



25/04/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 8881/2024

नोटणी :

Regn.63m

गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	बक्षीसपत्र	
(2) मोबदला	0	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)	2584700	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)		1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट नं. 901, माळा नं: 9 वा मजला, इमारतीचे नाव: टॉवर 2,विंग बी,रोहिन,पिरामल रेवंता, ब्लॉक नं: निर्मल लाईफस्टाइल मॉल मागे,गोरेगाव मुलुंड तिक रोड, रोड : मुलुंड पश्चिम,मुंबई 400080, इतर माहिती: सदनिकेचे क्षेत्रफळ 306.56 चौ फुट रेंगा कारपेट म्हणजेच 28.48 चौ. मी. रेंगा कारपेट,सदर मिळकतीपैकी 50 टक्के अविभाजित हिस्सा लिहून देणार हे लिहून घेणार यांना विनामोबदला बक्षीस देत आहेत,नातेसबंध-नवरा - बायको सी टी एस नं 491ए/5,491ए/6,491ए/4(पार्ट)आणि 491ए(पार्ट),व्हिलेज - नाहूर (C.T.S. Number : 491A/5, 491A/6, 491A/4 (PT) AND 491A (PT) :))
(5) क्षेत्रफळ		1) 306.56 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-सौमित्र कुमार साहा वय:-61; पत्ता:-प्लॉट नं: फ्लॅट नं. 901 , माळा नं: 9 वा मजला, इमारतीचे नाव: टॉवर 2, विंग बी, रोहिन, पिरामल रेवंता , ब्लॉक नं: मुलुंड गोरेगाव तिक रोड , रोड नं: मुलुंड पश्चिम, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AVLPS5108D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-दीपा दत्ता - वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं. 901, माळा नं: 9 वा मजला, इमारतीचे नाव: टॉवर 2, विंग बी, रोहिन, पिरामल रेवंता, ब्लॉक नं: मुलुंड गोरेगाव तिक रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AGRPD9359C
(9) दस्तऐवज करून दिल्याचा दिनांक	25/04/2024	
(10)दस्त नोटणी केल्याचा दिनांक	25/04/2024	
(11)अनुक्रमांक खंड व पृष्ठ	8881/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	26100	
(13)बाजारभावाप्रमाणे नोटणी शुल्क	200	
(14)शेरा		

मुल्याकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

391/8881

Thursday, April 25, 2024

2:43 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल4-8881-2024

दस्तऐवजाचा प्रकार: बक्षीसपत्र

सादर करणाऱ्याचे नाव: दीपा दत्ता -

पावती क्र.: 9538

दिनांक: 25/04/2024

मुळ दस्त परत मिळाला

नोंदणी फी

रु. 200.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:03 PM ह्या वेळेस मिळेल.

सह दु.निबंधकी कुर्ला - 4

बाजार मुल्य: रु.2584700 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 26100/-

सह दुय्यम निबंधकी कुर्ला - २
कुर्ला-४, मंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424259610755 दिनांक: 25/04/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001157450202425E दिनांक: 25/04/2024

बँकेचे नाव व पत्ता:

