



CHALLAN
MTR Form Number-6

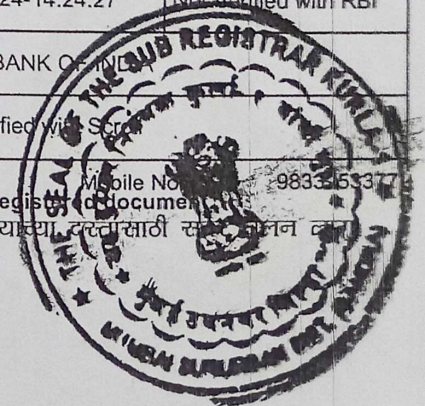


GRN	MH001684788202425E	BARCODE			Date	07/05/2024-14:24:57	Form ID	252
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	PRABHAKAR PRAMOD JHA AND OTHER			
Location	MUMBAI			Flat/Block No.	FLAT NO. 101, SHIV SAMARTH			
Year	2024-2025 One Time			Premises/Building	BLDG NO. 49, PANT NAGAR, GHATKOPAR (E)			
Account Head Details		Amount In Rs.		Road/Street	MUMBAI			
0030045501	Stamp Duty	634200.00		Area/Locality	MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District	MUMBAI			
				PIN	4 0 0 0 7 5			
				Remarks (If Any)	SecondPartyName=AAKRUTI ENTERPRISES-			
				Amount In	Six Lakh Sixty Four Thousand Two Hundred Rupees On			
Total			6,64,200.00	Words	ly			
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572024050790811	IKOCTCOWB8	
Cheque-DD Details				Bank Date	RBI Date	07/05/2024-14:24:27	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scribble			

करल - १
१०११० ३१२८
२०२४

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन वापरू नये.



करल - १		
१०१६०	८	१२६
२०२४		



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into Mumbai on this 07th day MAY 2024

BETWEEN

AAKRUTI ENTERPRISES (Registration No. RA94688) a partnership firm registered under the Indian Partnership Act, 1932, and having its registered office at Unit No. 1/1, Narayan Nagar, Near Akshar dham Building, LBS Marg, Ghatkopar West, Mumbai - 400086 and having correspondence address at 810, Neelkanth Corporate Park, Kirol Road, Vidyavihar, Ghatkopar (W), Mumbai -400 086, hereinafter referred to as the "Developers/Promoters" which expression shall unless repugnant to the context or meaning thereof mean and include the partners or partner for the time being of the firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their assigns of the ONE PART;

AND

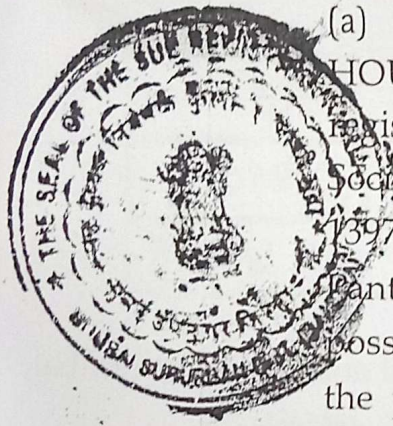
Ranochtha,

[Signature]

करल - १		
२०२४	२२५	
२०२४		

(1) MR. PRABHAKAR PRAMOD JHA (PAN-AHNPJ7522N), aged about 36 years, (2) MR. PRAMOD AYODHAYA JHA (PAN-AHRPJ6062F) , aged about 59 years all adults, Indian Inhabitants of Mumbai having their address at NEAR SHIV SHANKAR MANDIR, 320, 3/5, DATT CO OP HSG SOCIETY, DATTATRY NAGAR, GOLIBAR ROAD, GHATKOPAR WEST MUMBAI-400086. Maharashtra (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, their respective heirs, legal representatives, executors, administrators, successors and permitted assigns), hereinafter referred to as the "Purchasers /Allottees") of the OTHER PART

WHEREAS:



(a) One PANT NAGAR SAMARTH CO-PERATIVE HOUSING SOCIETY LIMITED, a co-operative society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/ WN/ OD/ 1397/ 84-85 having its registered office at Building No. 49, Pantnagar, Ghatkopar (East), Mumbai -400 075 is seized and possessed of and otherwise well and sufficiently entitled to all the piece and parcel of land admeasuring about 812.16 Sq. mtrs or thereabouts of Village Ghatkopar, Taluka Kurla In the District and Sub District of Mumbai bearing CTS No. 191, Survey No. 236A (more particularly described as the Property in the FIRST SCHEDULE hereunder written and hereinafter referred to as "The Property");

