

20246008344652

<h1>SSL</h1>	Code No.	id - 02560529.
	File Ref No.	RPO6/24060029.
	SALES FORCE LEAD ID.	

ASE	Suhaj Vame - 9220745730 - Suhaj.vame@bicapsfc.com
ASM	Judhir Pedantkar
Cluster Head	Kuldeep Giri

RLMS Number	
Branch Name & Code	Nature Road Anund west - 31382
Source Type	self
CRM ID	
Applicant Name	Satish Ghorpade - 90920932255
Co-Applicant Name	Raveni Ghorpade
CIF NO. APPLICANT & CO. APPLICANT	
Date of Birth	13-05-1977
Pan Card Number	ANVP675538.
Bank Account Number	04061040000283
E-mail ID	Satishghorpade7165@gmail.com
Mobile No.	9892055540
Loan Amount & Interest Rate	10 Lax
Tenure	120 monthly.
Connector Name & Code	-
Proposal Type	Top-up.
Property Final : Yes / No	YES
RACPC	GHATKOPAR
RBO	GHATKOPAR

ASSING OFFICER		
F 1216124	Cargo	
12106	Asati subedar	
ON 12106	Vastukarla	
C		

CIF No/ Account No.
First Name: SATISH Middle Name: BABAN Last Name: GHORPADE
 Mrs Ms Dr. Other
Gender M F Transgender

Date of Birth: 13051977
Spouse First Name: KAVERI Middle Name: SATISH Last Name: GHORPADE
with Primary Applicant (Applicable for Co-applicant/ Guarantor) WIFE

Father First Name: BABAN Middle Name: BALASC Last Name: GHORPADE
UID No. 954547452351
PAN No. ANUPG755
Driving License No.
MGNREGA Job Card No.
Citizenship

Residential Status Resident NRI / CIO
 Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others
 SC ST OBC General



(Signature)
Please sign here

Residential Address

Address: Years at current address Months at current address Residence Type Owned Rented Company Lease

4/4 KALAWATI DEVSI CHAWL SUDHAR SEVA SOCIETY AZAD NAGAR GHATKOPAR WEST

400086 Village: GHATKOPAR City: MUMBAI
MULUND State: MAHARASHTRA Country: INDIA

9892055540 Email ID: satishghorpadet7165@gmail.com

Permanent Address Same as Present Address? Yes No

Present Address: (If no, fill below)
ANUSAYA CHSL FLAT 303 B WING
BHATWADE GHATKOPAR WEST

400084 Village: GHATKOPAR City: MUMBAI
MULUND State: MAHARASHTRA Country: INDIA
9892055540 Email ID: satishghorpadet7165@gmail.com

Director/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No
 Chairman Managing Director Other Director

Name of Chairman/ MD or other director First Name: Middle Name: Last Name:

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor
(Dependent) Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband
 Brother (including step brother) Mother (including step mother) Brother's wife
(Including step-son) (Dependent) Sister (including step-sister) Son (including step-son) (Independent) Sister's husband
 Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including step-sister) of spouse



29/01/2022

सूची क्र.2

दुय्यम निबंधक सह दु.नि. कुर्ला 4

दस्त क्रमांक 1688/2022

नोंदणी

Regn 63m

गावाचे नाव : किरोळ

(1) विले बाचा प्रकार	करारनामा
(2) मोबला	5700000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4292416.9
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदनिका नं: प्लॉट नं बी-303, माळा नं: 3 रा मजला, इमारतीचे नाव: बिल्डींग नं 2, अनुसया, एसआयपीएल रिहर्स, ब्लॉक नं: भटवाडी, रोड: घाटकोपर पश्चिम मुंबई-400084, इतर माहिती: एकूण क्षेत्रफळ 36.39 चौ मी रेशा कारपेट, सिटीएस नं. 32ए/1/2ए(पार्ट) आणि 32ए/1/2बी(पार्ट), व्हिलेज - किरोळ (C.T.S. Number : 32A/1/2A(PT) AND 32A/1/2B(PT) ;)
(5) क्षेत्रफळ	1) 36.39 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 सत्रे इन्फ्रास्ट्रक्चर प्रायवेट लिमिटेड तर्फे डायरेक्टर साहेबराव विठ्ठल सत्रे तर्फे मुखत्यार म्हणून विनोद कृष्णा पेजे वय-40, पत्ता- प्लॉट नं. प्लॉट नं 3 एंड 4, माळा नं - , इमारतीचे नाव. डी-1, वेदांत कॉम्प्लेक्स, ब्लॉक नं वर्तक नगर, रोड नं ठाणे पश्चिम, महाराष्ट्र, THANE पिन कोड -400606 पॅन नं- AAJCS7761G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव- सतीश बबन घोरपडे वय-44, पत्ता- प्लॉट नं. 4/4, माळा नं - , इमारतीचे नाव. कालवली देवजी चाळ, सुधार सेवा सोसायटी, ब्लॉक नं आझाद नगर, रोड नं घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400086 पॅन नं- ANUPG7553P 2) नाव- कावरी सतीश घोरपडे वय-36, पत्ता- प्लॉट नं. 4/4, माळा नं - , इमारतीचे नाव. कालवली देवजी चाळ, सुधार सेवा सोसायटी, ब्लॉक नं आझाद नगर, रोड नं घाटकोपर पश्चिम, मुंबई, महाराष्ट्र, मुंबई पिन कोड -400086 पॅन नं- AUUPG7861R
(9) दस्तऐवज करून दिल्याचा दिनांक	28/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	28/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	1688/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	285000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेष	

