execution of this Agreement.

(ii) Rs.11,48,600/- (Rupees Eleven Lakhs Forty Eight Thousand And Six Hundred Only) on completing of Plinth.

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- (iii) Rs.2,29,720/- (Rupees Two Lakhs Twenty Nine Thousand Seven Hundred And Twenty Only)on completing of 1st Slab.
- (iv) Rs.2,29,720/- (Rupees Two Lakhs Twenty Nine Thousand Seven Hundred And Twenty Only)on completing of 2nd Slab.
- (v) Rs.2,29,720/- (Rupees Two Lakhs Twenty Nine Thousand Seven Hundred And Twenty Only)on completing of 3rd Slab
- (vi) Rs.2,29,720/- (Rupees Two Lakhs Twenty Nine Thousand Seven Hundred And Twenty Only)on completing of 4th Slab.
- (vii) Rs.2,29,720/- (Rupees Two Lakhs Twenty Nine Thousand Seven Hundred And Twenty Only)on completing of 5th Slab.
- (viii) Rs.2,29,720/- (Rupees Two Lakhs Twenty Nine Thousand Seven Hundred And Twenty Only)on completing on completing of 6th Slab.
- (ix) Rs.2,29,720/- (Rupees Two Lakhs Twenty Nine Thousand Seven Hundred And Twenty Only)on completing of 7th Slab.
- (x) Rs.2,29,720/- (Rupees Two Lakhs Twenty Nine Thousand Seven Hundred And Twenty Only)on completing of 8th Slab.
- (xi) Rs.2,29,720/- (Rupees Two Lakhs Twenty Nine Thousand Seven Hundred And Twenty Only) on completing of 9th Slab.
- (xii) Rs.2,29,720/- (Rupees Two Lakhs Twenty Nine Thousand Seven Hundred And Twenty Only) on completing of 10th Slab.
- (xiii) Rs.2,29,720/- (Rupees Two Lakhs Twenty Nine Thousand Seven Hundred And Twenty Only) on completing of 12th Slab.
- (xiv) Rs.3,44,580/- (Rupees Three Lakhs Forty Four Thousand Five Hundred And Eighty Only) on completing of 14th Slab.
- (xv) Rs.5,74,300/- (Rupees Five Lakhs Seventy Four Thousand And Three Hundred Only) on completing of internal wall of the said Premises.
- (xvi) Rs.5,74,300/- (Rupees Five Lakhs Seventy Four Thousand And Three Hundred Only) on completing of the Internal plaster of the Floor on which the said Premises is situated.
- (xvii) Rs.5,74,300/- (Rupees Five Lakhs Seventy Four Thousand And Three Hundred Only) on completing of flooring work of the said Premises

(Signature)

(Signature)

(Signature)

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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.

FIRST SCHEDULE ABOVE REFERRED TO:-

ALL THAT piece and parcel of Land bearing CTS No. 2492/A of Village Dahisar, Taluka Borivali, Mumbai Suburban District in the Registration District and Sub-District Mumbai Suburban admeasuring 2729.10 sq.mtrs. (which includes area admeasuring 276.17 sq.mtrs. affected by set-back/road widening with the result net plot area is 2452.93 sq.mtrs.) or thereabouts situated lying and being at Shiva Vallabh Road, Dahisar (East), Mumbai - 400 068 and bounded as follows:-

On or towards North By : CTS No. 2493A
On or towards South By : 60 fts wide existing road
On or towards East by : CTS No. 2488 A and 2488 B
On or towards West by : CTS no. 2499

SECOND SCHEDULE ABOVE REFERRED TO:-

ALL that commercial premises/flats bearing No. 1402 on 14th floor in A Wing of the building known as "**Sadguru Avenue**" admeasuring 52.02 sq.ft/s / sq.mtrs RERA Carpet area situated on the Land bearing CTS No. 2492/A of Village Dahisar and situated lying and being at Village Dahisar, Taluka Borivali in the Registration District and Sub-District Mumbai City and Mumbai Suburban.

(Signature) *(Signature)*

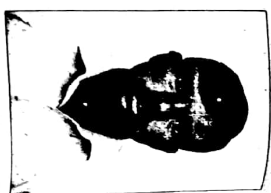


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SIGNED AND DELIVERED BY THE WITHIN NAMED
Allottee: (including joint buyers)

(1) Mr. Sunil Eknath Pandit

S. S. Pandit



(2) Mrs. Swapna Sunil Pandit

S. S. Pandit



At _____ on _____
in the presence of WITNESSES:

1. Name *Rajesh Pandit*

Signature *R. S. Pandit*

2. Name *Dilip More*

Signature *[Signature]*

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:

M/s Sadguru Krupa Developers

through its Partners

Mr. Shauryasinh R Gohil.

