



30/06/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

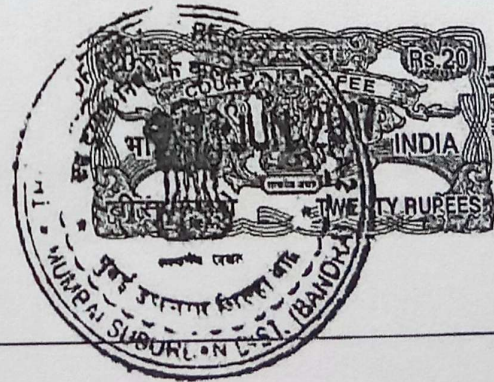
दस्त क्रमांक : 6672/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) कांजूर

| | |
|--|---|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 6088500 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 5296032 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: 806, माळा नं: 8 वा मजला, ए विंग, इमारतीचे नाव: पॅलेडीयम, ब्लॉक नं: जंगल मंगल रोड, रोड नं: भांडुप(पश्चिम), मुंबई-400078., इतर माहिती: सदर सदनिकेचे क्षेत्रफळ 35.50 चौ. मीटर कारपेट. ((C.T.S. Number : 161-A, 163 PART, 163/1 TO 6, 163/13 TO 163/16 ;)) |
| (5) क्षेत्रफळ | 1) 42.60 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:-रणधीर सिंह, सचिन सिंह, शारदादेवी सिंह यांच्या तर्फे कु मु म्हणून आणि स्वतः करीता शिवशंकर शिवराम सिंह तर्फे मुखत्यार म्हणून सदानंद अशोक पाटणे वय:-38; पत्ता:- प्लॉट नं: शॉप नं. 1 आणि 2, माळा नं: -, इमारतीचे नाव: सन्मानश्री को ऑ हौ सो लि, ब्लॉक नं: सन्मान सिंग रोड, रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AAAAS5080P |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-अश्विनी अभिषेक राजत वय:-30; पत्ता:-1/13, -, हाजी हजारी चाळ, फरीद नगर, प्रताप नगर रोड, भांडुप पश्चिम, मुंबई, भांडुप ईण्ड. एस्टाटे, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400078 पॅन नं:-ABBPW9141Q 2): नाव:-अभिषेक प्रकाश राजत वय:-30; पत्ता:-प्लॉट नं: 1/13, माळा नं: -, इमारतीचे नाव: हाजी हजारी चाळ, ब्लॉक नं: फरीद नगर, प्रताप नगर रोड, रोड नं: भांडुप पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-BBPPR7925E |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 24/06/2017 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 27/06/2017 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 6672/2017 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 305000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

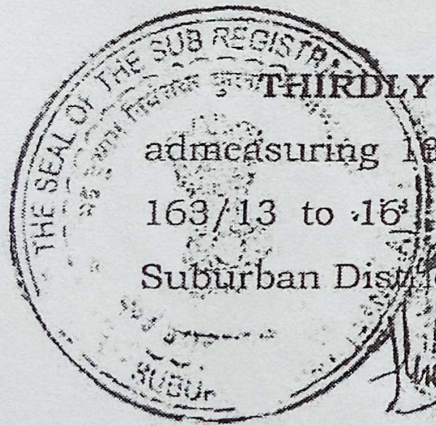
सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर लिहिले

| | |
|---------|--------|
| करल - २ | |
| ६६७७ | ३४/१५१ |
| २०१७ | |

SCHEDULE OF PROPERTY

FIRSTLY all that pieces and parcels of land or ground admeasuring 1072.3 Sq. Mtrs. bearing Survey No. 146 (Part), CTS Nos. 163 (part), of Village Kanjur, Taluka Kurla, Mumbai Suburban District

SECONDLY all that pieces and parcels of land or ground (1) admeasuring 1087 Sq. Mtrs. or thereabout bearing Survey No. 146 (Part), CTS No. 161- A, (2) admeasuring 1575.60 Sq. Mtrs bearing Survey No. 146 (Part), CTS No. 163 (Part) and 163/7 to 12 as per P.R Cards and admeasuring 2000 Sq. Mtrs. as per Certificate issued by Additional District Dy. Collector – MSD of Village: Kanjur, Taluka: Kurla, Mumbai Suburban District.



