



19/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 14607/2024

नोंदणी :

Regn.63m

गावाचे नाव : भायखळा

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	15000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने तमुद करावे)	10066431.23
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 802, माळा नं: 8 वा मजला, इमारतीचे नाव: राजकमल प्राइड, वी विंग, ब्लॉक नं: श्री गणेश मंच मार्ग, सोफिया जुबेर रोड, रोड : नवा नागपाडा, भायखळा, मुंबई 400008 ( ( C.T.S. Number : 1/1486 ; ) )
(5) क्षेत्रफळ	1) 977.01 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 असल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-शुभम कमर्शियल एन्टरप्रायजेस प्रा. लि. तर्फे निमित्त छेडा वय:-40; पत्ता:-प्लॉट नं: 231-233, माळा नं. , इमारतीचे नाव: विंग स्पलॅश, ब्लॉक नं: प्लॉट नं.78/79, सेक्टर 17, रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAACS5762N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-विनोद सुवेदार तिबारी - वय:-46; पत्ता:-प्लॉट नं: 48 एफ, माळा नं: तळमजला, इमारतीचे नाव: हिरजी गोविंदजी कंपाउंड, ब्लॉक नं: सोफिया जुबेर रोड, रोड नं: नागपाडा, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400008 पॅन नं:-AGOPT6125B 2): नाव:-राणी विनोद तिबारी - वय:-36; पत्ता:-प्लॉट नं: 48 एफ, माळा नं: तळमजला, इमारतीचे नाव: हिरजी गोविंदजी कंपाउंड, ब्लॉक नं: सोफिया जुबेर रोड, रोड नं: नागपाडा, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400008 पॅन नं:-AIBPT2859D
(9) दस्तऐवज करून दिल्याचा दिनांक	15/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	14607/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	900000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



CHALLAN  
MTR Form Number-6



GRN	MH005151748202425P	BARCODE			Date	12/07/2024-17:49:51	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			PAN No.(If Applicable)	AGOPT41258				
Location	MUMBAI			Full Name	Vinod Subedar Tiwari and Rani Vinod Tiwari				
Year	2024-2025 One Time			Flat/Block No.	Flat No 802 B Wing Rajkamal Pride				
Account Head Details		Amount In Rs.		Premises/Building	Flat No 802 B Wing Rajkamal Pride				
0030045501	Stamp Duty	900000.00		Road/Street	Shree Ganesh Manch Marg Sofia Zuber Road Nava Nagpada				
0030063301	Registration Fee	30000.00		Area/Locality	Mumbai				
				Town/City/District					
				PIN	4 0 0 0 0 8				
				Remarks (If Any)	PAN2=AAACS5762N--SecondPartyName=Shubham Commercial Enterprises Private Limited-				
				Amount In	Nine Lakh Thirty Thousand Rupees Only				
Total				9,30,000.00	Words				
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502024071207139			6845939702335
Cheque/DD No.				Bank Date	RBI Date	12/07/2024-17:50:01		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9870081255

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



बबई - ४	
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*Tiwari*

**AGREEMENT FOR SALE**

This Agreement made at Mumbai this 15<sup>th</sup> day of July in the year Two Thousand and Twenty Four between **M/S. SUBHAM COMMERCIAL ENTERPRISES PRIVATE LIMITED**, a company duly incorporated under the Companies Act, 1956 and having its registered office at 231-233, Big Splash, Plot No. 78/79, Sector-17, Vashi, Navi Mumbai-400703 hereinafter referred as the "**PROMOTER**" having PAN No. AAACS5762N (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the One Part; AND **Mr. VINOD SUBEDAR TIWARI & Mrs. RANI VINOD TIWARI**, both Indian Inhabitants residing at/having office at 48F, Ground Floor, Hirji Govindji Compound, Sofiya Zuber Road, Behind Nagpada Police Hospital, Nagpada, Mumbai, Maharashtra-400008 hereinafter referred to as the "**PURCHASERS**" having PAN Nos. AGOPT6125B & AIBPT2859D and Aadhaar Nos. 8189-8467-1073 & 5896-4291-5056 respectively (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include *(in case of Individual/s)* 'his/her/their heirs, executors, administrators and assigns) of the SECOND PART AND **M/S. SANKALP-17 CO-OPERATIVE HOUSING SOCIETY LIMITED**, a co-operative housing society duly registered under the Maharashtra Co-operative Societies Act, 1960 (under Reg. No. MUM/WE/HSG/TC /9249/2013-14/2014) having its registered office at B.I.T. Chawl No. 17, C.S. No. 1/1486 of Byculla Division, Shree Chales March Marg, Sofia Zuber Road, Nava Nagpada, Mumbai- 400 008 through its Chairman Shri. Shyamsundar Govind Patil, Secretary, Shri. Chandrakant Gungnam Kulkarnkar and its Treasurer Shri. Prakash Tukaram Tawade hereinafter referred to as "**THE SOCIETY**" (which expression unless it be repugnant to the context or meaning thereof mean and include its successor/s and assigns):