मुल्यांकनासाठी विचारात घेतलेला तपशील -

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -

(i) 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 28/01/2022) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

करल ४		
१६८८	४	२५
२०२२		

AGREEMENT FOR SALE

This Agreement is entered and executed at Mumbai on this th २४ day of JAN, 2022.

BETWEEN

M/S. SATRE INFRASTRUCTURE PRIVATE LIMITED, a company registered under the Companies Act 1956 and deemed to be incorporated under the provisions of the Companies Act 2013, having its registered address at 1104, Opal Square IT Park, S.G. Barve Marg, Wagie Estate, The Promoter (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor/s and assign/s) of the One Part:

AND

MR. SATISH BABAN GHORPADE Age: 44, having PAN: ANS...
AADHAR 9545 4745 2351, And MRS. KAVERI SATISH GHORPADE Age: 36,
 having PAN: AUUPG7861R, AADHAR 3884 3314 5503, presently residing at 4/4,
 Kalawali Devji chawl, Sudhar Seva Society, Azard Nagar, Ghatkopar West
 Mumbai-400086 hereinafter referred to as 'The Purchaser/s' (which expression shall, unless contrary to the context or meaning thereof, mean and include in case of individuals his/her/their heirs and legal representatives and in case of partnership firm, the Survivor of them and their respective heirs and legal representatives and in the case of a Corporate body, its succession and assigns and in the case of the Trust its trustees for the time being) of the Second Part:

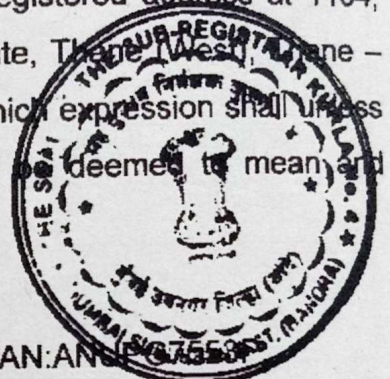
WHEREAS:

- (A) One Bai Zaver Bai Pushottam Nathu Trust, ("the Trust"), a public charitable trust duly registered vide Serial No.A/53/Mumbai, under the provisions of The Maharashtra Public Trust Act, 1950 was seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land bearing Survey No.27,Hissa No.3, corresponding to C.T.S. No.32A/1, admeasuring 24491.60 Square Meters,situate at Village: Kirol, Taluka: Kurla, Ghatkopar (West), District: Mumbai Suburban ("the Larger Property");

[Handwritten signature]

[Handwritten signature: SB Ghorpathe]

[Handwritten signature: Ghorpathe]

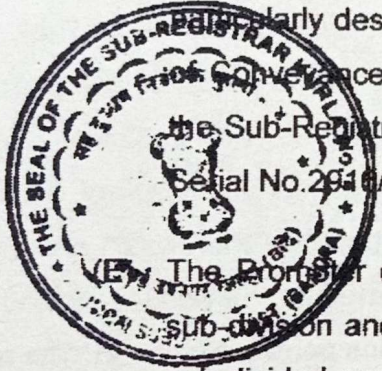


करल ४		
१६६६	५	२५
२०२२	(B)	By Resolution

dated 30th June 2011 read with Resolution dated 12th March 2012, the Trust resolved to sell the part of the Larger Property admeasuring about 5754 square meters to the Promoter for a sum of Rs.7,48,22,250/-;

