



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 11467/2024

नोंदणी :

Regn:63m

24/05/2024

गावाचे नाव : हरियाली

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	6824324
(3) वाजारभाव(भाडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	5862602.46
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: मदनिका नं 804,8 वा मजला, जीएम पर्ल विल्डींग, कन्नमवार नगर 1, पंच वैभव को ऑप हौ सोमायटी लिमिटेड, कन्नमवार नगर, व्हिलेज हरियाली, सी टी एम नं 356(पार्ट), विक्रोळी डस्ट मुंबई 400083, मदनिकेचे रेरा कारपेट क्षेत्र 390.62 चौ फुट. ((C.T.S. Number : 356(Pt) ;))
(5) क्षेत्रफळ	1) 39.93 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेमर्स प्राच रिअलकॉन एल एल पी तर्फे पार्टनर प्रशांत ठाकूर तर्फे मुखत्यार हर्षल मामये - वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शॉप नं 4 किल्लरी भवन कन्नमवार नगर नं 1, ब्लॉक नं: विक्रोळी पूर्व मुंबई, रोड नं: किल्लरी हॉल जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-ABAFP6117C
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अविनाश माहेबराव रायबोले वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सुश्री-ग5, गॅयल गॅलक्सी डूप्लेक्स, एम नं 12/1, 12/3, एमराल्ड हाईट्स स्कूल वॅक गेट, ब्लॉक नं: अकोली-वी के, अकोला, रोड नं:-, महाराष्ट्र, अकोला. पिन कोड:-444001 पॅन नं:-BUIPR9838Q
(9) दस्तावेज करून दिल्याचा दिनांक	24/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11467/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	409500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंग	



मुख्यकामासाठी विचारान घेतलेला नपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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



वस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)

कुर्ला क्र. ३

करल - ३		
११४६७	३	११०
२०२४		

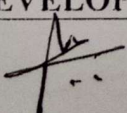
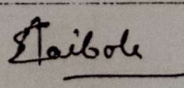


AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this **24th** day **MAY** of 2024 (Two Thousand and Twenty-Four),

BETWEEN

M/S. PRACH REALCON LLP, (LLP :AAX-8379) PAN: ABAFP6117C, a Limited Liability Partnership Firm duly registered under the provision of Limited Liability Partnership Act, 2008 having its registered office at Shop No.4, Kinnari Bhavan, Kannamwar Nagar No.1, Near Kinnari Hall, Vikhroli East, Mumbai 400083 hereinafter referred to as the **“DEVELOPER”**; represented by its designated partner **Mr. PRASHANT N. THAKUR** (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its Designated Partner their assigns), OF THE ONE PART.

DEVELOPER	ALLOTTEE/S
	

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AND

MR. AVINASH SAHEBRAO RAIBOLE having PAN NO. BUIPR9838Q Indian Inhabitants of Mumbai, having Address Srushti-A5 Royal Galaxy Duplex, S.NO.12/1 12/3, Emerald Heights School back gate, AKOLI-BK, AKOLA, MAHARASHTRA 444001., hereinafter referred to as the "ALLOTTEE" (which expression shall unless include the female gender and the plural and unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs executors administrators and permitted assigns, and in the case of a partnership firm the partners for the time being

and the survivors or last survivor of them and the their executors and administrators of the last survivor of them and his/her/their /its permitted assigns, and in the case of a Company / Society its successors and permitted assigns, and in all cases all persons claiming by under or through such allottee including his/her/their/its successors -in-interest)" of the OTHER PART.



WHEREAS:

a. The Maharashtra Housing and Area Development Authority (MHADA), a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 was inter alia seized and possessed of and otherwise well and sufficiently entitled to all that pieces or parcels of **Land admeasuring 647.34 Sq.mtrs bearing Survey No 113(Pt), Corresponding to CTS No 356(Pt), Village-Hariyali, Taluka Kurla, Mumbai Suburban District.**

b. By an **Indenture of Lease** dated 29th December, 1991, registered in the Sub Registrar of Assurances, under Sr. No. 1965/91/6552 and executed between Maharashtra Housing and Area Development Authority, therein called "the Authority or MHADA" of the one part and Kannamwar Nagar Panchvaibhav CHS Ltd the SOCIETY therein of the other part the said MHADA demised unto the SOCIETY herein the rights, Title and interest in respect of **Land admeasuring 647.34 Sq.mtrs bearing Survey No**

DEVELOPER	ALLOTTEE/S

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o. The Developer have informed the Allottee that in the event of their availing any benefit of the policy of the Corporation/MHADA and the Government to construct more or utilize TDR or FSI and Incentive FSI and /or any other FSI in any other form by whatsoever name called, then they will be entitled to utilize the same and the building will be constructed by utilizing the potential of the property to its fullest extent without any obstruction, resistance or impediment on the part of the said Society in any manner whatsoever.