*Tiwari* *Tiwari* *Rani*

बबई - ४		
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**A. WHEREAS:**

I. The Municipal Corporation of Greater Mumbai (hereinafter referred to as "the MCGM") has framed the guidelines for the redevelopment of old Municipal Buildings constructed before 1940/1969 by the Municipal Tenants Co-operative Housing Societies on the lands owned by the MCGM under the Regulation No.33(7) of the Development Control Regulations of Greater Mumbai, 1991 (DCR 1991 & DCPR 2034).

II. The MCGM is the owner and therefore is absolutely seized and possessed of and or otherwise well and sufficiently entitled to a piece and parcel of the land and the building standing thereon known as B.I.T. Chawl No.17 admeasuring about 977.01 Sq. Meters i.e. 10516.53 sq. feet or there about bearing C.S No. 1/1486 of Byculla Division situated at Shree Ganesh Manch Marg, Sofiya Zuber Road, Nava Nagpada, Mumbai - 400 008 in "E" Ward in the Registration District and Sub District of Mumbai City and Mumbai Suburban and which is more particularly described in the Schedule-I hereunder written and as shown bounded on the demarcation

plan issued by MCGM (hereafter referred to as "the project land").

III. As stated supra there was existing structure known as B.I.T. Chawl No. 17, standing on the project land which was constructed prior to 1940. There are 74 Nos. of Residential tenements & one other Shed (Nava Nagpada Vibhag Sarvajanik Shri Ganeshotsav Mandal) total 75 Nos. tenements & also three eligible slum occupants, total 78 Nos. lying on the project land and are

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eligible for rehabilitation by Asstt. Commissioner (E-Ward),

IV. The Tenants of the said building initially formed a Co-Operative Housing Society namely Nava Nagpada Co-op. Hsg Soc. (Proposed), which was subsequently registered as "Sankalp-17 Co-op. Hsg Soc. Ltd".



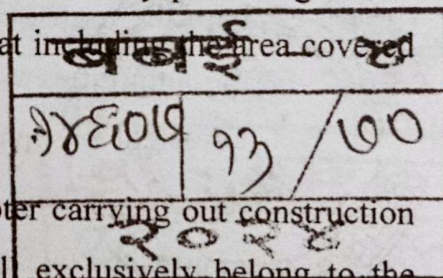
*[Handwritten signatures and initials]*

57500000567767 at Vashi Branch with IFS Code: HDFC0000540. In case of any financing arrangement entered by the Purchaser with any financial institution with respect to the purchase of the said flat / flat, the Purchaser undertakes to direct such financial institution to, and shall ensure that the financial institution does disburse / pay all such consideration amount due and payable to the Promoter through an account payee cheque / demand draft drawn in favour of the account details whereof are mentioned supra.

#### E. AND WHEREAS:

- I. The Purchasers have requested and the Promoter has agreed to sell to the Purchasers, Flat bearing No. 802 having a carpet area of 58.52 sq. mts. (equivalent to 630 sq. ft.) on the 8<sup>th</sup> floor in the Wing "B" of the building "RAJKAMAL PRIDE" (hereinafter referred to as "the said flat") being constructed on the Project Land as shown in the typical floor plan.

N.B: The carpet area mentioned in the immediately preceding clause means the net useable floor area of the flat including the area covered by the internal walls.



- II. The Purchasers have consented to the Promoter carrying out construction of additional building or floors (which shall exclusively belong to the Promoter), if fungible F.S.I/ additional FSI is granted by the MCGM.

- III. The Purchasers have agreed to pay Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only) being the entire consideration of the said flat (on the basis of carpet area alone) in accordance with the provisions of the RERDA and Rules and Regulations framed thereunder. The Purchasers have paid Rs. 45,00,000/- (Rupees Forty Five Lakhs only) upon the execution of this Agreement (being approximately 30% of the entire consideration) and the balance amount shall be paid by the Purchasers to the Promoter on or before possession.



*[Handwritten signatures and initials]*

approved by the Municipal Corporation of Greater Mumbai/Planning Authorities.

