

CHALLAN  
MTR Form Number-6



GRN	MH000561677202425E	BARCODE			Date	12/04/2024-16:44:34	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AAQFA1009B			
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	ADVAIT BUILDERS AND DEVELOPERS			
Location	MUMBAI							
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. B-1604, ETERNAL			
Account Head Details			Amount In Rs.	Premises/Building				
0030045501	Stamp Duty		810600.00	Road/Street	KURLA EAST			
0030063301	Registration Fee		30000.00	Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4	0	0	0 2 4
Remarks (If Any)								
PAN2=BTZPP5806L--SecondPartyName=VIJENDRA								
SUBHASHCHANDRA PARAB~								
Total			8,40,600.00	Amount In Words	Eight Lakh Forty Thousand Six Hundred Rupees Only			
Payment Details			IDBI BANK	करल - 9				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref No	2038		
Name of Bank				Bank Date	RBI Date	16/04/2024-12:37:40 Not Verified with RBI		
Name of Branch				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



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 दय्यम निबंधक कार्यालयाने नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-369-8376	0000403043202425	16/04/2024-15:37:37	IGR197	30000.00
2	(IS)-369-8376	0000403043202425	16/04/2024-15:37:37	IGR197	810600.00
Total Defacement Amount					8,40,600.00

*M*

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*Rakab*

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करल - १		
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*Subhash*

AGREEMENT FOR SALE

*Sub*

*Parab*

*VM*

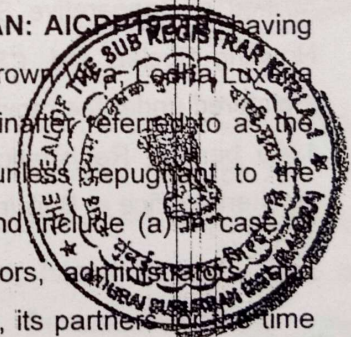
This AGREEMENT FOR SALE ("this Agreement") is made at Mumbai on this 16<sup>th</sup> day of April 2024;

BETWEEN

ADVAIT BUILDERS AND DEVELOPERS, (PAN: AAQFA1009B) a partnership firm duly incorporated under the provisions of the Indian Partnership Act, 1932, having its registered office at G/078, Ground Floor, Eternity Commercial Premises Co-op-Soc Ltd, Teen Hath Naka, Thane (West) – 400 604. through its Partner Mr. Tushar S. Khatu hereinafter referred to as "PROMOTER/DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the firm, the survivor or survivors of them, the heirs, executors and administrators of the last surviving partner and his/ her/ their assigns) of the ONE PART;

AND

MR. VIJENDRA SUBHASHCHANDRA PARAB, PAN: BTZPP5806L, & MRS. NUPUR VIJENDRA PARAB, PAN: BYEPP3402Q, & MRS. SUPRIYA SUBHASHCHANDRA PARAB, PAN: AICPE... having address at- Flat No-617, 6<sup>th</sup> Floor, Tower-5, Lodha Crown, Lodha Luxuria Road, Majiwada, Thane West, Thane-400601, hereinafter referred to as the "Purchaser(s)/Allotee(s)" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include (a) in case individual(s), his/her/their respective heirs, executors, administrators and permitted assigns; (b) in case of a Partnership Firm, its partners for the time being, the survivors or the last survivor of them and heirs, executors, administrators or the permitted assigns of such last survivor of them; (c) in case of Hindu Undivided Family, the HUF, the members and the coparceners of HUF and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member; and (d) In case of a Company, LLP and body corporate, its successors and permitted assigns) of the OTHER PART:



*VM*

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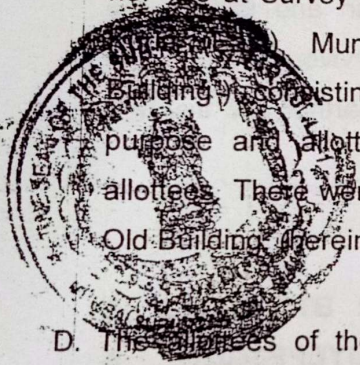
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Promoter/Developer and the Purchaser(s) are, wherever the context so requires, hereinafter individually referred to as "Party" and collectively as the "Parties").

