

391/9979

Friday, May 06, 2022

3:43 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 10707

दिनांक: 06/05/2022

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल4-9979-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अशोक मिठालाल जैन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2500.00

पृष्ठांची संख्या: 125

DELIVERED

एकूण:

रु. 32500.00

आपणास मूळ दस्त, थंबनेस प्रिंट, सूची-२ अंदाजे
4:01 PM ह्या वेळेस मिळेल.

Ashok

अह द. निबंधक कुर्ला - 4

बाजार मुल्य: रु. 8590425.25/-

मोबदला रु. 10800000/-

भरलेले मुद्रांक शुल्क : रु. 540000/-

अह द. निबंधक कुर्ला - 4

मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु. 500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0605202208736 दिनांक: 06/05/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: रकम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0605202208761 दिनांक: 06/05/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015461828202122E दिनांक: 06/05/2022

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH015461828202122E	BARCODE	[Barcode]		Date	26/03/2022-20:32:18	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	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	ASHOK M JAIN			
Location	MUMBAI			Flat/Block No.	FLAT NO 804 SHANTI HEIGHTS			
Year	2021-2022 One Time			Premises/Building	GOSHALA ROAD MULUND WEST			
Account Head Details		Amount In Rs.		Road/Street	MUMBAI			
0030045501	Stamp Duty	540000.00		Town/City/District	MUMBAI			
0030063301	Registration Fee	30000.00		PIN	4 0 0 0 8 0			
				Remarks (If Any)	SecondPartyName=MS SUNNY DEVELOPERS- करल ४ लेव ४ १२५ २०२२			
				Amount In	Five Lakh Seventy Thousand Rupees Only			
Total			5,70,000.00	Words				
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN	Ref. No.	69103332022032710402	2737198468	
Cheque-DD Details				Bank Date	RBI Date	26/03/2022-20:33:04	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 चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताजाठी लागू आहे . नोंदणी न करावयाच्या दस्ताजाठी लागू नाही .

Mobile No. : 9892962325

Ashok m Jain
Radma.



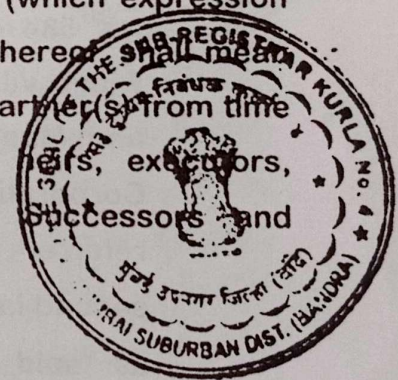
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AGREEMENT FOR SALE

The ARTICLES OF THIS AGREEMENT ("the said Agreement") is made and executed at Mulund, Mumbai on this 30th day of March in the Christian year Two Thousand and Twenty-Two (2022) BY AND BETWEEN:

*Ashok
Padma*

M/s SUNNY DEVELOPERS (holding PAN no. ADJFS2489K) , a Partnership Firm, duly registered under the provisions of Indian Partnership Act, 1932 having its principal place of business at Gala no. 79, Raja Industrial Estate, Jain Mandir Road, Mulund West, Mumbai – 400 080 represented through its Authorized Signatory and Partner, MR. SUNNY DHANSUKHLAL SHAH hereinafter collectively referred to as "PROMOTERS/DEVELOPERS/BUILDERS (which expression shall unless it be repugnant to the context or meaning thereof and include the partners constituting the said Firm and Partner(s) from time to time and survivors of them and their respective administrators of the surviving Partners and their assignees) of the ONE PART,



AND

(1) Ashok Mithalal Jain (PAN NO. AADPJ5259P)

(2) Padma Ashok Jain (PAN NO. AAAPR5928E)

having his /her /their / its address at A/13, Jivram Bhuvan, R.R.T Road, Opp Mahajan Wadi, Mulund West, Mumbai 400 080 hereinafter called "THE FLAT PURCHASER(S)(s)/ALLOTTEE(S)" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and

SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
	1) <i>Ashok M Jain</i>
	2) <i>Padma -</i>
	3)

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include his/her/their respective heirs, executors, administrators and permitted assigns in case of an individual and the partner or partners for the time being and from time to time of the firm and the survivors or survivor of them and the heirs, executors and administrators and permitted assigns of the last survivor in case of a partnership firm and successors and permitted assignee in case of an incorporated body) of the OTHER PART;

The Promoter/Developers(s) and the Allottee(s) shall herein after collectively be referred to as the 'Parties' and individually as the 'Party'.

