

SSL	Code No.	MUM99999
	File Ref No.	Rp06124060064 id-02570211
HLSE	Suhaj Vame 9220745730	Suhaj.vame@sbicaps.ec.com
HLSM	Sudhi Pedantkar	
HLCH		
HLAQM		

LOS Number	
LOS Branch Name	Sarvodaya Nagar
Branch Code	18407
Source Type	Connector
Expected Disbursement Date	
Reference ID	
Applicant Name	Krupavathi Jella
Co-Applicant Name	
Date of Birth	18-03-1983
Pan Card Number	AH2PJ7202R
Bank Account Number	1012320612
E-mail ID	Krupavathi.jella@gmail.com
Mobile No.	9324425332
Loan Amount & Interest Rate	40 Lac
Tenure	360 Month
Connector Name & Code	Vijay salve - MUM020989306
Proposal Type	HOME LOAN under construction
Property Final : Yes / No	YES
RACPC	GHATKOPER
DDO	GHATKOPER

ISSUING OFFICER		
OFF		
22/08	L.G. Naik	
22/08	Vastukala	
A/C		

Existing Customer: Yes No

Yes, CIF No/ Account No.

First Name Middle Name Last Name

Name: MISS. KRUPAVATHI ABRAHAM JELLA

Date of Birth: 18031983 PAN: AHZPTJ202R

Mobile: 9324425332

E-mail: KRUPAVATHI.JELLA@GMAIL.COM

Name of Spouse: ~~—~~

Name of Father:

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 532146516051

Voter ID No.

Passport No.:

Driving License No.

MGNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

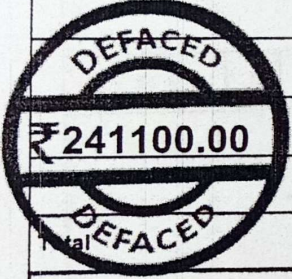
Defined Benefit Pension New Pension Scheme



CHALLAN
MTR Form Number-6



GRN	MH006846392202425E	BARCODE			Date	16/08/2024-15:12:52	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR			Full Name	KRUPAVATHI ABRAHAM JELLA			
Location	THANE			Flat/Block No.	FLAT NO 304 WING C4 BLD TYPE 18 PHASE 4			
Year	2024-2025 One Time			Premises/Building	NX KINGSTON MOHAN SUBURBIA			
Account Head Details		Amount In Rs.		Road/Street	KHOJ KHUNTAVALI			
0030046401	Stamp Duty	211100.00		Area/Locality	TAL AMBERNATH			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4	2	1	5 0 3
				Remarks (If Any)	SecondPartyName=MS MOHAN LIFESPACES LLP~			
				Amount In	Two Lakh Forty One Thousand One Hundred Rupees Onl			
				Words	y			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024081616024	2884433304	
Cheque/DD No.			Bank Date	RBI Date	16/08/2024-15:13:33	Not Verified with RBI		
Name of Bank			Bank-Branch	IDBI BANK				
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.
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-78-11861	0003777850202425	16/08/2024-16:28:04	IGR129	30000.00
2	(IS)-78-11861	0003777850202425	16/08/2024-16:28:04	IGR129	211100.00
Total Defacement Amount					2,41,100.00



उहान - २	
३	११०



उहन - २	
द. क्र. ११६९	२०२४
४	११०

Ward No. :

Village : Kohoj Khuntawali

Flat Area : **40.83** Sq. Metres carpet

Actual Value : **Rs. 42,21,000/-**

Market Value : **Rs. 24,25,500/-**

AGREEMENT FOR SALE

THIS AGREEMENT MADE AT AMBERNATH

ON THIS 16th DAY OF August 2024

BETWEEN

M/s. **Mohan Lifespaces LLP**, a Limited Liability Partnership firm, registered under Limited Liability Partnership Act, 2008, having its office at - G-1, Ground Floor, Mohan Plaza, Near Mohan Pride, Wayale Nagar, Kalyan (W), Dist. Thane, through its partner **Mr. Amit R. Gandhi** hereinafter called and referred to as the **Promoters** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm, their heirs, legal representatives, executors and administrator) being the Party of the First Part.

