



30/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दम्न क्रमांक : 16179/2024

नोंदणी :

Regn:63m

गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	करगनामा
(2) मोंवदला	18998188
(3) बाजारभाव (भाडेपट्टयाच्या वायवितपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे)	17734313.63
(4) भू-मापन, पोटोड्रिस्मा व घरक्रमांक (अमल्यास)	1) पात्रिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 4806, माळा नं: 48 वा मजला, इमारतीचे नाव: सेनांन, विय वी, विल्डिंग नं डी 1, ब्लॉक नं: प्रोजेक्ट सेनरफ फेग 3, मव फ्लॉट ए, रोड : गोंगगाव मुंबई व्हिक रोड, व्हिलेज नाहूर, मुंबई - 81, इतर माहिती: सदनिकेचे क्षेत्रफळ 78.39 चौ. मीटर रेग कार्पेट, म्हणजेच 843.79 चौ. फुट रेग कार्पेट व वाल्कनी / डेक क्षेत्रफळ 4.56 चौ. मीटर कार्पेट, म्हणजेच 49.08 चौ. फुट कार्पेट, सोबत एक कार पार्कींग (स्टॅक) गरीत, ---- इतर माहिती व मिल्कनीचे वर्णन दगान नमूद केल्याप्रमाणे. ((C.T.S. Number : 795 अ , मव फ्लॉट ए ;))
(5) क्षेत्रफळ	1) 91.245 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगंज करन घेणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- पायोनियर हाउसिंग चे भागीदार श्री. कृणाल चं. वर्धन नफे मुखन्यार संजय व्ही. येंधे वय:- पत्ता:- फ्लॉट नं: ऑफिस नं. 322, माळा नं: 3 रा मजला, इमारतीचे नाव: कामरुम हाउस, ब्लॉक नं: श्री . के . एम . वर्धन चौक, रोड नं: 140 , एन . एम . रोड , फोर्ट, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAEFP6272B
(8) दम्नगंज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- शंतनू प्रताप भोसले वय:-42; पत्ता:- फ्लॉट नं: फ्लॉट नं. वी/202, माळा नं: -, इमारतीचे नाव: मनीगोल्ड - 1, वेल्हर्ली पार्क , ब्लॉक नं: -, रोड नं: कनाकिया , मीरा रोड पूर्व , ठाणे , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AKVPB0574H 2): नाव:- व्हेहल शंतनू भोसले वय:-38; पत्ता:- फ्लॉट नं: फ्लॉट नं. वी/202, माळा नं: -, इमारतीचे नाव: मनीगोल्ड - 1 , वेल्हर्ली पार्क , ब्लॉक नं: -, रोड नं: कनाकिया , मीरा रोड पूर्व , ठाणे , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-ALFPB5402R
(9) दम्नगंज करन दिल्याचा दिनांक	30/07/2024
(10) दम्न नोंदणी केल्याचा दिनांक	30/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	16179/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1139900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्याकनामाटी विचारात घेतलेला वपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक कुर्ला - 2
मुंबई उपनगर जिल्हा



CHALLAN
MTR Form Number-6

करल - २
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GRN	MH005859090202425E	BARCODE		Date	27/07/2024-17:58:20	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2	PAN No.(If Applicable)	
Location	MUMBAI	Full Name	MR. SHANTANU PRATAP BHONSLE AND MRS. SNEHAL SHANTANU BHONSLE
Year	2024-2025 One Time	Flat/Block No.	FLAT NO 4806, 48TH FLOOR, SENON, WING B.

Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	1139900.00	Road/Street	PHASE III OFF GOREGAON MULUND LINK ROAD.
0030063301 Registration Fee	30000.00	Area/Locality	SUB PLOT A, CTS NO 795 A, VILLAGE
		Town/City/District	NAHUR, MUMBAI
		PIN	4 0 0 0 8 1
		Remarks (If Any)	SecondPartyName=PIONEER HOUSING--
		Amount In	Eleven Lakh Sixty Nine Thousand Nine Hundred Rupee
		Words	s Only
Total	11,69,900.00		



Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No. 02202292024072705714 173716072
Cheque/DD No.		Bank Date	RBI Date 27/07/2024-17:58:20 Not Verified with RBI
Name of Bank		Bank-Branch	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.
संदर चलन केवल दुरायम नितसक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी संदर चलन लागू नाही.