WHEREAS:

- A. The Maharashtra Housing and Area Development Authority (hereinafter referred to as "MHADA") is the owner of a larger property situated at Nehru Nagar, Kurla (East), Mumbai-400 024, bearing CTS. No. 2, Survey No.229 & 267 of Village Kurla-3, District Mumbai suburban, within Greater Mumbai (hereinafter referred to as "the said larger property").
- B. The MHADA prepared a layout of the said Larger property and as per Government Scheme constructed thereon several multi-stored buildings in or about the year 1966-67 and allotted the various tenements therein to the individual allottees on the tenancy basis under various Letters of Allotment and placed the various allottees in possession of their respective tenements.
- C. The MHADA in pursuance of aforesaid scheme had built building bearing no. 126 at Survey No.229 & 267 and C.T.S No. 2(Part) at Nehru Nagar, Mumbai-400024 (hereinafter referred to as said "Old Building") consisting of ground plus four upper floors for residential purpose and allotted the various tenements therein to the individual allottees. There were 40 members of the Society who were occupying the Old Building (hereinafter referred to as "Existing Members").
- D. The allottees of the tenements in Building no.126 came together and formed a Cooperative Society being Nehru Nagar Raigad Cooperative Housing Society Ltd. ("**Society**"), a Co-operative Housing Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/7903/1982-83 and having its registered office at Building No. 126, Nehru Nagar, Kurla (East), Mumbai – 400024.
- E. By Indenture of Lease dated 3rd November 2006, duly registered at the office of the Sub-Registrar of Assurances at Kurla-3 under No. BDR-13/9090 of 2006, MHADA granted to Nehru Nagar Raigad Cooperative Housing Society Ltd. ("**Society**"), the land situated and lying underneath and appurtenant to Building no.126 bearing Survey No. 229 &267 and C.T.S No 2(Pt) admeasuring about 837.12 sq. mtrs., situated at Nehru



*M* *MB* *Rajesh* *SSP*

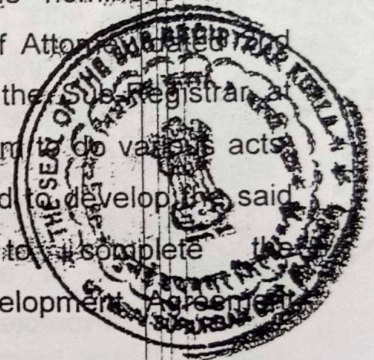
Nagar, Kurla (East), Mumbai – 400 024 ("Land/Project Land"), and more particularly described in the **First Schedule** thereunder written, on lease for 99 years commencing from 1st April 1980 on the ~~terms~~ conditions and rent therein contained.

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F. By Deed of Sale dated 3rd November 2006, duly registered at the office of the Sub-Registrar of Assurances at Kurla-3 under No. BDR-13/ 9091 of 2006, MHADA sold and conveyed to the Society the building no. 126 (Old Building) standing on the said Land. The Society is also enjoying the adjoining ~~tit bit~~ area of about 205.48 sq. mtrs. The Land and Old Building as well as ~~tit bit~~ area are hereinafter collectively be referred to as "Said Property".

G. By Development Agreement dated 15<sup>th</sup> November, 2010, duly registered with the office of the Sub-Registrar at Kurla-1, under serial no. BDR-3/ 13150 of 2010 ("Development Agreement"), the Society granted development rights in respect of the said Property to the Developer/Promoter herein, on the terms and conditions therein contained.

H. The Society has also executed in favour of the nominees of the Promoter/Developer herein an irrevocable Power of Attorney dated December, 2010 duly registered with the office of the Sub-Registrar at Kurla-1, under serial no. BDR-13151 authorizing them to do various acts, deeds and matters as may be necessary or required to develop the said property in an effective manner and to complete the obligations/commitments as contemplated in Development Agreement dated 15<sup>th</sup> November, 2010.



I. In or about 2018, DCPR 2034 came into force. In accordance with DCPR 2034 flower bed/niche area is no longer permitted free of FSI. In accordance with policy of MHADA certain additional FSI is permitted to be utilised on the said Property. Thereafter, based on the series of discussions between the Society and Developer/Promoter, the Developer/Promoter had submitted revised offer on 11th May, 2018, which was duly accepted by the Society by passing resolution at its Special General Body meeting held on 11th May 2018.

J. Each of the members of the society signed the consent letters inter alia recording the revised terms and further recorded that they have already handed over the possession of their respective premises and the

M

*[Handwritten signature]*

Rohab

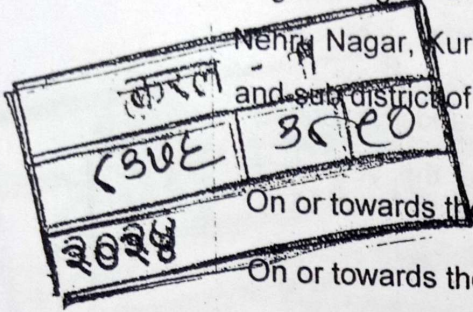
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THE FIRST SCHEDULE HEREINABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROJECT LAND)

All that piece and parcels of leasehold land admeasuring about 837.12 sq. mtrs. plus the tit bit area of 213.04 sq. mtrs bearing CTS No. 2 (pt.), Survey no.229 and 267(Pt) of Village Kurla-3, together with Building No. 126 Nehru Nagar Raigad CHS Ltd. standing thereon which property is situated at Nehru Nagar, Kurla (East), Mumbai – 400024 within the registration district and sub district of Mumbai suburban.