(C) By order dated 18th October 2012, passed by the Hon'ble Charity Commissioner r/w. order dated 19th October 2013 passed by the Hon'ble High Court in Writ Petition (Stamp) No.27961 of 2013 granted sanction under Section 36 of the Maharashtra Public Trusts Act, 1950 for proposed sale of the part of the Larger Property admeasuring about 5754 square meters to the Promoter at enhanced consideration of Rs.7,75,51,000/-;

(D) By Deed of Conveyance dated 27th December 2013 made and executed between the Trust as the Vendor and the Promoter herein as the Purchaser therein, the Trust sold and conveyed all that piece and parcel of land bearing Survey No.27, Hissa No.3, corresponding to C.T.S. No.32A(Part), admeasuring about 5754 square meters of Village: Kiroi, Taluka: Kurla, Ghatkopar (West), District: Mumbai Suburban ("Plot No.1") and more fully described Firstly in First Schedule hereunder written. The Deed of Conveyance dated 27th December 2013 is registered with the office of the Sub-Registrar of Assurances, Kurla 1, Mumbai Suburban District under Serial No.2946/2014;



(E) The Promoter decided to sub-divide the Larger Property and by order of sub-division and amalgamation dated 7th April 2016, the Larger Property is sub-divided and Plot No.1 is numbered as CTS No.32A/1/2A admeasuring about 4797.25 square meters and CTS No.32A/1/2B admeasuring about 956.75 square meters for Development Plan Road.

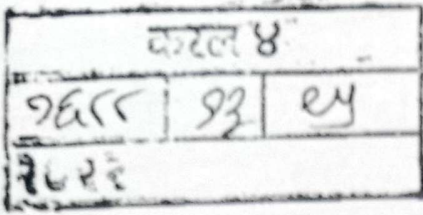
(F) Plot No.1 was occupied by various slum dwellers consisting of two different societies of slum dwellers namely Ranveer SRA Co-operative Housing Society and Hind Maratha SRA Co-operative Housing Society;

(G) The Promoter decided to develop part of Plot No.1 under a Slum Rehabilitation Scheme for Ranveer SRA Co-operative Housing Society. The area admeasuring about 4395.68 square meters (including the benefits of the area reserved for D.P. Road) was utilized for development of the Slum Redevelopment Scheme for and benefit of occupiers constituting the Ranveer SRA Co-operative Housing Society. The area admeasuring about

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



Rehabilitation Authority ("SRA") Vide Intimations of Approval bearing No.SRA/ENG/N/PVT/0097/20170218/APdated 5th January 2021for rehab building (Building No.1), Intimation of Approval bearing No.SRA/ENG/N/PVT/0097/20170218/AP-II dated 24thJune 2021 for sale building (Building No.2), intimation of Approval bearing No.N/PVT/0097/20170218/S-2 for Sale building (Building No.2) Commencement Certificate bearing No.N/PVT/0097/20170218/AP dated 10th March 2021 for the rehab Building, Commencement Certificate No.N/PVT/0097/20170218/S-2dated 13th August 2021 for the Sale Building.Thefurther approval, sanction and permissions for construction of Building shall be applied, and obtained phase wise as per progress of work time to time. And such sanction and permission shall be disclosed to the Purchaser/s as and when obtained. The Purchaser/s hereby confirm/s that he/she/they has/have inspected the Original of the said Sanctioned Plans, Intimations of Approval ("IOA") and Commencement Certificate.

3. The Purchaser/s hereby agree/s to Purchase from the Promoter and the Promoter hereby agrees to sell Flat No.B-303 admeasuring 36.39 Square meters Carpet Area as defined under RERA on 3rd Floor in the B wing, of the Building No.2 known as "ANUSAYA", on the said Property, which Flat is more particularly described in the Third Schedule hereunder written and the right to use Parking Space No. __NA__ and shown surrounded by Red color boundary line on the Plan, (hereinafter the "said flat") at or for the consideration of Rs.57,00,000/- (Rupees Fifty Seven Lakh Only), including the consideration for proportionate common areas and facilities appurtenant to the said Flat. The nature, extent and description of common areas are more particularly described in the Fourth Schedule hereunder written.

4. The Purchaser/s hereby agree/s to pay to Promoter, the said purchase price of Rs.57,00,000/- (Rupees Fifty Seven Lakh Only) as under:

1	Booking Amount/ Earnest money	10%
2	At the time of execution of the Agreement	20%
3	On Completion of the Plinth	15%
4	On Completion of 2 nd Slab	5%
5	On Completion of 4 th Slab	5%

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

करल ४		
१६८८	२०	६५
२०२२		

On or towards East : CTS No. 31 (pt.)
 On or towards West : Junnar Ambegaokar Society
 On or towards South : CTS No. 32 A/1/1 (pt.)