(b) By an Indenture of Lease dated 25/11/1986, the Maharashtra Housing & Area Development Board on behalf of the Authority being the owners of the said property have granted lease of the said Property in favour of the society for the period and on the terms and conditions as contained therein. The said Deed of Lease has been duly registered with the office of the Sub Registrar of Mumbai under Serial No. P/455/1987, dated 23/02/1987.

(c) By Deed of sale dated 25/11/1986 entered into between the Maharashtra Housing & Area Development Authority, a statutory corporation constitution under the Maharashtra

Prabha

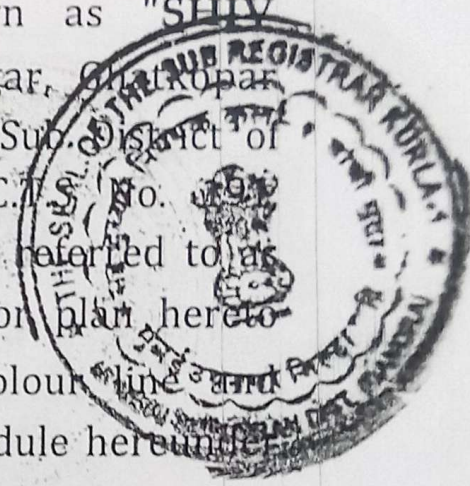
Pramod Jha,

Pramod

hereinabove in this clause AND the Allottees and/or the Society/s shall not raise any objection or dispute in respect thereof and/or in exercise of such rights by the Developers/Promoters.

3. ALLOTMENT OF SAID PREMISES AND PAYMENT OF CONSIDERATION:

The Allottees hereby agrees to purchase from the Developers/Promoters and the Developers/Promoters hereby agrees to sell the said Premises being the Flat Bearing No 101, admeasuring '660' Sq Feet (Rera Carpet) on the '1st' Floor, of the new proposed building, to be constructed by the Developers herein, which shall be known as "SHIV SAMARTH" lying and situated at Pantnagar, Ghatkopar (East), Mumbai -400 075 in the District and Sub-District of Mumbai Suburban having Survey No. 236A, C.7 No. 101 Village - Ghatkopar, Taluka -Kurla (hereinafter referred to as the "said Flat") as shown on the typical floor plan hereto annexed as Annexure "G", bounded by red colour line more particularly described in the Second Schedule hereunder written, for the consideration of Rs.1,05,70,000/- (Rupees. One Crore Five lakhs Seventy thousand only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities, plus GST if applicable from time to time.



a) The Allottees is also entitled to use one parking in mechanical Tower parking/stilt Car/ open Parking space ("Car Parking Space") for a consideration of Rs.1,05,70,000/- (Rupees. One Crore Five lakhs Seventy thousand only) ,and same shall be allotted afterwards.

b) The said Flat and Car Parking Space are hereinafter collectively. Referred to as the said "**Premises**").

c) The total aggregate consideration amount for the Premises is thus Rs.1,05,70,000/- (Rupees. One Crore Five lakhs Seventy thousand only) plus GST, if applicable from time to time ("hereinafter referred to as "**Entire Purchase Consideration**" which is inclusive proportionate cost of common area.

[Signature]
Bamod Jha.

[Signature]

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The PAN Numbers of the Parties hereto are as under:

Sr. No.	Name of the Party	Pan No:
1	M/s AAKRUTI ENTERPRISES	AAMFA5003D
2	MR. PRABHAKAR PRAMOD JHA	AHNPJ7522N
3	MR. PRAMOD AYODHYA JHA	AHRPJ6062F

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of the Larger Property)

All the Piece or Parcel of Land admeasuring 812.16 Sq. mtrs and Building No. 49 constructed thereon known as Samarth Building, Pantnagar, Ghatkopar (East), Mumbai -400 075 in the District and Sub District of Mumbai Suburban having Survey No. 236A, C.T.S No. 191, Village - Ghatkopar, Taluka - Kurla and bounded as under:

On or towards North by : 40'-0" vide Road

On or towards South by : Building No. 48

On or towards East by : Office Building

On or toward West by : Building No. 47



THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

Flat No. 101 on 1st floor, admeasuring 660 sq. Ft. carpet area (as defined in RERA) on the 1st Floor in the building to be known as "SHIV SAMARTH" to be constructed on the Property referred to in First Schedule above, along with one stilt Car Parking Space.