WHEREAS:

a) Originally, as per the available records; Gaud Saraswat Co-operative Housing Association Limited was the owner and occupier of all that property being Plot of land bearing no. 4 of Survey no. 142 (Part) bearing relevant CTS no. 585 admeasuring about 910.50 sq. meters presently within Village Nahur, Taluka: Mulund, presently within Mulund Taluka and Mumbai Suburban District within the precincts of Municipal Corporation of Greater Mumbai (hereinafter for the sake of brevity, referred to as "said first land").



And whereas, (1) Mrs. Sushilabai Rajaram Sakhalkar, (2) Mr. Ramakant Rajaram Sakhalkar, (3) Mr. Shrikant Rajaram Sakhalkar and (4) Mr. Vinodkumar Rajaram Sakhalkar (hereinafter referred to as said Sushilabai & 3 Others) were seized and otherwise well and sufficiently possesses of piece and parcel of land being Plot no. 5, CTS no. 584 originally admeasuring about 897.50 sq. meters presently within Village Nahur, Taluka: Mulund, presently within Mulund Taluka and Mumbai Suburban District within the precincts of Municipal Corporation of Greater Mumbai (hereinafter for the sake of brevity, referred to as "said second land"). The said first land and the said second land, shall for all purposes, hereinafter collectively referred to as "said property". There were four structures (*kutcha structures*) standing on the said property (hereinafter for the sake of brevity, referred to as "said four structures").

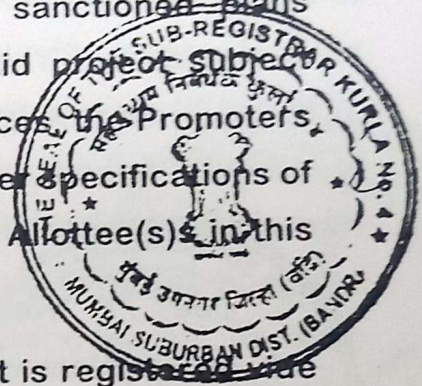
c) And whereas, one M/s Ashapura Builders submitted an amalgamation scheme in respect of the said first land and the said second land and

SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
	1) Ashok M Jain
	2)
	3)

purchased by the Flat Allottee(s) approved by the MCGM have been annexed hereto.

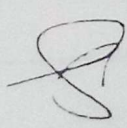
y) And Whereas, while sanctioning the said plans for the said building, the concerned local authority and/or Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said land or the said building and upon due observance and performance of which only the occupations and the completion certificates in respect of the said building shall be granted by the concerned local authority/ Government.

z) The parties hereto have agreed that the Promoters shall have unqualified and unconditional right to get the sanctioned plans amended for optimal utilization of FSI of the said project subject however, to a condition that under any circumstances the Promoters shall not be entitled to change the floor, view or other specifications of the said premises agreed to be purchased by the Allottee(s) in this Agreement.



aa) The Promoters declares that the said project is registered vide Registration no. P51800032643 under the name and style of "SHANTI HEIGHTS" under the provisions of Real Estate (Regulation and Development) Act, 2016. Copy of Certificate of Registration issued by MahaRERA for the said project named as "SHANTI HEIGHTS" is annexed herewith.

