



16/03/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 2968/2018

नोंदणी :

Regn.63m

गावाचे नाव : 1) मुलुंड

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| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 6400000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 6335064 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 301, माळा नं: 3 रा मजला, इमारतीचे नाव: सनप्लॉवर बिल्डींग, ब्लॉक नं: नीलम नगर गव्हाणपाडा, रोड नं: मुलुंड पूर्व मुंबई 400081, इतर माहिती: इतर माहिती: सदर मिळकतीचे मौजे मुलुंड पूर्व, सि टी एस नं 432, 431, 436 पार्ट, सदनिकेचे क्षेत्र 41.70 चौ मिटर कारपेट म्हणजेच 50.04 चौ मिटर बांधीव. ((C.T.S. Number : 432, 431, 436 PT ;)) |
| (5) क्षेत्रफळ | 1) 50.04 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 श्री कृष्णा डेव्हलपर्स चे भागिदार प्रेरणा एस गर्ग तर्फे कु मु म्हणून मुकेश पी ठक्कर वय:-56; पत्ता:-प्लॉट नं: ऑफिस एम-7, माळा नं: 1 ला मजला, इमारतीचे नाव: देव प्रयाग बिल्डींग, ब्लॉक नं: भक्ती मंदिर रोड हरी निवास जवळ, रोड नं: ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ABCFS7309B |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-कैलास पी घाटकर वय:-31; पत्ता:-प्लॉट नं: फ्लॅट नं बी 203, माळा नं: - , इमारतीचे नाव: मंगलसुष्टी सि एच एस, ब्लॉक नं: गव्हाणपाडा रोड, रोड नं: मुलुंड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-ANMPG3873E
2): नाव:-निशा - रुपारेलिया वय:-33; पत्ता:-प्लॉट नं: फ्लॅट नं बी 203, माळा नं: - , इमारतीचे नाव: मंगलसुष्टी सि एच एस, ब्लॉक नं: गव्हाणपाडा रोड, रोड नं: मुलुंड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400081 पॅन नं:-ANJPG7318K |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 15/03/2018 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 15/03/2018 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 2968/2018 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 320000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |





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Prerna

Agreement for Sale

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THIS ARTICLE OF AGREEMENT made at Mumbai, this 15th Day of March 2018 BETWEEN M/S SHREE KRISHNA DEVELOPERS, a partnership firm, represented through its partner Mrs. PRERNA S. GARG Indian Inhabitant having their office at M-7, 1st Floor, Dev Prayag Building, Bhakti Mandir Road, Near Hari Niwas, Thane (West), Pin - 400604 hereinafter called "**THE DEVELOPERS**" (Which expression shall unless it be repugnant to the context or meaning thereof mean and includes the partners for the time being, Survivors or Survivor of them, and heirs, executors and administrators of the last surviving Partner) of the ONE PART.

AND

MR. KAILAS P. GHATILAR & MS. NISHA RUPARELIA
Indian inhabitant residing at
B-203, MANGALSHUSHTI CHS, GAVANPADA ROAD,
MULUND EAST MUMBAI 400 081
hereinafter called "**THE PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof mean and include his/her/their heirs, executors and administrators and assigns) of the **OTHER PART.**

Prerna Garg

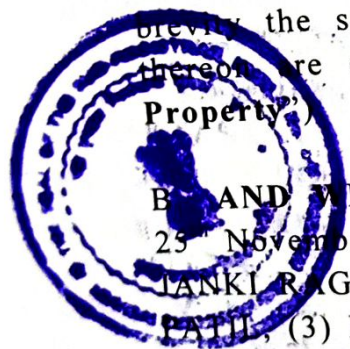
K. Ghatilkar

N. Ruparelia

A. WHEREAS (1a) JANKI RAGHUNATH PATIL, (1b) MR. ARUN RAGHUNATH PATIL, (1c) MR. ASHOK RAGHUNATH PATIL, (1d) NANDA RAGHUNATH PATIL, (1e) MR. DILIP RAGHUNATH PATIL, (1f) MR. VINOD RAGHUNATH PATIL, (1g) (i) ASHA NARENDRA PATIL, (ii) NEETA NARENDRA PATIL [(1g) (i) & (ii) are legal heirs of late MR. NARENDRA RAGHUNATH PATIL], (1h) SHASHIKALA K. KENY, [No. (1a) to (1h) are legal heirs of late RAGHUNATH H. PATIL], (2) MR. TRIMBAK RAMCHANDRA PATIL, (3a) NITIN VASANT PATIL, (3b) NILESH VASANT PATIL, [No. (3a) & (3b) are Legal heirs of late VASANT R. PATIL], (4a) PRABHAVATI KAMLAKAR PATIL, (4b) NUTAN SHASHIKANT KENI, (4c) KUNDAN BHAVNA ASHOK DEO, (4d) MILINDA JAGDISH VARLIKAR, (4e) [No.(4a) to (4f) are legal heirs of late KAMLAKAR R. PATIL] were owners of all that pieces and parcels of land, admeasuring 520Sq. Mtrs. or thereabouts, bearing Survey No.18/1, Hissa No. 1, C.T.S Nos.432 of village Mulund (East), Taluka Kurla, District Mumbai Suburban District, together with the Slum Structures standing thereon and more particularly described in the **First schedule** hereunder written (hereinafter for sake of brevity the said plot together with the structures standing thereon are collectively referred to as " the said **First Property**")

B. AND WHEREAS by the development Agreement dated 25 November 2004, made and executed between the said (1) JANKI RAGHUNATH PATIL, (2) MR. ARUN RAGHUNATH PATIL, (3) MR. ASHOK RAGHUNATH PATIL, (4) NANDA RAGHUNATH PATIL, (4) MR. DILIP RAGHUNATH PATIL, (5) MR. VINOD RAGHUNATH PATIL, (6) (i) ASHA NARENDRA PATIL, (ii) NEETA NARENDRA PATIL [(6) (i) & (ii) are legal heirs of late MR. NARENDRA RAGHUNATH PATIL], (7) SHASHIKALA K. KENY, [No. (1) to (7) are legal heirs of late RAGHUNATH H. PATIL] of the one part and the said Developers **M/S SHREE KRISHNA DEVELOPERS** of the other part, for the consideration and on the terms and condition stated therein, the said legal heirs of the said late RAGHUNATH H. PATIL granted development cum sale rights in respect of their 1/4th joint and undivided share in the said first Property to the said Developers.