THIRDLY all that pieces and parcels of land or ground admeasuring 183.30 Sq. Mtrs bearing CTS No. 163/1 to 6 and 163/13 to 16 all of Village: Kanjur, Taluka : Kurla, Mumbai Suburban District

Asant

Asant

| | | |
|---------|----|-----|
| करल - २ | | |
| ६६७२ | ११ | १५१ |
| २०१७ | | |

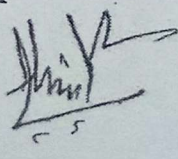
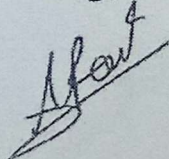
are being constructed, the copy of the Intimation of Approval bearing No. SRA/ENG/3170/S/PL/AP dated 02nd March, 2015, the copy of the Work Commencement Certificate bearing No. SRA/ENG/3170/S/PL/AP dated 02nd March, 2016, the copy of the Floor plan of the Flats agreed to be purchased by the purchaser/s as approved by the SRA and the amenities to be provided in the said building and/or in the said Flats have been annexed hereto and marked as Annexure A, B, C, D, E & F respectively.

AND WHEREAS Flat purchaser/s applied to the Promoters /Builders for the purchase of **Flat No. 806** on the **Eighth Floor** of Wing 'A' (i.e. the Sale Component Wing) in the building to be known as "**PALLADIUM**" under construction on the said land.

AND WHEREAS relying upon the said application the Promoters/ Builders agreed to sell to the Flat Purchaser/s being **Flat No. 806**, on the **Eighth** floor, in wing 'A' in the sale component of Scheme/Building under Construction on the said land which is admeasuring **35.50** sq. meters of Carpet area inclusive of Balcony at the Price/Consideration of **Rs.60,88,500/- (Rupees Sixty Lakhs Eighty Eight Thousand Five Hundred Only)** on the terms and conditions hereinafter appearing.

AND WHEREAS prior to the execution of these presents, the Flat purchaser/s have paid to the Promoters/Builders a sum of **Rs.6,08,850/- (Rupees Six Lakhs Eight Thousand Eight Hundred Fifty only)** being the Earnest Money/Deposit, the receipt whereof the Promoters /Builders do hereby admit and acknowledge, and the Flat purchaser/s have agreed to pay to the Promoters/ Builders the balance of the sale price in the manner hereinafter appearing;

AND WHEREAS under Section 4 of the said Maharashtra Ownership Flats (Regulations & Promotion of Construction, Sale, Management and Transfer) Act, 1963, the Promoters/ Builders are required to execute a written agreement for sale of the said Flat to

 Agout 

| | | |
|---------|----|-----|
| करल - २ | | |
| ६६७५ | १२ | १५१ |
| २०१७ | | |

the Flat purchaser/s being in fact these presents and also register the said agreement under the Registration Act;

AND WHEREAS this Agreement is entered into subject to the terms & conditions hereto before or hereinafter set out, documents referred to herein and the terms & conditions imposed by the S.R.A. and also subject to the variations, modifications as may be approved by the Authorities from time to time and also on such terms & conditions which may be varied, modified or imposed by the S.R.A. or other public authorities from time to time;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS



The Promoters/Builders are proceeding further with the construction of the composite building comprising of Sale Component Wing (for sale in the open market) and Rehab Component Wing on the said land as per the sanctioned plans and specifications approved by the Executive Engineer, S.R.A. to be known as **PALLADIUM** and the said sanctioned plans have been seen and approved by the Flat purchasers with only such variations and modifications as Promoters/Builders may consider necessary or may be approved by the concerned local Authority/Government to be made in them or any of them **PROVIDED THAT** the Promoters/Builders shall have to obtain prior consent in writing of the Flat purchaser/s herein in respect of such variations or modifications which may adversely affect the Flat purchaser/s and not otherwise.