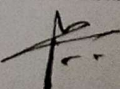
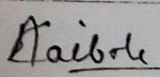
p. The Allottee has after satisfying themselves with regard to the title of the Developer to the said property and after perusal of all orders, permissions, sanctions and approvals obtained by the Developer, and of the correctness of the representations mentioned hereinabove, the Allottee has agreed to acquire from the Developer residential premises being **Flat No. 804** on the **8TH Floor** here of admeasuring **36.29 sq.mtrs RERA Carpet Area** which is equivalent to **390.62 sq.ft RERA CARPET** in the said building "**GS PEARL**", now under development on the said property for the consideration and on the terms and conditions herein before and hereinafter mentioned.



q. The Allottee/s has/have entered into this Agreement with full knowledge of all terms and condition contained in the documents, papers, plans, orders, schemes, amenities, etc. recited and referred to hereinabove and those contained herein;

r. On demand from the Allottee, the Developer has given inspection to and made full and complete disclosures to the Allottee/s of all the documents of title relating to the said property, the plans, designs and specifications, sanctions, permissions, approvals obtained from planning authorities and prepared by the Developer's Architect **M/s. SPACE DESIGN PRIVATE LIMITED** and of 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 there under ;

s. The Allottee/s has /have duly verified the title of the Owners to the said property and the rights of the Developer to develop and construct the

DEVELOPER	ALLOTTEE/S
	

provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

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31. **GOVERNING LAW:** That the rights and obligations of the parties under or arising out of this Agreement shall be constructed and enforced in accordance with the laws of India for the time being in force and the competent courts of Mumbai Jurisdiction for this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL the piece and parcel of Land admeasuring about 647.34 Sq mts bearing CTS No 113(Pt), Corresponding to CTS No 356(Pt), Village-Hariyali, Taluka Kurla, Mumbai Suburban District together with the Building No 05 also known as Kannamwar Nagar 1, PANCH VAIBHAV CHS Ltd, Kannamwar Nagar, Vikhroli (E), Mumbai 400083

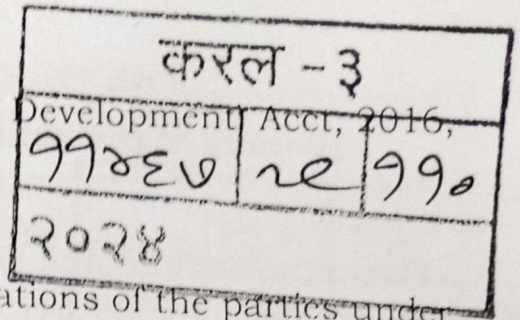


THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT RESIDENTIAL PREMISES being Flat No. 804, admeasuring 390.62 Sq.ft i.e. 36.29 Sq. mtrs., RERA Carpet area on the 8TH Floor of the building known as "GS PEARL" to be constructed on the property more particularly described in the First Schedule hereinabove, and the said flat premises is shown on sketch annexed hereto and marked ANNEXURE D.

DEVELOPER	ALLOTTEES

provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.



31. **GOVERNING LAW:** That the rights and obligations of the parties under or arising out of this Agreement shall be constructed and enforced in accordance with the laws of India for the time being in force and the competent courts of Mumbai Jurisdiction for this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