करले-४
of 18/11/03



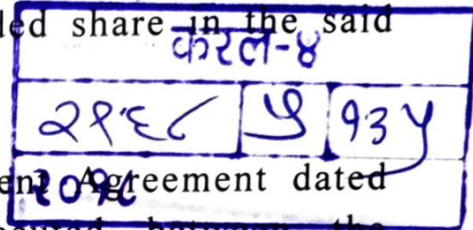
Shree Krishna

K. Krishna

Shree Krishna

Shree Krishna

C. **AND WHEREAS** by the Development Agreement dated 25th November 2004, made and executed between the said MR. TRIMBAK RAMCHANDRA PATIL of the one part and the said Developers **M/S. SHREE KRISHNA DEVELOPERS** of the other part, for the consideration and on the terms and conditions stated therein, the said MR. TRIMBAK RAMCHANDRA PATIL, granted development cum sale rights in respect of his 1/4th joint and undivided share in the said First Property to the said Developers.



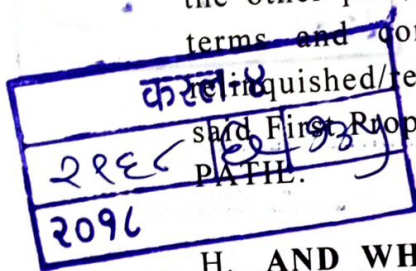
D. **AND WHEREAS** by the Development Agreement dated 25th November 2004, made and executed between the said (1) NITIN VASANT PATIL, (2) NILESH VASANT PATIL, legal heirs of late VASANT R. PATIL of the one part and the said Developers **M/S. SHREE KRISHNA DEVELOPERS** of the other part, for the consideration and on the terms and condition stated therein, the said legal heirs of the said late VASANT R. PATIL granted development cum sale rights in respect of their 1/4th joint and undivided share in the said first property to the said Developers.

E. **AND WHEREAS** the said (1a) JANKI RAGHUNATH PATIL, (1b) MR. ASHOK RAGHUNATH PATIL, (1c) NANDA RAGHUNATH PATIL, (1d) MR. DILIP RAGHUNATH PATIL, (1e) MR. VINOD RAGHUNATH PATIL, (1f) ASHA NARENDRA PATIL, (ii) NEETA NARENDRA PATIL [(1f) (i)&(ii) are legal heirs of late MR. NARENDRA RAGHUNATH PATIL] (1g) SHASHIKALA K. KENY, [No. (1a) to (1g) are legal heirs of late RAGHUNATH H. PATIL], (2) MR. TRIMBAK RAMCHANDRA PATIL, (3a) NITIN VASANT PATIL, (3b) NILESH VASANT PATIL, [No. (3a) & (3b) are legal heirs of late VASANT R. PATIL], executed general power of Attorney dated 29th May 2006 and appointed the said MR. ARUN RAGHUNATH PATIL as their constituted Attorney and delegated various powers to him in respect of their joint and undivided share in the said First property;

F. **AND WHEREAS** the said MR. ARUN RAGHUNATH PATIL for himself and as a constituted Attorney of the said JANKI RAGHUNATH PATIL and other also executed General Power of Attorney dated 8th June 2006, registered in the office of the Sub-registrar of assurances at Kurla under Sr. No. BDR-7/3608/2006 and appointed MR. SANJAY P. BANSAL, the partner of the **M/S. SHREE KRISHNA DEVELOPERS**, as

their substitute constituted Attorney and delegated various power to him in respect of the said First property;

G. **AND WHEREAS** by the release Deed dated 21st August 2007, registered in the office of the sub- registrar of assurances at Kurla under Sr. No. BDR- 7/4763/2007, made and executed between the said (1) PRABHAVATI KAMLAKAR PATIL, (2) NUTAN SHASHIKANT KENI, (3) KUNDAL KANTILAL DEV, (4) MILINDA JAGDISH VARLIKAR, (5) BHAVNA ASHOK DEO, the Releasors therein, of the One part and the said SANTOSH KAMLAKAR PATIL, the Releasee therein of the other part, in consideration of love and affection and on terms and conditions stated therein, the Relesors therein



H. **AND WHEREAS** by the Development Agreement dated 26th February 2008, made and executed between the said SANTOSH KAMLAKAR PATIL, [legal heir of late KAMLAKAR R. PATIL] of the One part and the said Developers M/S. **SHREE KRISHNA DEVELOPERS** of the other part, for the consideration and on the terms and condition stated therein, the said SANTOSH KAMLAKAR PATIL granted development cum sale rights in respect of his 1/4th joint and undivided share in the said First property to the said Developers.



I. **AND WHEREAS** by Pursuant of Consent Decree dated 24th April 1981, filed in the Hon'ble High Court of Judicature at Bombay, ordinary original civil jurisdiction bearing suit no. 817 of 1981, duly registered in the office of Sub - Registrar under sr. No. S/3278/1982, M/S. Acme Enterprises became owners of various properties, including the said First Property. By Deed of Assignment dated 25th March 2011, made and executed between M/S. Acme Enterprises as Assignors as one part and M/S. **SHREE KRISHNA DEVELOPERS** as Assignees as other part duly registered in the office of the sub - registrar assurances at Kurla under under sr. no. BDR- 3/3315 of 2011, for the consideration and on the terms and condition contained therein, the said Acme Enterprises sold conveyed and transferred the said First property to the said Developers M/S. **SHREE KRISHNA DEVELOPERS**.

