

बरेल - ६६		
७६७	१२	२०१९
२०१९		



बरेल - ६६		
६७७	६	२०
२०१९		

१०	५९	०००३



मूल्य प्रमाणिका ०७
 नकलिये शुल्क १००/-
 २०१९
 प्रमाण शुल्क १०२/-



सत्य प्रतिलिपी

सहायक निदेशक, अतिरिक्त

बल - ६
२०१७

भालमत्ता पत्रक

तालुका/न.पु.ना.गा. - न.पु.अ.पालाड

जिल्हा - मुंबई उपनगर जिल्हा
राज्यपालिका दिवसच्या उपकारणाचा दिवस भरण्याचा
कारण भरतुन अर्थात त्यांचा पर तयारनाचा दिवस आहे

पत्र क्रमांक
दिनांक/सं. क्र. नं.
८२४

राज्याची सरकार

दुसरी नकल

न.पु.अ.पालाड

मुंबई उपनगर जिल्हा



एकूण नोंदी/संख्या ०६९
महसुलीचे शुल्क १०००/-
वैयक्तिक शुल्क १०००/-
एकूण शुल्क १०००/-



बल - ८
२०१९

सत्य प्रतिलिपी

नगर धूमपान अधिकारी

मालाड



(ii) The Promoter has further informed to the Purchaser that after seeking necessary approval pertaining to upper additional floors above the currently approved floors, as stated herein, such additional floors may be constructed in consonance with such approval / permissions. The details of the said Towers after construction of such additional floors are stated in the Recitals. The Promoter has given inspection of plans prepared in this regard depicting therein revised layout and schematic section for such additional floors.

UPPER FLOOR 2019

- 4. (a) The Carpet area of the said flat is 109.16 square meters including the enclosed balcony area;
- (b) The sanctioned Plans include the provisions of Stairs and Slabs, Flower beds, Elevational Features, etc. about 5.14 square meters for exclusive beneficial use of the said flat;



The Purchaser shall not be entitled to claim use of similar facilities available with other flats and shall use it for the purpose for which they are sanctioned.

बाल - 61
2020

5. The Purchaser shall pay to the Promoter a lump sum amount of Rs. 33,696,585/- (Rupees Three Crores Thirty Six Lakhs Ninety Six Thousand Five Hundred Eighty Five and Paise Zero Only) being the purchase price of the said flat, which includes proportionate price of the common areas and facilities appurtenant to the said flat (hereinafter referred to as "the purchase price"). The purchase price is exclusive of Service Tax, VAT or any other cess, rate, taxes or penalty payable or levied or which may be levied hereafter on the sale of flat and all other charges including monthly contribution charges which are payable by the Purchaser under this Agreement or otherwise.

6. The Purchaser has paid to the Promoter a sum of Rs. 30,139,799/- (Rupees Three Crores One Lakh Thirty Nine Thousand Seven Hundred Ninety Nine and Paise Zero Only) on or before the execution of this Agreement being the earnest money (the payment and receipt whereof the Promoter hereby admits and



[Handwritten signature]

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बल-६
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SLUM REHABILITATION AUTHORITY
5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 2A)

No. SRA/ENG/2143/PN/PL/AP
COMMENCEMENT CERTIFICATE



To,
M/s. Omkar Realtors & Developers Pvt.Ltd.
Omkar Esquare, Off. Eastern Express Highway,
Opp. Sion Chunabhatti Signal, Sion (E),
Mumbai-400 022.

Sir,
With reference to your application No. 1022 dated 29/07/2011 for Development Permission and grant of Commencement Certificate under section 44 & 49 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. 811A/7 * of village Malad T. P. S. No. ward P/N situated at Malad (E) Mumbai.
* 812(pt.), 813, 821(pt.) & 844

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI U/R No. SRA/ENG/1759/PN/PL/LOI dt. 15/06/2011
IOA U/R No. SRA/ENG/2143/PN/PL/AP dt. 05/08/2011
and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. 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 its issue.
4. 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.
5. 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.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 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.
(c) 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.
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 C.E.O. (SRA) has appointed SHRI DEEPAK V. PAWAR

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth i.e. upto 7th level of podium
top for RCC frame structure only.

For and on behalf of Local Authority
The Slum Rehabilitation Authority



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SRA/ENG/2143/PN/PL/AP. 1.0.FEB 2012

This C.C. is re-endorsed up to plinth level i.e upto 5th level podium top as per approved amended plans

U/No. SRA/ENG/2143/PN/PL/AP. Dt: 27/12/2011.