### 3. SALE OF FLAT:

3.1 The Promoter hereby agrees to sell to the Purchasers (subject to the due and timely payment of the consideration and further subject to the due and proper performance and compliance of all the terms and conditions herein appearing by the Purchasers) and the Purchasers hereby agree to purchase from the Promoter on the basis of RERA carpet area<sup>1</sup> only being **Flat No. 802** admeasuring **58.52 sq. mts.** (Equivalent to 630 sq. ft.) RERA carpet area (hereinafter referred to as "the said flat") located on the **8<sup>th</sup> Floor** in **Wing B** of the Project known as "**Rajkamal Pride**" being constructed on the project land as per the typical floor plan annexed hereto.

#### Explanation:

- (i) The Purchasers shall have right to use common areas and facilities available in the building by virtue of them purchasing the said flat albeit on the basis of carpet area.
- 3.2 The Purchasers hereby agree to acquire and the Promoter agree to allot the Parking No. 2 (Upper Level Stack) on 3<sup>rd</sup> Podium Floor being constructed as per the approved plans.
- 3.3 The promoter reserves the right to allot the Lower level stack parking to any other buyer keeping the upper level stack parking for the said purchasers, subject to the approval of revised building plans in future.

### 4. CONSIDERATION:

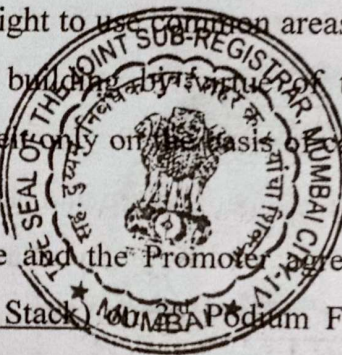
4.1 In consideration of the Promoter agreeing to sell the said flat (on the basis of the RERA carpet area only) coupled with Parking No. 2 (Upper Level Stack) on 3<sup>rd</sup> Podium Floor, the Purchasers have agreed to pay to the Promoters, a lump sum price of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only).

1. As defined by S. 2(k) of the RERDA



*[Handwritten signature]*

*[Handwritten signature]*



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4.2 The consideration of the Parking No. 2 (Upper Level Stack) on 3<sup>rd</sup> Podium Floor is integrated in the lump-sum price as set out in Clause (4.1) supra.

4.3 The Purchasers shall pay to the Promoters the aggregate amount of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only) towards the consideration of the Flat and the Podium Parking on or before possession.

4.4 The aggregate consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs only) mentioned supra is exclusive of the taxes, cesses, charges, penalties viz. service tax/VAT/Octroi/GST/LBT etc. and/or any other taxes, cesses, charges, penalties which might be levied/exacted in connection with carrying out of the development of the project and/or the building operations therein upto the date of the handing over the possession of the Flat/ Podium Parking, which the Purchasers undertake to pay the Promoter apart from the aggregate consideration of the Flat/ Parking.

4.5 The Purchasers hereby agree, declare and confirm with the Promoter that the Purchasers shall comply with the mandate of S. 194-IA of the

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Income Tax Act, 1961 by deducting TDS, if applicable, and depositing the same with the concerned Authorities under Income Tax Department and the Purchasers shall file the necessary return of such TDS with the Income Tax Authorities within the stipulated period and shall also issue the TDS certificate to the Promoter within the stipulated period.

NOTWITHSTANDING anything contained herein, it is specifically

agreed by the Purchasers that the Purchasers shall be entitled to get the credit of the TDS deducted by them only if the Promoter is entitled to get credit from the Income Tax Department of such TDS amount paid to the Purchasers. In case if there is any additional TDS required to be deducted (in addition to the TDS already deducted), then the Purchasers shall deduct the same as and when required under law and



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**THE SCHEDULE ABOVE REFERRED TO:**

All that pieces or parcels of lands admeasuring about 977.01 sq. Meters i.e. 10516.53 sq. Feet or there about bearing C.S No. 1/1486 of B Suba Division situated on Shree Ganesh Manch Marg, Sofia Zuber Road, Nava Nagpada, B. V. P. W. "E" Ward, Mumbai- 400 008 and along with old buildings called B.T. Chowk No.17 in the Registration District and Sub District of Mumbai City and Mumbai Suburban and bounded as follows:



- On or towards North : C.S. No. 1485  
On or towards South : 6.00 mtrs wide Municipal road  
On or towards East : 6.00 mtrs wide Municipal road  
On or towards West : C.S. No. 1486

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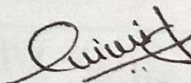
**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seal hereunto at Mumbai on the day and year first hereinabove written.