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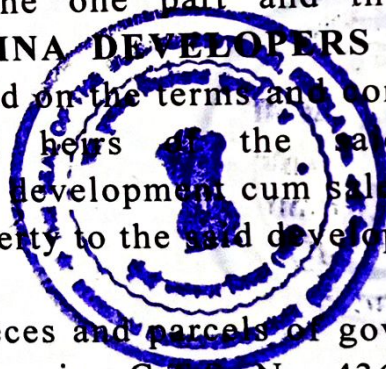
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J. AND WHEREAS (1) MR. MAHENDRA P. VAITY, (2) MR. PRAMOD P. VAITY, (3) MR. RAJENDRA P. VAITY, (4) SMT. MINA K. VAITY, (5) SMT. CHITRA BHANUDAS KOLI, (6) SMT. KARUNA PRABHAKAR TURBHEKAR, (7) SMT. KALPANA KAMLAKAR RAUT (all nos.1to 7 are legal heir of late PANDURANG G. VAITY) were owners of all that pieces and parcel of land, admeasuring 319.40Sq. Mtrs or thereabouts, bearing Survey no.18, Hissa no.2, C.T.S Nos. 431of Village Mulund (East), Taluka Kurla, District Mumbai Sub-urban District, together with Slum Structures standing thereon and more particularly described in the **Second schedule** hereunder written. (hereinafter for sake of brevity the said plot together with structures standing thereon are collectively referred to as "the said **Second Property**")

K. AND WHEREAS by the Development Agreement dated 8th Desember 2006, duly registered in the office of the Sub-Registrar of assurances at Kurla under Sr.no BDR-7/7326/2006, made and executed between the said (1) MR. MAHENDRA P.VAITY, (2) MR. PRAMOD P. VAITY,(3) MR. RAJENDRA P. VAITY,(4) SMT. MINA K. VAITY, (5)SMT. CHITRA BHANUDAS KOLI, (6)SMT. KARUNA PRABHAKAR TURBHEKAR,(7) SMT. KALPANA KAMLAKAR RAUT (all no.1 to 7 are legal hairs of late PANDURAND G. VAITY) of the one part and the said Developers **M/S. SHREE KRISHNA DEVELOPERS** of the other part for the consideration and on the terms and condition stated therein, the said legal heirs of the said late PANDURANG G. VAITY granted development cum sale rights in respect of the said **Second Property** to the said developers.

L. AND WHEREAS all that pieces and parcels of govt.land, forming the part of bigger land bearing C.T.S. No. 436(pt) of village Mulund (East), Taluka Kurla, District Mumbai Sub-urban District, together with Slum Structures standing thereon and more particularly described in the **Third Schedule** hereunder written (hereinafter for sake of brevity the said plot together with the structures standing thereon are collectively referred to us "the Said **Third Property**"), is shown as Government Land in the revenue records.

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Primo Singh

K. Prabhakar

Shobha

M. AND WHEREAS the said First, Second and Third Property (hereinafter for sake of brevity collectively referred to us "the said Properties") are encroached upon by slum Dwellers Hutment Dwellers having structures, known as

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Shramik Nagar Co-operative Housing Society (proposed).
N. AND WHEREAS the said Properties are declared as Slum Area under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.

O. AND WHEREAS the S.R.A. hereinafter called "the S.R.A." has made a policy for development of slums through participation of slum dwellers under Regulation No. 33(10) of development Control Regulations of Greater Mumbai 1991 with modifications and alterations made therein from time to time.

P. AND WHEREAS the Developers have formulated the scheme of development of the said property under Development Control Regulations of the Municipal Corporation of Greater Mumbai, in conformity with Slum Rehabilitation Authority and put up the Scheme and offered to rehabilitate the slum dwellers in the said Properties.

Q. AND WHEREAS by the Development Agreement dated 27th January 2004, made and executed between the said Shramik Nagar Co-operative Housing Society (proposed); represented through its office bearers of the One part and the Developers M/S. SHREE KRISHNA DEVELOPERS, of the other part on the terms and conditions sated therein, the said proposed Society granted development right to the said Developers in respect of the said Properties.



K. AND WHEREAS the Slum Dwellers have given their consent for the re-development of the said property to the Developers in conformity with the Development control Regulation 33(10), 33(14) of Municipal Corporation of Greater Mumbai in accordance with slum Re- habilitation Scheme.

S. AND WHEREAS the Developers with concurrence of all members of the Shramik Nagar Co-operative Housing Society (proposed) to redevelop the said Property under the provision of Regulation 33(10), 33(14) of D.C Rules and therefore submitted proposal to the said SRA. In pursuance thereof the

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said SRA issued Letter of Intent vide No. SRA/ENG/1645/T/PL & STGL/LOI dated 6th August 2010 (hereinafter referred to as the "Said Letter of Intent")

T. **AND WHEREAS** the Developers demolished the old structures with a view to construct on the said Properties multistoried building/s consisting of different units or wings viz. for the Slum Dwellers and remaining for open sale in the market as per SRA Rules and Regulations.

U. **AND WHEREAS** the Developers prepared a scheme for redevelopment of the Said Properties as per the terms and conditions of the said Letter of Intent and submitted the same to the said SRA along with the Plans, specification, drawings and designs of the buildings and designs of the buildings to be constructed on the said Properties. The said SRA has approved and sanctioned the said scheme and the said plans, specifications, drawings, designs, and also issued **Intimation of Approval (IOA)** bearing No. SRA/ENG/2501/T/PL&STGL/AP dated 31st December 2010 and issued **Commencement Certificate** bearing No. SRA/ENG/2501/T/PL& STGL/AP dated 27th April 2011 (a copy whereof is annexed hereto and marked as "ANNEXURE A")

V. **AND WHEREAS** the developers have registered the project under the provisions of the act with the Real Estate Regulatory Authority under Registration No. 251200006422

W. **AND WHEREAS** the Developers alone have the exclusive rights to sell the Premises in the said buildings to be erected in the said Properties and to enter in to Agreements with purchaser/s of Flat premises and to receive the sale prices in respect thereof.

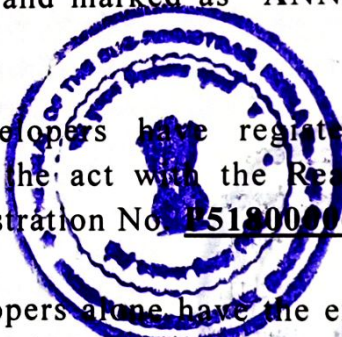
a. The Purchaser being desirous of acquiring a flat no. 301, admeasuring 41.70 square meters carpet area on 3rd floor, as per S.R.A/Municipal approved plans as shown in the plan thereof, in the said Building being constructed on a portion of the said property shown on the typical floor plan hereto annexed marked as **Annexure "B"**. (hereinafter referred to as "**the said premises**") has approached the Developer and requested the Developer to allot him the said premises.

from Jay

4/1/2011

Mhulalela

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IN WITNESSESS WHEREOF the Parties hereto have hereunto set and subscribed their respective signatures and seal the day and year first hereinabove written.

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THE FIRST SCHEDULE ABOVE REFERED TO

ALL THAT pieces and parcels of land, admeasuring 520 Sq. Mtrs or thereabouts, bearing Survey No.18/1, Hissa No.1, C.T.S. Nos. 432 of Village Mulund (East), Taluka Kurla, District Mumbai Sub-urban District, together with Slum Structures standing thereon within the limits of Brihan Mumbai Municipal Corporation, and in the registration District and Sub-District of Mumbai City and Mumbai Suburban.