A N D

Ms. Krupavathi Abraham Jella (PAN NO. AHZPJ7202R and Aadhar No. 5321 4651 6051) aged about **41** years, occupation **Service**, residing at **House No- 610/2, Opp Dhanwantri Clinic, Khuntvali, Goandevi Road, Ambernath (W) 421505.** hereinafter called and referred to as the **Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her heirs, executors, administrators and assigns) being the Party of the Second Part;

AND WHEREAS Shri Raghunath Laxman Navare and others are the owner of all those pieces and parcels of land lying, being and situate at village Kohojkhuntavali, Taluka Ambernath, District Thane, bearing

Survey No.	Hissa No.	Area (H-R-P)
178	-	0-02-0
39	2	4-46-0
36	15	0-00-8
37	-	0-95-1
	Total →	5-43-9

which is hereinafter called and referred to as the **"Property No.I"**.

AND WHEREAS the above said owners by and under agreement for development dated 27.12.1994 agreed to grant the development rights in respect of the said Property No.I to M/s. Dalipsingh Associates through **Shri Dalipsingh Harditsingh Bali** at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof have also granted the Power of Attorney in favour of M/s. Dalipsingh Associates on 27.12.1994.

AND WHEREAS further by and under the tripartite development agreement dated 23.04.2007 registered at the office Sub-Registrar of Assurances at Ulhasnagar, Dist. Thane under Serial No.1602/2007 the above said owners as well as the said M/s. Dalipsingh Harditsingh Bali assigned and transferred the development rights in respect of the said Property No.I to M/s. Concrete Lifestyle & Infrastructure, a partnership firm at and for the price / consideration and on the terms and conditions therein contained;



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AND WHEREAS further by and under the Agreement for Assignment for Sale dated 08.08.2010 registered at the office at the Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 4013/2010 on 11.08.2010, made and executed between Shri Raghunath Laxman Navare and others represented by M/s. Concrete Lifestyle & Infrastructure as the Owners, M/s. Concrete Lifestyle & Infrastructure as the Assignors and the Promoters herein formerly known as M/s. M2 Realtors L.L.P. as the Purchaser/Developers, the Promoters herein acquired the said Property No.I at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof have also granted the power of attorney in favour of the Promoters and the same is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 4014/2010.

AND WHEREAS the properties acquired by M/s M2 Realtors LLP stood vested in the name and style as M/s Mohan Lifespaces LLP under the Deed of Limited Liability Partnership dated 10.12.2010 as evidence by certificate of incorporation issued by Assistant Registrar under the provisions of Limited Liability Partnership Act bearing LLP identity No.AAA-3055/ 2010 dated 09.12.2010 in the name and style as M/s. Mohan Lifespaces LLP.

AND WHEREAS by and under the order passed under section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976, the said property is declared as surplus land and the necessary exemption for availing construction on the above land is granted by the Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane under order bearing No. U/No/SSS-ULN-1087/(22/D-XV) dated 19.06.1990.

AND WHEREAS the Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 have issued notifications under sections 10(1) and 10(3) of the said Act and Owners through their Constituted Attorney therefore filed a Writ Petition No. 9266 of 2007 before the Hon'ble Court inter alia challenging the said notifications and letter dated 16th November, 2007 and the Hon'ble Court by its Order dated 11th June, 2008 allowed the said Petition and declared the said Notification as invalid.

AND WHEREAS in spite of the said Order dated 11th June, 2008 the Dy. Collector & Competent Authority starting raising illegal demands under their letter dated 16th November 2007 and issued the letter dated 11th February 2009 and 18th June 2009 and in pursuance thereof, the Owners raised their objections by their letter dated 19th June, 2009 inter-alia on the ground that the Principal Act in its application to the State of Maharashtra is repealed and the State of Maharashtra and the Deputy Collector and Competent Authority, Ulhasnagar Urban Agglomeration have no powers to stop the development and / or levy any penalty or recovery thereof;

AND WHEREAS being aggrieved and dissatisfied with the letters dated 11th February 2009 and 18th June, 2009, the Owners through their Constituted Attorney filed a Writ Petition being No. 6300 of 2009 in the High Court of Judicature at Bombay, Civil Appellate Jurisdiction for quashing and setting aside the said two letters on the grounds therein inter-alia provide and sought writ of Mandamus

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the said property in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser by way of suitable and appropriate disclosures.