[Signature]

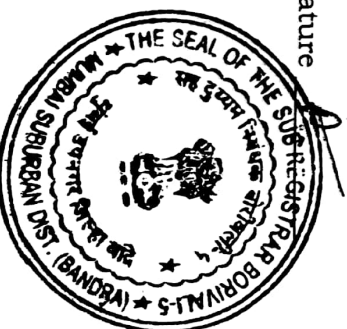
(Authorized Signatory)

WITNESSES:



Name *Aruna* Signature _____

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R E C E I P T

RECEIVED the day and the year first hereinabove written of and from the withinnamed Allottee a sum of Rs.1,00,000/- (Rupees One Lakh Only) towards the said Premises as earnest money by way of Cheque No.827717 dated: 22nd March 2024 and Rs.9,50,000/- (Rupees Nine Lakhs And Fifty Thousand Only) towards the said Premises as earnest money by way of Cheque No.827718 dated: 26th March 2024 drawn on State Bank Of India in favour of the Promoters.

WITNESSES:

WE SAY RECEIVED

- 1.
- 2

M/s SADGURU KRUPA DEVELOPERS



(PROMOTERS)



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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 :
PS1800045763

Project: **SADGURU AVENUE** , Plot Bearing / CTS / Survey / Final Plot No.: **C.T.S. no. 2492/A of village Dahisar, shiv Vaidbh road at Dahisar east, Mumbai, at Borivall, Borivall, Mumbai Suburban, 400068;**

1. **Sadguru Krupa Developers** having its registered office / principal place of business at **Tehsil: Borivall, District: Mumbai Suburban, Pin: 400092.**

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 (I) 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 **09/06/2022** 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



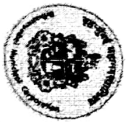
Dated: **09/06/2022**
 Place: **Mumbai**

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

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Annexure E

C-3



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No P-8514/2021/C.T.S. no. 2492/A of Village Dahisar And Other/RN Ward/DAHISAR

RN/FCC/2/Amend

COMMENCEMENT CERTIFICATE



**10. MANEETSINH M. GOHIL of M/s. SADGURU
RUPA DEVELOPERS
3RD FLOOR, SAI SHOPPING MALL, S.V.RODA,
KORVALE (WEST), MUMBAI - 400092**

11. With reference to your application No. P-8514/2021/C.T.S. no. 2492/A of village Dahisar And Other/RN Ward/DAHISAR RN/FCC/2/Amend Dated 13 Sep 2021 for Development 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 346 no 337 (New) dated 13 Sep 2021 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 2492/A C.T.S. No. C.T.S. no. 2492/A of village Dahisar, Shiv Vallabh road at Dahisar east, Mumbai. Division / Village / Town Planning Scheme No. DAHISAR RN situated at SHIVA VALLABH ROAD, ASHOKVAN, DAHISAR (EAST) Road / Street in RN Ward Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapses 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 Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai, is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai 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 or 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.



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The Municipal Commissioner has appointed Shri. **SWAPNIL B. PATIL AE BP R-II** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.
This CC is valid upto 19/5/2023

Issue On : 20 May 2022
Valid Upto : 19 May 2023
Application Number : P-8514/2021/(C.T.S. no. 2492/A of village Dahisar And Other)/R/N Ward/DAHISAR R/N/CC/1/New

Remark :
This C.C. is granted for work upto top of plinth level only, as per approved IOD plans dt.31.12.2021.
Approved By
Shri. H.S. Bure Exe Engr(BP)WS-II R Ward
Executive Engineer

Issue On : 19 Jan 2023
Valid Upto : 18 Jan 2024
Application Number : P-8514/2021/(C.T.S. no. 2492/A of village Dahisar And Other)/R/N Ward/DAHISAR R/N/FC/1/New

Remark :
This C.C. is granted and now re-endorsed as per as per approved amended plan 04.01.2023
Approved By
SWAPNIL B. PATIL AE BP R-II
Assistant Engineer (BP)

Issue On : 09 Feb 2023
Valid Upto : 08 Feb 2024
Application Number : P-8514/2021/(C.T.S. no. 2492/A of village Dahisar And Other)/R/N Ward/DAHISAR R/N/FC/1/Amend

Remark :
This C.C. is granted and Further C.C. is extended for proposed building, Wing- A comprising of Ground + 1st floor + 2nd to 12th upper floor, Wing-B comprising of Ground floor + 1st floor + 2nd to 12th upper floor and Wing-C of P-8514/2021/(C.T.S. no. 2492/A of village Dahisar And Other)/R/N Ward/DAHISAR R/N/FC/1/Amend

श्री-५		
३६०८	०३	११०
		२०२४



ground + 1st to 13th upper floor and Parking Tower between Wing -B & C as per Amended plan dtd. 04/01/2023.