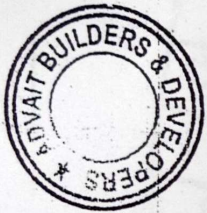


On or towards the North by : Bldg. No.128

On or towards the South by : 18.00 meter wide road

On or towards the East by : 12.25 meter wide road

On or towards the West by : Bldg. no.125



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**THE SECOND SCHEDULE ABOVE REFERRED TO:  
(DESCRIPTION OF THE SAID PREMISES, CONSIDERATION & PAYMENT  
TERMS)**

PART A																															
Description of said Premises	<p>Flat bearing No. <b>B-1604</b> comprising of 2 Bedrooms, Hall and Kitchen admeasuring 58.01 Sq. Mt. equivalent to 624 Sq. Ft. (RERA carpet area) on the 16<sup>th</sup> Floor along with the exclusive use and occupation of Balcony admeasuring 2.84 Sq. Mt. equivalent to 31 Sq. Ft. and shown on the typical floor plan hereto annexed as Annexure 'VII' bounded by red colour line and right to park 1 Car/s in the in the mechanized/ covered car parking system situated at stilt / pit parking level of said building/Real Estate Project known as "<b>Eternal</b>" being constructed on the said Land more particularly described in the FIRST SCHEDULE hereinabove written.</p> <p>RERA carpet area means the net usable floor area of the Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls.</p>																														
PART B																															
Total Consideration (excluding all applicable taxes and other charges)	Rs. 1,35,09,333/- (Rupees One Crore Thirty Five Lakh Nine Thousand Three Hundred Thirty Three Only)																														
Part Payment received (excluding all applicable taxes and other charges)	Rs. 13,37,424 /- (Rupees Thirteen Lakh Thirty Seven Thousand Four Hundred Twenty Four Only)																														
Payment Schedule:																															
	<table border="1"> <thead> <tr> <th>Details</th> <th>%</th> <th>Amount (Rs.)</th> </tr> </thead> <tbody> <tr> <td>On Booking</td> <td align="center">10.00%</td> <td align="right">13,50,933/-</td> </tr> <tr> <td>Within 30 Days</td> <td align="center">10.00%</td> <td align="right">13,50,933/-</td> </tr> <tr> <td>On Completion of 7<sup>th</sup> Slab</td> <td align="center">20.00%</td> <td align="right">27,01,867/-</td> </tr> <tr> <td>On Completion of 11<sup>th</sup> Slab</td> <td align="center">20.00%</td> <td align="right">27,01,867/-</td> </tr> <tr> <td>On Completion of terrace Slab</td> <td align="center">10.00%</td> <td align="right">13,50,933/-</td> </tr> <tr> <td>On Completion Flooring</td> <td align="center">10.00%</td> <td align="right">13,50,933/-</td> </tr> <tr> <td>On Installation of Lift</td> <td align="center">10.00%</td> <td align="right">13,50,933/-</td> </tr> <tr> <td>On OC</td> <td align="center">100%</td> <td align="right">1,35,09,333/-</td> </tr> <tr> <td colspan="2">Total Rupees One Crore Thirty Five Lakh Nine Thousand Three Hundred Thirty Three Only</td> <td align="right"><b>1,35,09,333/-</b></td> </tr> </tbody> </table>	Details	%	Amount (Rs.)	On Booking	10.00%	13,50,933/-	Within 30 Days	10.00%	13,50,933/-	On Completion of 7 <sup>th</sup> Slab	20.00%	27,01,867/-	On Completion of 11 <sup>th</sup> Slab	20.00%	27,01,867/-	On Completion of terrace Slab	10.00%	13,50,933/-	On Completion Flooring	10.00%	13,50,933/-	On Installation of Lift	10.00%	13,50,933/-	On OC	100%	1,35,09,333/-	Total Rupees One Crore Thirty Five Lakh Nine Thousand Three Hundred Thirty Three Only		<b>1,35,09,333/-</b>
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Total Rupees One Crore Thirty Five Lakh Nine Thousand Three Hundred Thirty Three Only		<b>1,35,09,333/-</b>																													

करल - 9  
 624 Sq. Ft.  
 31 Sq. Ft.



