

520/14169

Tuesday, May 28, 2024

9:09 AM

पावती

Original/Duplicate

नोंदणी क्र. : 39M

Regn. : 39M

पावती क्र. : 14963 दिनांक: 28/05/2024

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल5-14169-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: ज्योती राजेश पुपाला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

DELIVERED

एकूण:

रु. 32200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:28 AM ह्या वेळेस मिळेल.

Joint S.R. Kurla-5

बाजार मुल्य: रु. 4053505.28 /-

मोबदला रु. 5901000/-

भरलेले मुद्रांक शुल्क : रु. 354100/-

सह दुय्यम निबंधक बर्ग-२

कुर्ला क्र. 5

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524276920198 दिनांक: 28/05/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524272420751 दिनांक: 28/05/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002622918202425E दिनांक: 28/05/2024

बँकेचे नाव व पत्ता:

करल - ५
दस्त क्र. १४१६८/२०२४
५/१९७०



AGREEMENT FOR SALE

releaser
THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 28th May 2024 executed by and between M/s. **KINGS BUILDERS & DEVELOPERS**, through its proprietor **Dr. NILESH L. KUDALKAR**, (PAN NO: AACPK9218L), having its office at 101, Kings Paradise, Plot No. 46/B, Hemu Kalani Marg, Chembur, Mumbai - 400 071, hereinafter referred to as the "PROMOTER", (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors, and assigns) **OF THE FIRST PART;**

AND

Mrs. Jyoti Rajesh Pupala, (PAN NO. :BABPP1066K), (AADHAR NO. 726327513035) aged about 41 years, adult, Indian Inhabitant of Mumbai, presently residing at Room No.407, Building No.T-4, Pratiksha Nagar, Sion Koliwada, Jain Hardware Shop, Mumbai Maharashtra-400022.

Mr. Rajesh Rvindra Pupala, (PAN NO. :AMLPP6893R), (AADHAR NO. 2330 0881 1472) aged about 49 years, adult, Indian Inhabitant of Mumbai, presently residing at Room No.407, Building No.T-4, Pratiksha Nagar, Sion Koliwada, Jain Hardware Shop, Mumbai Maharashtra-400022. Hereinafter referred to as the "ALLOTTEE", (which expression shall unless it be repugnant to the context or meaning hereof shall be deemed to mean and include their respective heirs, executors, administrators and assigns) **OF THE SECOND PART.**

This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Mrs. Jyoti Rajesh Pupala & Mr. Rajesh Ravindra Pupala (Allottee) for Residential Flat No.1209, Wing "C"

For Kings Builders and Developers

Kudalkar
Dr. Nilesh L. Kudalkar
Proprietor

Jyoti *Pupala*
Mrs. Jyoti Rajesh Pupala & Mr. Rajesh Ravindra Pupala
(Allottee)



1. AND WHEREAS, by virtue of the Development agreement dated 12/06/2014 and Supplementary Development agreement dated 01/03/2021 executed between SION CHUNABHATTI SHRI GURUBHAIKARDEA CO-OPERATIVE HOUSING SOCIETY LIMITED (Proposed) (therein referred to as the society) and Promoters/Developers herein, the society has granted the development rights in favor of the Promoters/Developers herein in respect of the property described in the **First Schedule** hereunder written;

2. AND WHEREAS, pursuant to the said Development agreement, the society has also executed Power of attorney dated 12.06.2014 authorizing the Promoter/ Developers herein to carry out the development work in respect of the property described in the Schedule hereunder written in the terms and conditions of the Development Agreement dated 12.06.2014 as well as the SRA approvals and sanctions;

3. AND WHEREAS, pursuant to the said Development agreement dated 12/06/2014, all the slum dwellers have granted their individual consent to the Developers/ Promoters herein to develop the property described in the **First Schedule** hereunder written under the Slum Rehabilitation Authority scheme;

4. AND WHEREAS, pursuant to the said Development agreement dated 12/06/2014, the Society has also executed Supplementary Development Agreement dated 01/03/2021 herein, the society has granted the development rights in favor of the Promoters/Developers herein in respect of the property described in the **First Schedule** hereunder written;

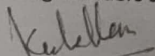
5. AND WHEREAS, the Developers/Promoters have also entered into individual alternate accommodation agreement with the slum dwellers;


6. AND WHEREAS, the Slum Rehabilitation Authority/ Promoters/ Developers have also appointed Mrs. Sheetal Nikhare of M/s. S. S. Associates, Architects having its office at 1103, DPCL IT Square, 11th Floor, Near Bank of Maharashtra, MIDC, Wagle Estate, Thane West, 400604, duly registered with the Council of Architecture and the Developers/Promoters have entered into the agreement as prescribed by the Council of Architecture.;