AND WHEREAS the Promoter has registered Phase-III of the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority Registration No. P51700021395.

AND WHEREAS the Promoter has registered Phase- IV NX of the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority Registration No. P51700051088.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/ her consent, the Purchaser is offered a flat / unit bearing No. 304 on 3rd floor, admeasuring 40.83 sq.mt. carpet area in C4 wing of Building Type. 18 in Phase - IV NX Known as 'Kingston' in the scheme of construction known as Mohan Suburbia (herein after referred to as the said "premises") being constructed on the said property.

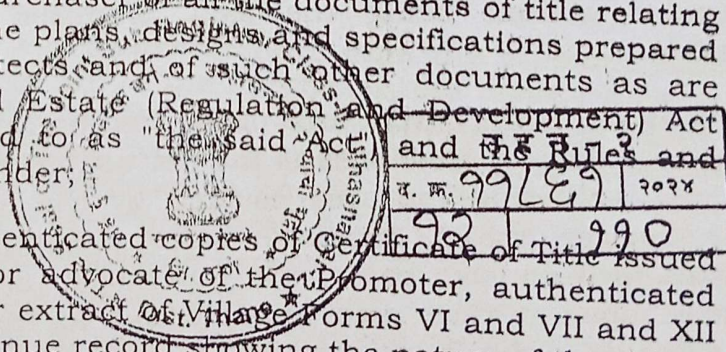
AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Premises are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C.



[Handwritten Signature]

[Handwritten Signature]

AND WHEREAS, the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

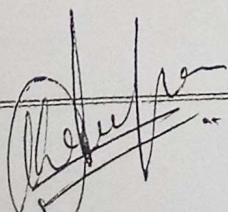
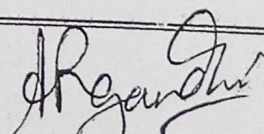
AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only), being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

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

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

1(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being flat / unit bearing No. 304 on 3rd floor, admeasuring 40.83 sq.mt. carpet area in C4 wing of Building Type. 18 in Phase - IV NX Known as 'Kingston' in the scheme of construction known as Mohan Suburbia (herein after referred to as the said "premises") being constructed on the said property described in the Schedule hereunder written as shown in the Floor plan thereof hereto annexed and marked Annexure D for the price / consideration of Rs. 42,21,000/- (Rupees Forty Two Lakh Twenty One Thousand Only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

FIRST SCHEDULE

Description of the property

All that portion of land comprised of all those pieces and parcels of land lying, being and situate at village Kohojkhuntavali, Taluka Ambarnath, District Thane, within the limits of the Ambarnath Municipal Council bearing

Survey No.	Hissa No.	Area (H-R-P)
178	-	200
39	2	44600
36	15	80
37	-	9510
25	10	400
25	11	560
25	13	1200
25	12	2730
25	9	100
25	14	250
35	2	100
36	3	6830
36	4	230
36	5	630
36	6	380
36	7	50
36	8	20
36	9	1260
36	10	1850
36	11	510
36	12	380
36	13	760
36	14	400
36	16(pt)	3050

deducting there from the areas affected by DP Road, Reservation Site No. 43 (Play Ground) Reservation Site No. 44 (Vegetable Market) Reservation Site No. 45 (Primary School), Reservation Site No. 46 (Dispensary).