2. The Promoters/Builders hereby agree to sell to the Flat purchaser/s the Flat purchaser/s hereby agree to purchase from the Promoters/Builders one Flat in the Sale Component Wing (i.e. Wing "A") of the said building "**PALLADIUM**" viz: Flat No. **806** on the **Eighth** Floor under construction on the said land to be known as "**PALLADIUM**" admeasuring **35.50** Sq.

[Handwritten signature]

Abaut.

[Handwritten signature]



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

| | | |
|---------|----|----|
| करल - २ | | |
| ६६७२ | ६६ | ७७ |
| २०१९ | | |

No. SRA/ENG/3170/S/PL/AP
COMMENCEMENT CERTIFICATE

- 2 MAR 2016

COMPOSITE BLDG.

TO,

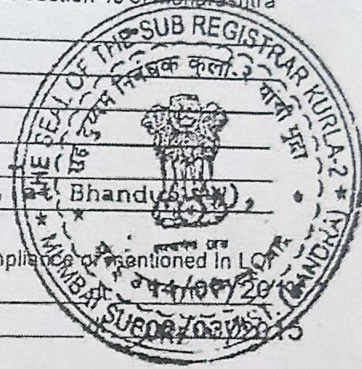
Shri Shivshankar Shivram Singh & others,
Shop No. 1, Sanman Shree Apartment,
Sanman Singh Marg, Bhandup (W),
Mumbai-400 079.

Sir,

With reference to your application No. 563 dated 26/11/2014 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. 161A, 163(pt.), 163/1 to 16

of vilage Kanjur T.P.S. No. _____
ward 15 Situated at Taluka Kurla, M.S.D., Bhandup (W),
Mumbai-400 078.

The Commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in L.O.P.
U/R No. SRA/ENG/2467/5/PI/LOI
IDA U/R No. SRA/ENG/3170/S/PL/AP



and on following conditions.

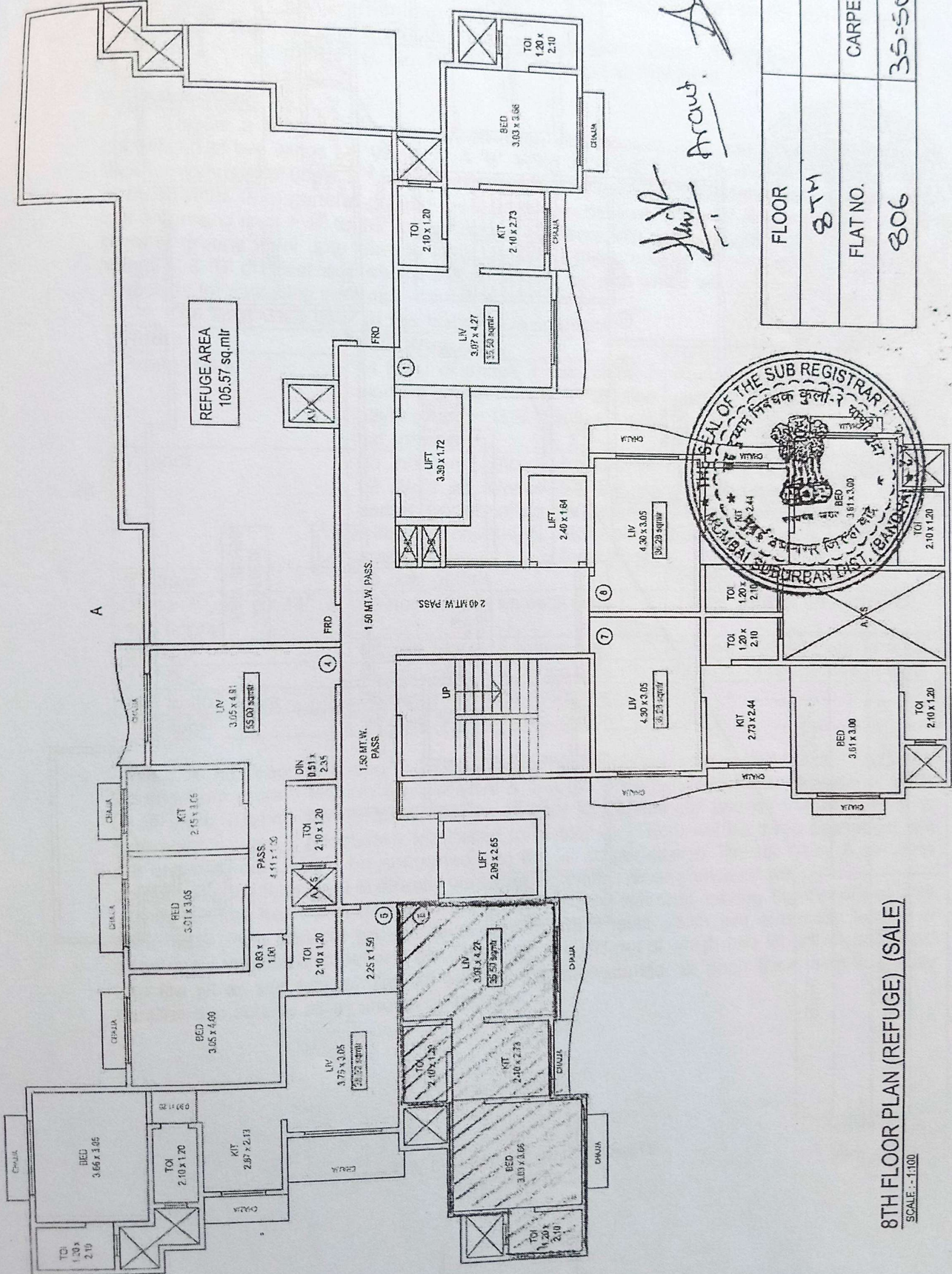
- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- 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 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.
- 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. (SPA) 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 P.B. BANDGAR
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 of Rehab Wing B of Composite Bldg.
only.