Approved By

SWAPNIL B. PATIL AE BP R-II

Assistant Engineer (BP)

Issue On : 02 Nov 2023

Valid Upto : 19 May 2024

Application Number :

P-8514/2021/(C.T.S. no. 2492/A of village
Dahisar And Other)/R/N Ward/DAHISAR
R/N/FCC/2/Amend

Remark :

This C.C. is granted and further extended for building comprising of Wing A up to Ground + 1st floor + 2nd to 14 th upper floor, Wing-B comprising of Ground floor + 1st floor + 2nd to 14th upper floor and Wing-C of Ground + 1st to 11th upper floor(by restricting 12th & 13th floor of wing C) and Parking Tower between Wing -B & C as per Amended plan dtd. 04/01/2023.


Digitally signed by Swapnil Bhagwan Patil
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Western Suburb II R/N Ward Ward

Co to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

3614/2021/(C.T.S. no. 2492/A of village Dahisar And Other)/R/N Ward/DAHISAR R/N/FCC/2/Amend-2023



बाल-५	
२००८	११०
२०२४	

ground + 1st to 13th upper floor and Parking Tower between Wing -B & C as per Amended plan dtd. 04/01/2023.

Approved By

SWAPNIL B. PATIL AE BP R-II
Assistant Engineer (BP)

Issue On : 02 Nov 2023

Valid Upto : 19 May 2024

Application Number :

P-8514/2021/(C.T.S. no. 2492/A of village
Dahisar And Other)/R/N Ward/DAHISAR
R/N/FCC/2/Amend

Remark :

This C.C. is granted and further extended for building comprising of Wing A up to Ground + 1st floor + 2nd to 14 th upper floor, Wing-B comprising of Ground floor + 1st floor + 2nd to 14th upper floor and Wing-C of Ground + 1st to 11th upper floor(by restricting 12th & 13th floor of wing C) and Parking Tower between Wing -B & C as per Amended plan dtd. 04/01/2023.

Digitally signed by Swapnil B. Patil
DN: cn=Swapnil B. Patil, o=Organization Brihanmumbai Municipal Corporation,
ou=Designation Assistant Engineer (BP)



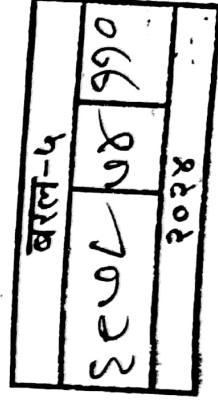
For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal
Western Suburb II R/N Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

P-8514/2021/(C.T.S. no. 2492/A of village Dahisar And Other)/R/N Ward/DAHISAR R/N/FCC/2/Amend-2023





12/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 6978/2024

नोंदणी :

Regn.63m

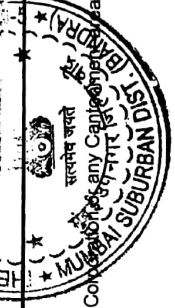
गावाचे नाव : दहिसर

क्रमांक	विवरण	मूल्य
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	11486000	
(3) बाजारभावा (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	8607318.5	
(4) भू-मापन, गोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्गन. सदसिका नं: ए/1402.ए विया, माळा नं: 14वा मजला, इमारतीचे नाव: सद्गुरू अश्वेष्ट, ब्लॉक नं: जयराज वाडी, शिव बल्लभ रोड, रोड: दहिसर पूर्व मुंबई 400068, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 52.02 चौ मी रेटा कारपेट (C.T.S. Number : 2492/A ;)	
(5) क्षेत्रफळ	1) 57.22 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:-सेतर्स सद्गुरू ग्रुप डेव्हलपर्स चे भागीदार श्रीसिंह आर गोहिल तर्फे मुखत्यार योगेश कुलकर्णी बय:-49; पत्ता:-प्लॉट नं: 501, माळा नं: 5 वा मजला, इमारतीचे नाव: साई शीपिंग सेंटर, ब्लॉक नं: एस. व्ही. रोड, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-ACUFS2010G	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिल एकनाथ पंडित बय:-53; पत्ता:-प्लॉट नं: ए/ 004, माळा नं: -, इमारतीचे नाव: ओम गणेश को ऑप ही सो ली, ब्लॉक नं: चोगले नगर, रोड नं: बोरीवली पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-AGFPP8093H	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/04/2024	
(10) दस्त नोंवणी केल्याचा दिनांक	12/04/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	6978/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	689160	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) ग्रेटर		

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुषंग :-

(1) within the limits of any Municipal Corporation or any other authority as annexed to it.



दस्ता सोबत दिलेली प्रत

सह दुय्यम निबंधक बाबूजी क्र. ५१
मुंबई उपनगर जिल्हा.