THE SECOND SCHEDULE ABOVE REFERED TO

ALL THAT pieces and parcels of land, admeasuring 319.40 Sq. Mtrs or thereabouts, bearing Survey No.18, Hissa No.2, C.T.S. Nos. 431 of Village Mulund (East), Taluka Kurla, District Mumbai Sub-urban District, together with Slum Structures standing thereon within the limits of Brihan Mumbai Municipal Corporation, and in the registration District and Sub-District of Mumbai City and Mumbai Suburban.

THE THIRD SCHEDULE ABOVE REFERED TO

ALL THAT pieces and parcels of land, forming the part of bigger land (is shown as Government Land in the revenue records) C.T.S. Nos. 436(pt) of Village Mulund (East), Taluka Kurla, District Mumbai Sub-urban District, together with Slum Structures standing thereon within the limits of Brihan Mumbai Municipal Corporation, and in the registration District and Sub-District of Mumbai City and Mumbai Suburban.

On or towards East: By Sheth Residency Park.

On or towards West: By Mangal Shrishti CHS Ltd.

On or towards North: By P Gujar Road.

On or towards South: By Tarun Utkarsha Mandal.

[Handwritten signatures and marks]

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THE FOURTH SCHEDULE ABOVE REFERED TO

29EC 82 934
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THE PREMISES bearing FLAT No. 301, admeasuring 41.70 metres Carpet area or thereabouts, on 3rd floor in the Building known as SUNFLOWER situated at near Neelam Nagar, Gavanpada, Mulund (East), Mumbai- 400 081 to be constructed on the said Property more particularly described in the First, Second and Third Schedule here under written with common areas:

- I. Entrance lobby and foyer of the building
- II. Staircase of the building including main landing
- III. The landing is limited for the use of the residents of the flats located on that particular floor and for visitors thereto but is subject to means of access for reaching the other floors, available to all residents and visitors.
- IV. Electric meters and water meter/s connected to common lights, water connection, pump set etc.
- V. Underground water tank of adequate capacity with water pump connected with overhead water tanks.

Pranav Garg

Prateek

Nrupakalia



SIGNED SEALED AND DELIVERED

By the within named DEVELOPERS

M/S. SHREE KRISHNA DEVELOPERS,

Represented through partner

MRS. PRERNA S. GARG

In the presence of

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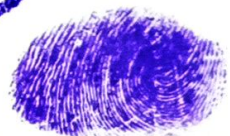
Gawde

SHREE KRISHNA DEVELOPERS



1. MAMTA MANGESH. TAWDE

Prerna Garg
श्री. विजय ताय



2. VIJAYA. DHANAJI. KAPSE

SIGNED SEALED AND DELIVERED

By the within named PURCHASER/S

MR. KAILAS R. SHANKAR

MS. NISHA RUPARELIA

In the presence of



Kailas

Gawde

1. MAMTA MANGESH TAWDE

NRuparelia



2. VIJAYA. DHANAJI. KAPSE



श्री. विजय ताय



Slum Rehabilitation Authority

5th Floor, Griha Nirman Bhavan,

Bandra (East), Mumbai 400 051. Fax : 022-26590457

Tel: 022-26590519 / 0405 / 1879 / 0993

E-mail: info@sra.gov.in

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No. SRA / Eng / 1645/T / PL & STGL / LOI

Date :

1 AUG 2010

To,

- Architect** : Sheetal Nikhare
of M/s. S.S. Associates.
104, Shree Ji Ashish,
Khopat, Thane (W).
- Developer** : M/s. Shree Krishna Developers.
1st Floor, Dev Prayag Bldg.
Hari niwas, Thane (W).
- Society** : Shramik Nagar CHS (Prop)

Sub: S.R. Scheme on plot bearing CTS No. 431, 432, 436
(pt) of village Mulund (E), Mumbai

Ref: SRA / Eng / 1645/T / PL & STGL / LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No. 431, 432, 436 (pt) of village Mulund (E), Mumbai, this office is pleased to inform you that this **Letter of Intent** is considered and principally approved for the sanctioned FSI of **2.63 (Two point Six Three)** for Slum plot and FSI of **1.00 (One Point Zero Zero)** for non-slum plot in accordance with provisions of Appendix - IV of Reg. 33 (10) out of which **2.63** for slum and 1.00 for non-slum shall be allowed to be consumed on the plot, subject to the following conditions.

- That you shall hand over 37 numbers of tenements to the Slum Rehabilitation Authority/M.C.G.M. for Project Affected Persons, each of carpet area 25 sq.m. at free of cost.
The PAP tenements shall be marked as a PAP tenement on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

REC Eo 934
096

2. That the carpet area of rehabilitation tenements and PAP tenements shall be certified by the Licensed Surveyor/ Architect.
3. That the Amenity Tenements i.e. 1 no Balwadi, 1 no Welfare Centre, 1 no Society Office shall be handed over to the slum dwellers society to use for specific purpose only.
4. That you shall rehouse the eligible slum dwellers as per the list certified by the Addl. Collector (Enc.) E.S. by allotting them residential tenements of carpet area of 25.00 sq.mt. and / or residential-cum-commercial of carpet area of 25.00 sq.mt. and / or commercial tenements as per the area mentioned in certified Annexure-II issued by Competent Authority or the carpet area of 20.90 sq.mt., whichever is less, free of cost and constructing the same as per building specifications/ norms/building bye-laws.
5. That you shall register society of all slum dwellers to be re-housed under Slum Rehabilitation Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Slum Rehabilitation Authority or any other Competent Authority before issue of IOA.
6. That if required along with the other societies, you shall form a federation of societies so as to maintain common amenities such as internal road, recreation ground, street lights etc.
7. That you shall incorporate the clause in the registered agreement with slum dwellers and project affected persons that they shall not sell or transfer tenements allotted under Slum Rehabilitation to anyone else except the legal heirs for a period of 10 (ten) years from the date of taking over possession, without the prior permission of the CEO (SRA).
8. That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till the permanent tenements are allotted and possession is given complying all formalities and existing amenities shall be maintained in sound working condition till slum dwellers are re-housed in the proposed rehabilitation tenements.
9. That you shall obtain the permission for construction of the temporary transit accommodation from Slum Rehabilitation Authority along with the phased development programme and the list of the eligible slum dwellers shifted in the transit camp, with date of their displacement from their existing huts shall be submitted before asking C.C. for Rehab bldg.