Secondly: All that piece and parcel of land bearing Survey No.27, Hissa No.3, corresponding to C.T.S. No.32A/1/1(Part), admeasuring about 583.32 square meters situate at Village: Kirol, Taluka: Kurla, Ghatkopar (West), District: Mumbai Suburban and bounded as under:

On or towards North : CTS No. 32 A/1/1 (pt.)
 On or towards East : Ranveer SRA CHS Ltd. & SRA Rivers
 On or towards West : CTS No. 32 A/1/2A (pt.)
 On or towards South : 13.40 m proposed D.P. Road



THE SECOND SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Survey No.27, Hissa No.3, corresponding to C.T.S. No.32A/1/2A(pt.) admeasuring about 1358.32 square meters of Village: Kirol, Taluka: Kurla, Ghatkopar (West), District: Mumbai Suburban; and all that piece and parcel of land bearing Survey No.27, Hissa No.3, corresponding to C.T.S. No.32A/1/1(Part), admeasuring about 583.32 square meters situate at Village: Kirol, Taluka: Kurla, Ghatkopar (West), District: Mumbai Suburban and bounded as under:

On or towards North : CTS No. 32 A/1/1 (Pt.)
 On or towards East : CTS No. 31 A/1/1 (Pt.)
 On or towards West : Junnar Ambegaon Society
 On or towards South : 13.40 m proposed D.P. Road

THE THIRDSCHEDULE ABOVE REFERRED TO

Flat premise bearing No. B-303 on 3rd floor, admeasuring 36.39 square meters carpet area i.e. net usable floor areas defined under RERA, in B wing, of the building known as "ANUSAYA" lying, being and situate on all that piece and parcel of land bearing Survey No.27, Hissa No.3, corresponding to C.T.S. No.32A/1/2A and C.T.S. No.32A/1/1(Part), situate at Village: Kirol, Taluka: Kurla, Ghatkopar (West), District: Mumbai Suburban.

[Handwritten signature]

[Handwritten signature]
313

[Handwritten signature]



DEVELOPER COPY

Sr. No. 261

SLUM REHABILITATION AUTHORITY

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

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

NO N/PVT/0097/20170218/S-2

13 AUG 2021

COMMENCEMENT CERTIFICATE

SALE BLDG -02

To M/s. Satre Infrastructure Pvt Ltd
D-1, 3 & 4 Ground floor, Vedant Complex,
Vartak Nagar, Peharan Road, No-1,
Thane (west) - 400 606

करल ४		
१६८८	४	५
२०२२		

Sir,

With reference to your application No. 4690 dated 16/03/2021 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. 32A/1/1(pt) & 32A/1/2A(pt) of village Kiroi Ghatkopar (west)

Mumbai 400 084

of village

Kiroi

T.P.S.No. _____

yard

No _____

Situating at _____

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
U/RNo. SRA/ENG/2910/N/PL/DOI Dt. 23/10/2018.26/02/2021 & 05/01/2021
IDA/U/RNo. N/PVT/0097/20170218/S-2 Dt. 24/06/2022

and on following conditions.

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

The C.E.O. (SRA) has appointed Shri M.A.Wani
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

