

3072
22/2/24

B.S.T.

Return
Requirement

FILE NO.

Previous File No.

Tel. _____
M. _____
Fax _____

RMS - (50124030203870

From _____
To _____

1) 85937034568
2) 86317380278

Address

VILAS BHOSALE
GAYATRI BHOSALE

HL - 45 LAKHS

Name of Subject

KURLA WEST (01886)

0727
6728

Gay-Asst.

Reference No.

AMT		
PROCESSING OFFICER		
RESI/OFF	VB	22/2/2024
TIR	Silpal-22-2-24	
VALUATION	Patti-22-2-24 ? Vastu	
SITE	Samra Path	22/2/2024
LOAN A/C		
T.D.		
D.E.		

2/2/2024

73598

BRANCH CODE :



27/04/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 6227/2021

नोंदणी :

Regn:63m

गावाचे नाव : कुर्ला

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4903977.6
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: प्लॉट नं 205, बिल्डिंग नं 31, ए विंग, माळा नं: 2 रा मजला, सप्तश्री मार्क, इमारतीचे नाव: नेहरू नगर ज्योतिर्मय को ऑप हौ सोसा ली, रोड : नेहरू नगर कुर्ला पूर्व मुंबई 24, इतर माहिती: मौजे कुर्ला 3, सिटीएस नं 11, सर्वे नं 229,267 क्षेत्र 421 चौ फूट रेरा कारपेट (C.T.S. Number : 11 ; Survey Number : 229,267 ;)
(5) क्षेत्रफळ	1) 421 चौ.फूट
(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:-मेसर्स सप्तश्री रियल्टर्स तर्फे भागीदार प्रसाद एम चिंदरकर , भागीदार अमित ए परब या दोघां भागीदार तर्फे मुखत्यार शिवांक पी चिंदरकर वय:-25; पत्ता:-- , - , ग्रंथ एव्हेन्यू , राम मंदिर रोड खारेवाडी जंक्शन बांद्रा पूर्व मुंबई , - , बी.एन. भवन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400051 पॅन नं:-ACPF8697C 2): नाव:-नेहरू नगर ज्योतिर्मय को ऑप हौ सोसा ली तर्फे मुखत्यार मेसर्स सप्तश्री रियल्टर्स तर्फे भागीदार प्रसाद एम चिंदरकर , भागीदार अमित ए परब या दोघां भागीदार तर्फे मुखत्यार शिवांक पी चिंदरकर वय:-25; पत्ता:-- , - , बिल्डिंग नं 31, नेहरूनगर कुर्ला पूर्व मुंबई , - , KARVENAGAR, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400024 पॅन नं:-ACPF8697C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विलास मधुकर भोसले - - वय:-56; पत्ता:-प्लॉट नं: रूम नं 12, माळा नं: - , इमारतीचे नाव: गणेश वाडी मसरानी लेन, ब्लॉक नं: हलाव पूल रोड साई बाबा मंदिर मागे कुर्ला मुंबई , रोड नं: - , महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं:-ACPPB3561J 2): नाव:-गायत्री विलास भोसले - - वय:-48; पत्ता:-रूम नं 12, - , गणेश वाडी मसरानी लेन , हलाव पूल रोड साई बाबा मंदिर मागे कुर्ला मुंबई, - , कुर्ला नॉर्थ, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400070 पॅन नं:-ASLPB1253F
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	27/04/2021
(11) अनुक्रमांक, खंड व पृष्ठ	6227/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	130000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



CHALLAN
MTR Form Number-6

करल - ५
२२२५
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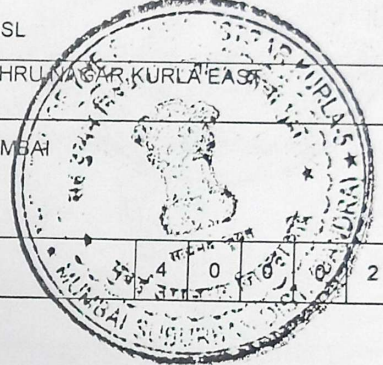
GRN MH009079431202021M
Barcode
Date 27/12/2020-14:58:09
Form ID 25.2

Department Inspector General Of Registration
Type of Payment Stamp Duty
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1
Location MUMBAI
Year 2020-2021 One Time
Payer Details
TAX ID / TAN (If Any)
PAN No.(If Applicable) ACPPB3561J
Full Name VILAS MADHUKAR BHOSALE
Flat/Block No. FLAT NO 205 A WING SAPATARSHI MARK
Premises/Building BLDG NO 31 NEHRU NAGAR JYOTIRAMAY

Account Head-Details
Amount In Rs.