करल-४		
२२६८	६९	९३५
२०९८		

10. That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and / or provide services of adequate size and capacity as per the directives of the Slum Rehabilitation Authority, issued during execution period.
11. That you shall submit layout and get the same approved before obtaining Commencement Certificate of 1st Rehab Building.
12. That you shall submit phasewise programme for development of infrastructural works, reservation, amenities etc. in the layout while approving the layout and same shall be developed accordingly. A registered undertaking to that effect shall be submitted. This shall be submitted along with layout plan or before issue of C.C. for 1st Rehab Bldg.
13. That you shall not block existing access leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.
14. That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before obtaining C.C. for last 25% of built up area.
15. That you shall handover the buildable reservation and/or built-up amenity structure to MCGM and/or user department free of cost before granting C.C. to the last 25% for Sale BUA of sale building in the scheme and separate P.R. Card with words for the buildable and non-buildable reservation in the name of M.C.G.M. / user Deptt. shall be submitted before obtaining Occupation Certificate for Sale Bldg.
16. That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexed herewith.



6
SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

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

No. SRA/ENG/2501/T/PL&STGL/AP

27 APR 2011

COMMENCEMENT CERTIFICATE

COMPOSITE BLDG.

Shree Krishna Developers,
1st floor, Dev Prayag Bldg.,
Bali Niwas, Thane (W).

करल-४		
२९६	७९	९३५
२०९६		

With reference to your application No. 7663 dated 15/10/2010 for Development permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and 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. 431 of village Mulund T. P. S. No. situated at Mulund (E), Mumbai, for Shramik Nagar CH

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned
P.L.O. I/R No. SRA/ENG/1645/T/PL&STGL/LCI dt. 11/08/2010
C.A. I/R No. SRA/ENG/2501/T/PL&STGL/AP dt. 31/12/2010

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 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, assigns, administrators and successors and every person deriving title through or under him.

SHRI BHARAT P. PATIL

The C.E.O. (SRA) has appointed _____

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 the composite building.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

[Signature]
Executive Engineer (SRA) I

5

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

Intimation of Approval under Sub regulation 2.3 of Appendix
of D.C.R. No. 33 (10) Dt. 15.10.97 for Brihanmumbai.

करल-४	
२२६८	६९९३५
१०९८	१०९

COMPOSITE BLDG.

No. SRA / ENG / ..250.1./T./P.L&STGL/AP.....

31 DEC 2010

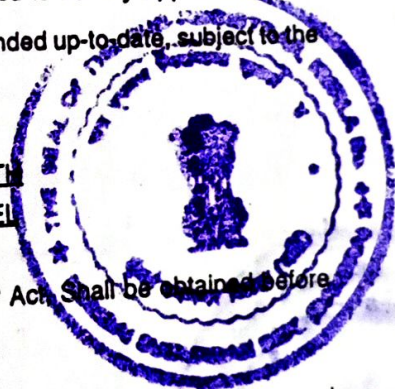
To: M/s. Shree Krishna Developers
1st Floor, Dev Prayag Bldg.,
Hari Niwas, Thane (W),

With reference to your Notice, letter No. 7663 dated 15-10-2000 and delivered
on 15-10-2010 200 and the plans, Sections, Specifications and Description and further particulars
and details of your building at CTS No. 431, 432, 436 (pt) of Village
Mulund (E), Mumbai, for Shramik Nagar CHS.

With reference to your letter, dated 15-10-2010 200 I have to inform you that the proposal
of construction of the building or work proposed to be erected or executed is hereby approved under
section 45 of the Maharashtra Regional & Town Planning Act, 1966 as amended up-to-date, subject to the
following conditions :

**A. THAT THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH
BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL**

- A.1) That the Commencement Certificate us/. 44/69 (1) of the MR & TP Act, shall be obtained before
starting the proposed work.
- A.2) That the compound shall be constructed, after getting the plot demarcated from the concerned
authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water
from the adjoining holding, to prove possession of holding before starting the work as per D.C.
Regulation No. 38 (27)
- A.3) That the structural Engineer shall be appointed, and the Supervision memo as per Appendix XI D.C.
Regulation 5(3) (ix) shall be submitted by him.
- A.4) That the Structural design and calculations for the proposed work accounting for system analysis as
per relevant I.S. code along with plan shall be submitted before C.C.



करल- 1
2 REC No 984
2096

2

Subject to your so modifying your intention as to comply the aforesaid mentioned conditions and meet by requirements. You will be at liberty to proceed with the said building or work at anytime before the _____ day of _____ 200 but not so as to contravene any of the provisions of the said Act as amended as aforesaid or any rule, regulations of bye-law made under that Act at the time in force.

Your attention is drawn to the special Instructions and Notes accompanying this Intimation of Approval