Mobile No. : 9867970771

S. Bhonsle

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करल - २		
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AGREEMENT FOR SALE

fw
S. Bhonsle

THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai on this 30th day of JULY, 2024.

Snehal

BETWEEN

M/S. PIONEER HOUSING, a partnership firm registered under the provisions of the Partnership Act, 1932, having its principal place of business at 322, Commerce House, 140, N. M. Road, Shri K. M. Vardhan Chowk, Fort, Mumbai - 400 001, hereinafter referred to as the "**Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns) of the **ONE PART**;

fw
S. Bhonsle

AND

Snehal

1) **MR. SHANTANU PRATAP BHONSLE**, adult Indian Inhabitant aged about 42 years, AND 2) **MRS. SNEHAL SHANTANU BHONSLE**, adult Indian Inhabitant aged about 38 years, both residing at B/202, Marigold I, Beverly Park, Kanakia, Mira Road - East, Thane - 401107, hereinafter jointly and severally referred to as the "**Purchaser/s**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the **OTHER PART**.

fw

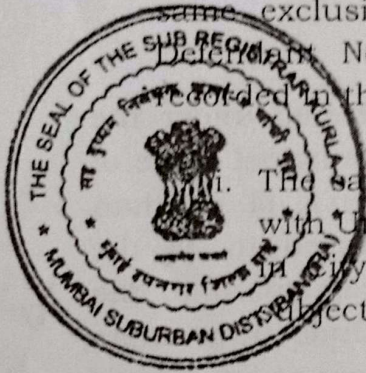
S. Bhonsle

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WHEREAS:

A. Pursuant to a Consent decree dated 8.4.1969 passed by the Hon'ble City Civil Court, at Bombay in the Suit No. 375 of 1961 by one of the joint family members Mr. Bhaskar Fakir Patil for the Partition of the joint family properties including the Larger Property situate lying and being at Village Nahur, Taluka Kurla, District Mumbai Suburban, admeasuring about 92,341.30 sq. mtrs. bearing Survey Nos. 16/2, 30, 17, 29, 22, 23, 21, 26/B, 24/B, 26/A, 24/A and 25 having corresponding CTS Nos. 795, 795/2, 795/3, 795/4, 795/5, 795/8, 795/9, 795/11, 795/12, 795/13, 795/14 and 795/16 (aggregating to 1,23,760.50 sq. mtrs.) which is more particularly described in the First Schedule hereunder written and shown and surrounded by the red coloured boundary Line area to the Plan marked and annexed herewith as Annexure "A" (hereinafter referred to as "the said Larger Property"), whereby the said suit was decreed and it was declared that the said Larger Property is not a joint family property and the same exclusively belong to Mr. Atmaram Bhuryaji Patil, being Defendant No. 1 therein, subject to the terms and conditions recorded in the said Decree, whereby it was held that:



i. The said Larger Property was subject matter of the litigation with Union of India, Salt Department in Suit No. 1806 of 1966 in City Civil Court at Bombay and that the same was also subject matter of acquisition by the Central Railway.

ii. Defendant No. 1 Mr. Atmaram Bhuryaji Patil with the co-operation of all the parties in Suit No. 375 of 1961 will defend the claim of Union of India in Suit No. 1806 of 1966 and/or Land Acquisition proceedings.

iii. Upon the said Larger Property being freed from the pending litigation with Union of India (Suit No. 1806 of 1966) and released from acquisition proceedings from Central Railway, the Defendant No. 1 Mr. Atmaram Bhuryaji Patil, will get the said Larger Property partitioned and hand over 2 (two) acres of plot of land to the heirs of Fakir Mangal Patil and 1 (one) Acre plot of land to the heirs of Jeevan Mangal Patil, out of Survey No. 22 free from any encumbrances and balance 19 acres to be retained by himself.

B. Pending the disposal of the Suit No. 1806 of 1966 in City Civil Court, at Bombay and acquisition proceedings, the said Defendant No. 1 Atmaram Bhuryaji Patil, expired in the year 1977. Since the legal heirs of the deceased Atmaram Bhuryaji Patil had no resources to defend the said litigation and the said acquisition proceedings, in respect of the said Larger Property, all the Patil family members

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annexed to this Agreement there are no other litigations filed with respect to the said Project/Property. The said litigations are pending.