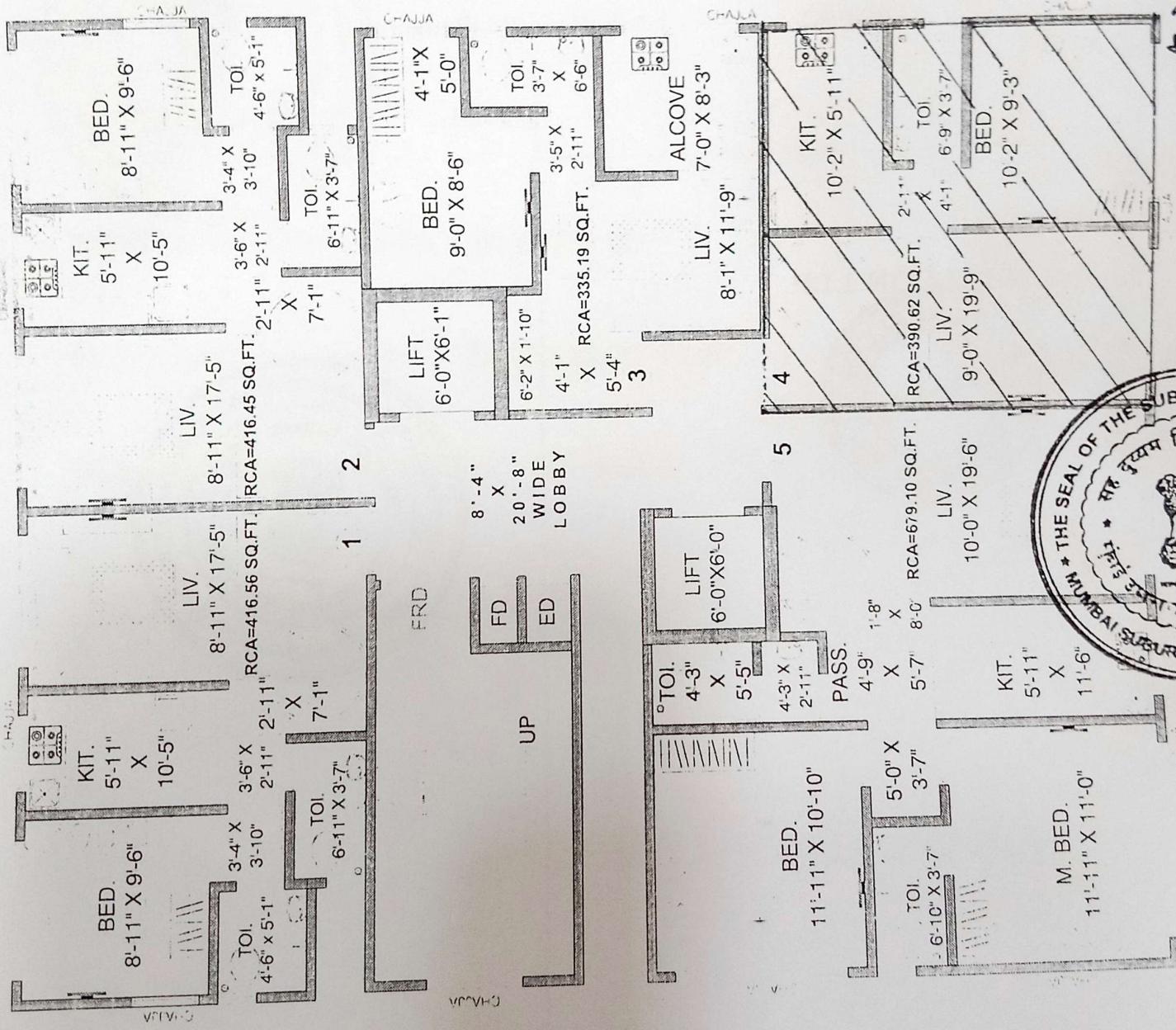
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THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT RESIDENTIAL PREMISES being Flat No. 804, admeasuring 390.62 Sq.ft i.e. 36.29 Sq. mtrs., RERA Carpet area on the 8TH Floor of the building known as "GS PEARL" to be constructed on the property more particularly described in the First Schedule hereinabove, and the said flat premises is shown on sketch annexed hereto and marked ANNEXURE D.

DEVELOPER	ALLOTTEE/S



Starbode



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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 :
P51800053941

Project: **GS PEARL** , Plot Bearing / CTS / Survey / Final Plot No.: **356 PT** at **Vikhroli, Kurla, Mumbai Suburban, 400083;**

1. **Prach Realcon Llp** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400083.**
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 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 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 **11/12/2023** and ending with **31/12/2026** 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: 11-12-2023 15:46:21

Dated: 11/12/2023
Place: Mumbai

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

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Building Permission Cell, Greater Mumbai / MHADA

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

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-9/1864/2023/CC/1/New

Date : 18 September, 2023

To

Kannamwar Nagar Panchvaibhav
Co op Hsg Soc Ltd

Bldg No 05 on plot bearing CTS
No 356 pt and Survey No 113 pt
of Village Hariyali at Kannamwar
Nagar Vikhroli E Mumbai 400
083

Sub : Bldg No 05 Kannamwar Nagar Panchvaibhav Co op Hsg Soc Ltd

Dear Applicant,

With reference to your application dated 10 August, 2023 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 Bldg **No 05 Kannamwar Nagar Panchvaibhav Co op Hsg Soc Ltd**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-9/1864/2023/IOA/1/Old dt. 04 May, 2023 and 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.
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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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 VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall



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be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. 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.