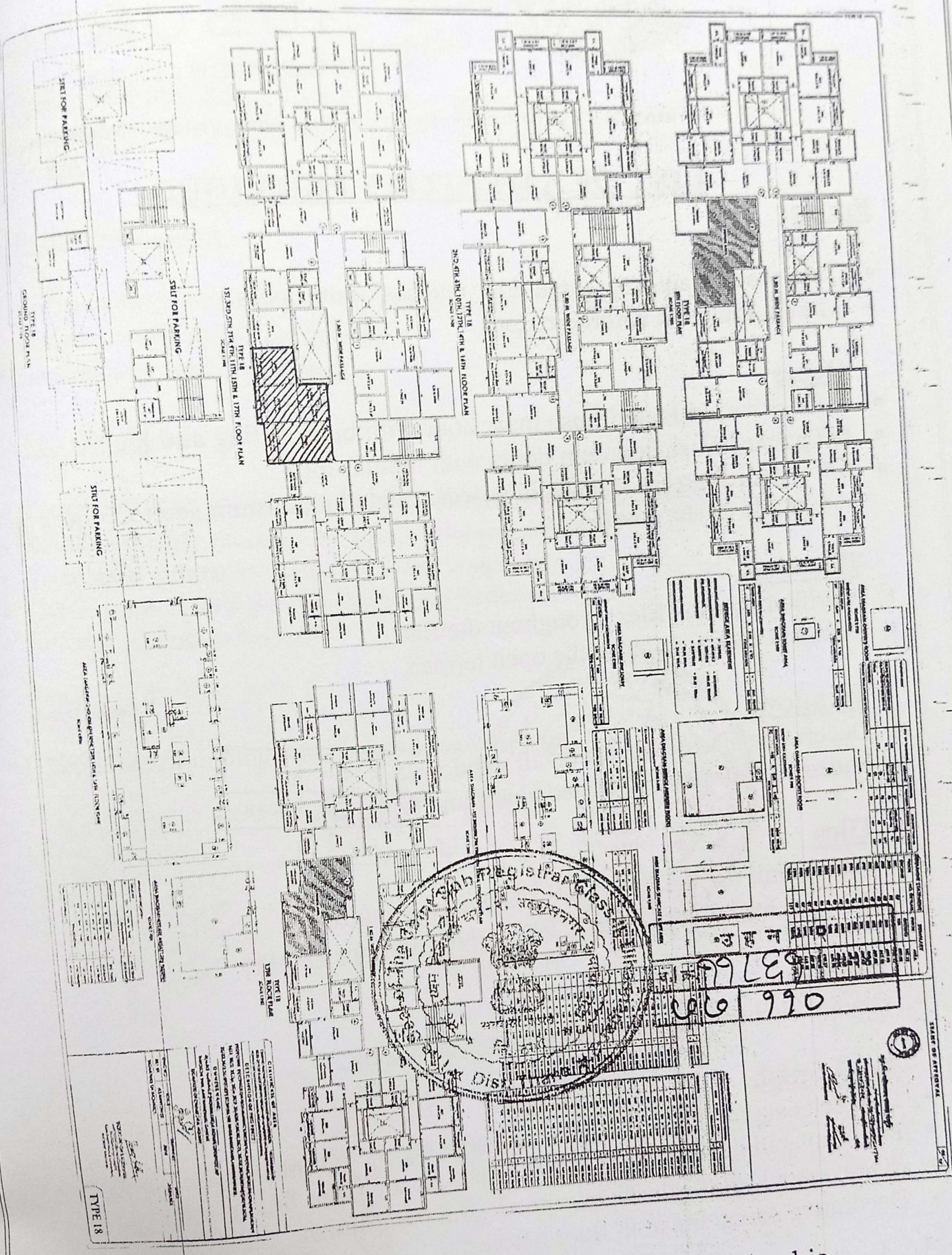
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क्र. ११८६१	२०२४
३७	११०

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ANNEXURE 'D'

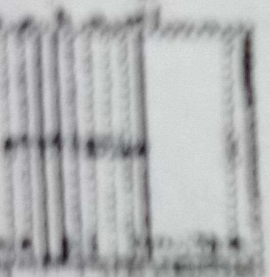


Flat no- 304 on 3rd Floor in C4 Wing of Mohan Suburbia ,
 Phase - IV NX, Known as Kingston, Approval Building
 Type - 18, Area Approx - 40.83 sq.mt.(Carpet)