MM. The Purchaser/s has/have demanded inspection from the Promoter and the Promoter has given inspection to the Purchaser/s of all documents of title relating *inter-alia* to the Property including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoter's Architects, the Title Certificate, revenue records and all other documents as specified under RERA and the rules made there under, as amended up to date and the Purchaser/s is/are fully satisfied with the title of the Promoter in respect of the Property and the Promoters' right to allot various flat/ premises in the Building to be constructed on the Property and Purchaser/s has/have agreed not to raise any requisitions on or objections to the same.

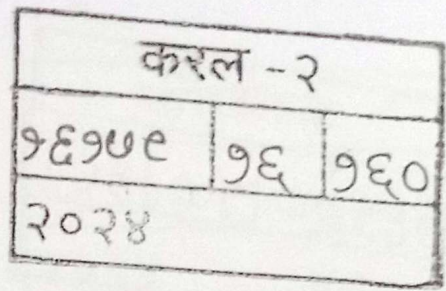
The Purchaser/s after having investigated and after being fully satisfied with respect to the entitlement of Property, has/have approached the Promoter and requested the Promoter to allot to him/her/them a **Flat bearing No. 4806** admeasuring **78.39 Sq. Mtr. RERA carpet area** equivalent to **843.79 square feet RERA carpet area** and excluding **4.56 Sq. Mtr.** equivalent to **49.08 square feet balcony/deck carpet area** on **48th Floor BUILDING No. D1, Wing 'B'** known as "**SENON**" in the proposed **Project SENROOFS** phase III, along with an exclusive amenity to use **ONE car parking space (Stack)**, of the Building being constructed on sub Plot A on the land bearing CTS No. 795A, at Village Nahur, Taluka Kurla, District Mumbai Suburban, off Goregaon Mulund link Road, Mumbai 400 081, which Flat is more particularly described in the Fourth Schedule hereunder written and shown in Red colour hatch lines on the plan annexed and marked as **Annexure "F"** hereto ("**Flat**"), for the consideration of **Rs.1,89,98,188/- (Rupees One Crore Eighty Nine Lakhs Ninety Eight Thousand One Hundred Eighty Eight Only)** ("**Sale Price**") and on the terms and conditions hereinafter appearing. Relying upon the said applications, declaration and agreement herein contained, the Promoter has agreed to allot to the Purchaser/s the Flat, at the price and on the terms and conditions hereinafter appearing.

OO. Copies of following documents are annexed to this Agreement:

- (i) Plan of the Property (**Annexure "A"**);
- (ii) Property Register Cards in respect of the Property (**Annexure "B"**);
- (iii) Title Certificate given by M/s. Majumdar & Co., (**Annexure "C"**);

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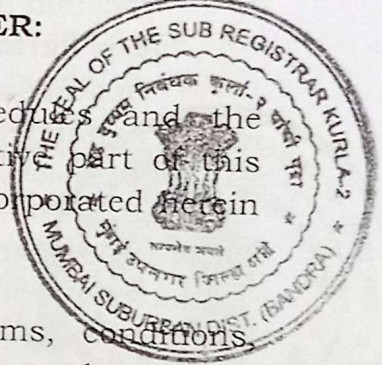


- (iv) Intimation of Disapproval and Commencement Certificate **Annexure "D", and "E"** respectively);
- (v) Floor plan of the Flat (**Annexure "F"**);
- (vi) RERA Registration Certificate (**Annexure "J"**);

PP. Under Section 13 of RERA, the Promoter is required to execute a written Agreement for Sale in respect of the Flat, being in fact these presents and also to register this Agreement under the Indian Registration Act, 1908.

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

- The recitals contained above and the Schedules and the Annexures hereto form an integral and operative part of this Agreement as if the same were set out and incorporated herein verbatim.
- The Promoter shall comply with all the terms, conditions, stipulations, restrictions etc., if any, which may have been imposed by the authorities, at the time of sanctioning of the plans. The Promoter shall construct the Building No. D1, wing B known as "SENON", being the Project, on the Property in accordance with the plans, specifications, designs and elevations as approved by the concerned local authority and which have been seen and perused by the Purchaser/s with such variations and modifications as the Promoter may consider necessary or as may be required by the Government, MCGM and/or any other local authority from time to time the Promoter shall be entitled to make such variations and/or modifications in the plans as they may deem fit so long as the area of the Flat agreed to be allotted to the Purchaser/s remains unchanged or so long as such variation and/or modification does not adversely affect the Flat, without any permission or consent of the Purchaser/s. The Purchaser/s hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed/ be imposed by the concerned local authorities and/or Government bodies at the time of sanction of the said plans or thereafter.
- The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to allot to the Purchaser/s the **Flat bearing No. 4806** admeasuring **78.39 Sq. Mtr. RERA carpet area** equivalent to **843.79 square feet RERA carpet area** and excluding **4.56 Sq. Mtr.** equivalent to **49.08 square feet balcony/deck carpet area** on **48th Floor** in **BUILDING No. D1,**



