

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

20240426581

26 April 2024, 10:30:18 AM

बदर 16

मूल्यांकनाचे वर्ष 2024
 जिल्हा मुंबई (उपनगर)
 मूल्य विभाग 42-कोंदीविटे (अंधेरी)
 उप मूल्य विभाग 42/215 भुभाग: उत्तरेस गावाची हद्द, पुर्वेस तुळशी पाईप लाईन, दक्षिणेस मधुरदास वासनजी मार्ग व पश्चिमेस गावाची हद्द.
 सर्व्हे नंबर / न. भू. क्रमांक : इतर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
68580	142640	172230	187210	150280	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	35.62 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला .	0 TO 2वर्षे 5th floor To 10th floor	बांधकामाचा दर -	Rs.30250/-

रस्ता सन्मुख -

Sale Type - First Sale

Sale/Rcsale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ

= 105% apply to rate = Rs.149772/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = (((149772-68580) * (100 / 100)) + 68580)
 = Rs.149772/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 149772 * 35.62
 = Rs.5334878.64/-

Applicable Rules

= ,10.4

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेईनार्डन 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 + मेकेनिकल वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 5334878.64 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.5334878.64/-



Home Print

बदर - १६		
६५३६	९	९६०
२०२४		

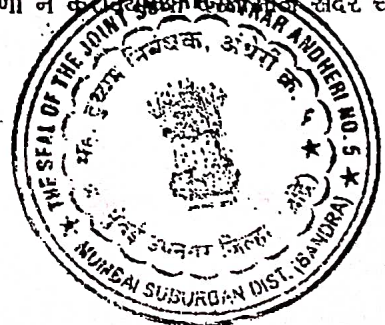
CHALLAN
MTR Form Number-6



SRN	MH001190100202425E	BARCODE	11 1100 01 100000 110000 10 100000 000000 01 0000 000	Date	25/04/2024-23:40:06	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details							
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)							
Office Name		BDR17__JT SUB REGISTRAR ANDHERI 6		PAN No.(If Applicable)							
Location		MUMBAI		Full Name		SHARON SUNNY MENON					
Year		2024-2025 One Time		Flat/Block No.		FLAT NO. A-803, 8TH FLOOR, A WING, PEARL					
Account Head Details		Amount In Rs.		Premises/Building		BLESSINGS, CHANDIWALA COMPLEX					
0030045501 Stamp Duty		344144.00		Road/Street		NEAR MAHESHWARI NAGAR, KONDIVITA ROAD, ANDHERI EAST					
0030063301 Registration Fee		30000.00		Area/Locality		MUMBAI					
				Town/City/District							
				PIN		4 0 0 0 5 9					
				Remarks (If Any)							
				SecondPartyName=CHANDIWALA ENTERPRISES-							
				<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td align="center" colspan="2">अदर - १६</td> </tr> <tr> <td align="center">374144.00</td> <td align="center">900</td> </tr> </table>				अदर - १६		374144.00	900
अदर - १६											
374144.00	900										
Total		3,74,144.00		Amount In Words		Three Lakh Seventy Four Thousand One Hundred Forty Four Rupees Only					
Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK							
Cheque-DD Details		Bank CIN		Ref. No.		03006172024042600125 522684300					
Cheque/DD No.		Bank Date		RBI Date		25/04/2024-23:41:07 Not Verified with RBI					
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK							
Name of Branch		Scroll No. , Date		Not Verified with Scroll							

Department ID : Mobile No. : 9967407488
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करता येईल. सदर चलन लागू नाही.





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AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 25th day of April' in the Christian Year **Two Thousand and Twenty Four**,

[Handwritten signature]
[Handwritten name]

BETWEEN

M/S. CHANDIWALA ENTERPRISES a partnership firm having their registered office at 222/A, AL-Moonaz Arcade, 1st Floor, Opp. Post Office, S. V. Road, Andheri (W), Mumbai - 400 058, hereinafter referred to as **"THE PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner of the said firm, the survivors or survivor of them the heirs, executors and administrators of the last such survivor his/her/their assigns) of the **ONE PART;**

[Handwritten signature]

[Handwritten signature]