7. AND WHEREAS, the Developers/Promoters have also appointed M/s. Chopdekar & Associates as Structural Engineers for the preparation of the

This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Mrs. Jyoti Rajesh Pupala & Mr. Rajesh Ravindra Pupala (Allottee) for Residential Flat No.1209, Wing "C"

For Kings Builders and Developers


Dr. Nilesh L. Kudalkar
Proprietor


Mrs. Jyoti Rajesh Pupala & Mr. Rajesh Ravindra Pupala
(Allottee)



28/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

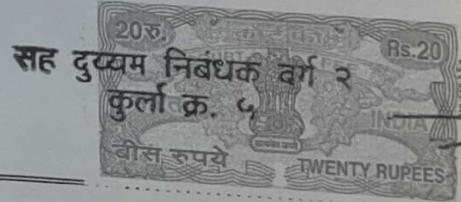
दस्त क्रमांक : 14169/2024

नोंदणी :

Regn.63m

गावाचे नाव : कुर्ला

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5901000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4053505.28
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं. फ्लॉट नं.1209,सी-विंग, माळा नं: 12 वा मजला, इमारतीचे नाव: किंग्स माय होम, ब्लॉक नं: सायन,घुनाभट्टी पुर्वे,मुंबई-400022, रोड : वसत पाटील मार्ग, इतर माहिती: मौजे कुर्ला-3,सी.टी.एस. नं.295 आणि 373. सदनिकेचे क्षेत्रफळ 288 चौ. फुट रेरा कारपेट. ((C.T.S. Number : 295 and 373 ;))
(5) क्षेत्रफळ	1) 29.44 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:-मेसर्स किंग्स बिल्डर्स अँड डेव्हलपर्स तर्फे प्रोप्रायटर निलेश एल. कुडाळकर तर्फे मुखत्यार म्हणुन इमरान इब्राहिम शेख वय:-37; पत्ता:-फ्लॉट नं: ऑफिस नं.101, माळा नं: -, इमारतीचे नाव: किंग्स पॅराडाईज, ब्लॉक नं: फ्लॉट नं.46/बी, रोड नं: हेमु कलानी मार्ग, चेंबुर, मुंबई, महाराष्ट्र. MUMBAI. पिन कोड:-400071 पॅन नं:-AACPK9218L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्योती राजेश पुपाला वय:-41; पत्ता:-फ्लॉट नं: रुम नं.407, माळा नं: -, इमारतीचे नाव: विल्डींग नं.टी-4, ब्लॉक नं: प्रतिक्षा नगर, जैन हार्डवेअर शॉप, रोड नं: सायन कोळीवाडा, मुंबई, महाराष्ट्र. मुंबई. पिन कोड:-400022 पॅन नं:-BABPP1066K 2): नाव:-राजेश रविंद्र पुपाला वय:-49; पत्ता:-फ्लॉट नं: रुम नं.407, माळा नं: -, इमारतीचे नाव: विल्डींग नं.टी-4, ब्लॉक नं: प्रतिक्षा नगर, जैन हार्डवेअर शॉप, रोड नं: सायन कोळीवाडा, मुंबई, महाराष्ट्र. मुंबई. पिन कोड:-400022 पॅन नं:-AMLPP6893R
(9) दस्तऐवज करून दिल्याचा दिनांक	28/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	28/05/2024
(11) अनुक्रमांक.खंड व पृष्ठ	14169/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	354100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक वर्ग २
कुर्ला क्र. ५



करल - ५
दस्त क्र. १४१६९ / २०२४
DEVELOPER SRA
६४१९९०
Sr. No. 322

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM

NO L/STGOVT/0027/20190404/AP

COMMENCEMENT CERTIFICATE



To,

M/s. Kings Builders & Developers

Origin 108, Unit No. 502,
Bhakti Bhavan Lane, of Sion Trombay Road,
Chembur - 400071.

Rehab Work
Sale With
Non-Comp

Sir,

With reference to your application No. 1461 dated 06/05/2021 for Development

Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No.

C.T.S.No. 295 & 373 of Village Kurla at Hill Road, Sion Chunabhatti (E) Mumbai - 400022, for "Sion Chunabhatti Shri. Gurudattakrupa CHS (Prop,)"

of village Kurla at Hill Road T.P.S.No. ---
ward 'L' Situated at Sion Chunabhatti (E)

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI

U/RNo. L/STGOVT/0027/20190404/LOI dt. 29/04/2021
IDA/U/RNo. L/STGOVT/0027/20190404/AP dt. 10/06/2021

and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
- If construction is not commenced this Commencement Certified is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act. 1966.
- This Certificate is liable to be revoked by the C.E O. (SRA) if:-
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. S. R. YEWALE

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 Level

For and on behalf of Local Authority
The Slum Rehabilitation Authority

S. R. Yewale
29/01/2021
Executive Engineer (SRA)

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

करल - ५
दस्त क. ४९६६/२०२४
६५/३३०

L/STGOVT/0027/20190404/AP

1 JUL 2022

This C.C. is re-endorsed as per approved amended plans dated . 01/07/2022.