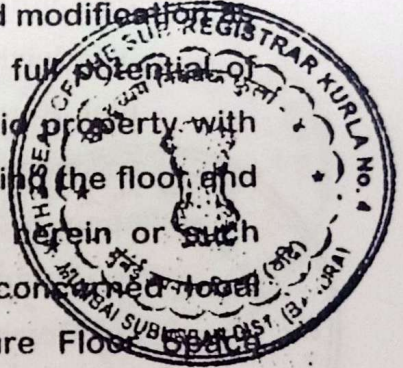
bb) The Flat Allottee(s) have applied to the Promoters for allotment/purchase of flat/ Duplex flat/garage bearing No. 804 admeasuring about 574 sq. ft. carpet area (as defined by MahaRERA) on the 8th floor (hereinafter for the sake of convenience referred to as "the said premises") and one Car Park Space (hereinafter for the sake of convenience referred to as "the said car park space") in the said building to be constructed on the said property and to be known as "SHANTI HEIGHTS" ["carpet area" means *the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said*

SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
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	2) Radma
	3)

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1. The Promoter(s) have proposed to construct/develop multi-storied Sale building on the said property in the project known as "SHANTI HEIGHTS" or any other name as may be decided by the Promoter(s) on the said Property for the residential consisting of Ground + Two Level Podiums + Seventeen Upper Floors as per the designs, specifications approved and/or will be approved and/or amended by the concerned local authorities and/or MCGM from time to time.

Provided that the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of variations or modifications which may adversely affect the said Apartment of the Allottee(s) except any alteration or addition required by any Government authorities or due to change in law. However, it is further agreed between the parties that the Promoter(s) shall be entitled to make such variations and modifications if the Promoter(s) may consider necessary for using the full potential of the said Property or merge the said project and the said property with the adjoining and contiguous plots of land without affecting the floor and view of the said Apartment agreed to be purchased herein or such changes, modification, as may be required by the concerned local authority/ Government, using such present and future Floor Space Index(FSI)/Transferable Development Rights (TDR) that maybe available to the Promoter(s), from the concerned authority and/or such other global FSI/TDR that may be available to the Promoter(s). It being clearly agreed and understood by the Allottee(s), that any benefit available by way of increase in FSI/TDR, which may be increased by way of global FSI/TDR or otherwise, shall only be for the use and utilization by the Promoter(s), and the Allottee(s) shall have no right and/or claim in respect of the same, whether during construction or after construction having been completed.



2. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, Flat no. 804 admeasuring about 574 sq. ft. of Carpet Area (as defined by MahaRERA) on the 8th Floor and the said one Car Park Space in the building known as "SHANTI HEIGHTS" (hereinafter referred to as "said Apartment") as shown in the floor plan hereto annexed and marked for a total lumpsum consideration

SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
	1) Ashok m Jain
	2) Padma
	3)

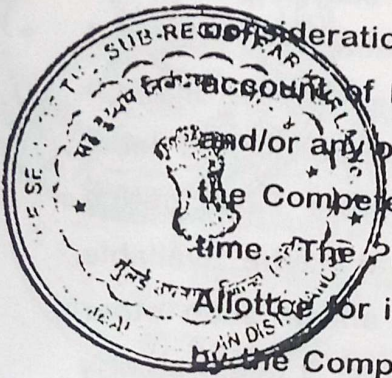
of ₹ 10800000/- (Rupees One Crore Eight lakhs Only), hereinafter for the sake of brevity, referred to as "said total consideration" subject to deduction of TDS (as applicable).

However, it is explicitly made clear by the Promoters that the total consideration shall not include Goods & Service Tax (GST) and such other levies and taxes, as may be applicable from time to time. The Flat Purchaser is further aware that the said total consideration is arrived at after necessary adjustments as permissible under prevailing laws. The total consideration above excludes taxes (consisting of tax paid or payable by the Promoter by way of GST, Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the project payable by the Promoter). The Flat Purchaser undertakes to pay GST, levies or such other taxes, duties, as may be applicable from time to time, as and when demanded by the Promoter.