[Signature]

S. Dhole

[Signature]

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Wing 'B' known as "SENON" in the proposed **Project SENROOFS** phase III, of the Building being constructed on the Property, which Flat is more particularly described in the Fourth Schedule hereunder and shown in Red colour hatch lines on the plan annexed and marked as **Annexure "F"** hereto at and for the lumpsum Sale Price of **Rs.1,89,98,188/- (Rupees One Crore Eighty Nine Lakhs Ninety Eight Thousand One Hundred Eighty Eight Only)** payable by the Purchaser/s to the Promoter in the manner as mentioned in the **Annexure "I"** herein below along with an exclusive right attached to the Flat to use **ONE car parking space (Stack)** in the Building / Project subject to the location of the said car park being finalized as stated below ("**the Car Parking Space/s**"). It is hereby clarified that the Car Parking Space/s number shall be allotted to the Purchaser at the time of handing over possession of the Flat.



The Sale Price and all other amounts payable by the Purchaser to the Promoter, are subject to tax deduction at source ("TDS"). It is hereby clarified that GST will be collected pro-rata along with every payment of the Sale Price as mentioned above.

The Promoter hereby declares the Promoter has disclosed the FSI as proposed to be utilized by it on the Property and the Purchaser/s has agreed to purchase the Flat based on the proposed construction and sale of premises to be carried out by the Promoter by utilizing the proposed FSI, TDR and all other FSI by whatever name called and on the understanding that the entire permissible FSI shall belong to Promoter only.

6. The Purchaser/s hereby agree/s, covenant/s and undertake/s to pay the Sale Price of **Rs.1,89,98,188/- (Rupees One Crore Eighty Nine Lakhs Ninety Eight Thousand One Hundred Eighty Eight Only)** plus all taxes, cess, fees, cost, charges, duties etc. including but not limited to Goods and Services Tax (GST) etc. to the Promoter from time to time in the manner. Time for payment of each instalment is the essence of the contract. The Sale Price is exclusive of any sums or amounts including service tax, VAT, GST and other taxes, cess, levies, fees and other charges of any nature whatsoever, as are or may be applicable and/or payable hereunder or in respect of the Flat and all such amounts shall be entirely borne and paid by the Purchaser/s. The Purchaser/s hereby agree, confirm and undertake that an intimation forwarded by the Promoter, that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is completed.
7. The sale Price is escalation - free, save and except escalation / increase is on account of development charges, payable to the

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THIRD SCHEDULE ABOVE REFERRED TO:
(DESCRIPTION OF SAID PROPERTY)

All that piece and parcel of land bearing CTS No. 795A, Sub Plot A, admeasuring about 35,142.20 sq. mtrs. and shown and surrounded by the Blue coloured boundary line area to the plan marked and annexed hereto as Annexure "A", forming the part of the owners' property more particularly described Secondly in the Second Schedule hereinabove referred to.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

Details of Flat : -

Flat bearing No. 4806 admeasuring **78.39 Sq. Mtr.** RERA carpet area equivalent to **843.79 square feet** RERA carpet area and excluding **4.56 Sq. Mtr.** equivalent to **49.08 square feet balcony/deck carpet area** on **48th Floor** in **BUILDING No. D1, Wing 'B'** known as "**SENON**" along with an exclusive amenity to use **ONE car parking space (Stack)**, in the proposed **Project SENROOFS** phase III, of **Sub Plot A** bearing **CTS No. 795A**, situate, lying and being at **Village Nahur**, Taluka Kurla, District Mumbai Suburban, off Goregaon Mulund link Road, Mumbai 400 081, within the registration district and sub district of Mumbai City and Mumbai suburban, more particularly shown and surrounded by Red colored hatched lines, is delineated on the plan marked and annexed hereto as Annexure "F".