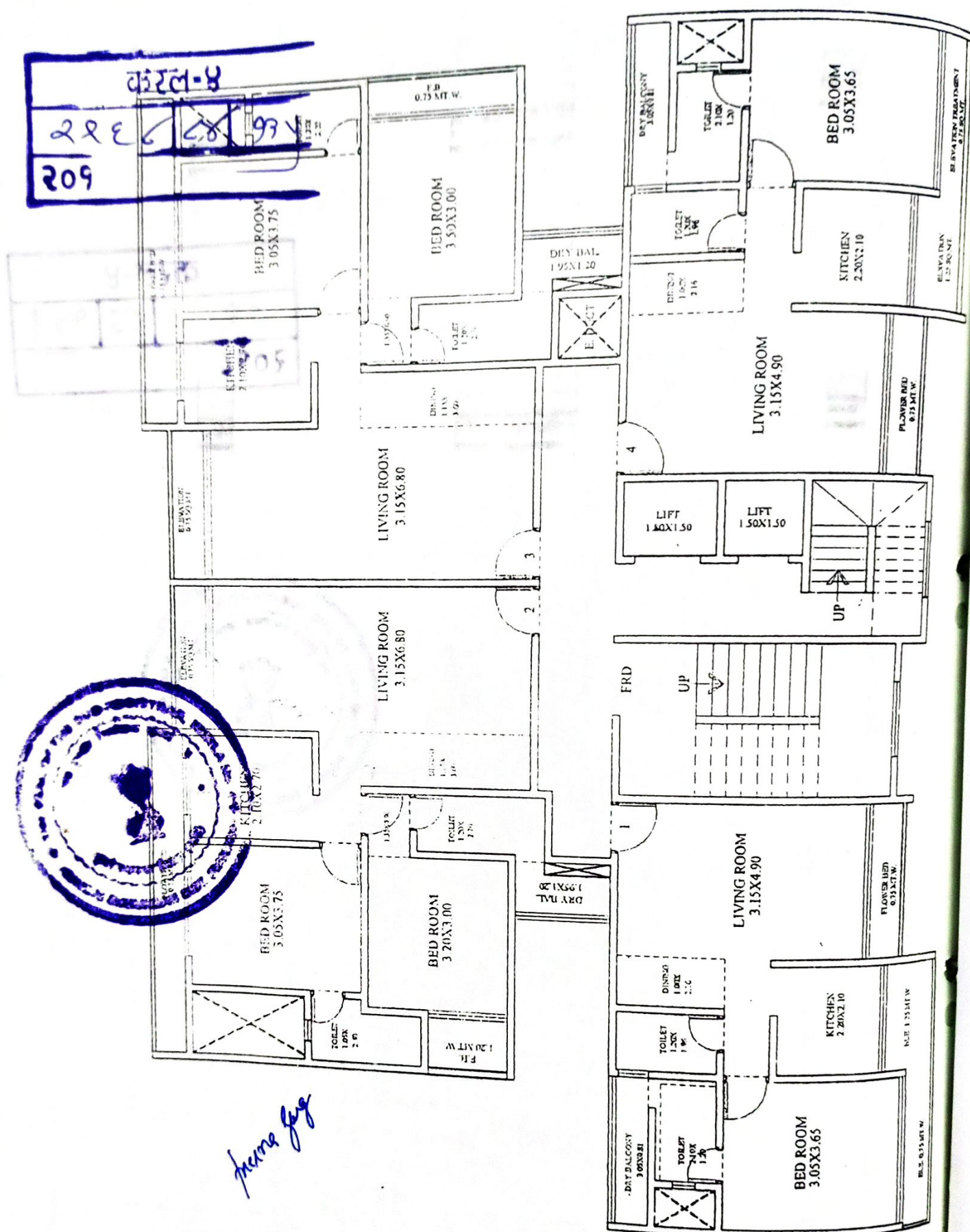
Muntal
31/1/10
Executive Engineer, (S.R.A.)

SPECIAL INSTRUCTIONS

- (1) IN CASE OF PRIVATE PLOTS THIS INTIMATION OF APPROVAL GIVES NO RIGHT TO BUILD UPON LAND WHICH IS NOT YOUR PROPERTY.
 - (2) Under Section 151 & 152 of M.R & T.P. Act 1966, as amended the Chief Executive Officer, Slum Rehabilitation Authority has empowered the Chief Engineer (S.R.A.)/ Executive Engineer (S.R.A.) to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the C.E.O. (S.R.A.) by section of the said Act.
 - (3) Proposed date of commencement of work should be communicated to this office.
 - (4) One more copy of the block plan should be submitted to the Collector, Mumbai / Mumbai Suburbs District as the case may be.
 - (5) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai / Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.
- Attention is drawn to the notes Accompanying this Intimation of Approval.



करल-४
 २२६ २४ ११५
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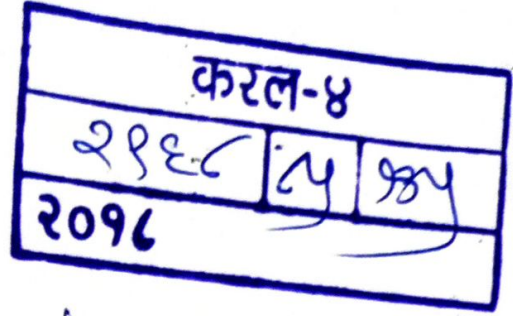
Prerna Jyoti

TYPICAL FLOOR PLAN	
FLAT NO. -	301
BUILT-UP AREA -	
DEVELOPER :	
PURCHASER:	

K. Prerna

N. Rupakanta

हमीपत्र



देणार :- मेखस जी. कृष्णा डेव्हलपर्स च भागिदार
प्रेरणा एस. गरी.
डॉ. फिरोज एस. उता मजला, देव प्रयोग
बिल्डींग, भक्ती मंदिर रोड, हरी निवास जवळ,
ठाणे (पश्चिम), ४००६०४

घेणार :- कै. माल जी धारकर व निवास रु. वारे तिया.
फ्लॉट नं जी २०३, मंगलचरमुष्टी सि. एच. एस.,
गव्हाणपाडा रोड, मु. ३३ (पूर्व), मुंबई - ४०००१७

हमीपत्राद्वारे सह दृश्यम निबंधक कुर्पी - ४ यांना

देतो की, सदर दस्तामध्ते जमूद मिळकतीसोबत कोणतेही
तक (कार पार्किंग) यांची विक्री, हस्तांतरण होत नाही.



क :- १५१ ०३ / २०१८

ण :- नादुर

Prerna Jay

देणार सही :- _____

घेणार सही :- _____

Prerna Jay *Prerna Jay*

CHALLAN
MTR Form Number-6

करल - २
५४९५ १ ३६
२०१७

MH001683599201718E BARCODE  Date 25/05/2017-18:18:48 Form ID 48(1)

Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID (If Any)	
Registration Fee		PAN No.(If Applicable)	ABCFS7809B
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2	Full Name	SHREE KRISHNA EVELOPERS
Location	MUMBAI	Flat/Block No.	
Year	2017-2018 One Time	Premises/Building	
Account Head Details		Amount In Rs.	
0030045501	Stamp Duty	500.00	Road/Street
0030063301	Registration Fee	100.00	Area/Locality
			Town/City/District
			PIN

करल-४
२४६८०१३५
२०१६

Remarks (If Any)		SecondPartyName=HITESH G THAKKAR-	
Total	600.00	Amount In	Six Hundred Rupees Only
		Words	



Payment Details		IDBI BANK	
Cheque-DD Details		Bank CIN	Ref. No.
			69103332017052515175 124506523
		Date	25/05/2017-18:47:04
Cheque/DD No.		Bank-Branch	IDBI BANK
Name of Bank		Scroll No. , Date	Not Verified with Scroll
Name of Branch			



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करायत्याच्या दस्ताखाती लागू आहे. नोंदणी न करायत्याच्या दस्ताखाती सदर चलन लागू नाही.