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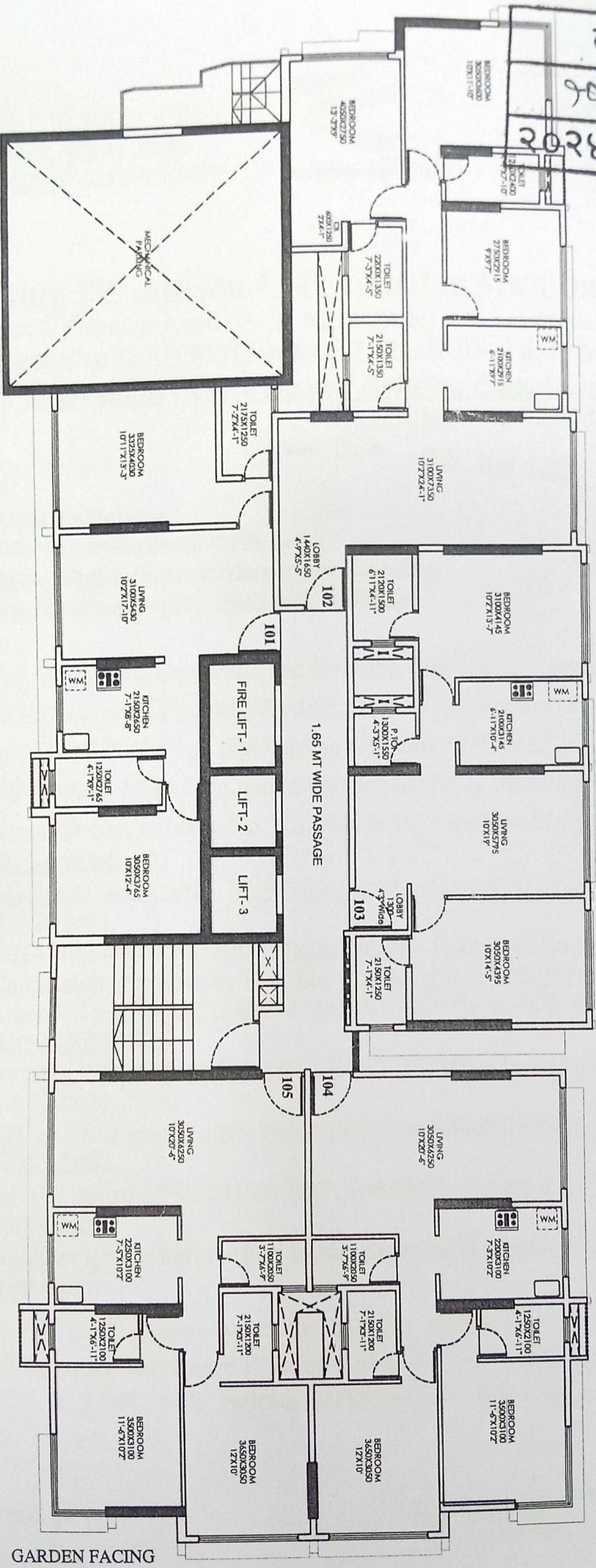
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FLAT NO.	2028	FLOOR	1ST.
CARPET AREA	909.60	SQ. FT.	SQ. MT.

करल -

2028



1ST. FLOOR PLAN



ANNEXURE "V"
Floor Plan

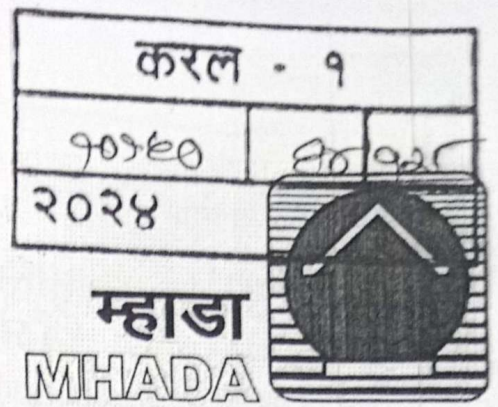
Developers:
Aakrut Enterprises
1/1, NAGAYAN NAGAR
NEAR AGARWAL BUILDING, 1st WING,
CHANDRASEKHAR WARD, MUMBAI, 400014.