ANNEXURE "E"

करल - २		
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C - 3



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

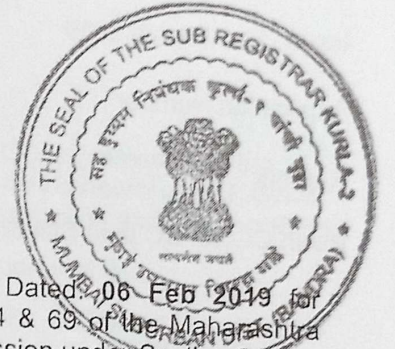
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CE/4288/BPES/AT/FCC/3/Amend

COMMENCEMENT CERTIFICATE



To,
Shri. Champalal K.Vardhan C.A. to Mr. Janardan
Atmaram Patil & Others
M/s.Pioneer Housing,322,Commerce House,140
N.M.Road,Fort,Mumbai-23



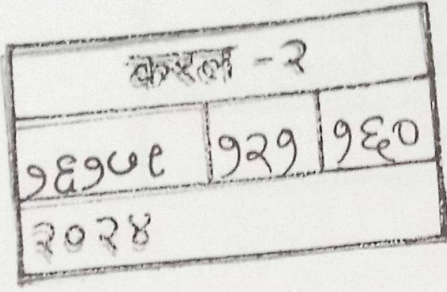
Sir,

With reference to your application No. **CE/4288/BPES/AT/FCC/3/Amend** Dated: **06 Feb 2019** 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 **06 Feb 2019** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. **795/A,795A/1 to 795A/15** Division / Village / Town Planning Scheme No. **NAHUR - T** situated at **GOREGAON MULUND LINK ROAD** Road / Street in **T 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. **AE BP S&T ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



This CC is valid upto 3/6/2020

Issue On : 04 Jun 2019

Valid Upto : 03 Jun 2020

Application Number :

CE/4288/BPES/AT/CC/1/New

Remark :

Plinth CC i.e. CC upto Stilt Slab Level as per approved plans dated 09-05-2019

Approved By

Executive Engineer (BP) ES II

Executive Engineer

Issue On : 06 May 2022

Valid Upto : 05 May 2023

Application Number :

CE/4288/BPES/AT/FCC/1/New

Remark :

Further CC is granted for Wing 'B' upto 25th floor as per approved last amended plan dated 09.05.2019.

Approved By

AE BP S&T ward

Assistant Engineer (BP)



Issue On : 27 Jul 2023

Valid Upto : 26 Jul 2024

Application Number :

CE/4288/BPES/AT/FCC/1/Amend

Remark :

C.C. is re - endorsed upto basement top slab level for Wing A and further C.C. for Wing B is granted upto 35th upper floor only by restricting C.C. for D.P. road area admeasuring 1356.00 sq.mt as per approved amended plan dated 10.10.2022 subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.

Approved By

CE/4288/BPES/AT/FCC/3/Amend

वॉरल - २		
१४१०९	१२२	१६०
२०२४		

AE BP S&T ward
Assistant Engineer (BP)

Issue On : 05 Jan 2024

Valid Upto : 04 Jan 2025

Application Number :

CE/4288/BPES/AT/FCC/2/Amend

Remark :

C.C. is Re – endorsed upto basement top slab level for Wing A and Wing B, further CC is granted for Wing 'B' upto 50th upper floor as per approved amended plan dated 19.12.2023 subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.

Approved By

AE BP S&T ward

Assistant Engineer (BP)

Issue On : 18 Jun 2024

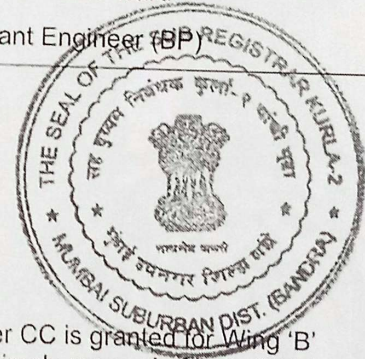
Valid Upto : 03 Jun 2025

Application Number :

CE/4288/BPES/AT/FCC/3/Amend

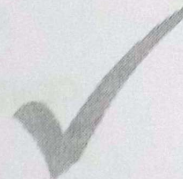
Remark :

C.C. is Re – endorsed and C.C. is granted upto slilt slab level for Wing A and further CC is granted for Wing 'B' upto 54th upper floor as per approved amended plan dated 19.12.2023 subject to timely renewal of B.G, SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.



करल - २
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२०२४

Digitally signed by Min Vasantao Patil
Date: 18 Jun 2024 18:52:51
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)



For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Assistant Engineer . Building Proposal

Eastern Suburb T Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.