[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL/AP. 11 SEP 2012

C.C. is further extended upto 10th upper floors [i.e. from stilt with amenity floor + 10th upper floors] of

बरेल्ल-ब	
6000	under
32	80
2012	

No. SRA/ENG/2143/PN/PL/AP. Dt: 27/12/2011.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL/AP. 15 JAN 2013

This C.C. is further extended for full height (i.e upto 39th upper floors) including L.M.R., S.T.R. & O.H.T. to Sale Residential building Tower 'A' as per approved amended Plan u/no. SRA/ENG/2143/PN/PL/AP dtd. 27/12/2011.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL/AP - 5 AUG 2013

This C.C. is further extended for full height (i.e. upto 55th upper floors) including L.M.R., S.T.R. & O.H.T. to Sale Residential Building Tower 'C' as per approved amended plan u/no. SRA/ENG/2143/PN/PL/AP dtd. 27/12/2011.

[Signature]
Executive Engineer
Slum Rehabilitation Authority



वसुधैव कुटुम्बकम्
 0603 ee 2014
 15 SEP 2014
 20 2014

SRA/ENG/2143/PN/PL & STGL/AP
 This c.c. is re-endorsed upto plinth level (i.e. top of the 5th podium slab) to all Tower 'A' to 'D' & full c.c. (including L.M.R. & O.H.T.) to Tower 'A' i.e. upto 45th upper floors & full c.c. (including L.M.R. & O.H.T.) to Tower 'D' upto 55th upper floors as per approved amended plan to Sale Residential Building under No. SRA/ENG/2143/PN/PL & STGL/AP dated 28/08/2014.

SRA/ENG/2143/PN/PL & STGL/AP
 0603 00
 2014
 Executive Engineer
 Slum Rehabilitation Authority



SRA/ENG/2143/PN/PL & STGL/AP 12 DEC 2014

This c.c. is further extended for full height (i.e. upto 54th upper floors) including L.M.R., S.T.R. & O.H.T. to Sale Residential Tower 'D' as per approved amended plan under No. SRA/ENG/2143/PN/PL & STGL/AP dated 28/08/2014.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

SRA/ENG/2143/PN/PL & STGL/AP - 2 JAN 2017

This c.c. is re-endorsed upto the plinth level (i.e. top of the 5th podium slab) to Sale Tower 'B' as per approved amended plan to Sale Residential Building under No. SRA/ENG/2143/PN/PL & STGL/AP dated 19/12/2016.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

This c.c. is regularised upto the top slab of 4th habitable floor of Sale Tower 'B' & further extended upto the top slab of 9th habitable floor's for Sale tower 'B' as per the last amended plan approved u/vs SRA/ENG/2143/PN/PL & STGL/AP dtd. 19.12.2016.

[Signature]
 Executive Engineer





No Objection Certificate

Date: 10th July, 2019

To,
Mr. Manish Manoj Singh
C-1203, Sonam Heights,
New Golden Nest Phase VX,
Bhayander East, Thane,
Mumbai - 401 105

बरल - 61		
6000	BY	50
२०१९		

Sub - Transfer of Flat No. A-4408 on 44th floor, Alta Monte (Malad).

Dear Sir/Madam,

Reference to your booking in respect of Flat No. 4408 in Tower A on 44th Floor, Omkar Alta Monte in Malad, and subsequent Agreement for Sale dated 30th June, 2017 registered with the Office of Sub Registrar under BRL-6-7973-2017 on 13th July, 2017.

We hereby confirm that we do not have any objection if you transfer / sale said flat to Mr. Ashvinder Chowdhary having address at 117 A, Gulabi Bagh, DDA Flats, Delhi - 110 007. Possession of the said flat was handed over to you Vide Letter of Possession dated 05th July, 2019. This NOC for transfer/sale is subject to clearance of dues along with other charges and terms and conditions as mentioned in Agreement for Sale dated 30th June, 2017.

Please note that the said new buyer i.e. Mr. Ashvinder Chowdhary shall be liable for payment of all the property taxes due, if any, or shall be due in the future towards the unit from the date of OC and shall also be liable to pay the maintenance dues/ arrears of maintenance dues, if any, against the unit or any bills that are raised towards the unit that may accrue in future. The Building Protection Deposit that was collected from you will be marked against the said new buyer post this NOC is issued by us.

Thanking You,

Yours Faithfully,
For Era Realtors Pvt. Ltd.


Authorized Signatory



आयकर विभाग
INCOME TAX DEPARTMENT
NEELAM AMIT PEDNEKAR
TUKARAM RAUT
21/12/1977

भारत सरकार
GOVT. OF INDIA



21112013

CDQPP2957Q

Neelam Pednekar

आयकर विभाग
INCOME TAX DEPARTMENT
MANISH MANOJ SINGH
MANOJ KUMAR SINGH



भारत सरकार
GOVT. OF INDIA

23/09/1996
Permanent Account Number

FUCPS6864M

Manish Singh
Signature



बरल - 61	
09/06/2014	20
2019	

आयकर विभाग
INCOME TAX DEPARTMENT
ASHVINDER CHOWDHARY



भारत सरकार
GOVT. OF INDIA

HARBHAJAN SINGH

09/06/1972
Permanent Account Number
APNPC1534R

Ashvinder Chowdhary
Signature



आयकर विभाग
INCOME TAX DEPARTMENT
SAURABH R SINGH

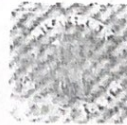


भारत सरकार
GOVT. OF INDIA

RAMESH CHANDRA DURGAPRASAD
SINGH
11/05/1986
Permanent Account Number

AZCPS4560Q

Saurabh R Singh
Signature



Saurabh R Singh

बकल - 61

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516/6787

बुधवार, 24 जुलै 2019 12:55 म.नं.