माला

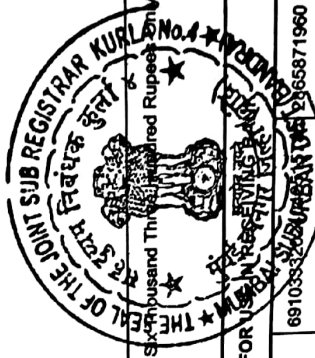




CHALLAN
MTR Form Number-8



IN MH001157450202425E	BARCODE	Date 25/04/2024-14:25:07	Form ID 34
Payer Details			
Department Inspector General Of Registration			
Type of Payment Stamp Duty Registration Fee			
Office Name KRL4_JT SUB REGISTRAR KURLA NO 4			
Location MUMBAI			
Date 2024-2025 One Time			
Premises/Building ROHIN			
FLAT NO. 901, 9TH FLOOR, TOWER 2, WING B,			
Full Name DEEPA DUTTA			
TAX ID / TAN (If Any)			
PAN No.(If Applicable)			
Road/Street			
Area/Locality			
Town/City/District			
PIN			
Remarks (If Any)			
SecondPartyName=SAUMITRA KUMAR SAHA-			
Amount In		Twenty Six Thousand Three Hundred Rupees	
26,300.00		Words	
FOR USE IN REGISTERED OFFICES			
Bank CIN		Ref. No.	
IDBI BANK		6910332	
Bank Date		RBI Date	
IDBI BANK		25/04/2024-14:25:37	
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	
Cheque/DD Details		Not Verified with RBI	
Cheque/DD No.		6910332	
Name of Bank		IDBI BANK	
Name of Branch		Not Verified with Scroll	



Department ID : 7039411234
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 टी.ए.:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 टी.ए.:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Signature: Saumitra

Signature: Saumitra

GIFT DEED

THIS DEED OF GIFT made at Mumbai, this 25th Day of April 2024 BETWEEN **MR. SAUMITRA KUMAR SAHA, age 61 years, PAN : AVLPS5108D,** Indian Inhabitants, having address at Flat No. 901, 9th floor, Tower 2, Wing B, Rohin, Piramal Revanta, Mulund Goregaon Link Road, Mulund (West), Mumbai - 400080, hereinafter called "**THE DONOR**" (which expression shall include his heirs, executors and administrators) of the ONE PART **028**

Mulund (West), Mumbai
400080
which expression shall include his heirs, executors and administrators) of the ONE PART **028**

AND

MRS. DEEPA DUTTA, age 58 years, PAN : AGRPD9359C, Indian Inhabitants, having address at Flat No. 901, 9th floor, Tower 2, Wing B, Rohin, Piramal Revanta, Mulund Goregaon Link Road, Mulund (West), Mumbai - 400080, hereinafter called "**THE DONEE**" (which expression shall include his heirs, executors and assigns) of the OTHER PART:



WHEREAS by Agreement for Sale dated 10th registered in the office of the joint Sub-Registrar of assurances Sr. No. KRL-4/9050/2023 dated 10/05/2023, for the consideration and on terms and conditions contained therein, **MR. SAUMITRA KUMAR SAHA AND MRS. DEEPA DUTTA**, purchased from the Developer therein **PRL DEVELOPERS PVT. LTD.**, a residential Premises, bearing Flat No. **901, admeasuring 28.48 sq. mtrs. (as defined under the provisions of RERA) equivalent to approximately 306.56 sq. ft. Carpet area located on 9th floor, of the Tower 2, Wing B, known as "ROHIN", project known as PIRAMAL REVANTA, situated at Mulund Goregaon Link Road, Mulund (West), Mumbai - 400080,** and more particularly described in the schedule hereunder written (hereinafter for the sake of brevity referred to as "**the Said Premises**").

AND WHEREAS under the circumstances stated hereinabove, as on today the DONOR and DONEE are equal and joint owner of the said Flat and enjoying membership rights of the said Society, with clear and marketable title.

AND WHEREAS the Donor is a Husband of the Donee and the Donor desire to grant his joint and un-divided share in the said Flat (50%) **joint and undivided share**, right, title and interest in the said Premises as a gift to the Donee in consideration of natural love and affection towards **his Wife MRS. DEEPA DUTTA, the Donee herein.**

Signature of Saumitra Kumar Saha

Signature of Deepa Dutta

करम
AND WHEREAS the
Donor has accepted the said gift as is evidenced by
the following documents:

Donor has accepted the said gift as is evidenced by the following documents:

NOW THIS INDENTURE WITNESSETH AND IT IS hereby agreed by and between the parties hereto as follows:

1. That the Donor, without any monetary consideration and in consideration of no valuable consideration which the Donor bear to the Donee, does hereby grant and transfer by way of gift his 50% joint and undivided share in the said Residential Plot No. 901, admeasuring 28.48 sq. mtrs. (as defined under the provisions of RERA) equivalent to approximately 306.56 sq. ft. situated on 9th floor, of the Tower 2, Wing B, known as "ROHIN", project known as PIRAMAL REVANTA, situated at Mulund Goregaon Link Road, Mulund (West), Mumbai - 400080 and more particularly described in the Schedule hereunder written, together with membership rights of the said Society in respect of the said share in the said Premises and all rights connected therewith and all the things permanently attached thereto or standing thereon and all the liberties, privileges, benefits, all entitlements, easements and advantages, appurtenant thereto and all the estate right title and interest use, inheritance, possession, claims and demand whatsoever of the Donor to have and to hold the same unto and to the use of the Donee absolutely but subject to the payment by Donee of the said 50% taxes, rates, assessments, dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.

2. The Donor do hereby covenant with the Donee as under,
 - a) That the Donor in himself is having good right, full power and absolute authority to grant the said 50% joint and undivided share in the said Premises as gift in the manner aforesaid.
 - b) The Donee shall at all times hereafter peaceably and quietly enter upon, occupy, take possession from the Donor and enjoy the said share in the said Premises and receive the income, issues, and profits and rents thereof and every part thereof to and for her own use and benefit without any suit, eviction, claim, demand whatsoever from or by the Donor or his heirs, executors, administrators and assigns or any person lawfully claiming from under or in trust for the Donor.
 - c) The said Gift is unconditional and free hold without any restrictions and on execution hereof, the Donee shall have 100% right, title and interest in the said Premises.

(Handwritten signatures and initials)

- d) There are no suits, litigation, civil or criminal or any other proceedings pending as against the Donor in respect of the said Premises.
- e) There are no attachments or prohibitory orders against the said Premises either before or after judgments.

f) The Donor have not received any notice either from Income Tax authorities or any other statutory body or authorities regarding the acquisition of the said Premises.

- 3. The Donor hereby specifically declare that he has voluntarily out of his free will gifted his 50% share in the said Premises in favour of the Donee.
- 4. The Donee has accepted the said gift and enjoy exclusively of the said Premises with the Donor and became the owner of the said Premises. On execution hereof, the Donee shall be entitled to hold 100% right, title and interest in the said Premises.



5. The DONOR hereby specifically declares and confirms that now the DONEE is entitled to deal with the said Premises in any manner and enjoy all its benefits as she deems fit and proper as its absolute owner.

6. The parties hereto undertake to execute the necessary documents as and when required to give proper effect to what is agreed herein and for transfer of the said share in the said Premises to the name of Donee in the records of the Society with the Donor and other appropriate authorities, as witnessed by these presents.

7. Electricity/Water meters/deposits, Sinking Fund and all the amount standing to the credit of the Donor in the books of the said Society in relation to the said Premises shall be transferred in the name of the Donee in respect of the said share, on execution of this Deed. The Donor shall sign and execute the necessary forms, application, documents for transferring the said electricity meter in respect of the said share in the said Premises in the name of the Donee.

8. The Donor confirm that he have executed this Gift Deed out of his free will and without any force or coercion of anybody.

9. The stamp duty and the registration charges of this agreement shall be borne and paid by the Donee alone.

Signature
Submittin

49701	8
100% Transfer of the said premises and membership in the said Society, is by members as contemplated under the provision to way of gift between family	
3028	
Section 34 of the Bombay Stamp Act, 1958.	

premises and membership in the said Society, is by members as contemplated under the provision to way of gift between family

IN WITNESS whereof the parties hereto have hereunto set and subscribed their respective signatures the day and year first hereinabove written.