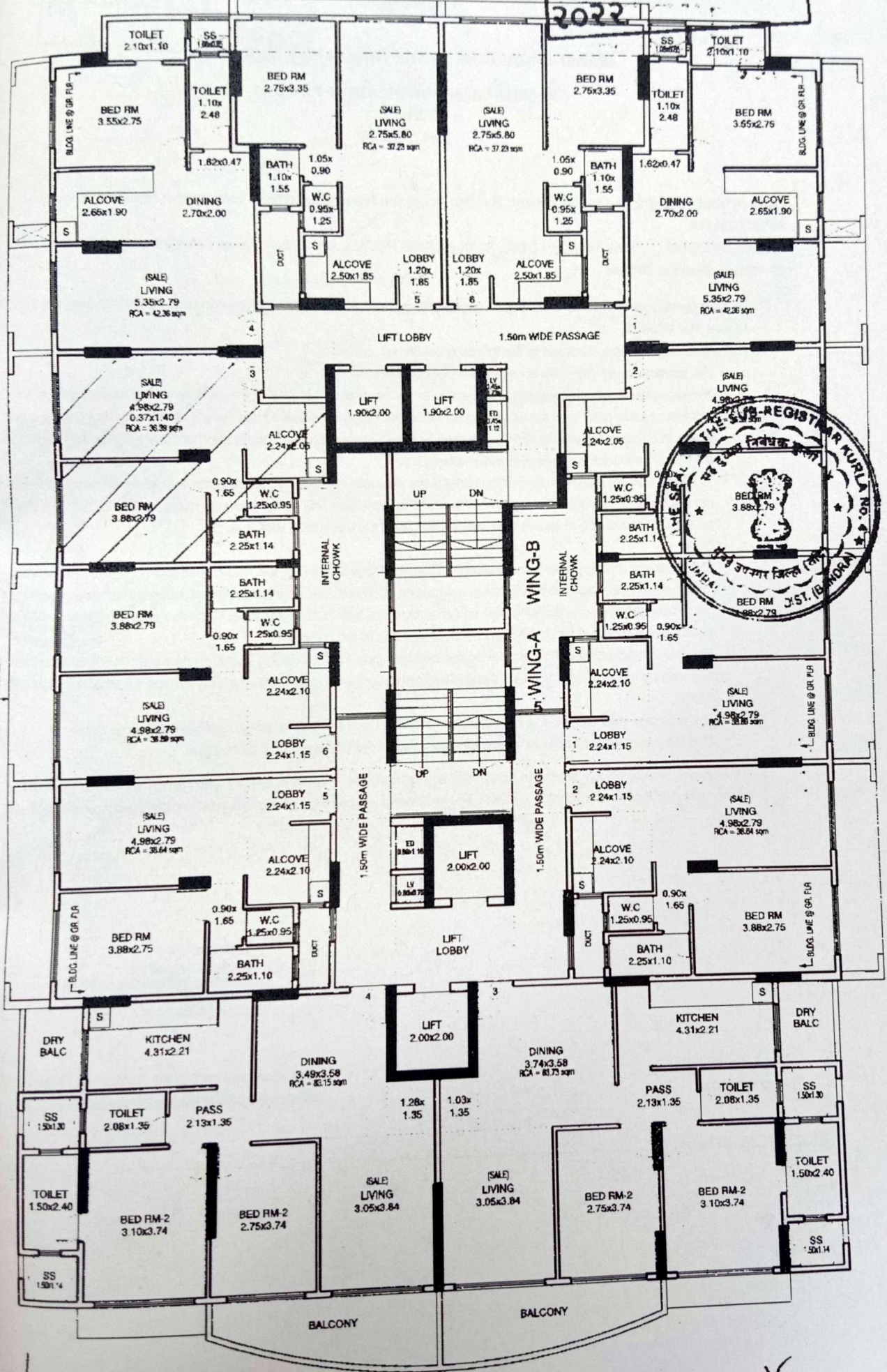
This C.C is granted for work up to Plinth Level only as per approved Plans
dated 13.08.2021.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

13-8-21
Executive Engineer (SRA)

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

कल ४
 १६८८ ६२ ६५
 २०२२



CHALLA

*SB
 Kunal*

Whpack

02/2

3rd FLOOR PLAN





करल ४		
१६६	२२	४
२०२२		

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 :
P51800030415

Project: **ANUSAYA** , Plot Bearing / CTS / Survey / Final Plot No.: **32A/1/1 part and 32A/1/2A part at Kurla, Kurla, Mumbai Suburban, 400084;**

1. **Satre Infrastructure Pvt. Ltd.** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400606.**

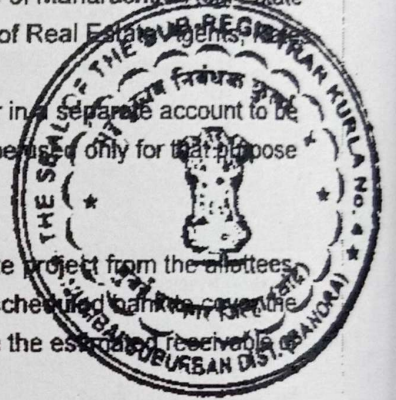
2. This registration is granted subject to the following conditions, namely:-

- 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, Registration 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 (f) 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 schedule 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 **25/08/2021** and ending with **31/12/2024** 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 25-08-2021 17:29:37

Dated: 25/08/2021

Place: Mumbai

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

OC



SLUM REHABILITATION AUTHORITY

No. :SRA/ENG/N/PVT/0097/20170218/S-2

Date: - 7 MAY 2024

To,
Architect

Shri. Samar Raut
M/s. Vision Shivtirth Bldg,
Shivtirth CHS Ltd. Office no. 2,
Madhusudhan Kalelkar Marg,
Behind Gurunanak Hospital,
Kala-Nagar, Bandra (East),
Mumbai - 400 051.