कमल - २		
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BRIHANMUMBAI MUNICIPAL CORPORATION

Amended Plan Approval Letter

File No. CE/4288/BPES/AT/337/6/Amend dated 19.12.2023

To,
SUNIL GAJANAN AMBRE
303, MITTAL AVENUE, 110,
N.M.ROAD, FORT, MUMBAI -
400 001.

CC (Owner),
Shri. Champalal K.Vardhan C.A. to
Mr. Janardan Atmaram Patil & Others
M/s.Pioneer Housing,322,Commerce
House,140 N.M.Road,Fort,Mumbai-23



Subject : Proposed Residential building No D1 on plot bearing C.T.S. No 795A, 795A/1 to 795A/15 village Nahur, Tal. Kurla, Situated at Goregaon Mulund Link Road, Mumbai..

Reference : Online submission of plans dated 03.11.2023

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That the R.C.C. design and calculations as per the amended plans should be submitted through the registered structural engineer before starting the work.
- 2) That all the conditions of I.O.D. under even No. dated 30.08.2018 and amended plan approved letter dated 09.05.2019 and 10.10.2022 shall be complied with.
- 3) That all requisite fees, deposits, development charges, Development cess as per the provision of Reg. 30 of DCPR2034 & MCGM policy circular C-3 under no. ChE/ DP/ 110/ Gen dated 2019-20 etc. shall be paid.
- 4) That the No Dues pending from A. A. & C. 'T' Ward shall be submitted.
- 5) That the drainage layout shall be revised and be got approved from this office before carrying out further drainage work.
- 6) That the quarterly progress report of Architect shall be submitted.
- 7) That the additional extra water charges shall be paid and the No Dues pending from A.E.W.W. 'T' Ward shall be submitted.
- 8) That the work shall be carried out between 6.00 am to 10.00 pm only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 9) That the C.C. shall be got endorsed as per the amended plan.
- 10) That the, Revised Parking Remarks shall be submitted before granting C.C.
- 11) That the, revised HRC NOC shall be submitted before applying for C.C. beyond 183.55 Meters.
- 12) That the, 10% C.C. shall be restricted against installment facility availed
- 13) That the, civil Aviation NOC shall be submitted before applying for further C.C.
- 14) That the precautionary measures for control of air pollution from building construction activity shall be taken as per Mumbai Air Pollution Mitigation Plan approved vide no. MGC/A/1386/13.03.2023 and as per circular u/no. CHE/DP/214/Gen dated 15.09.2023 and circular u/no MGC/F/1102 Dt.25/10/2023. The same shall be strictly followed and adhered to as per the directions.
- 15) That the PCO charges as per amended plans shall be paid and payment receipt shall be submitted before asking for C.C.
- 16) That the safety precautions as per regulation no. 12(5) of DCPR-2034 will be followed in construction activity
- 17) That the up-to-date assessment Taxes shall be paid and assessment tax bill and payment receipt shall be submitted .
- 18) That the advance possession shall be given before asking for CC.
- 19) That the remarks from MEP consultant for STP height shall be submitted

ANNEXURE "F"