Project :
PPROPOSED RE-DEVELOPMENT OF BLDG NO. 49 KNOWN AS SAMARTH CO-OP. HSG. SOCIETY LTD
PantNagar, Ghatkopar East, MUMBAI - 400075.

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Room of The.

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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

Full Occupation Certificate and Building Completion Certificate

No.MH/EE/(B.P.)/GM/MHADA-1/893/2023

Date- 05 JUN 2023

To,
M/s. Aakruti Enterprises
C.A. to Pantnagar Samarth CHS Ltd.
1/1, Narayan Nagar, Near Akshardham Building,
LBS Marg, Ghatkopar (W). Mumbai - 400086

Sub :- Full Occupation Certificate and Building Completion Certificate for Proposed Redevelopment of existing Building Nos.49 Society Known as "Samarth CHS Ltd." on plot bearing CTS nos.191(Pt.) of Village Ghatkopar at Pantnagar, MHADA Layout, Ghatkopar (East), Mumbai-400075.

- Ref.: 1. Zero FSI IOA issued u/No. No.MH/EE/(B.P.Cell)/GM/MHADA-1/893/2021 Dated-22/09/2021.
2. Plinth CC issued u/No. No.MH/EE/(B.P.)/GM/MHADA-/893/2021 dated -25/10/2021.
3. MHADA NOC u/no.CO/MB/REE/NOC/F-1248/2195/2021 dt.13/09/2021.
4. Concession approved by Hon'ble V.P, & CEO/A u/no.ET-265 dt.23/11/2021.
5. Amended plan issued under No.MH/EE/B.P. Cell/GM/MHADA-1/893/2021 Dated-22/12/2021.
6. Further CC-1 issued u/No. MH/EE/(B.P.)/GM/MHADA-1/893/2022 dated -15-02-2022.
7. Further CC-2 issued u/No. MH/EE/(B.P.)/GM/MHADA-1/893/2022 dated -10-05-2022.
8. Full CC issued u/No.MH/EE/(B.P.)/GM/MHADA-01/893/2022 dated -05/09/2022.
9. Architect application for Full Occupation Certificate dated 24/04/2023.

Dear Applicants,

The full development work for building comprising of Stilt for parking & Ground(pt) for utility services + 1st to 16th upper floors for residential user height 50.32 mt. + OHT & LMR with parking tower as per approved amended plan dated

1/2

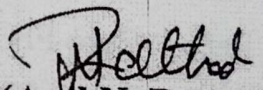
22/12/2021, is completed under the supervision of Architect, Shri. J. L. Rathod Lic. No. CA/84/81-11, Shri. K. H. Shah, RCC Consultant, Lic. No. STR/S/33 and Shri. Sankar Paul Site supervisor, Lic.No. 840011019, and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Engineer, under no. P-16751/2023/N-Ward /Ghatkopar/MHADA-CFO/1/New 26/05/2023. The same may be occupied and completion certificate submitted by you hereby accepted.

It can be occupied with the following conditions.

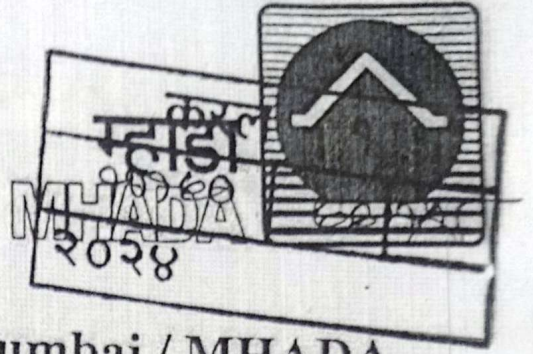
1. That all firefighting systems shall be maintained in good working conditions.
2. That this Full OCC without prejudice to legal matters pending in Court of Law any.
3. Addition/alteration in the approved building plan shall not be allowed without prior approval of this office.
4. Terms and conditions of Final Fire NOC shall be strictly followed.
5. Functioning of electric & electronic gadget such as Lifts, Water tank & Parking Tower shall be periodically maintained.