*Mr. [Signature]*      *[Signature]*      *Rohit*      *[Signature]*

Other Charges:

Sr. No.	Details	Amount
1	Development Charges	3,10,000/-
2	Electrical Charges	25,000/-
3	Share Money & Entrance fee	700/-
4	Legal Charges	10,000/-
5	Society Formation and registration Charges	4,000/-
6	Water Connection Charges	25,000/-
7	Mahanaad Gas Connection Charges	10,500/-
8	Common Charges @ Rs. 7/- Per Sq. Ft. per month for 12 Months	55,020/-
9	Stamp Duty of Rs. 40,00,000/- Lakh Forty Thousand Two Hundred Twenty Only	4,40,220/-

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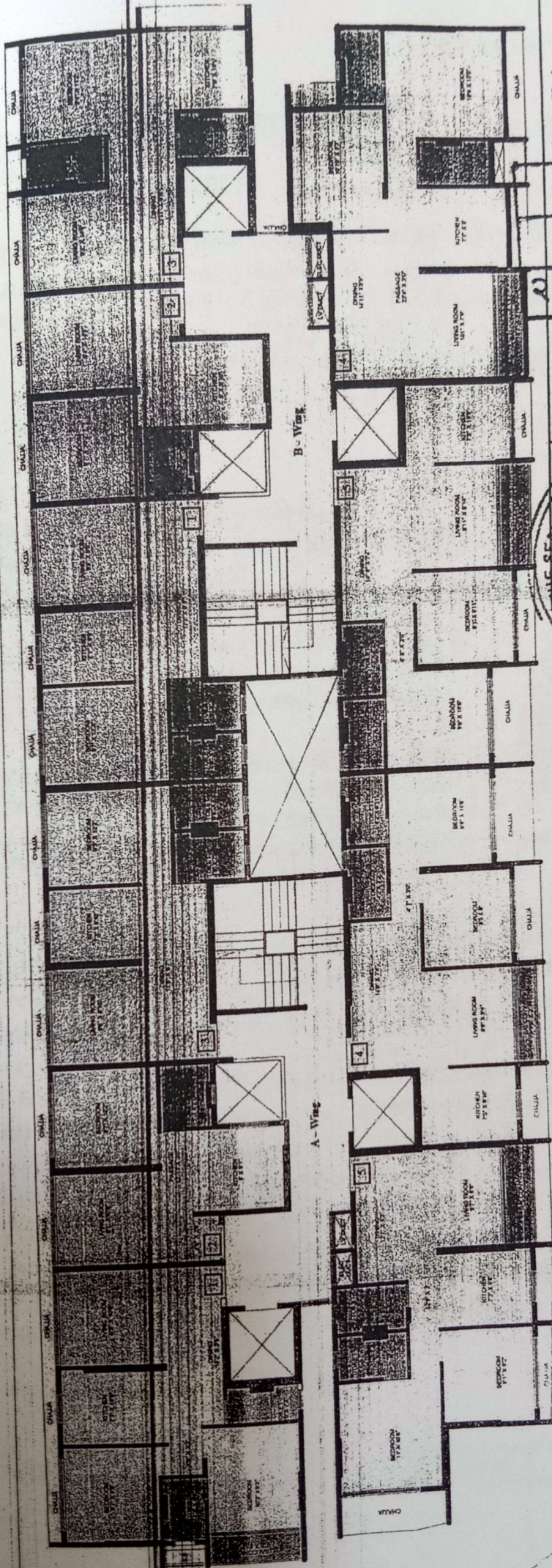
Taxes including Goods and Service Tax (GST) or any other statutory taxes/levies/cess that may be imposed as applicable shall be paid by the Purchaser(s). However, if any increase/revision/new Levy is made applicable, the same will be payable by the Purchaser(s) as per rates applicable time to time. It is expressly understood that the consideration mentioned herein do not include any taxes/levies/cess

PART C

Promoters Address For Correspondence	Name	ADVAIT BUILDERS AND DEVELOPERS
	Address	G/078, Ground Floor, Eternity Commercial Premises Co-op-Soc Ltd, Teen Hath Naka, Thane (West) – 400 604
	Email ID	advait.builders@gmail.com
Address For Correspondence (s)	Name	Mr. Vijendra Subhashchandra Parab, & Mrs. Nupur Vijendra Parab, & Mrs. Supriya Subhashchandra Parab,
	Address	Flat No-617, 6 <sup>th</sup> Floor, Tower-5, Lodha Crown Viva, Lodha Luxeria Road, Majiwada, Thane West, Thane- 400601,
	Email ID	vijendraparab@gmail.com
Nominee Details	Name	
	Address	
	PAN	
	AADHAR	
	Relation with Purchaser	
	% Share	



*Mu* *Sub* *Rohab* *S. Parab*



TYPICAL FLOOR PLAN

ROAD SIDE

"ETERNAL" Building No. 26, Nehru Nagar, Kurla.

Vijendra Parab & N. S. Parab & Supriya Parab

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*Handwritten signatures and initials:*  
 1. A signature that appears to be 'Rajesh' or similar.  
 2. The name 'Rajesh' written in a stylized font.  
 3. The name 'Rajesh' written in a cursive script.