करल - २		
१६९०५५	१२८	१६०
२०२४		

Handwritten signature

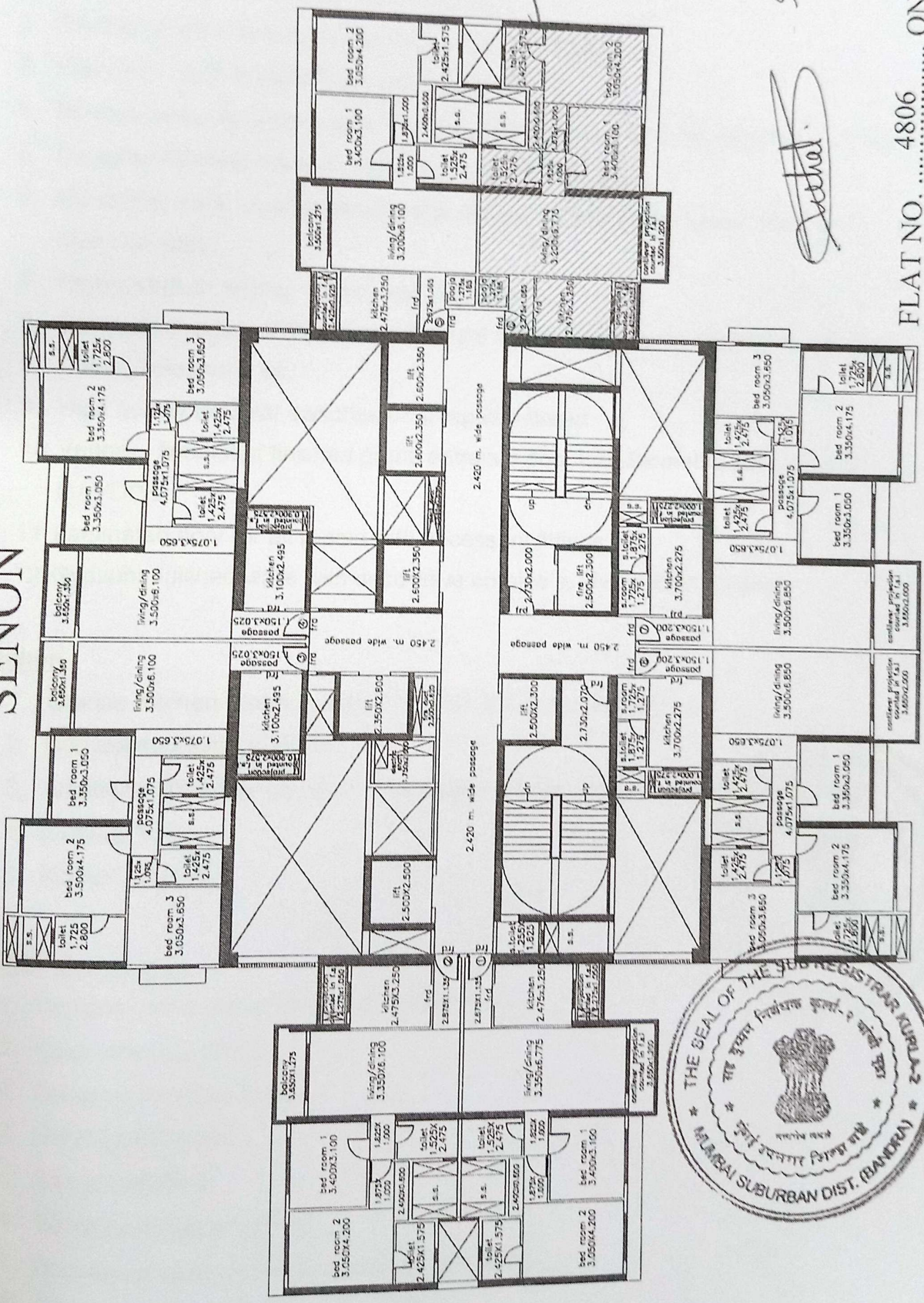
S. P. S. S. S.

Handwritten signature

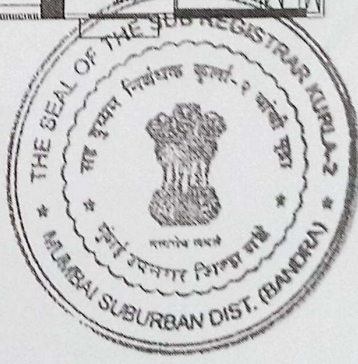
FLAT NO. 4806 ON 48TH FLOOR

(BLDG - D1, WING "B")

SENON



FORTY EIGHTH FLOOR PLAN



करल - २		
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२०२४		



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 :
P51800032087

Project: **SENROOFS PHASE - III**, Plot Bearing / CTS / Survey / Final Plot No.: **795A, 795A/1 TO 795A/15** at **Kurla, Kurla, Mumbai Suburban, 400081**;

- Pioneer Housing** having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400001*.
- 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, Rates 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 (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.

 - The Registration shall be valid for a period commencing from **06/12/2021** and ending with **31/12/2027** 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
- 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: 06-12-2021 10:52:05

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

Dated: 06/12/2021
Place: Mumbai

Saving A/c No. 62109080620 Branch FILE NO

CIF No. Tie up on (if applicable)

LOS Reference No PAL/Take Over/NEW/Resale/Topup

Applicant Name Shantanu Bhonsle & Snehal Bhonsle

Co-Applicant Name Snehal Bhonsle

Contact (Resi) Mobile No.

Loan Amount 1,50,00,000/- Tenure

Interest Rate EMI

Loan Type HL SBI LIFE

Hsg. Loan Maxgain

Reality Home Top up

Property Location

Property Cost 1,89,98,188/-

Name Of Developer / Vendor

RBO - ZONE - Branch 90 feet Road (Code No.)