[Signature]
Executive Engineer
Slum Rehabilitation Authority

L/STGOVT/0027/20190404/AP

28 JUL 2023

This C.C. is re-endorsed as per approved amended plans for rehab Wing 'A' and Sale Wing 'B', 'C', 'D' & 'E' of Non-Composite Building dated 28/07/2023.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

L/STGOVT/0027/20190404/AP

21 NOV 2023

This C.C. is further extended for rehab wing 'A' from Gr. + Stilt + 1st to 23rd upper floors including L.M.R & O.H.W.T and from Gr. + Stilt + 1st to 11th upper floors including brick work & plaster and h.C.C frame work only from 12th to 23rd upper floors including L.M.R & O.H.W.T of sale wing 'D' & 'E' of non composite building as per approved amoned plans dated 28/07/2023.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

L/STGOVT/0027/20190404/AP

5 FEB 2024

This C.C. is further extended for R.C.C frame work only from Gr.(pt.) + Stilt (pt.) + 1st to 15th upper floors of sale wing 'B' & 'C' of Non-compesite building as per approved amended plans dated 28/07/2023.

[Signature]
Executive Engineer
Slum Rehabilitation Authority



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

करल - ५
दस्त क्र. १४१६९ / २०२४
२६/११/२०

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800031220

Project: **KINGS MY HOMES**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 295 AND 373**, Kurla, Kurla,
Mumbai Suburban, 400022;

1. Mr./Ms. **Nilesh Laxmikant Kudalkar** son/daughter of Mr./Ms. **Laxmikanand Pandurang Kudalkar** Tehsil Kurla,
District: **Mumbai Suburban**, Pin: **400071**, situated in State of Maharashtra.

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o 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;
- o 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 (I) 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.

- o The Registration shall be valid for a period commencing from **11/10/2021** and ending with **31/12/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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 Premnand Prabhu
(Secretary, MahaRERA)
Date: 11-10-2021 12:05:15

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

Dated: 11/10/2021
Place: Mumbai



FIRST SCHEDULE OF THE PROPERTY

प्लॉट - 4
All that pieces and parcel of land together with the various structures stand
thereon occupied admeasuring 7875.20 square meters as per the Property C
2898E / 2028
30/990

lying and being situated at C.T.S. No. 295 & 373 of Village Kurla at Hill Ro
sion Chunabhatti (East), Mumbai 400022, admeasuring 1327.7 square me
and admeasuring 6547.50 square meters respectively, aggregating to 7875
square meters in Greater Bombay in the Registration District and Sub-Dist
Bombay Suburban.

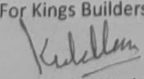



SECOND SCHEDULE OF THE PROPERTY

Flat No 1209 Wing C on the TWELVE FLOOR, admeasuring RERA Car
Area 26.76 Sq. Mtr. 288 Sq. Ft. (As defined under RERA), Situated at Kings
Home, Vasant Patil Marg, Opp. Jogani Industrial Estate, Sion Chunabha
(East), Mumbai: 400022. To be constructed on Property described in Fir
Schedule hereunder written.

- On or towards the North : by C.T.S No 294.
- On or towards the South : by C.T.S No 372.
- On or towards the East : by C.T.S No. 276 (PT) and Road.
- On or towards the West : by Road.

This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Mrs. Jyoti
Rajesh Pupala & Mr. Rajesh Ravindra Pupala (Allottee) for Residential Flat No.1209, Wing "C"

For Kings Builders and Developers

Dr. Nilesh L. Kudalkar
Proprietor


Mrs. Jyoti Rajesh Pupala & Mr. Rajesh Ravindra Pupala
(Allottee)

करल - ५

दस्तावेज क्र. १६९६६/२०२४

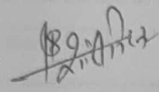

दिनांक १९९०



IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written

THE COMMON SEAL OF the within named)

M/s. KINGS BUILDERS & DEVELOPERS,
Through its Proprietor

Dr. NILESH L. KUDALKAR
in the presence of.....

1. 
2. 

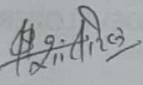




For KINGS BUILDERS & DEVELOPERS
Kudalkar
Proprietor

SIGNED AND DELIVERED
BY THE WITHIN NAMED ALLOTTEE/S)

Mrs. Jyoti Rajesh Pupala)

in the presence of.....)

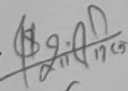

1. 
2. 






Jyoti

Mr. Rajesh Ravindra Pupala)

in the presence of.....)

1. 
2. 

R. Pupala