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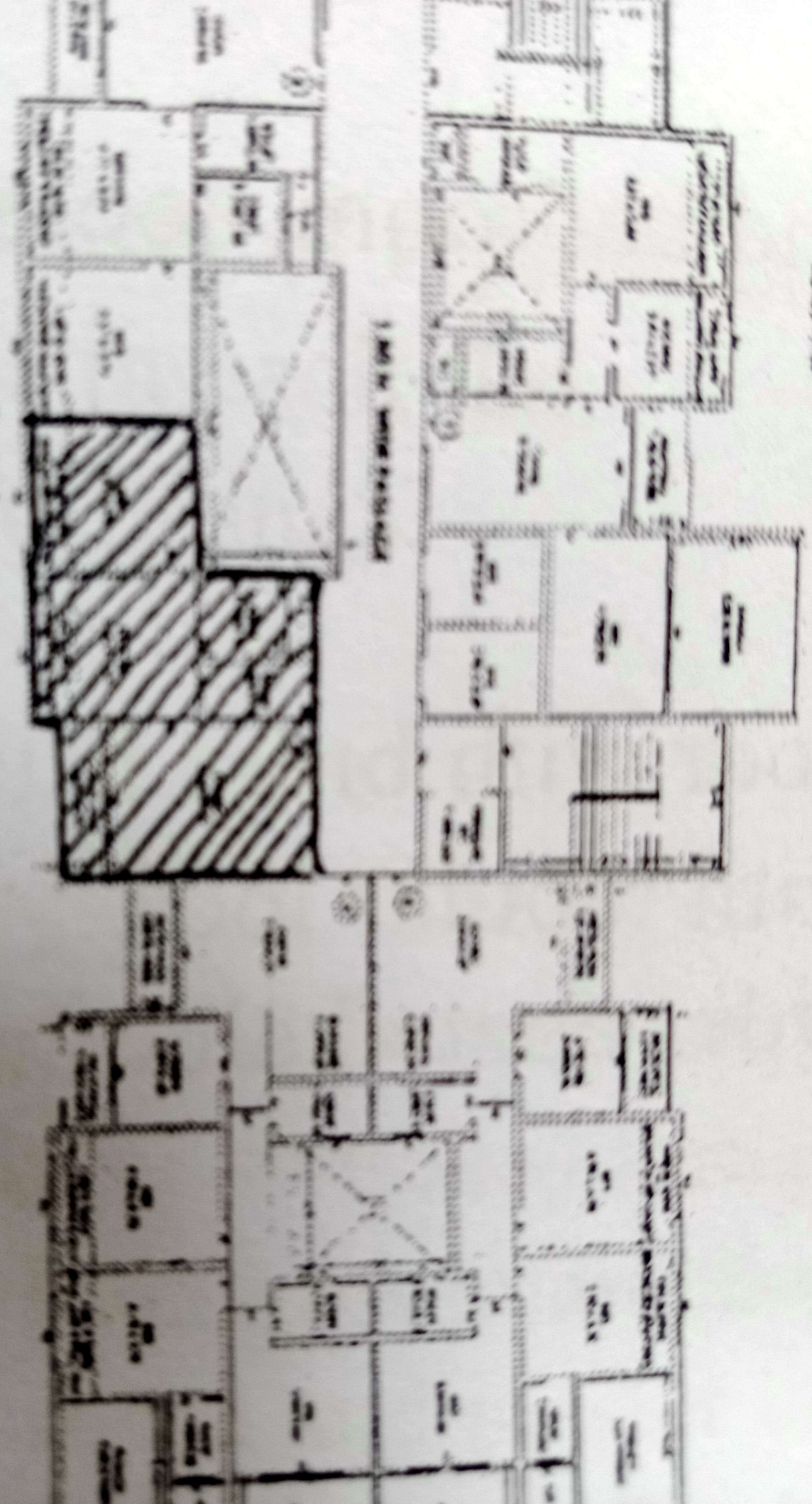
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SWIFT FOR PARKING



1ST AND 2ND FLOOR PLAN

TYPE 10



1ST AND 2ND FLOOR PLAN

ANNEXURE 'F'



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

(See rule 6(a))

This registration is granted under section 6 of the Act to the following project under project registration number: P51700051088