0030045501 Sale of NonJudicial Stamp 49000.00

CHSL
Road/Street NEHRU NAGAR KURLA EAST
Area/Locality MUMBAI
Town/City/District
PIN 400 024



Remarks (If Any)
SecondPartyName=MESSERS SAPATARSHI REALTORS--CA=6500000



₹49000.00

Amount In Words Forty Nine Thousand Rupees Only

Total 49,000.00

Payment Details STATE BANK OF INDIA FOR USE IN RECEIVING BANK

Cheque-DD Details

Bank CIN Ref. No. 00040572020122890805 CPAANAGBF6

Cheque/DD No. Bank Date RBI Date 28/12/2020-00:00:00 29/12/2020

Name of Bank Bank-Branch STATE BANK OF INDIA

Name of Branch Scroll No. , Date 565 , 29/12/2020

Document ID : Signature Not Verified Mobile No. : 9819603067
:- This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document.

चलन केवल मुंबई कार्यालय नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.04.27
15:36:55 IST
Reason: Secure
Document
Location: India

in Defaced

Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
(IS)-520-6227	0000388607202122	27/04/2021-15:33:44	IGR561	49000.00

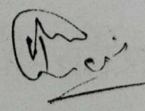
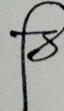


THIS ARTICLE OF AGREEMENT is made and entered into at Mumbai,
this 31st day of December 2020,

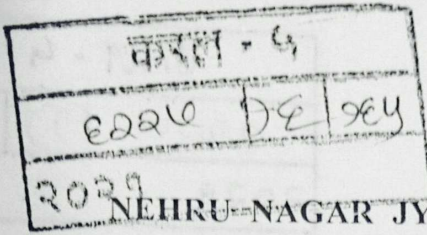
BETWEEN

M/S. SAPTRISHI REALTORS, a Partnership firm, registered under provisions of Indian Partnership Act, 1932, bearing PAN CARD NO.ACPFS8697C and having its office at Granth Avenue, Ram Mandir Road, Kherwadi Junction, Bandra (E), Mumbai- 400051, the hands of its partners (1) Mr. Prasad M. Chindarkar, (2) Mr. Amit A. Parab hereinafter referred to as the **“PROMOTERS/DEVELOPERS”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners of the M/s. Saptrishi Realtors for the time being and from time to time, their successors, respective heirs, executors, administrators and assignees) of the FIRST

PART;

Shri. Prasad M. Chindarkar गाराजी. वि. भोसले



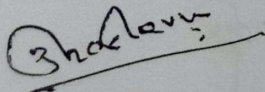
AND

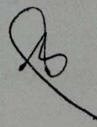
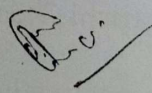
NEHRU-NAGAR JYOTIRMAY CO-OPERATIVE HOUSING SOCIETY

LIMITED, a co-operative Housing Society duly registered within the provision/s of the Maharashtra Co-operative Societies Act-1960, on 25th November 1999, vide Registration No. BOM/ MHADB/ WL/ HSG/ TC/ 10423/ 1999, having its registered office at Building No.-31, Nehru Nagar, Kurla (East) Mumbai- 400024, by the hands of their duly constituted attorneys Prasad M. Chindarkar and Amit A. Parab authorized partners of M/s. Saptrishi Realtors, empowered by the duly registered Power of Attorney dated 11/5/2016 registered with the Sub-Registrar of Assurances, Kurla under serial no. KRL3-3837/2016, hereinafter called and referred to as **"PROMOTERS/SOCIETY"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its existing members, managing committee members, office bearers, executors, successors, administrators and permitted assigns) of the **SECOND PART**