TRUE - COPY
U. Bhosale
FOR BHAVSAR CONSULTANTS
ARCHITECTS

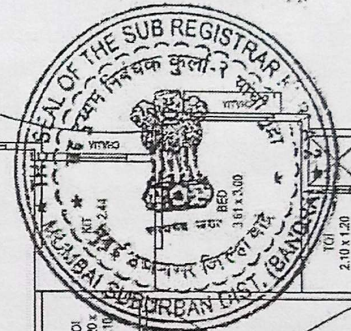
For and on behalf of Local Authority
The Slum Rehabilitation Authority
P. Bandgar
Executive Engineer (SRA) E.S.
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



| | | |
|---------|-----|-----|
| करल - २ | | |
| ६६७२ | १०१ | १५१ |
| २०१७ | | |

Handwritten signature
 आरंभ. *Arant.*

| | |
|----------|--------------------|
| FLOOR | WING |
| 8TH | 'A' |
| FLAT NO. | CARPET AREA (SQ.M) |
| 806 | 35=50 sqmrs |



8TH FLOOR PLAN (REFUGE) (SALE)
 SCALE :- 1:100



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3170/S/PL/AP

Date: 09 MAY 2024

To,
M/s. Shivshankar Shivram Singh & Others
Shop No-1, Plot No-2, Sanman Shree CHS Ltd.
Sanman Shingh Marg, Bhandup (W),
Mumbai-400 078.

Sub:- Part OCC to composite building of proposed S.R. Scheme on plot bearing C.T.S. No.161A, 163(pt), 163/1 to 16 of village Kanjur Taluka Kurla, M.S.D. at Bhandup (W), Mumbai - 400 078, under reg. 33(10) & 32 of DCR 1991, for Gaondevi Krupa Darshan SRA CHS (Ltd).

Ref: Requisition submitted by L.S. Mr.Hemant Bhavsar of M/s.Bhavsar Consultants u/no.276/SOP/S dt. 12/02/2024.