Handwritten signature

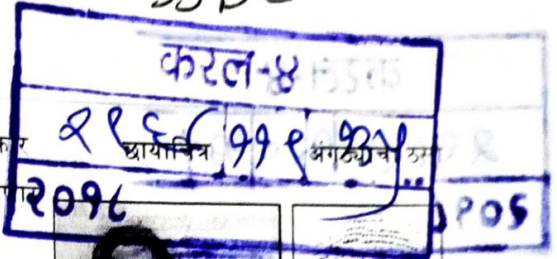


दस्त गोपवारा भाग-2

करल 2
दस्त क्रमांक: 5415/2017

दस्त क्रमांक : करल 2/5415/2017
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

33/38



अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव: मेसर्स श्री क्रिष्णा डेव्हलपर्स चे भागिदार प्रेरणा सतिश गर्ग
पत्ता: ऑफिस, - सी टी एस नं. 431, 432, 436 पार्ट, निलम नगर, गव्हाणपाडा, मुलुंड पूर्व, मुंबई, म्हाडा कॉलनी, MAHARASHTRA, MUMBAI, Non-Government.
पॅन नंबर: ABCFS7309B

पक्षकाराचा प्रकार
कुलमुखत्यार देणारा
वय :- 47
स्वाक्षरी:



2 नाव: आशिष एस ठक्कर
पत्ता: प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: एम जी रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर:

पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 33
स्वाक्षरी:



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: मनोहर - पाटील
वय: 43
पत्ता: त्रिमूर्ति भवन, लक्ष्मण पाटील रोड, राबोडी नं. 2, शिवाजी नगर, ठाणे
पिन कोड: 400601

छायाचित्र

अंगठ्याचा ठसा



2 नाव: उज्ज्वल सतीश गर्ग
वय: 25
पत्ता: 1202, एलिगन्स, एल बी एस रोड, दत्त मंदिरच्या समोर, ठाणे पश्चिम,
पिन कोड: 400602



खालील पक्षकाराची कबुली उपलब्ध नाही

अनु क्र. पक्षकाराचे नाव व पत्ता

1 गौरव जे : नागरा
प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: एम जी रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.
मुकेश पी : ठक्कर
2 प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: एम जी रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.





06/2017 10 36:20 AM

दस्त गोपवारा भाग-2

करल2

दस्त क्रमांक:5415/2017

दस्त क्रमांक : करल2/5415/2017

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

24/38
करल-8
28/12/2017
2017

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

1 नाव:हितेश जी ठक्कर

पाँवर ऑफ अटॉर्नी
होल्डर

पत्ता:प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला,
इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: एम
जी रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर:

वय :-46

स्वाक्षरी:-

HuThakkar



2 नाव:मेहुल एल रायकुंडलिया उर्फ ठक्कर

पाँवर ऑफ अटॉर्नी
होल्डर

पत्ता:प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला,
इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: एम
जी रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर:

वय :-36

स्वाक्षरी:-

Mehul



3 नाव:निलेश एल रायकुंडलिया उर्फ ठक्कर

पाँवर ऑफ अटॉर्नी
होल्डर

पत्ता:ऑफिस नं. 13, 1 ला मजला, बी विंग, जयस्वाल
भवन, एम जी रोड, मुलुंड पश्चिम, मुंबई, मुलुंड डू रोड,
MAHARASHTRA, MUMBAI, Non-
Government.

वय :-34

स्वाक्षरी:-

N. Raikundliya



4 नाव:मुकेश पी ठक्कर

पाँवर ऑफ अटॉर्नी
होल्डर

पत्ता:प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला,
इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: एम
जी रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर:

वय :-54

स्वाक्षरी:-

M. P. Thakkar



5 नाव:गौरव जे नागरा

पाँवर ऑफ अटॉर्नी
होल्डर

पत्ता:प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला,
इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: एम
जी रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुम्बई.
पॅन नंबर:

वय :-23

स्वाक्षरी:-

Gaurav J. N.



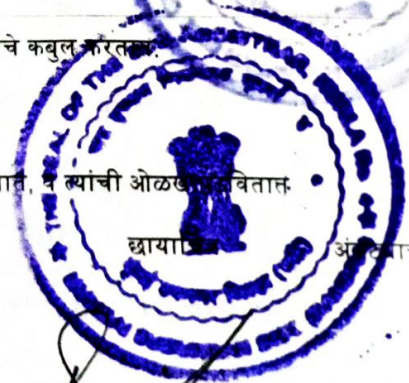
वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करत आहे.
शिक्का क्र.3 ची वेळ:01 / 06 / 2017 10 : 04 : 33 AM

ओळख:-

खाखील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळखतात वित्तान्त.

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:मुनिल - गुप्ता
वय:23



ध्यायालय

अधिकाराना द्या



8-155क
2096

Summary-2(दस्त गोषवारा भाग - २)

करल-४
२९६८ १२२ १३५
२०१७

जयस्वाल भवन, एम जी रोड, मुलुंड प मुंबई
पिन कोड:400080

करल - २
५४९५ ३६ ३६
२०१७

2 नाव:मनाली प्रभू
वय:34
पत्ता:सदर
पिन कोड:400080

स्वाक्षरी
[Signature]



स्वाक्षरी
[Signature]



खालील पक्षकाराची कबुली उपलब्ध आहे .



पक्षकाराचे नाव व पत्ता
सुर्म श्री क्रिष्णा डेव्हलपर्स चे भागिदार :प्रेरणा मतिश गर्ग
आवास, - सी टी एम नं. 431,432,436 फार्ट, निलम नगर, गव्हाणपाडा, मुलुंड पूर्व, मुंबई, म्हाडा कॉलनी, MAHARASHTRA,
MUMBAI, Non-Government.
ABCFS7309B
आशिम एम :ठक्कर
प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: एम जी रोड, रोड नं: मुलुंड
पश्चिम मुंबई, महाराष्ट्र, मुम्बई.