दस्त गोपवारा भाग-1

नरल8

दस्त क्रमांक: 6787/2019

दस्त क्रमांक: बरल8 /6787/2019

बाजार मूल्य: रु. 2,63,06,608/-

मोबदला: रु. 26,50,000/-

भरलेले मुद्रांक शुल्क: रु.15,90,000/-

दु. नि. सह. दु. नि. बरल8 यांचे कार्यालयात

अ. क्रं. 6787 बर दि.24-07-2019

रोजी 12:54 म.नं. वा. हजर केला.

पावती:6965

2019 पावती दिनांक: 24/07/2019

सादरकरणाराचे नाव: अश्विंदर चौधरी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण: 30800.00

[Signature]
दस्त हजर करणाऱ्याची सही:

[Signature]
सह. मुख्य निबंधक, बीरिवली - 6
मुंबई उपनगर जिल्हा.
दस्ताचा प्रकार: करारनामा

[Signature]
प्र. सह. मुख्य निबंधक, बीरिवली - 6
मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात
शिक्का क्रं. 1 24 / 07 / 2019 12 : 54 : 02 PM ची वेळ: (सादरीकरण)
शिक्का क्रं. 2 24 / 07 / 2019 12 : 55 : 13 PM ची वेळ: (फी)





प्रतिज्ञापत्र
* सदर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. * दस्तातील संपूर्ण बाबत, शिक्कादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता जाणवते आहे. * दस्ताची सत्यता, वैयक्तिक कायदेशीर बाबीसाठी दस्त शिक्कादक व संपूर्णपणे जबाबदार राहतील.

[Signature]
लिहून देणारे :

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लिहून घेणारे :







24/07/2019 12:58:20 PM	बंद	वरन8
दस्त क्रमांक: बरन8/6787/2019	पं.सं. 2019	दस्त क्रमांक: 6787/2019
दस्ताचा प्रकार: करारनामा		

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अश्विंदर चौधरी - - पत्ता: प्लॉट नं: 117ए, माळा नं: -, इमारतीचे नाव: गुलाबी बाग, ब्लॉक नं: डीडीए फ्लॅट्स, रोड नं: दिल्ली, SOUTH DELHI. पिन नंबर: APNPC1534R	लिहून देणार वय: 47 स्वाक्षरी:-		
2	नाव: मनीष मनोज सिंह - - पत्ता: प्लॉट नं: ए/4408, माळा नं: 44 वा मजला, इमारतीचे नाव: अल्टामॉन्टे, ब्लॉक नं: मालाड पूर्व रोड नं: -, महाराष्ट्र, MUMBAI. पिन नंबर: FUCPS6864M	लिहून देणार वय: 23 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ: 24 / 07 / 2019 12 : 57 : 01 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: नीलम पेडणेकर - - वय: 40 पत्ता: वी/203, साई हेरिटेज, विरार पूर्व पिन कोड: 401305	लिहून देणार वय: 40 स्वाक्षरी:-		
2	नाव: सौरभ - सिंह वय: 33 पत्ता: ए/203 सोनल कुंज वी पी रोड भायंदर पूर्व ठाणे पिन कोड: 401105	लिहून देणार वय: 33 स्वाक्षरी:-		

शिवका क्र.4 ची वेळ: 24 / 07 / 2019 12 : 57 : 56 PM

प्र. सह. दय्यम निबंधक, बोरिवली - ८
म. दु. नि. का. बोरिवली ८
मुंबई उपनगर जिल्हा.

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH004311368201920E	0002293464201920
2	2407201902207	2407201902207D



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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

बरल - 61		
EWU	००	००
२०१९		



प्रमाणित करण्यात येते की, या
दस्ताव्याचे एकूण ००० पाने आहेत.

Rhetele
प. सह. दुय्यम निबंधक, बोरीवली-८,
मुंबई उपनगर जिल्हा.

बरल - ८ EWU / २०१९
पुस्तक क्रमांक-१, क्रमांक EWU वर
नोंदला
दिनांक २९ मार्च २०१९

Rhetele
प. सह. दुय्यम निबंधक, बोरीवली-८,
मुंबई उपनगर जिल्हा.



Rhetele
प. सह. दुय्यम निबंधक, बोरीवली-८,
मुंबई उपनगर जिल्हा.