THE SCHEDULE ABOVE REFERRED TO-

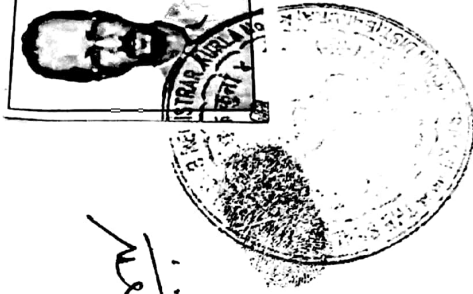
undivided share of the Donor in THE RESIDENTIAL No. 901, admeasuring 28.48 sq. mtrs. (as defined under the provisions of RERA) equivalent to approximately 306.56 sq. ft. Carpet area located on 9th floor, of the Tower 2, Wing B, known as "ROHIN", project known as PIRAMAL REVANTA, situated at Mulund Goregaon Link Road, Mulund (West), Mumbai - 400080, standing on Plot of land bearing CTS No. 491A/5, 491A/6, 491A/4 (PT) AND 491A (PT) of Village Nahur, Taluka Kurla, District Mumbai suburban. Within the limits of Municipal Corporation of Greater Mumbai.

SIGNED SEALED AND DELIVERED

by the withinnamed DONOR
MR. SAUMITRA KUMAR SAHA,
PAN : AVLPS5108D

in the presence of

- 1.
- 2.



Saumitra

SIGNED SEALED AND DELIVERED

by the withinnamed DONEE
MRS. DEEPA DUTTA
PAN : AGRPD9359C

in the presence of

- 1.
- 2.



Deepa



C-3 Annexure - B

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING
No CHE/S/19307/337(NEW)/FCC/12/Amend
COMMENCEMENT CERTIFICATE

To, PRL DEVELOPERS PVT. LTD
Piramal Realty 8th Floor, Peninsula Corporate Park,
Lower Panel, Mumbai

Sr.

With reference to your application No. CHE/S/19307/337(NEW)/FCC/12/Amend Dated, 21 May 2016 for Development Permission and grant of Commencement Certificate under Section 44 & 49 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 21 May 2016 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. N.A., C.T.S. No. 491 A/5, 491 A/6, 491 A/4(pt) and 491 A/10(pt) Division / Village / Town Planning Scheme No. MAHUR - T situated at GOREGAON MULUND LINK ROAD, Road No. 1, Street in T Ward Ward.

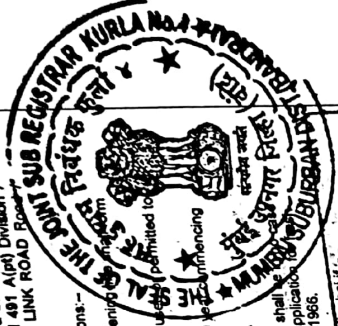
The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening shall be returned to the part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used for any purpose (permitted or otherwise) 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 not exceed three years provided further that such lapse shall not bar any subsequent application for development 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.
- c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant is guilty of an offence under him in such an event shall be deemed to have carried out 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.

The Municipal Commissioner has appointed Shri. AE BP S&T ward Assistant Engineer in charge of powers and functions of the Planning Authority under Section 45 of the said Act.



992



This CC is valid upto 24/7/2018

Issue On : 27 Dec 2017

Valid Upto : 24 Jul 2018

Application Number :

Remark :

earlier CC granted on 31.12.2016 upto plinth i.e. top of 1st basement level as per zero fill IOD dated 25.10.2016 shall be treated as cancelled. C.C. upto plinth for wing A and B i.e. upto top of basement as per zero fill IOD dated 15.6.2017 is approved.

Approved By

Issue On : 25 Jan 2018

Valid Upto : 24 Jul 2018

Application Number :

Remark :

C.C. upto top of sill for wing-A within building line and upto still i.e. top of the basement for wing-B within building line as per approved plans dtd:27.12.2017

Approved By

Issue On : 09 Feb 2018

Valid Upto : 24 Jul 2018

Application Number :

Remark :

Further C.C. up to top of 11th floor of wing A within building line and up to plinth i.e. top of basement within building line for wing B as per approved plans dtd. 27.12.2017

Approved By

CHE/S/19307/337(NEW)/FCC/12/Amend

Page 2 of 6 On 18-Apr-2022

2023	24 Jul 2018
2023	24 Jul 2018
2023	24 Jul 2018
2023	24 Jul 2018

The re-endorsement of C.C. for wing A, further C.C. upto top of 1st floor within building line for wing B and upto plinth i.e. top of basement for wing D as per approved amended plans did. 01.04.2018.