**SIGNED AND DELIVERED BY THE WITHIN NAMED PROMOTER:**

**M/s. SUBHAM COMMERCIAL ENTERPRISES** For Subham Com Ent. Pvt. Ltd

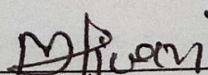
**PVT. LTD THROUGH ITS DIRECTOR**

**MR. NIMIT L. CHHEDA**

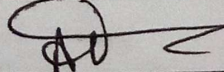
  
Auth. Signatorv/Director

**WITNESSES:**

Name Manoj Kumar Tiwari

Signature 

Name Abhishek Takalkar

Signature 









# MUNICIPAL CORPORATION OF GREATER MUMBAI

## FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/CTY/0934/E/337/FCC/4/Amend

#### COMMENCEMENT CERTIFICATE

To,  
M/s. Subham Commercial Enterprises Pvt.  
Ltd./Sankalp17 C.H.S. Ltd.  
231-233, Big Splash, Plot No. 78/79, Sector-17,  
Vashi, Navi Mumbai - 400 703

Sir,

With reference to your application No. CHE/CTY/0934/E/337/FCC/4/Amend Dated. 17 Nov 2018 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 346 no 337 (New) dated 17 Nov 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. C.S.No.1/1486 C.T.S.No. 1/1486 Division / Village / Town Planning Scheme No. Byculla situated at Sofiya Zuber Road Road / Street in E Ward Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai 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 or 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 Municipal Commissioner has appointed Shri. Assistant Engineer(BP) CITY- IV Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

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Issue On : 02 Dec 2020

Application Number :

Remark :

Valid Upto : 01 Dec 2021

CHE/CTY/0934/E/337 - FCC 1

Approved By

Assistant Engineer(BP) CITY-IV

(Assistant Engineer (BP))

Issue On : 19 Dec 2020

Application Number :

Remark :

Valid Upto : 18 Dec 2021

CHE/CTY/0934/E/337/FCC/1/Amend

This CC is endorsed & further extended upto 10th floors for Sale wing as per last approved amended plans dated 30.12.2019 .

Approved By

Asst. Eng. (BP) City IV E Ward

Assistant Engineer (BP)

Issue On : 07 Jul 2021

Application Number :

Remark :

Valid Upto : 06 Jul 2022

CHE/CTY/0934/E/337/FCC/2/Amend

This CC is further extended upto top of 18th (pt) floor i.e full CC for Sale wing 'B' including LMR + OHT as per last approved amended plans dated 09.04.2021 (Note " Sale flat on 5th floor flat no. 501 is lien in the name of MCGM as per Estate NOC dtd. 29.06.2021) in accordance with EE (BP) City III's approval dtd 07.07.2021

Approved By



CHE/CTY/0934/E/337/FCC/4/Amend



BRIHANMUMBAI MUNICIPAL CORPORATION

ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART  
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034

[CHE/CTY/0934/E/337/OCC/1/New of 08 August 2023]

To,  
M/s. Subham Commercial Enterprises Pvt. Ltd./Sankalp17 C.H.S. Ltd.  
231-233, Big Splash, Plot No. 78/79, Sector-17, Vashi, Navi Mumbai - 400 703.

Dear Applicant,

The Part 2 development work of Residential building comprising of Still & 2nd Floor (PAP flats) for Rehab wing A and Silt+ 1st to 4th Parking floor+ 5th to 21st floors including LMR and OHT except flat no 2102 for Sale wing B on plot bearing CS No. 1/1486 of Division Byculla at Sorja Zubair Road is completed under the supervision of Shri. Kalyani Parag Patil , Architect , Lic. No. CA/2012/55882 , Shri. Himanshu Madhukar Raje , Structural Engineer, Lic. No. STR/R/25 and Shri. Mr. Mahendra T. Kasbe , Site supervisor, Lic.No. K/372/SS-II and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/CTY/0934/E/337/CFO/1 dated 07 July 2023 .The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, E Ward
2. A.A. & C. , E Ward
3. EE (V), City
4. M.I. , E Ward
5. A.E.W.W. , E Ward
6. Architect, Kalyani Parag Patil, 1/161, Sai Kripa, Road No. 10, Near U.I.C.T., W. Vashi, Westy

For information please-



Digitally signed by Pankaj Shridhar Bhoir  
Date: 08 Aug 2023 17:59:12  
Organization: Brihanmumbai Municipal Corporation  
Designation: Executive Engineer

Yours faithfully  
Executive Engineer (Building Proposal)  
Brihanmumbai Municipal Corporation  
E Ward