AND

Mr. Vilas Madhukar Bhosle of PAN No. ACPPB3561J & **Mrs. Gaytri Vilas Bhosale** of PAN No. ASLPB1253F adults an Indian Inhabitant, having his & her address at Behind Sai Baba Mandir Mage, Room NO 12, Ganesh Wadi Masrani Lane Halav Pool Road, Kurla Mumbai Maharashtra 400070. Herein after called the **"ALLOTTEE / PURCHASER /S"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, his/her/their heirs, executors and administrators) of the **OTHER PART**;





गारत्री-वि-भोसले

2029

time:

Act, 2016, and the Rules framed thereunder from time to

(23)

(r) The Allottee/Purchaser/s hereby declare/s and confirm/s that he/she/they has/have entered into this Agreement, after reading and having understood the contents of all the hereinbefore recited, Agreements deeds, documents, writings and papers, and all disclosure made by the Promoters/ Developers to the Allottee/Purchaser/s and with full knowledge and information thereof, and subject to the terms, conditions and stipulations imposed, or which may hereafter be imposed by the Brihan Mumbai Mahanagar Palika and all other concerned Government bodies and/or authorities, and also subject to the Promoters/ Developers right to make the necessary amendments, variations, modifications and/or changes therein, and their right to use, utilize, consume and exploit the entire balance and /or additional Floor Space Index (hereinafter referred to as F.S.I.) Available on the said properties, as also the entire benefit of any other and/or further FSI that may be available to the Promoter/Developer under the Scheme of Transfer of Development Rights (TDR) and/or under any other scheme as may be permissible under any law and/or statute.

(s) The Allottee/Purchaser/s has/have accordingly approached the Promoters/Developers to allot, sell and transfer a residential Flat No. A - 205 on the 2nd floor, of the said Building known as "SAPTARSHI MARK", admeasuring about 421 Sq.ft. (RERA Carpet area) in the said building "SAPTARSHI MARK" in the development of the said property more particularly described in the First Schedule hereunder written.

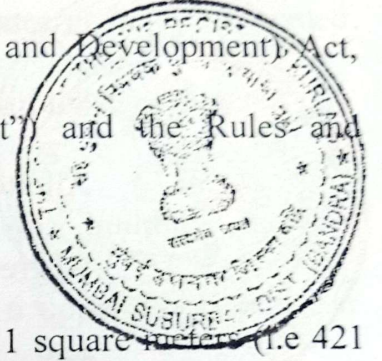


गायत्री.वि.भोसले

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करल - ५		
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- (t) The Allottee/Purchaser/s has/have demanded from the Promoters/Developers and the Promoters/Developers have given inspection to the Allottee/Purchaser/s of all the documents of title relating to the Said Land and the plans, designs and specifications and such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Said Act") and the Rules and Regulations made thereunder.
- (u) The carpet area of the Said Residential flat is 39.11 square meter (i.e 421 square ft.) "carpet area" means the net usable floor area of an Flat, 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/Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said premises for exclusive use of the Allottee/Purchaser/s, but includes the area covered by the internal partition walls of the said premises. (The above mentioned carpet area is calculated as per the clarification issued by the Maharashtra Real Estate Regulatory Authority vide no. MAHARERA/SECY/file no. 27/84/2017 dated 14/06/2017 having circular no. 4/2017). However it is expressly made it clear that while calculating the consideration of the said premises, the area of Column and Share Walls are not taken into considerations.
- (v) The Promoters/Developers have registered the project under the provisions of Real Estate (Regulation and Development) Act, 2016, with Real Estate



[Handwritten signature] *[Handwritten initials]*

शायजी. वि. भोसले

करल - ५		
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IN WITNESS WHEREOF parties hereinabove named has 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 OF THE PROEPRTY ABOVEREFERRED TO :

All that piece and parcel of land together with a building standing thereon known as Building No. 31, admeasuring Approx 821.40 Sq. Mtrs. as per site measurement given from MHADA by the Demarcation Letter Dated 24/01/2017 including Tit Bit area bearing Survey No. 229 and 267 and C. T. S. No. 11 situated, lying and being at Nehru Nagar, Kurla (East), Mumbai - 400 024, in the Registration Sub-District of Kurla, Mumbai Suburban District and bounded as follows:

On or towards North by : Building No. 32 & 33

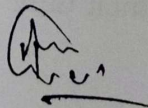
On or towards South by : Wide Road

On or towards East by : Wide Road

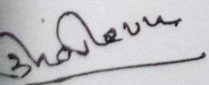
On or towards West by : Wide Road

SECOND SCHEUDLE OF THE PROEPRTY ABVOE REFERRED

Flat No – 205, 2nd Floor, Wing – A, Saptarshi Mark Building No – 31, Nehru Nagar Jyotirmay Co-Operative Housing Society Limited C. S. T. No. 11, Kurla East, Mumbai – 400024.