Approved By

2040	19 Nov 2019
2023	19 Nov 2019
2023	19 Nov 2019
2023	19 Nov 2019

Full C.C. grant upto top of 1st floor for wing A comprising of Basement+ Ground (G)+ SSK (G) + 1st to 10th level podium upto 25th upper floor and further CC for Wing B upto 25th upper floor and for wing D upto plinth i.e. top of basement for wing C as per approved plans did. 01.04.2018 along with the extended SSK +1st to 10th level podium abutting to Wing C & Wing D as per approved plans did. 01.04.2018

Approved By



Full C.C. grant upto top of 34th floor + LMR + OHT, further CC is extended for Wing B upto 38th upper floor, CC granted upto plinth i.e. top of basement for wings C, D, F and H along with the extended portion of basement in front of wing A, B and C including basement below part of wing J (as shown in hatched red lines in the plan attached in the console), as per last approved plans did. 15.03.2021.

Approved By

Page 3 of 8 On 18-Apr-2022

CHE/ES/1930/T337(NEW)/Amend

Issue On: 16 Apr 2021 Valid Upto: 15 Apr 2022

Application Number: CHE/ES/1930/T337(NEW)/FCC/9/Amend

Remark:

Full CC is re-endorsed for Wing A i.e. upto top of 34th floor + LMR + OHT, further CC is extended for Wing B upto 38th upper floor, CC granted upto plinth i.e. top of basement for wings C, D, F and H along with the extended portion of basement in front of wing A, B and C including basement below part of wing J (as shown in hatched red lines in the plan attached in the console), as per last approved plans did. 15.03.2021.

Approved By

Assistant Engineer S&T ward
Assistant Engineer (BP)

Issue On: 27 Oct 2021 Valid Upto: 28 Oct 2022

Application Number: CHE/ES/1930/T337(NEW)/FCC/9/Amend

Remark:

Re-endorse full CC for Wing A i.e. upto top of 34th floor + LMR + OHT and CC upto plinth i.e. top of basement for wings D, F & H and C.C. upto top of basement i.e. plinth level for portion shown on plan and grant Further CC i.e. Full CC upto top of 40th floor + LMR + OHT, CC up to top of 18th floor for wing C and further CC upto plinth i.e. top of basement for wings D & H, C.C. up to part portion of plinth i.e. top of basement for MLCP wing J as shown on plan and Further CC is granted up to 11th floor level for part portion of last approved amended plans did. 16.03.2021.

Approved By

AE BP S&T ward
Assistant Engineer (BP)

Issue On: 29 Nov 2021 Valid Upto: 28 Nov 2022

Application Number: CHE/ES/1930/T337(NEW)/FCC/10/Amend

Remark:

C.C. is re-endorsed as per last approved amended plans did. 15.03.2021 i.e. Full CC for Wing A i.e. up to top of 34th floor + LMR + OHT, Full CC for wing B i.e. up to top of 40th floor + LMR + OHT, CC up to top of 18th floor for wing C, CC up to plinth i.e. top of basement for wings D & H, C.C. up to part portion of plinth i.e. top of basement for MLCP wing J as shown on plan and Further CC is granted up to 11th floor level for part portion of last approved amended plans did. 15.03.2021.

CHE/ES/1930/T337(NEW)/FCC/12/Amend

Page 4 of 8 On 18-Apr-2022

कार्यालय		
८८७	शहर माल	
२०२४	१९	३२
२०२४		



BRIHANMUMBAI MUNICIPAL CORPORATION

ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(9) OF THE BUILDING REGULATIONS, 1930 (PART II) OF THE BRITISH INDIAN ACTS, 1917 AND OCCUPATION UNDER REG. 11(7) / 11(8) OF DCPR, 2023
 [CHE/ES/1930/7/337(NEW)/OCC/1/New of 10 May 2023]

M/s. PRL DEVELOPERS PVT. LTD
 8th Floor, Peninsula Corporate Park, Lower Parel, Mumbai.