Gentleman,

With reference to the above & Certificates attached the development work of composite building under S.R. Scheme on plot bearing C.T.S. No.161A, 163(pt), 163/1 to 16 of village Kanjur Taluka Kurla, M.S.D. at Bhandup (W), Mumbai - 400 078, under reg. 33(10) & 32 of DCR 1991, for Gaondevi Krupa Darshan SRA CHS (Ltd). has been completed under the Supervision of L.S. Hemant Bhavsar of M/s.Bhavsar Consultants, Lic. no.B/247/LS, Structural Engineer, Shri. P.P. Tavase Lic. No.STR/T/22 and Site Supervisor Shri.Shriprakash Singh, Lic No.S/377/SSI and may be occupied under the following conditions:-

1. This occupation permission is granted for 35 Rehab Residential tenements, 16 Rehab Commercial Shop, 124 PAP, 02 Balwadi, 02 Welfare Centre, 01 Society Office & 03 Sale Residential in rehab wing of composite building comprising of Gr. (pt) + Stilt (pt) + 1st to 16th upper floors and 108 Sale Residential, 01 Sale shop, 02 Sale Office, 01 Sale society office & 02 Fitness centre in sale wing of composite building comprising of Gr. (pt) + Stilt (pt) + 1st floor along with podium + 2nd to 15th upper floors excluding sale shop no.14, sale office no.04 on Gr. floor and sale office no.3 on 1st floor.
2. That the certificate under Section 270A of BMC Act shall be submitted.
3. That you shall comply the balance LOI/IOA conditions before asking full OC of composite building.

4. That you shall handover PAP tenements within 30 days of OCC as per circular no.190.


5. That you shall handover Welfare Centre, Society Office to slum society and Balwadi to women & child welfare center as per prevailing policy of SRA.

6. The Developer shall be held liable for any repairs/rectification requested in the defect liability period of 10 years from the date of grant of Occupation Certificate (except in case of calamities, damages due to war riots) to the Rehab building/ Rehab portion of composite building for which Bank guarantee & deposits of the developer shall be withheld with SRA.

A set of completion plans is forwarded herewith for your records & further perusal.

Note: This permission is issued without prejudice to action, if any, under M.R. & T.P. Act.

Yours faithfully,



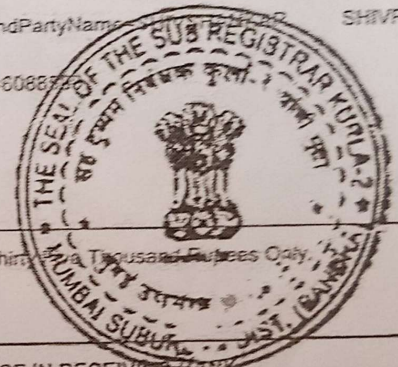
Executive Engineer - 3
Slum Rehabilitation Authority



CHALLAN
MTR Form Number-6

| | | | | | | | |
|-----------------|-----------------------------------|------------------------|-------------------|----------------------------------|---------------------|----------|------|
| GRN | MH002718813201718E | BARCODE | Date | | 24/06/2017-15:40:34 | Form No. | 25.2 |
| Department | Inspector General Of Registration | | Payer Details | | | | |
| Type of Payment | Stamp Duty | TAX ID (If Any) | 55023 | | 959 | | |
| | Registration Fee | PAN No.(If Applicable) | ABBPV9410 | | | | |
| Office Name | KRL4_JT SUB REGISTRAR KURLA NO 4 | | Full Name | ASHWINI ABHISHEK RAUT AND OTHER | | | |
| Location | MUMBAI | | Flat/Block No. | FLAT NO. 806, 8TH FLOOR, A WING, | | | |
| Year | 2017-2018 One Time | | Premises/Building | PALLADIUM, | | | |

| Account Head Details | Amount In Rs. | Road/Street | Area/Locality | Town/City/District | PIN |
|-----------------------------|---------------|--------------------------|---|--------------------|-------------|
| 0030045501 Stamp Duty | 305000.00 | J. M. ROAD, BHANDUP WEST | MUMBAI | | 4 0 0 0 7 8 |
| 0030063301 Registration Fee | 30000.00 | | | | |
| | | Remarks (If Any) | PAN2=AAAAS5080P-SecondPartyName SHIVRAM SINGH AND OTHERS-CA=60887 | | |
| Total | 3,35,000.00 | Amount In Words | Three Lakh Thirty Five Thousand Rupees Only | | |



| | | | | | |
|-------------------|-----------|---------------------------|--------------------------|----------------------|-----------|
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332017062412628 | 127476678 |
| Cheque/DD No. | | Date | 24/06/2017-15:40:34 | | |
| Name of Bank | | Bank-Branch | IDBI BANK | | |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll | | |

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी केवल केवल मुख्य निवासे कार्यालयात नोंदणी करावयाच्या दस्तावाची लागू आहे. नोंदणी न करावयाच्या दस्तावाची खतर चलन लागू नाही.

| | | |
|---------|---|-----|
| करल - २ | | |
| ६६६२ | ५ | १५१ |
| २०१७ | | |

१००२५१०६२३



AGREEMENT FOR SALE

Shiv
Arout.
Shat

This Agreement made and entered into at Mumbai on this 24th day of June Two Thousand Seventeen BETWEEN (1) **SHRI SHIVSHANKAR SHIVRAM SINGH**, Occupation: Business; (2) **SHRI RANDHIR SHIVRAM SINGH**, Occupation: Business; (3) **SHRI SACHIN SHIVRAM SINGH**, Occupation: Business; and (4) **SMT. SHARDADEVI SHIVRAM SINGH**, Occupation: Business, Nos. 2 to 4 through their constituted Attorney **SHRI SHIVSHANKAR SHIVRAM SINGH** hereinafter for short referred as "**Shivshankar Shivram Singh & Others**" all adults of Mumbai, Indian Inhabitants having their office at Shop No. 1 & 2, Sanmanshree Co-Op. Housing Society Ltd., Sanman Singh Road, Bhandup(West), Mumbai - 400 078, hereinafter referred to as the "**PROMOTERS**"/ "**BUILDERS**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean & include its successors and assigns) of the **ONE PART**;

Shiv
Arout.
Shat

| | | |
|---------|---|-----|
| अडल - ३ | | |
| ६६७२ | ६ | १५१ |
| २०२७ | | |

AND

(1) MRS. ASHWINI ABHISHEK RAUT Aged 30 Yrs & (2) MR. ABHISHEK PRAKASH RAUT Aged 30 Yrs, residing at Building No 1/13, Haji Hajari Chawl, Farid Nagar, Pratap Nagar Road, Bhandup (W), Mumbai 400078, hereinafter called the "FLAT PURCHASERS" (*which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean & include his/her/their heirs, executors, administrators and assigns*) of the **OTHER PART**

WHEREAS the Promoters/Builders herein are the Owners of and are well and sufficiently entitle to all that pieces and parcels of land or ground admeasuring 6,000 Sq. Mtrs. or thereabout bearing Survey No. 146 (Part), CTS Nos. 163 (Part), 163/17 to 89 of Village Kanjur, Taluka Kurla, Mumbai Suburban District;

AND WHEREAS save and except an area admeasuring about 188.50 Sq. Mtrs. of the land described hereinabove is declared as Slum Area by the Competent Authority under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 under the Notification No. SLM/1076/5280-G dated 21.10.1976 published in the Maharashtra Government Gazette dated 13.12.1979;

AND WHEREAS various Slum-dwellers on an area admeasuring about 4927.7 Sq. Mtrs. of land bearing Survey No. 146 (Part), CTS Nos. 163 (Part), 163/17 to 89 of Village Kanjur, Taluka Kurla, Mumbai Suburban District came together and formed themselves into a Proposed Co-operative Housing Society in the name and style of "Vaikuntddham Co-operative Housing Society (Proposed)" and in the General Body Meeting of the said proposed Co-operative Housing Society Resolved to develop the said 4927.7 Sq. Mtrs. of land bearing Survey No. 146 (Part), CTS Nos. 163 (Part), 163/17 to 89 of Village Kanjur, Taluka Kurla, Mumbai Suburban District under the Slum Redevelopment Scheme and appointed the Promoters/Builders herein who are the owners of the said land as the Developers for Developing the same under Slum Redevelopment Scheme;

Handwritten signature
Asaut.

Handwritten signature