गारजी-वि. भोसले



2029

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
P51800017508

Project: **SAPTARSHI MARK** Plot Bearing / CTS / Survey / Final Plot No.: **11** at Kurla, Kurla, Mumbai Suburban, Mumbai, Maharashtra, Pin: **400024**.

1. **Saptrishi Realtors** having its registered office / principal place of business at Tehsil: **Andheri**, District: **Mumbai Suburban**, Pin: **400051**.
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 **23/08/2018** and ending with **31/12/2022** 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 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: 8/23/2018 4:56:46 PM

Dated: **23/08/2018**
Place: **Mumbai**

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

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ANNEXURE-II

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No CHE/ES/2303/L/337(NEW)
COMMENCEMENT CERTIFICATE



To,
 M/S, SAPTRISHI REALTORS (P.O.A. Holcer)
 403, Dr. Ambedkar Teachers Colony, plot no 33,
 sector no 2 charkop kandiwali (W) mumbai 400067

Sir,

With reference to your application No. **CHE/ES/2303/L/337(NEW)** Dated. **2/3/2017** 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 **2/3/2017** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **11** Division / Village / Town Planning Scheme No. **KURLA - 3** situated at **EXISTING ROAD 12.20 M Road / Street in L 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 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 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,

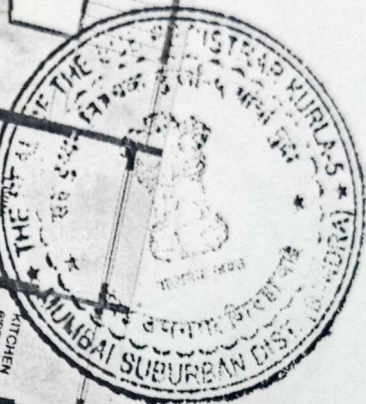
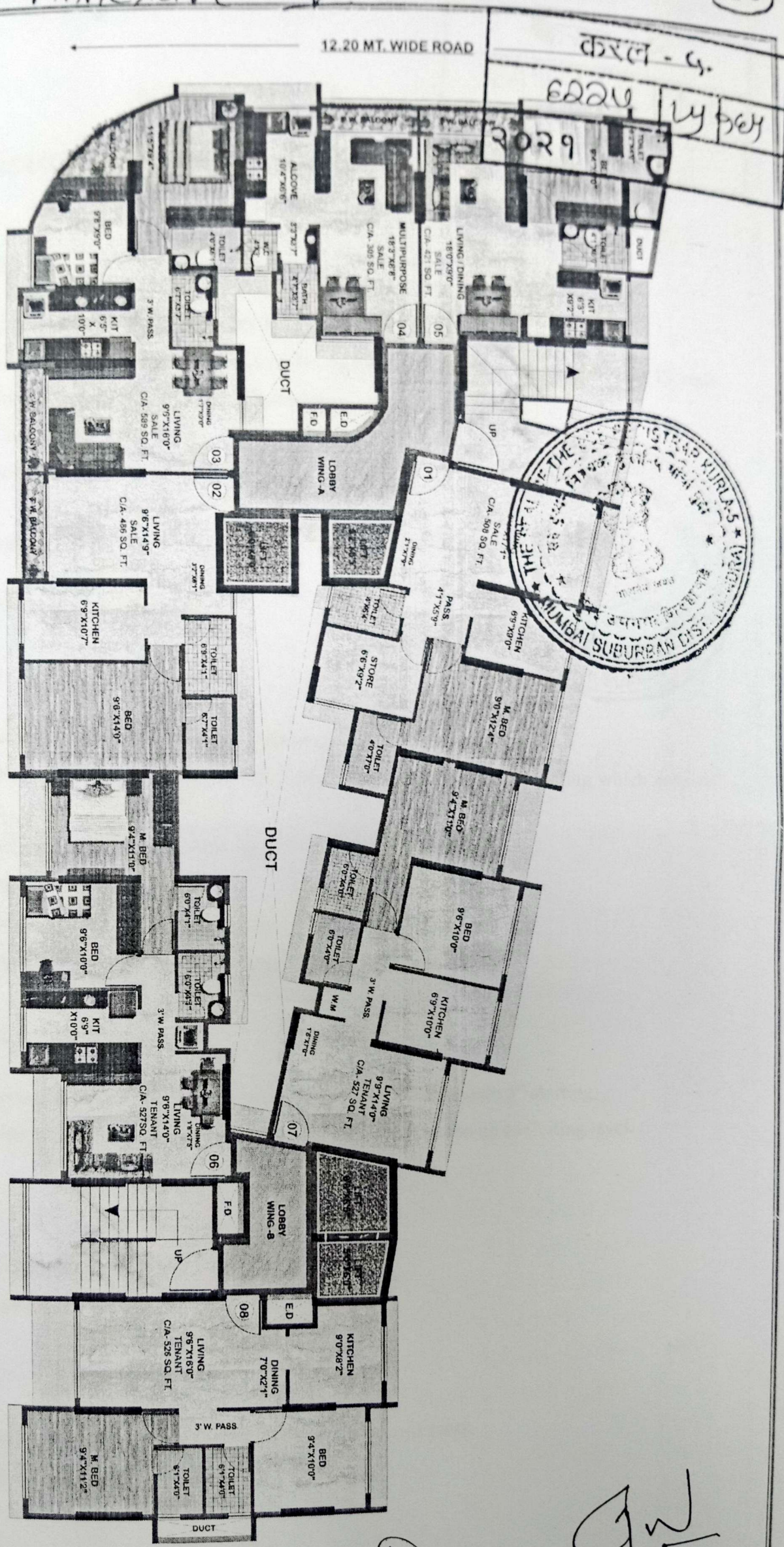
12.20 MT. WIDE ROAD