"Annexure I"

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY



म्हाडा  
MHADA



## 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.)

AMENDED PLAN

No. MH/EE/BP Cell/GM/MHADA-27/868/2023

Dated: 14 FEB 2023

करल - 9
CBUE/27/868/2023
2023

To,  
Architect,  
Shri. Vilas Dikshit of M/s. Shilp Associates,  
317, E- Square, Subhas Road, Above State Bank of India,  
Vile-Parle (E), Mumbai-400 057.

Sub: -Proposed redevelopment of existing building No. 126, K. Raigad Co.-Op. Hsg. Soc. Ltd., bearing C.T.S. No. 02 III, Nehru Nagar Kurla (E), Mumbai - 400 024.

Ref: - 1. Zero FSI IOA plans issued by MHADA dated 10.08.2021  
2. Zero FSI Plinth C.C. issued by MHADA dated 21.01.2022  
3. Concession u. No. ET- 194 approved on dtd. 19.07.2022  
4. Application letter from Architect Shri Vilas Dikshit dated 12.02.2023



Dear Applicant,

With reference to your above letter this is to inform you that the plans submitted by you are approved and issued subject to the compliance of the conditions mentioned in Intimation of Disapproval dated 10.08.2021 approved by MHADA & the following conditions: -

### B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the plinth/stilt height shall be got checked by this office staff.
2. All the payments as intimated by SPA MHADA shall be paid and any other Outstanding that may be levied by any other Govt. Dept. if any shall be borne by The Society / Applicant.
3. That the amended Remarks of concerned authorities / empaneled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for: a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree

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गृहनिर्माण भवन, कलानगर, वाडि (पूर्व), मुंबई ४०० ०५१.  
दूरध्वनी ६६४० ५०००  
फॅक्स नं. ०२२-२६५९२०५८

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

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY

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"Annexure II"	
C30E	49
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**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 DT. 23 May, 2018.)

**COMMENCEMENT CERTIFICATE**

No. MHADA (B.P.)/GM/MHADA-22/868/2021

Date: 21 JAN 2022



To:  
M/s. Advait Builders & developers  
C.A. to Nehru Nagar Raigad CHS Ltd.  
Bldg, No. 126, Situated at Nehru Nagar,  
Kurla (E) Mumbai 400 024.

Sub: - Proposed redevelopment of the existing building No. 126, Situated at Nehru Nagar, Kurla (E) Mumbai 400 024.

Ref.: 1. IOA plans issued by MHADA dated 08.10.2021.  
2. Architect application dated 07.12.2021.

Dear Applicants,

With reference to your application dated 10.12.2021 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 Proposed redevelopment of the existing building No.126. Known as Nehru Nagar Raigad CHS Ltd., Situated at Nehru Nagar, Kurla (E) Mumbai 400 024.

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in IOA. u/ref. No. FE/BP CELL/GM/MHADA-22/868/2021 dt. 10.08.2021 and following conditions.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.

दूरध्वनी : ६६४०५०००

फक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.

Phone : 66405000

Fax No.: 022-26592058

Website : www.mhada.maharashtra.gov.in

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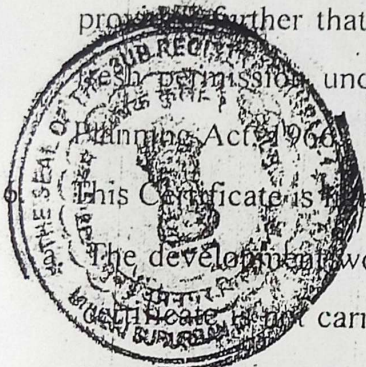
in consequence of endorsement of the setback line / road widening line shall form part of the public street.

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.



This Certificate is 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 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. 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.

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8. That the work shall be carried out as per the approved plan, Survey remark &

all other relevant permissions applicable to this proposal.

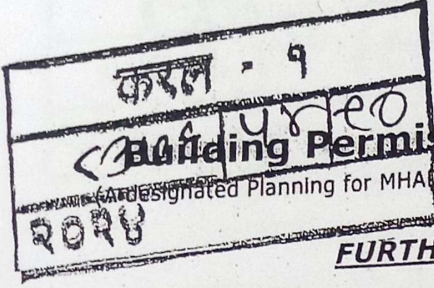
VP & CEO / MHADA has appointed Shri. Anil Rathod, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This C.C. is issued for work upto plinth as per approved IOA plans dated 10.08.2021.

This CC is valid upto 20 JAN 2023

*Anil N. Rathod*  
(Anil N. Rathod)  
Executive Engineer/B.P.Cell (E.S.)  
GM / MHADA





**Building Permission Cell, Greater Mumbai / MHADA**  
(Designated Planning for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/LD-11 DT. 23 May, 2018.)