AND

SHARON SUNNY MENON

adult, Indian Inhabitant/s of Mumbai residing at **Shree Shashwat Complex, Bldg No. 6, Flat No. 702, Pleasant Park, Mira Road, Mira-Bhayander, Thane - 401 107**, hereinafter referred to as "**THE ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of individuals, his/her/their heirs, executors, administrators, in case of a firm the partners for the time being from time to time, the survivors or survivor of them and the heirs, executors and administrators of such survivors or survivor and in case of a Company, its successors and permitted assigns) of the **OTHER**

**W. P. R. E. A. S.:**

- (i) By a Deed of Conveyance dated 26th September, 2018 registered with the Joint Sub-Registrar of Assurances of Andheri No. 7 at Bandra under Serial No. BDR-18/9980

बदर	of 2018	(hereinafter called the "said Deed of Conveyance")
ए.बी.ए.	700	made between one Hurbai Anwar Adam Memon nee' Hurbai Latif Abdulla, Amina Abdul Memon, Rubina Abdul Memon, Hasena Abdul Memon, Zarina Abdul Memon, Ibrahim Anwar Adam Memon, Arif Anwar Adam Memon and Asif Anwar Adam Memon (hereinafter referred to as the 'said Hurbai Memon & Ors.')
	2018	as the Vendors of the

first part, Shobha Shashikant Bhosle and Nitin Narayan Khadtare as the Confirming Parties of the second part and M/s. Chandiwala Enterprises, being the Promoters herein, therein referred to as the Purchasers of the third Part, the said Hurbai Memon & Ors. with the confirmation of the said Shobha Shashikant Bhosle and Nitin Narayan Khadtare sold, conveyed, transferred and assured, all those pieces or parcels of land or ground with

the messuages, tenements and structures standing thereon being Plot No. 60, situate, lying and being at Kondivita, Andheri (East), Mumbai - 400 059, bearing City Survey Nos. 60, 60/1 to 60/57 of Village Kondivita, Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai, admeasuring 2,421.40 sq. mtrs. or thereabouts more particularly described in the First Schedule hereunder written (hereinafter called the "project land") to the therein called Purchasers, absolutely and forever.



(ii) The project land was fully occupied by 1 (one) slum dwellers/tenants/occupants occupying the structures standing on the project land who have formed themselves into a proposed society in the name of 'Latif Compound Kalyankari Samitee SRA CHS (Prop.)', and the project land is declared as a 'slum area' vide Government Notification dated 29th March, 1985 under No. DC/ENC/A/94.

(iii) In the circumstances, the Promoters have become seized and possessed of and well entitled to the project land, subject to the slum dwellers/tenants/occupants occupying the huts/structures standing thereon.

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२०३४		
DP34201904111216398		

(iv) As per D. P. Remarks, under No. DP34201904111216398 dated 15th April' 2019, the said Plot is situated in Residential Zone (R) and is not reserved for any public purpose.

(v) The Promoters propose to develop the project land by constructing multistoried building/s thereon by utilizing the entire development potential of the project land inclusive of FSI, TDR FSI, the fungible compensatory FSI and all other areas as may be available for construction, in accordance with the Regulation 33(10) of the Development Control & Promotion Regulations-2034,

known as "PEARL BLESSINGS" consisting of Still plus 18 upper residential floors on portion of the project land bearing Plot No. 60, situate, lying and being at Kondivita, Andheri (East), Mumbai - 400 059, bearing City Survey No. 60, 60/1 to 60/57 of Village Kondivita, Taluka Andheri, District Suburban, within Greater Mumbai, admeasuring 1468 sq. mtrs. or thereabouts, more particularly described in the Schedule hereunder written, in accordance with the authority from time to time.



Provided that the Promoters shall have to obtain prior consent in writing of the Allottee in respect of variations or alterations which may adversely affect the said Apartment or due to change in law.

3. (a) The Allottee hereby agrees to Promoters and the Promoters hereby agree to admeasuring 348.50 Sq. Ft. (ie. 32.38 Sh. Mtrs.) Rera Carpet Area on the 8th Floor, in the Wing "A" of the "PEARL BLESSINGS" shown on the floor plan in the Second Schedule hereunder written, at or for the lumpsum price of Rs. 68,82,875/- (Rupees Sixty Eight Lakhs Eighty Two Thousand Eight Hundred Seventy Five Only) which is inclusive of the proportionate price of the common areas and facilities appurtenant to the said Apartment, the nature, extent and description of the common areas and facilities which are more particularly described in the Third Schedule hereunder written.