Contact Person Mobile No.

Name of RACpC Co-ordinator along with Mob. No.

SEARCH - 1 DATE

SEARCH - 2 DATE

VALUATION - 1 Vinod Talathi 05/08/24

VALUATION - 2 05/08/24 Jaishekara

RESIDENCE VERIFICATION DATE

OFFICE VERIFICATION DATE

SITE INSPECTION DATE

HLST / MPST / BM / FS / along with Mob. No.



HL TO BE PARKED AT _____ BRANCH

Yes No

APPLICANT **CO-APPLICANT**

sting Customer

CIF No/ Account No.

me
 First Name: SHANTANU Middle Name: PRATAP Last Name: BHONSLI

utation
 Mr. Mrs. Ms. Dr. Other

ital Status
 Single Married Other

Gender M F Transgender

me of Spouse
 Date of Birth: 28/10/1981

ation with Primary Applicant (Applicable for Co-applicant/ Guarantor)
 First Name: SPOUSE Middle Name: Last Name:

me of Father
 First Name: PRATAP Middle Name: RAMKRISHNA Last Name: BHONSLI

me of Mother
 First Name: SANJIVANE Middle Name: PRATAP Last Name: BHONSLI

ahaar / UID No.
 390739921992

ssport No.
 Y2234252

PAN No.
 AKVPB0574H

ter ID No.

Driving License No.

MGNREGA Job Card No.

esidential Status
 Resident NRI / CIO

Citizenship
 INDIAN

eligion
 Hindu Islam Christian Sikh Jain Buddhist Zorastrian Bahaist Judaist Agnosticist Other

ategory
 SC ST OBC General

Residential Address

Present Address: Years at current address 04 Months at current address Residence Type Owned Rented

Address 1
 BUILDING 149 FLAT 31

Address 2
 STREET 820 ZONE 39

Address 3

Pincode

Village

City
 DOHA

District

State
 QATAR

Country
 QATAR

Mobile No.
 9892164232 +974 30039762

Email ID
 shantanu_bbonsli@rediff

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1
 B 202 MARI GOLD 1 CHS LTD

Address 2
 BEVERLY PARK KANAKIA

Address 3
 MIRA ROAD EAST

Pincode
 401107

Village

City
 THANE

District
 THANE

State
 MAHARASHTRA

Country
 INDIA

Mobile No.
 9892164232

Email ID
 shantanu_bbonsli@rediff

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

Designation Chairman Managing Director Other Director

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

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

FORM - A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

Existing Customer Yes No

CIF No/ Account No.

First Name

Middle Name

Last Name

SNEHAL SHANTANU BHONSLE

Qualification

Mr. Mrs. Ms. Dr. Other

Gender

M

Marital Status

Single Married Other

Date of Birth

23/12/1980

Name of Spouse

First Name

Middle Name

Last Name

SHANTANU PRATAP BHONSLE

Relationship with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Name of Father

First Name

Middle Name

Last Name

VIJAY NARAYAN BHOSLE

Name of Mother

SUVARNA VIJAY BHOSLE

Aadhaar / UID No.

315785122703

Passport No.

X4100733

PAN No.

ALFPB5402R

Driving License No.

MGNREGA Job Card No.

Citizenship

INDIAN

Residential Status

Resident NRI / CIO

Religion

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

Category

SC ST OBC General

Residential Address

Present Address: Years at current address 0 4

Months at current address

Residence Type Owned Rented

Address 1

BUILDING 149 FLAT 31

Address 2

STREET 820 ZONE 39

Address 3

Pincode

Village

City

DOHA

District

State

QATAR

Country

QATAR

Mobile No.

9867970771

Email ID

bhosale.snehal@gmail.com

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1

B 202 MARI GOLD 1 CHS LTD

Address 2

BEVERLY PARK

Address 3

Pincode

401107

Village

City

DOHA THANE

District

THANE

State

MAHARASHTRA

Country

QATAR INT

Mobile No.

9867970771

Email ID

bhosale.snehal@gmail.com

+974 55135395

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

Designation Chairman Managing Director Other Director

Name of the Chairman/ MD or other director

First Name

Middle Name

Last Name

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

Relationship with applicant/ co applicant/ guarantor

Spouse (Dependent)

Daughter (including step daughter) (Independent)

Spouse (Independent)