Dear Applicant,

The Part 2 development work of Residential building comprising of 1st to 4th floor, Terrace floor, overhead water tank, lift (pt) + 1st to 40th upper floor, Terrace floor, overhead water tank, lift (pt) and MLCP (Part) comprising of 4th (pt) to 40th (pt) upper floors on plot bearing Q/S No. 191 A (pt) of village NAHUR, T. Ward Behind Nirmal Lifestyle Mall, Mulund (West) is completed as per the plan submitted by you. The same may be occupied and completion certificates may be issued. The same may be occupied and completion certificates may be issued.

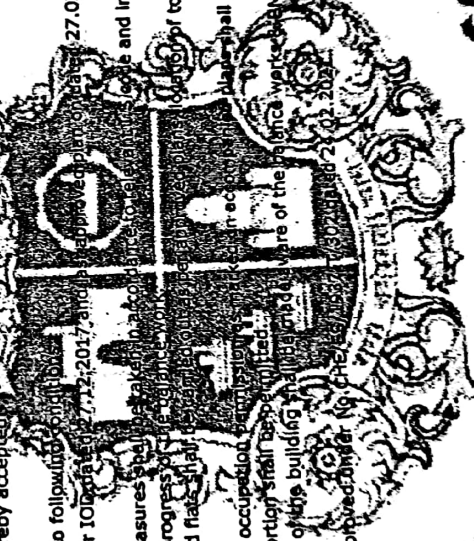
The PART-OC is approved subject to following conditions and shall be subject to the following conditions as per IOB dated 27.02.2023 shall be complied with before asking Full OCC.

1. That all safety precautionary measures shall be taken in accordance with the provisions of the Building Code of India and in consultation with registered Structural Consultant/ LS during progress of the work.
2. That internal works of unfinished flat shall be completed before the completion of internal finishing work.
3. That the building for which part occupied shall be free from any violation of the FSI violation within the said portion shall be completed.
4. That the prospective occupants of the building shall be notified in advance.
5. That all conditions of layout approved under No. CHE/ES/1930/7/337(NEW)/OCC/1/Amend dated 08 April 2023 shall be complied with.
6. That all conditions of layout approved under No. CHE/ES/1930/7/337(NEW)/OCC/1/Amend dated 08 April 2023 shall be complied with.

Copy To :

1. Asstt. Commissioner, T. Ward
2. A.A. & C., T Ward
3. EE (V), Eastern Suburb
4. M.I., T Ward
5. A.E.W.W., T Ward
6. Licensed Surveyor, Manojkumar Ashwanikumar, Valibhat, road opp. Rly. station

For information please



HL

391/9050

पावती

Original/Duplicate

Wednesday, May 10, 2023

नोंदणी क्र.: 38म

7:22 PM

पावती क्र.: 9758

दिनांक: 10/05/2023

Regn.: 38M

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करण4-9050-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: सीमित्र कुमार साहा

नोंदणी फी

₹. 30000.00

दस्त शिवाळणी फी

₹. 2380.00

पुढांची संख्या: 118

मल दस्त परत मिळाला

एकूण:

₹. 32380.00

आपणास मूळ दस्त, श्वबनेल प्रिंट, सूची-२ अंदाजे
7:40 PM र्हा वेळेस मिळेल.

वाजार मूल्य: ₹. 5427805.94/-

मोबदला ₹. 9027117/-

मरलेले मुद्रांक शुल्क: ₹. 542000/-

मह दुय्यम निवयक कुला - ४
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: ₹. 360/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1005202311444 दिनांक: 10/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 100520230975 दिनांक: 10/05/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: M-1001857487202324E दिनांक: 10/05/2023

बँकेचे नाव व पत्ता:



सूची क्र. 2

दृश्यम निबंधक : सह दु.नि. कुर्ला 4

दस्ता क्रमांक : 9050/2023

नोंदणी :