Project: MOHAN SUBURBIA, IV N X, Plot Bearing / CTS / Survey / Final Plot No: 24/1A, 24/1B(P), 24/2(P), 24/8/A, 24/8/B, 24/8, 24/9, 25/1, 25/2, 25/3(P), 25/6, 25/7, 25/8, 25/9, 25/10, 25/11, 25/12, 25/13, 25/14(P), 25/15, 25/16, 25/18, 25/22, 25/14(P), 35/2, 36/3, 36/4, 36/5, 36/6, 36/7, 36/8, 36/9, 36/10, 36/11, 36/12, 36/13, 36/14, 36/15, 36/16, 37, 38/2, 178, 24/4 at Khuntavali, Ambarnath, Thane, 421501.

1. Mohan Lifespaces Llp having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421301.

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 6 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 (1) 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 29/05/2023 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.
- 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.



Dated: 29/05/2023

Place: Mumbai

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

357-7	
द. नं. 99299	2023
10	990

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 29-05-2023 14:13:09

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्त क्रमांक : 11861/2024

नोंदणी :

Regn:63m

16/08/2024

गावाचे नाव : कोहोज-खुंटवली

(1) विलेखाचा प्रकार	धरारामा
(2) मोबदला	4221000
(3) राजारामाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2425500
(4) भू-मापन,पोलहिस्ता व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:अंबरनाथ इतर वर्णन :, इतर माहिती: मोजे कोहोज खुंटवली,ता. अंबरनाथ,जि. ठाणे,म.न.24/1ए,24/1/बी पै,24/2पै,24/6/ए,24/6/बी,24/8,24/9,25/1,25/2,25/3पै,25/6,25/7,;5/8,25/9,25/10,25/11,25/12,25/13,25/14पै,25/15,25/16,25/22,25/14पै,35/2,36/3,36/4,36/5,36/6,36/7,36/8,36/9,36/10,36/11,36/12,36/13,36/14,36/15,36/16 अ पै,37,39/2,178,24/4,क्षेत्र 183043.88 चौ.मी. यावरील मोहन सबरबिया,फेज 4 एनएम्स,किंगस्टन,विल्डींग टाईप 18,मी 4 विंग,निसरा मजला,मदनिका क्र.304,क्षेत्र 40.83 चौ.मी. कारपेट,(महिना खरेदीवार यांचे माठी मुद्रांक शुल्कानुन 1 टक्के सुट शासन निर्णय क्र.मुद्रांक -2021/अनों.म.क्र.12/प्र.क्र.107/न-1 (धोरण),दिनांक- 31मार्च 2021 अन्वये),((Survey Number : 24,35,25,38,37,39,178 :))
(5) क्षेत्रफळ	1) 40.83 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले त्रुटी.	
(7) दस्तऐवज करून देणा-या/सहित ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.मोहन लाईफ्लेनेम एल.एन.पी. तर्फे भागीदार अमित भार. गांधी यांचे कु.मु.म्हणून क.ज. देणार आशुतोष शिवाजी देशमुख वय:-24; पत्ता:-फ्लॉट नं. -, माळा नं. तळमजला , इमारतीचे नाव: मोहन प्लाझा , ब्लॉक नं. जी-1 , रोड नं. मोहन प्राईड जवळ, वायले नगर, कल्याण पश्चिम. , महाराष्ट्र, ठाणे. पिन कोड:-421301 पं नं:-AASF8768R
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कृपावती अब्राहम जेल्ला वय:-41; पत्ता:-फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. शाऊम नं.610/2,धन्वतरी मिल्सिक सपोर,खुंटवली,गावदेवी,रोड,अंबरनाथ,पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-421505 पं नं.- AHZPJ7202R
(9) दस्तऐवज करून दिल्याचा दिनांक	16/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	18/08/2024
(11) अनुक्रमांक,खंड व पृष्ठ	11861/2024
(12) राजारामावप्रमाणे मुद्रांक शुल्क	211100
(13) राजारामावप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



तह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२

मुल्यांकनासाठी विचारान घेतलेला तपशील:-:

मुद्रांक शुल्क आकारता ना निवडलेला अनुच्छेद :-:

(ii) within the limits of the Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.