**FURTHER COMMENCEMENT CERTIFICATE**

No. MH/EE/(BP)/GM/MHADA-22/868/2023/FCC;1/New

Date : 21 April, 2023

To

M/s. Advait Builders &  
Developers C.A. to Nehru Nagar  
CHS Ltd.

Bungalow no.81/A, Kamgar Nagar,  
Kurla (E), Mumbai - 400 024.

**Sub :** Proposed redevelopment of existing building No. 126, Known as Nehru Nagar Raigad Co.-Op. Hsg. Soc. Ltd., bearing C.T.S. No. 02 (Pt.) at Village Kurla - III, Nehru Nagar Kurla (E), Mumbai - 400 024.

Dear Applicant,

With reference to your application dated 03 April, 2023 for development permission and grant of Further 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 **Proposed redevelopment of existing building No. 126, Known as Nehru Nagar Raigad Co.-Op. Hsg. Soc. Ltd., bearing C.T.S. No. 02 (Pt.) at Village Kurla - III, Nehru Nagar Kurla (E), Mumbai - 400 024.**

The Commencement Certificate/Building permission is granted on following conditions.

- \* 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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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.
  - 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

करल - १		
CBUE	५५	१०
२०२४		

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

- This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
- 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. A N Rathod, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 20 January, 2024

Issue On : 21 January, 2022 Valid Upto : 20 January, 2023  
 Application No. : MH/EE/(BP)/GM/MHADA-22/868/2021/CC/1/Old  
 Remark :  
 This C.C. issued for work upto Plinth as per approved IOA plans dtd 10.08.2021

Issue On : 21 April, 2023 Valid Upto : 20 January, 2024  
 Application No. : MH/EE/(BP)/GM/MHADA-22/868/2023/FCC/1/New  
 Remark :

This CC re endorsed further extended up to top of 15th upper floor i.e., Residential building comprising of wings Wing 'A' and Wing 'B' Both wings having Common Ground floor part on stilt + 1st to 15th upper residential floors with height 44.65 mtr as per last approved amended plans issued vide u. no. Cell/GM/MHADA-22/868/2023 dtd.14.02.2023.



✓  
 Name : Anil Namdeo  
 Rathod  
 Designation : Executive  
 Engineer  
 Organization : Personal  
 Date : 21-Apr-2023 14:

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

Copy submitted in favour of information please

- Chief Officer Mumbai Board.
- Deputy Chief Engineer /B.P. Cell/MHADA.
- Asst. Commissioner L Ward MCGM.

Copy to :-

- EE Kurla Division / MB.
- A.E.W L Ward MCGM.
- A.A. & C L Ward MCGM.



करल - १		
८३०६	५७	१०
२०२४		

## 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.)

### FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-22/868/2023/FCC/1/Amend

Date : 21 December, 2023

To

M/s. Advait Builders &  
Developers C.A. to Nehru Nagar  
Raigad CHS Ltd.

Bungalow no.74/B, Kamgar Nagar  
Kurla (E), Mumbai - 400 024.

**Sub :** Proposed redevelopment of existing building No. 126, Known as Nehru Nagar Raigad Co.-Op. Hsg. Soc. Ltd., bearing C.T.S. No. 02 (Pt.) at Village Kurla - III, Nehru Nagar Kurla (E), Mumbai - 400 024.

Dear Applicant,

With reference to your application dated 03 April, 2023 for development permission and request for 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. **Proposed redevelopment of existing building No. 126, Known as Nehru Nagar Raigad Co. Op. Hsg. Soc. Ltd., bearing C.T.S. No. 02 (Pt.) at Village Kurla - III, Nehru Nagar Kurla (E), Mumbai - 400 024.**

The Commencement Certificate/Building permission is granted on following conditions

1. The land vacated in consequence of endorsement of the setback line / road widening line shall be 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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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.
  - 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 be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966

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

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 Dhatrik, Executive Engineer to exercise his powers and function on the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 20 January, 2024

Issue On : 21 January, 2022

Valid Upto : 20 January, 2023

Application No. : MH/EE/(BP)/GM/MHADA-22/868/2021/CC/1/Old

Remark :

This C.C. issued for work upto Plinth as per approved IOA plans dtd.10.08.2021

Issue On : 21 April, 2023

Valid Upto : 20 January, 2024

Application No. : MH/EE/(BP)/GM/MHADA-22/868/2023/FCC/1/New

Remark :

This CC is endorsed further extended up to top of 15th upper floor i.e., Residential building comprising of 02 wings Wing 'A' and Wing 'B' both wings having Common Ground floor part on stilt + 1st to 15th upper residential floors with height 44.85 mtr as per last approved amended plans issued u. no. Cell/GM/MHADA-22/868/2023 dtd.14.02.2023.