VP & CEO / MHADA has appointed Shri. Prashant Dhatrak Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This CC is valid upto 17 September, 2024

Remarks : The C.C. upto Plinth level as per ZERO FSI IOA issued vide letter no. MH/EE/BP Cell/ GM/MH/9/1281/2023 Dtd.04.05.2023

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website and email to Maharashtra helpdesk@maharera.mahaonline.gov.in.

Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - MILIND BALKRISHNA FULZELE.
9. Secretary Kannamwar Nagar Panchvaibhav Co op Hsg Soc Ltd



Name : Prashant
Damodar Dhatrak
Designation : Executive
Engineer
Organization : Panchvaibhav
Date : 18-Sep-2024

Executive Engineer/B.P.Cell
Greater Mumbai/MHADA



24/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

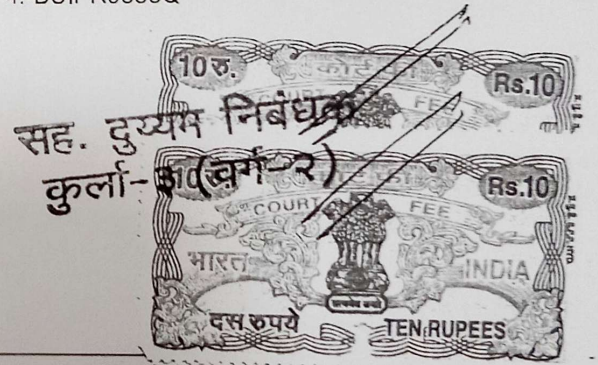
दस्त क्रमांक : 11467/2024

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6824324
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत नपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5862602.46
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: मदनिका नं 804,8 वा मजला, जीएम पर्व विल्डींग, कन्नमवार नगर 1, पंच वैभव को ऑप हौ मोमायटी लिमिटेड, कन्नमवार नगर, व्हिजेज हरियाली, सी टी एम नं 356 (पार्ट), विक्रोळी इस्ट मुंबई 400083, मदनिकेचे ररा कारपेट क्षेत्र 390.62 चौ फुट. ((C.T.S. Number : 356(Pt) ;))
(5) क्षेत्रफळ	1) 39.93 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले तब्बहा.	
(7) दस्तगवेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स प्राच रिअल कॉन एल एल पी तर्फे पार्टनर प्रशांत ठाकूर तर्फे मुखत्यार हर्षल मामये - वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शॉप नं 4 किल्लरी भवन कन्नमवार नगर नं 1, ब्लॉक नं: विक्रोळी पूर्व मुंबई, रोड नं: किल्लरी हॉल जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400083 पॅन नं:-ABAFP6117C
(8) दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अविनाश माहेबराव रायबोले वय:-31; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सुप्री-ए5, गॅयल गॅलक्सी डूप्लेक्स, एम नं 12/1, 12/3, एमराल्ड हार्डटम स्कूल वॅक गेट, ब्लॉक नं: अकोली-व्री के, अकोला, रोड नं:-, महाराष्ट्र, अकोला. पिन कोड:-444001 पॅन नं:-BUIPR9838Q
(9) दस्तगवेज करून दिल्याचा दिनांक	24/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11467/2024
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	409500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



मुख्यकनामाठी विचारात घेतलेला नपशील:-

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



वस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३

SSL

Code No.

File

Ref No.

9136283938

SALES FORCE LEAD ID.

ASE	Dhanraj Umra chavan.	9136283938
ASM	Sarvag. P.	
Cluster Head	Kuldeep giri	

RLMS Number	
Branch Name & Code	ghatkopar.
Source Type	Self
CRM ID	
Applicant Name	Avinash Sahebrao Raibole.
Co-Applicant Name	
CIF NO. APPLICANT & CO. APPLICANT	86072672261
Date of Birth	27/03/1993
Pan Card Number	BUIPR9838Q
Bank Account Number	31819132813
E-mail ID	Avinash.raibole@gmail.com
Mobile No.	9766380628
Loan Amount & Interest Rate	64,00,000
Tenure	30 years.
Connector Name & Code	Self
Proposal Type	Self
Property Final : Yes / No	YES ✓
RACPC	GHATKOPAR
RBO	GHATKOPAR
AMT NO.	64,50,000