D. A. Plan.




(Anil N. Rathod)
Ex.Eng.B.P. Cell (E/S)
MHADA

Building No. 49 Pantnagar Samarth CHSL, CHAWA, Ghatkopar



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB/4315/167/CR-51/2015/UD-11 DDT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. EE/BP Cell/GM/MHADA-1/893/2021

Date: 25 OCT 2021

To,
M/s. Aakruti Enterprises
C.A. to Pantnagar Samarth CHS Ltd.
1/1, Narayan Nagar, Near Akshardham Building,
LBS Marg, Ghatkopar (W). Mumbai - 400086.

Sub:- Proposed Redevelopment of existing Building Nos.49 Society Known as "Pantnagar Samarth CHS Ltd." on plot bearing CTS nos.191(Pt.) of Village Ghatkopar at Pantnagar, MHADA Layout, Ghatkopar (East) Mumbai-400075.

- Ref. : 1) Zero FSI I.O.A.U/No. EE/BP Cell/GM/MHADA-1/893/2021 Dated 22/09/2021.
2) Architect application dated 07/10/2021.
3) Your Undertaking for flamingo dated 01/10/2021.



Dear Applicants,

With reference to your application dated 07/10/2021 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of 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 redevelopment of existing building No.49 known as "Pantnagar Samarth CHS Ltd." on plot bearing CTS nos.191(Pt.) of Village Ghatkopar at Pantnagar, MHADA Layout, Ghatkopar (East), Mumbai-400075. The Commencement Certificate/Building Permit is granted subject to compliance as

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.
फोन : ६६४०५०००
फैक्स : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000
Fax No.: 022-26592058
Website : www.mhada.maharashtra.gov.in

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.

8. That the work shall be carried out as per the approved plan, Survey ~~and~~ & all other relevant permissions applicable to this proposal.

Survey and & all		
90960	SC	925
2028		

VP & CEO/MHADA has appointed Shri. Anil N. Rathod Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This C.C. is issued for work upto plinth as per approved Zero FSI IOA plans dated 22/09/2021.

This CC is valid upto 24 OCT 2022

Anil N. Rathod
(Anil N. Rathod)
Ex. Engineer/B. E. (E. S.)
Greater Mumbai/MHADA



Building No. 42, Fort Nagar, Samarth CHSL, Case No. 19119

08/05/2024

दस्तावेज क्रमांक : 10160/2024

नोदणी :

Regn:63m

गावाचे नाव : घाटकोपर

face
e

(1) विलेखाचा प्रकार	करारनामा
(2) मोकदला	10570000
(3) वाजारभाव(भाडेपट्ट्याच्या बाबत पट्ट्याकार आकारणी देतो की पट्टेदार ते मसुदा करावे)	10482182.15
(4) भू-मापन, पोटहिम्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 101, माळा नं: 1 ला मजला, इमारतीचे नाव: शिव ममर्थ, ब्लॉक नं: विल्डिंग नं. 49, रोड : पंत नगर,घाटकोपर पूर्व,मुंबई - 400075, इतर माहिती: क्षेत्रफळ 660 चौ. फूट रेरा कार्पेट सोबत एक कार पार्किंग स्पेस.((C.T.S. Number : 191 ;))
(5) क्षेत्रफळ	1) 67.47 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालययाचा हक्कनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स आकृती इंटरप्रायसेस तर्फे भागीदार दिनेश डोडिया ह्यांच्या तर्फे मुखत्यार म्हणून कल्पेश काशीराम थोर (AAMFA5003D) वय:-26; पत्ता:-प्लॉट नं: युनिट नं. 1/1, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नारायण नगर, अक्षरधाम विल्डिंग जवळ, एलबीएस मार्ग, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालययाचा हक्कनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रभाकर प्रमोद झा (AHNPJ7522N) वय:-36; पत्ता:-प्लॉट नं: 320, माळा नं: -, इमारतीचे नाव: दत्त को-ऑप. हौसिंग सोसायटी, ब्लॉक नं: 3/5, रोड नं: शिव शंकर मंदिरच्या जवळ, दत्तात्रय नगर, गोळीवार रोड, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:- 2): नाव:-प्रमोद अयोध्या झा (AHRPJ6062F) वय:-59; पत्ता:-प्लॉट नं: 320, माळा नं: -, इमारतीचे नाव: दत्त को-ऑप. हौसिंग सोसायटी, ब्लॉक नं: 3/5, रोड नं: शिव शंकर मंदिरच्या जवळ, दत्तात्रय नगर, गोळीवार रोड, घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-
(9) दस्तावेज करून दिल्याचा दिनांक	07/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	07/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	10160/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	634200
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शरा	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