10/05/2023

Regn:63m

गावचे नाव : नाहूर

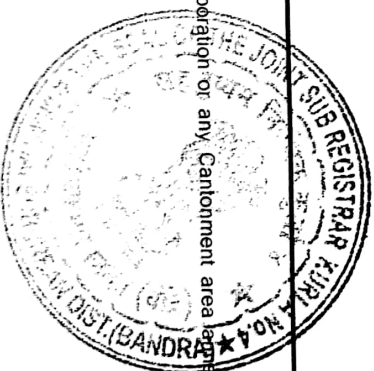
विवेखाचा प्रकार	करारनामा
(1)विवेखाचा प्रकार	9027117
(2)मोबदला	5427805.94
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	
(4) भू-माल्य,पोटहिससा व घरकमांक (असल्यास)	
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/05/2023
(10)दस्त नोंदणी केल्याचा दिनांक	10/05/2023
(11)अनुक्रमक,खड व पुरळ	9050/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	542000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

माल्याकनामाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला

अनुच्छेद :-

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



FIRST SCHEDULE

Larger Land

The First Property

All that piece or parcel of land bearing CTS No. 485(pt.) admeasuring 4820.81 square meters, CTS No. 500 (pt.) admeasuring 7852.34 square meters, CTS No. 504(pt.) admeasuring 15397.12 square meters, CTS No. 524 (pt.) admeasuring 147.38 square meters, CTS No. 525(pt.) admeasuring 90.20 square meters and CTS No. 526 (pt.) admeasuring 1365.25 square meters in aggregate to 17,000 square meters and now forming part of CTS Nos. 491A/5 and 491A/6 all situate lying and being at Village Nahur, Taluka Kurla in the Registration Sub-District Kurla and District Mumbai Suburban District and bounded as follows:



On or towards the North by : Remaining parts of CTS No. 525, CTS No. 524 and CTS No. 526
On or towards the South by : Portion of remaining part of CTS No. 504
On or towards the East by : Remaining part of CTS No. 504
On or towards the West by : Portion of remaining part of CTS No. 504 and beyond that existing Tansa Pipe Line.

The Second Property

All that piece or parcel of land bearing CTS No. 485(pt.) admeasuring 4820.81 square meters, CTS No. 500 (pt.) admeasuring 7852.34 square meters, CTS No. 504(pt.) admeasuring 4151 square meters admeasuring in the aggregate 16824.15 square meters and now forming part of CTS Nos. 491A/5 and 491A/6 all situate lying and being at Village Nahur, Taluka Kurla in the Registration Sub-District Kurla and District Mumbai Suburban District and bounded as follows:

On or towards the North by : CTS No. 504(pt.)
On or towards the South by : Part of the CTS No. 485(pt.) which is the set- back area earmarked for widening of Goregaon- Mulund Link Road and retained by Hoechst
On or towards the East by : CTS No. 504(pt), 500(pt) and 485(pt)
On or towards the West by : Tansa pipeline and proposed D.P. Road.



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 :
P51800014021

Project: **Piramal Revanta - Tower 2** , Plot Bearing / CTS / Survey / Final Plot No.: **CTS No.491 A/5 and 491A/6at Kurta, Kurta, Mumbai Suburban, 400080;**

1. P/I Developers Private Limited having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400013.**

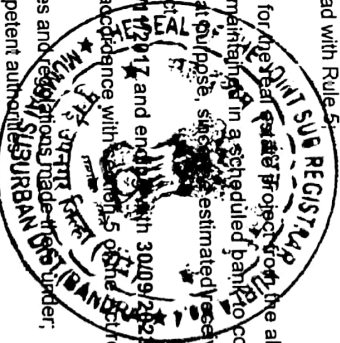
2. This registration is granted subject to the following conditions, namely:
- The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee for the association of the allottees, as the case may be, of the apartment or the common area 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 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 cost of the project is less than the estimated cost of completion of the project.

The Registration shall be valid for a period commencing from 07/11/2017 and ending with 30/09/2022 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 thereunder;
 - That the promoter shall take all the pending approvals from the competent authority under:
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 Prabhu
 (Secretary, Maharashtra Real Estate Regulatory Authority)
 Date: 09-09-2021 13:19:03

Dated: 09/09/2021

Place: Mumbai

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