करल - ५

6220

ly ५५५

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TYPICAL FLOOR PLAN (1ST TO 7TH & 9TH TO 13TH)

12.20 MT. WIDE ROAD

Handwritten signature

Handwritten initials

Date of Birth 31-08-1964

Name of Spouse

Name of Father MADHUKAR LAXMAN BHOSLE

Category SC ST OBC General

Residential Status Resident NRI / PIO Religion

Photo Identification (ID) : Type

Photo ID: Valid Upto

Driving Licence Valid Upto

Passport No Passport Valid Upto

Qualifying Year

past 59 Years and Months.

Residential Address

GANESH WADI BEHIND SAIBABA MANDIR
NI LANE HALAV POOL
(WEST)

District MUMBAI Pin Code 400070

ASTRA Country INDIA

Mobile (Primary) 9869545801 Mobile (Secondary) 9004413612

108@gmail.com

Present address? Yes No (To be filled if permanent address is different from present address)

Above

District Pin Code

Country

Telephone (Landline 2)

Office / Business Address

CREW CONTROLLER (SUBARBUN)
APATI SHIVAJI MAHARAJ TURMINAL
RAILWAY

I DIVISION District MUMBAI



Signature: Shalee
Please sign here

Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'

[See rule 7(2)]


This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: SAPTARSHI MARK Plot Bearing / CTS / Survey / Final Plot No.: 11 at Kurla, Kurla, Mumbai Suburban, 400024* registered with the regulatory authority vide project registration certificate bearing No **P51800017508** of

1. **Saptrishi Realtors** having its registered office / principal place of business at *Tehsil: Andheri, District: Mumbai Suburban, Pin: 400051*.
2. This renewal of registration is granted subject to the following conditions, namely:-
 - 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 (2) 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 me/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 up to **29/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
 - 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
 - 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.



Dated: 18/01/2024
Place: Mumbai

Signature valid

Signature  : Authorized Officer
Maharashtra Real Estate Regulatory Authority