Sub : Proposed part OCC for part OCC to sale building no. 2 i.e. comprising of Gr.(pt) + stilt (pt) +1st to 9th upper floors + OHT (except 7 nos. of sale units proposed at 1st & 2nd floor of sale wing 'B') at S.R. Scheme on plot bearing New C.T.S no. 32/A/1/2/A/2/A, 32/A/1/2/A/2/B & 32/A/1/2/A/2/C (known as old CTS no. 32/A/1/2/A/2) at village Kirolat Bhatwadi, Ghatkopar, Mumbai - 400 084 for "Hind Maratha SRA CHS Ltd."

Ref: Your letter dtd. 07/11/2023.

Sir,

With reference to the above, the plans submitted by you for part OCC (Except 7 nos. of sale units proposed at 1st & 2nd floor of sale wing 'B') on above referred plot as shown in red colour on the plan submitted by you, completed under the supervision of Shri Samar Raut, Architect having Lic. No. CA/2001/27420, Structural Engineer Shri. Anand Kulkarni having Lic. No. STR:840001873 and Site Supervisor Shri Bipin Gaikar having Lic. No. G/199/SS-I may be occupied on the following conditions:-

1. This part Occupation permission is granted for total 107 nos. i.e. for 02 nos. of rehab residential t/s, 99 nos. of sale residential t/s, 05 nos. of sale commercial t/s, & 1 no. of sale society office.

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai 400 051. Tel: 022-656800/26590405/1879 Fax: 91-22-26590457 Website :www.sra.gov.inEmail :info@sra.gov.in

2. That all the pending LOI, IOA and Layout conditions should be duly complied with at relevant stages.
3. That the certificate under Section 270A of B.M.C. Act shall be obtained from A.E. (W.W.) 'N Ward of M.C.G.M.
4. That Final plan shall be mounted on canvas and shall be submitted before asking O.C.C.

Note: This permission is granted without prejudice to any action under M.R. & T. P. Act, 1966.

Yours faithfully,



Executive Engineer
Slum Rehabilitation Authority

Possession Letter



LETTER OF POSSESSION

Date: 27/05/2024

To,

Mr. Satish Baban Ghorpade.

Mrs. Kaveri Satish Ghorpade.

- Ref.: 1. Agreement for Sale dated 28/01/2022 duly registered at Sr. No.1688/2022 in the office of Registrar of Assurances at Kurla - 4 in respect of Flat bearing No. Anusaya B-303 on 3rd Floor in Sale Building No. 2, B Wing known as Anusaya. Constructed on land bearing CTS Nos. 32A/1/2A (PT) AND 32A/1/2B (PT) at Bhatwadi, Ghatkopar - 400084.
2. Occupation Certificate dated bearing no. SRA/ENG/N/PVT/0097/20170218/S-2 dated 7th May 2024 issued by Slum Rehabilitation Authority.

Sir/Madam,

We have to inform you that we have obtained for Occupation Certificate bearing no. SRA/ENG/N/PVT/0097/20170218/S-2 dated 7th May 2024 for the SALE BUILDING NO.2 known as Anusaya Wing from the Slum Rehabilitation Authority.

In terms of the Agreement for Sale dated 28/01/2022 executed between you and us, we are pleased to inform you that we are handing over you quiet, vacant and peaceful possession of Flat bearing No. Anusaya B-303 on 3rd Floor in Sale Building No. 2 B Wing known as Anusaya. Constructed on land bearing CTS Nos. 32A/1/2A (PT) AND 32A/1/2B (PT) at Bhatwadi, Ghatkopar - 400084. (hereinafter referred to as "said Flat").

In view of above, you have inspected the said flat for area and the amenities, provided therein and in general the construction thereof and of the Building in which the said Flat is situated.

Accordingly,

1. You have seen and inspected the said Flat, the Building in which the same is situate and have expressed your full satisfaction about the same and the construction is as per the plans approved by the SRA.
2. You assure us that you have no disputes, objection, claims, demands whatsoever against us in respect of said Flat allotted to you free of cost, which is provided by us as agreed.