Issue On : 15 December, 2023

Valid Upto : 20 January, 2024

Application No. : MH/EE/(BP)/GM/MHADA-22/868/2023/FCC/1/Amend

Remark :

Full CC for vertical extension from 16th floor to 17th upper Residential Floor with total building ht.53.28 mt. from AGL for Wing A & Wing B+LMR+OHT (i.e. High rise Residential building comprising of 02 wings Wing 'A' and Wing 'B'. Both wings having Common Ground floor part on stilt + 1st to 17th upper residential floors with a total height 53.28 mtr +LMR+OHT as per last approved amended IOA plans dtd.14.02.2023)  
Note :- That the guidelines for reductions of air pollution issued by CE (D.P.) BMC Dt. 15.09.2023 and Hon'ble MC (BMC) Dt. 25.10.2023 shall be strictly followed on site.

Name : Prashant  
Damodar Dhatrik  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 21-Dec-2023 11:

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

Copy submitted in favour of information please





"Annexure V"

## Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

करल - १		
२३७२	२७६०	०
२०२२, २०२३, Mumbai Suburban,		

This registration is granted under section 5 of the Act to the following project under project registration number **P51800047907**

Project: **Eternal** Plot Bearing / CTS / Survey / Final Plot No.: **C.T.S. No. 2 (pt.)** at **२०२२, २०२३, Mumbai Suburban, 400024;**

1. **Advait Builders & Developers** having its registered office / principal place of business at **Tehsil: Thane. District: Thane, Pin: 400604.**

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 **01/12/2022** and ending with **31/12/2025** renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act and 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: 01-12-2022 11:49:14

Dated: 01/12/2022

Place: Mumbai

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



15/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दम्न क्रमांक : 8376/2024

नोंदणी :

Regn:63m

गावाचे नाव : कुर्ला

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3509333
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणीदेतो की पट्टेदार ते नमूद करावे)	6354373:05
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्र. बी - 1604, माळा नं 16 वा मजला, इमारतीचे नाव. इटर्नल ब्लॉक नं. नेहरू नगर,कुर्ला पूर्व,मुंबई 400024, रोड : बिस्टींग नं. 126,नेहरू नगर गायगड को.ऑप हौ मोसा लि, इतर माहिती: एक कार पार्किंग सहित . मौजे कुर्ला 3,सीटीएस नं. 2 पार्ट,सदर सदनिका मिळकतीचे क्षेत्र 624 चौ फुट कारपेट म्हणजेच 58.01 चौ मीटर कारपेट रेषाप्रमाणे व बाल्कनीचे क्षेत्रफळ 31 चौ फुट म्हणजेच 2.84 चौ मीटर व दस्तात नमूद केल्याप्रमाणे .(( C.T.S. Number : 2 पार्ट ; ))
(5) क्षेत्रफळ	1) 63.81 चौ.मीटर
(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:-अद्वैत बिल्डर्स अँड डेव्हलपर्स चे भागीदार तुषार श्री. खातू - वय:-45; पत्ता:-प्लॉट नं: ऑफिस जी/78, माळा नं: 6 वा मजला, इमारतीचे नाव: इटर्नल ब्लॉक नं: नेहरू नगर, कुर्ला पूर्व, मुंबई 400024, रोड : बिस्टींग नं. 126, नेहरू नगर गायगड को.ऑप हौ मोसा लि, इतर माहिती: एक कार पार्किंग सहित . मौजे कुर्ला 3,सीटीएस नं. 2 पार्ट,सदर सदनिका मिळकतीचे क्षेत्र 624 चौ फुट कारपेट म्हणजेच 58.01 चौ मीटर कारपेट रेषाप्रमाणे व बाल्कनीचे क्षेत्रफळ 31 चौ फुट म्हणजेच 2.84 चौ मीटर व दस्तात नमूद केल्याप्रमाणे .(( C.T.S. Number : 2 पार्ट ; ))
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विजेंद्र सुभाषचंद्र परब वय:-30; पत्ता:-प्लॉट नं: फ्लॅट नं: 617, माळा नं: 6 वा मजला, इमारतीचे नाव: टॉवर - 5, लोढा क्राउन विवा, ब्लॉक नं: ठाणे पश्चिम, ठाणे, रोड नं: लोढा लक्सरिया रोड, माजीवाडा, महाराष्ट्र, THANE. पिन कोड:-400601 पॅन नं:-BJZPP6006L 2): नाव:-तुषार विजेंद्र परब वय:-29; पत्ता:-प्लॉट नं: फ्लॅट नं . 617, माळा नं: 6 वा मजला, इमारतीचे नाव: टॉवर - 5, लोढा क्राउन विवा, ब्लॉक नं: ठाणे पश्चिम, ठाणे, रोड नं: लोढा लक्सरिया रोड, माजीवाडा, महाराष्ट्र, THANE. पिन कोड:-400601 पॅन नं:-BYEPP34020 3): नाव:-सुप्रिया सुभाषचंद्र परब वय:-65; पत्ता:-प्लॉट नं: फ्लॅट नं . 617,, माळा नं: 6 वा मजला,, इमारतीचे नाव: टॉवर - 5, लोढा क्राउन विवा, ब्लॉक नं: ठाणे पश्चिम, ठाणे, रोड नं: लोढा लक्सरिया रोड, माजीवाडा, , THANE. पिन कोड:-400601 पॅन नं:-AICPP1931F
(9) दस्तऐवज करून दिल्याचा दिनांक	16/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	15/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	8376/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	810600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 15/05/2024) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this document.