AGT - 33	purchase from the	7100
	agree to sell to the	
	Plot No. A 2 (803	
	Sh. Mtrs.) Rera Carpet	
	Area on the 8th Floor	
	in the Wing "A" of the	
	"PEARL BLESSINGS" shown	
	on the floor plan in the	
	Second Schedule hereunder	
	written, at or for the	
	lumpsum price of Rs. 68,82,875/-	
	(Rupees Sixty Eight Lakhs	
	Eighty Two Thousand Eight	
	Hundred Seventy Five Only)	

[Handwritten signature]



(b) The Allottee hereby agrees to purchase from the Promoters the Promoters hereby agrees to sell to the Allottee covered consideration amount being the said sum of Rs. (Rupees _____ Only).

constructed in the layout for the consideration of

consideration amount being the said sum of Rs. (Rupees Sixty Eight Lakhs Eighty Two Thousand Eight Hundred Seventy Five Only) (hereinafter called the "Total Price") shall be paid by the Allottee to the Promoter as follows:-

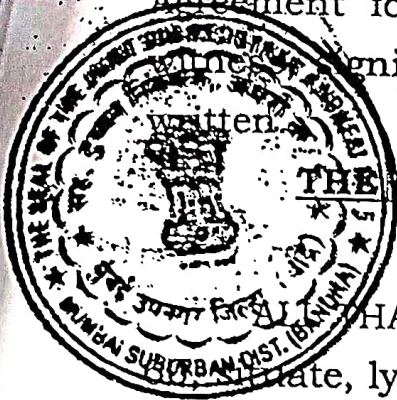
1. Rs. 344,145/- being 5% as Booking Amount.
2. Rs. 10,32,432/- being 15% as Completion of Plinth.
3. Rs. 481,801/- being 7% on completion of 5th Slab.
4. Rs. 481,801/- being 7% on completion of 8th Slab.
5. Rs. 481,801/- being 7% on completion of 11th Slab.
6. Rs. 481,801/- being 7% on completion of 14th Slab.
7. Rs. 481,801/- being 7% on completion of 17th Slab.
8. Rs. 481,801/- being 7% on completion of Terrace Slab.
9. Rs. 481,801/- being 7% on completion of External Plaster.
10. Rs. 550,630/- being 8% on completion of Internal Plaster.
11. Rs. 550,630/- being 8% on completion of Doors & Windows.
12. Rs. 550,630/- being 8% within seven days from the date of attestation by the promoter of receipt of occupancy certificate;

Rs. 68,82,875/-	TOTAL AMOUNT.
Rs. 9,29,100	
Rs. 59,53,775/-	

(d) The Total Price payable by the Allottee to the Promoters is Rs. 68,82,875/- (Rupees Sixty Eight Lakhs Eighty Two Thousand Eight Hundred Seventy Five Only) less a deduction of Tax Deducted at Source (TDS), at the rate of 1% (One Percent) of the total consideration under the provisions of Section 194-IA of the Income Tax Act, 1961 and such deducted amount shall be paid by the Allottee to the concerned authorities of the Central Government within 3 (three) days from payment of each installment, and a copy of Chalan received against the deposit of TDS shall be handed over by the Allottee to the Promoters and the TDS Certificate

[Handwritten signature]

IN WITNESS WHEREOF the Parties hereinabove have set and subscribed their respective hands and seals to this Agreement for sale at Mumbai in the presence of attesting witnesses signing as such on the day and year first hereinabove



THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the project land)

THAT piece or parcel of land or ground being Plot No. 400 059, bearing City Survey No. 60, 60/1 to 60/57 of Village Kondivita, Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai, admeasuring 2,421.40 sq.mtrs. or thereabouts and bounded as follows:-

On or towards the East : By CTS No. 61;
 On or towards the West : By CTS No. 58;
 On or towards the South : By CTS No. 96A;
 On or towards the North : By CTS No. 58.