क्र.4 ची वेळ:01 / 06 / 2017 10 : 08 : 34 AM

क्र.5 ची वेळ:01 / 06 / 2017 10 : 19 : 39 AM नोंदणी पुस्तक 4 मध्ये

सौ. एम. के. देवरे
सह दुय्यम निबंधक कुर्ला-२

Payment Details

sr. 1 Epayment Number
MH001683599201718



Defacement Number
0001014417201718

प्रमाणित करण्यात येते की दस्तामध्ये
एकूण ५४९५ (३६) पाने आहेत
करल-२/५४९५/२०१७
पुस्तक क्रमांक १ क्रमांकावर
नोंदला
दिनांक ०९/०६/२०१७

सौ. एम. के. देवरे
सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

1. Verify Scanned Document for correctness (including a side) printout after scanning.
2. Get print immediately after registration.
For feedback, please write to us at feedback.isarita@gmail.com

5415 /2017

घोषणापत्र

मी मुकेश पी. डावर

याद्वारे घोषित करतो की, दुय्यम

निबंधक कुर्ला - ४ यांच्या कार्यालयात

कारनाम

या शिर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे.

प्रेरणा एस. गर्ग

व इ. यांना दिनांक २६/०५/२०१६ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/ निष्पादीत करून कबूलनाम

२६/०५/१२३९
२०१६

दिला आहे. सादर कुलमुखत्यार पत्र लिहून देणार यांनी कुलमुखत्यार रद्द केले

नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले

नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही.

सादरचे कुलमुखत्यारपत्र पूर्णपणे वैद्य असून उपरोक्त कृती करण्यास मी पूर्णतः

सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८

चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



दिनांक : १५/०३/२०१६

कुलमुखत्यारपत्रधारकाचे नांव
व सही

दस्त क्रमांक :करल4/2968/2018

दस्ताचा प्रकार :-करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:कैलास पी घाटकर

पता:प्लॉट नं: फ्लॅट नं बी 203, माळा नं: -,
इमारतीचे नाव: मंगलसुष्टी सि एच एस, ब्लॉक
नं: गव्हाणपाडा रोड, रोड नं: मुलुंड पूर्व मुंबई,
महाराष्ट्र, मुम्बई.

पॅन नंबर:ANMPG3873E

पक्षकाराचा प्रकार

लिहून घेणार

वय :-31

स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



2 नाव:निशा - रुपारेलिया

पता:प्लॉट नं: फ्लॅट नं बी 203, माळा नं: -,
इमारतीचे नाव: मंगलसुष्टी सि एच एस, ब्लॉक
नं: गव्हाणपाडा रोड, रोड नं: मुलुंड पूर्व मुंबई,
महाराष्ट्र, मुम्बई.

पॅन नंबर:ANJPG7318K

लिहून घेणार

वय :-33

स्वाक्षरी:-



3 नाव:मेसर्स श्री कृष्णा डेव्हलपर्स चे भागिदार
प्रेरणा एस गर्ग तर्फे कु मु म्हणून मुकेश पी
ठक्कर

पता:प्लॉट नं: ऑफिस एम-7, माळा नं: 1 ला
मजला, इमारतीचे नाव: देव प्रयाग बिल्डींग,
ब्लॉक नं: भक्ती मंदिर रोड हरी निवास जवळ,
रोड नं: ठाणे पश्चिम, महाराष्ट्र, ठाणे

पॅन नंबर:ABCFS7309B

लिहून देणार

वय :-56

स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:15 / 03 / 2018 04 : 46 : 13 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख

पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:ममता मंगेश तावडे

वय:40

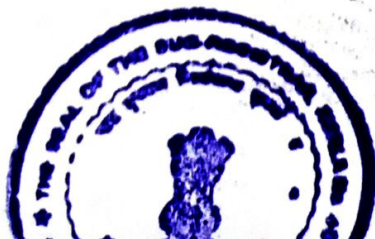
पता:सी 413,गोपीनाथ अपार्टमेंट,देवीचा पाडा,डोंबिवली
पश्चिम,कल्याण,ठाणे
पिन कोड:421201

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



7511-143

Shree Krishna Developers

Regd. Office: M-7, Dev Prayag CHS, Bhakti Mandir Road, Opp. Thanawala Garage, Hari Niwas, Panchpakhadi, Thane (W) 400 602. Mob.: 9821052327

Date 16/07/2019

To,

MR. Kailas P. Ghatkar

Re: Possession of Flat No. 301 on 3rd Floor ("said Flat"), in building known as "**SUNFLOWER**", ("Building") situated at to be/being constructed on the property being all those pieces or parcels of land bearing C.T.S. No.431,432,436(Part), or thereabout situate, laying & being at Neejam Nagar, Gavanpada, Mulund (East), Mumbai -400081, vide Agreement dated 15/03/2018

Dear Sir,

- 1) You confirm having this day received from us vacant possession of Flat No. 301 on 3rd Floor ("said Flat"), in building known as "**SUNFLOWER**", together with fixtures, fittings, installations and all other amenities therein agreed in good condition and order.
- 2) You agree to maintain the said flat and its fixtures in the same order and condition in which they were delivered to you and agree to repair the same at your cost at any time hereafter.
- 3) You shall sign all the necessary papers, applications and bye laws of the proposed organisation as and when required by us.
- 4) As the development of **SUNFLOWER** is taking place in a phased manner, you agree to us providing to you the facilities of a Fitness Centre, parking facilities and/or other recreation facilities/amenities as per the approved plans or amendments from the SRA (hereinafter for brevity's sake referred to as "the Special Common Areas and Facilities") in the phased manner over a period of time. No Objection or claim will be made by you for the aforesaid Special Common Areas and Facilities being made available, at a later date.
- 5) You shall observe, perform and comply with rules, regulations and bye- laws of the organization.
- 6) You agree to maintain the flat and its surroundings in neat and hygienic conditions and if any damages to the staircase or common corridors and wall is caused while moving furniture, you shall immediately repair such damage at your cost.
- 7) You have already paid all the amounts towards flat, other charges and maintenance as mentioned in the aforementioned agreement.
- 8) You will pay municipal taxes and other outgoing for the maintenance of the said flat in the building and amenities provided therein in advance every month without any dispute or delay from the date as mentioned in the intimation letter of possession of the said flat.



Handwritten signature



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 :
P51800006422

Project: **Sunflower**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO. 431,432,436 PART** at **Kurla, Kurla, Mumbai Suburban, 400081**;

1. **Shree Krishna Developers** having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400602.*

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 **14/08/2017** and ending with **31/12/2018** 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 Premanand Prabhu
(Secretary, MahaRERA)
Date 8/14/2017 5:00:46 PM

Dated: 14/08/2017
Place: Mumbai

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