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

AR PRAMOD JHA Gender M F T* *Transgender

Dr. Other Date of Birth 05 03 1988

Married Other Name of Spouse KAJALKUMARI P JHA

of Children 02 Name of Father PRAMOD AYODHYA JHA

NA DEVI Category SC ST OBC General

Residential Status Resident NRI / PIO Religion HINDU-BRAHMIN

SAVI Photo Identification (ID) : Type PAN CARD

AHNPJ7522N Photo ID: Valid Upto dd mm yy yy

J7522N Driving Licence Valid Upto dd mm yy yy

FA Passport No. Passport Valid Upto dd mm yy yy

Qualifying Year 24 08 2011

the present address for the past 25 Years and Months. Type of Residence Owned Rented Alloted by employer Other

Room No 320 DATT HSG CO-OP SOCIETY
DATTATRAY NAGAR GOLIBAR ROAD
SHIV SHANKAR TEMPLE
GHATKOPAR WEST District MUMBAI Pin Code 400086
MAHARASHTRA Country INDIA

Mobile (Primary) 9769034909 Mobile (Secondary) 8104746400

abharpari@gmail.com

Permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

Empty address fields for permanent address.

District Pin Code
Country
Telephone (Landline 2)

Office / Business Address

practicing REGISTERED VABUER & IBC LAW CONSULTANTS
ONLINE + NO OFFICE

District Pin Code
Country

Fax Mobile (Secondary)



Signature of Ar Pramod Jha over a blue circular stamp that reads 'GHATKOPAR WEST'.

Handwritten signature in blue ink on the right margin.

ARI PRABHAKAR JHA Gender M F T* Transgender

Other Date of Birth 13 05 1994

Other Name of Spouse PRABHAKAR P JHA

Children 02 Name of Father SHREE 'LALAN MISHRA

A MISHRA Category SC ST OBC General

Residential Status Resident NRI / PIO Religion HINDU BRAHMINI

NI Photo Identification (ID) : Type PAN CARD

Photo ID: Valid Upto

Driving Licence Valid Upto

Passport No Passport Valid Upto

Graduate & NISM CERTIFIED Qualifying Year 2014

present address for the past 9 Years and 8 Months. Type of Residence Owned Rented Alloted by employer Other

ROOM No 320 DATT HSS CO-OP SOCIETY 3/5
DATTATRAY NSR, GOLIBAR ROAD. GHATKOPAR(W)
SHIV SHANKAR TEMPLE
GHATKOPAR(W) District MUMBAI Pin Code 400086

Country

Mobile (Primary) 7506602635 Mobile (Secondary)

Permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

Permanent Address

District Pin Code
Country
Telephone (Landline 2)

Office / Business Address



RLMS No - 501260515018680

RAASHL202405 007919030

CRN LOS ID : 28100865	HL / CAR / ED / 20 - 20
--------------------------	-------------------------

Application Name : PRABHAKAR PRAMOD JHA
Co - Applicant Name : KAJALKUMARI JHA / PRAMOD JHA
Contact Number (R) (O)

Applicant CIF : 8597730324
Co - Applicant CIF : 91483845452 / 80678378677
Loan Account No. :
Collateral :

Loan Amount.: 9500000/-	Tenure :
Interest Rate :	EMI :
Loan Type HL-TL	SBI LIFE : YES / NO
Individual Housing Loan	Maxgain Flexi
Reality	Optima Others :

Property Location :	Resi. Verification	
Property Cost.	Off. Verification	
Name of Developer / Vendor :	Processing Fee	
Offer :	NACH / SI	

Name of Sourcing Person : TRISHLA JAISWAL - 6975267
Mobile No. / Email : 8505058999

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION 22/05 Xastukuda		
SITE		
LOAN AC		