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THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said Apartment)

ALL THAT the Apartment bearing Flat No. 'A' - 803 admeasuring 348.50 Sq. Ft. (i.e. 32.38 Sq. Mtrs.) Rera Carpet Area on the 8th Floor, in the Wing "A" and parking space bearing No. — situated at stilt/stack/open/close to be/being constructed on the project land more particularly described in the First Schedule hereinabove written, of the building known as PEARL BLRSSINGS, Sale Building No. 2.

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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 :
P51800054883

Project: PEARL BLESSINGS , Plot Bearing / CTS / Survey / Final Plot No.:CTS NO 60, 60/1 TO 57 OF VILLAGE KONDIVITA at Kondivita, Andheri, Mumbai Suburban, 400059;

1. **Chandiwala Enterprises** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400058.**

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 (f) of sub-section (2) of section 4 read with Rule 5;

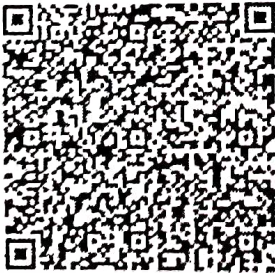
OR

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 **15/02/2024** and ending with **31/12/2028** 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

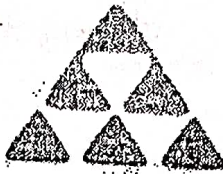
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 15-02-2024 12:07:38

Dated: 15/02/2024
Place: Mumbai

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



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FOR

NO K-E/PVT/0243/20200302/MP/5

COMMENCEMENT CERTIFICATE



28 AUG 2022

Sale Building No. 02

To,
M/s. Chandiwala Enterprises
222-A, 1st Floor, Al-Moonaz Arcade,
Opp. Post Office, S.V. Road,
Andheri (W), Mumbai-400 058.

Sir,

With reference to your application No. 000393 dated 22/08/2022 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. 60, 60/1 to 57 of Vill. Kondivita, Taluka-Andheri

of village Kondivita T.P.S. No. _____
ward K/E Situated at Kondivita, Taluka-Andheri.

The Commencement Certificate / Building Permit is granted subject to compliance mentioned in Form UIR No. K-E/PVT/0243/20200302/FOI at 29/08/2022
IOA/UR No. K-E/PVT/0243/20200302/MP/5
and on following conditions.

- The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the Public Street.
- 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.
- 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 issue.
- 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.
- 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
- This Certificate is liable to be revoked by the C.E.O. (SRA) if-
 - 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.
 - 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.
 - 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.
- 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.

28-8-2022
at 29/08/2022
SRA - 26
12/08/2022

The C.E.O. (SRA) has appointed Shri. H. A. Masal
Executive Engineer to exercise his powers and functions of the Planning Authority under section 40 of the said Act.

This C.C is granted for work up to top of the stilt of Sale Building No.02.

For and on behalf of Local Authority,
The Slum Rehabilitation Authority

Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
SLUM REHABILITATION AUTHORITY



K/E/PVT/0243/20200302/AP/S

- 5 JAN 2024

This C.C. is re-endorse as per approved amended dated 05/01/2024.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

K-E/PVT/0243/20200302/AP/S

- 19 MAR 2024

This C.C. is further extended for sale wing 'A' & 'B' from Gr. + 1st to 13th floor ~~the R.C.C. structural framework~~ ~~from 14th to 18th floors including O.H.W.T and L.M.R~~ of Sale Building No.02 as per approved amended plans dated 19/03/2024. -

19		
<i>EJBE</i>	<i>CO</i>	<i>700</i>
<i>2028</i>		

[Signature] 19/3/24
Executive Engineer
Slum Rehabilitation Authority

K-E/PVT/0243/20200302/AP/S

22 APR 2024

This C.C. is further extended for R.C.C structural framework C.C. for Sale Wing 'A' & 'B' i.e. from 14th to 18th floor including O.H.W.T + L.M.R of Sale Building No.2 as per approved amended plans dated 19/03/2024.

Certified True Copy
[Signature]
Architect

[Signature] 22/4/24
Executive Engineer
Slum Rehabilitation Authority