Existing Customer:  Yes  No

CIF No/ Account No.

First Name

Middle Name

Last Name

VIJENDRA S. PARAB

Date of Birth:

11051993

PAN: BTZPP5806L

9768665790

vijendra.parab@gmail.com

Name of Spouse:

NUPUR VIJENDRA PARAB

Name of Father:

SUBHASHCHANDRA VISHNU PARAB

Gender:

Male  Female  Third Gender

Marital Status:

Single  Married  Divorced  Widowed

Documents for KYC (Minimum one to be filled)

Passport / UID No.

609179844009

Driving License No.

---

Vehicle Registration No.:

---

Professional License No.

---

REGA Job card No.

---

Address issued by National Population Register Containing Name and Address:

Residential Status:

Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

**DEFENCE PERSONNEL:**

Indian Army  Indian Navy  Indian Air force

**OUR SERVICE UNDER:**

Old Pension Scheme  New Pension Scheme

Permanent Address:

Permanent Address:

1: FLAT NO. 617 6<sup>th</sup> FLOOR, TOWER-5 LODHA CROW

**MA: PERSONAL DETAILS**

APPLICANT  CO-A

Existing Customer:  Yes  No

CIF No/ Account No.

First Name

Middle Name

Last Name

NUPUR VIJENDRA PARAB

Date of Birth: 11 05 1994

PAN: BYEPP3402Q

9833540608

pawaskar.nupur94@gmail.com

Name of Spouse: VIJENDRA S. PARAB

Name of Father: NITIN YASHWANT PAWASKAR

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Documents of KYC (Minimum one to be filled)

Passport / UID No. 258795533582

Driver ID No. —

Vehicle Registration No.: —

Driving License No. —

REGA Job card No. —

Address issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

**DEFENCE PERSONNEL:**

Indian Army  Indian Navy  Indian Air force

**YOUR SERVICE UNDER:**

Old Pension Scheme  New Pension Scheme

**Permanent Address:**

**Permanent Address:**

Address Line 1: FLAT NO. 617 6<sup>TH</sup> FLOOR, TOWER-5, LODHA CROWN N

Address Line 2: LODHA LUXERIA ROAD,

Address Line 3: MAJIWADA THANE WEST

THANE

City: THANE

THANE

State: MAHARASHTRA



# STATE BANK OF INDIA

Branch MG ROAD GHATKOPAR BRANCH.

Branch Code 60203.

RLMS . 50124060401233 <sup>2</sup>

CRM NO. 28551417

EMAIL ID . vijendra.parab@gmail.com

CIF No.1 90516892813

CIF No.2 85625789945

CIF No.3 90516893077

Existing SBI A/C No. 39178490061

PMAY	YES/NO	LOS Reference No.:
Applicant Name : MR. VIJENDRA PARAB.		
Co-Applicant Name : MRS. NUPUR PARAB.		
Co-Applicant Name : MRS. SUPRIYA PARAB.		
Contract (Resi.) Mobile : 9768665790.		
Loan Amount : Rs. 99,99,000/-		Tenure : 30 YEARS.
Interest Rate :		EMI :
Loan Type : TERM LOAN.		SBI LIFE : YES / NO
Home Loan Type _____		
Moratorium <u>NO.</u>		
Property Location : KURLA.		
Property Cost : Rs. 1,46,00,000/-		
Name of Developer / Vendor : ADVAIT BUILDERS & DEVELOPERS		
SBI BUILDER TIE UP : Y/N		
OPAS NO.:- PS1200047907		MUMHLC03147.
Name of Branch Manager / BST/HLST/SSL/HLC		MORTGAGE BUDDY. AMIT MISHRA.
Name of Dealing Officer at Branch Along with Mob No.:		MITHUN 9833502299.

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2 <sup>h-g-24</sup> Shilpa Mangale		OFFICE VERIFICATION	
VALUATION - 1 Vegtekar		SITE INSPECTION	
VALUATION - 2			

04/06/24