It is further mutually agreed upon by and between the parties that the Flat Purchaser(s) shall be liable to pay such increments in the total consideration as may be caused and demanded due to increase on account of Development charges payable to the Competent Authority and/or any other increase in charges which may be levied or imposed by the Competent Authority or Local Bodies or Government from time to time. The Promoter further agrees that while raising a demand on the Allottee for increase in Development charges, costs, or levies imposed by the Competent Authorities et cetera, the Promoter shall enclose the said Notification/Order/Rule/Regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

3. The Allottee may obtain finance/ loan from any financial institution, bank or any other source, but the Allottee's obligation to purchase the said Apartment pursuant to this Agreement shall not be contingent on the Allottee's ability or competency to obtain such finance. The Allottee would remain bound under this Agreement whether or not it has been able to obtain finance for the purchase of the said Apartment. The Allottee agrees and has fully understood that the Promoter shall not be under any obligation whatsoever to make any arrangement for the

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SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
	1) Ashok M Jain
	2) Padma
	3)

The charges towards stamp duty shall be borne and paid by Developers and Registration Fees and other charges shall be borne and paid by Allottee.

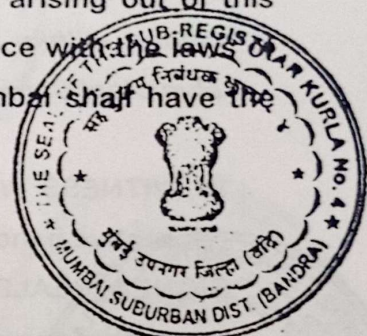
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41. ALTERNATE DISPUTE RESOLUTION:

Every dispute, difference, or question which may arise between the parties hereto or any person claiming under them, touching or arising out of or in respect of this agreement (deed) or the subject matter thereof shall be referred to a Sole Arbitrator or if no such Arbitrator can be mutually nominated; each part shall be entitled to appoint their own arbitrator and both such appointed arbitrators shall nominate third arbitrator and the decision of the arbitrator (or such arbitrators, or umpire as the case may be) shall be final and binding on the parties.

42. GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts in Mumbai shall have the exclusive jurisdiction for this Agreement.



SCHEDULE OF THE SAID PROPERTY

ALL that property being pieces or parcels of land bearing CTS no. piece and parcel of land bearing Plot No. 3, 4 and 5 of the estate of Gaudasaraswat Co-Op. Hsg. Association (Ltd.) & bearing Survey No.142(pt), 584 and 584/1 to 6 admeasuring 848 square meters and C.T.S. No.585, 585/1 to 6 admeasuring 861 square meters, respectively totally admeasuring about 1927 sq. meters out of which an area admeasuring about 206.80 square meters affected by road setback area as per DP remarks leaving behind total plot area as 1709 square meters as per Property Card of Village Nahur within the Mumbai Suburban District within the local limits of Municipal Corporation of Greater Mumbai bounded as under:

- On or towards the North : By Goshala Road.
- On or towards the South : By CTS No. 598.
- On or towards the West : By CTS No. 583.
- On or towards the East : By CTS No. 586, 587 and 588.

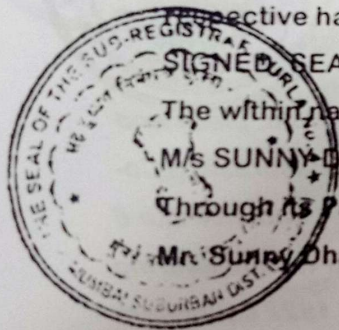
SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
	1) Ashok m Jain
	2) Padma
	3)

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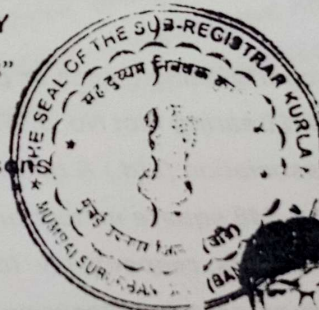
SCHEDULE OF THE SAID FLAT/PREMISES/APARTMENT

All that property being Flat bearing no. 804 admeasuring about 574 sq. ft. Carpet Area (as defined by MahaRERA) equivalent 53.33 sq. meters Carpet area (as defined by MahaRERA) (58.61 sq. meters Built-up Area) on the 8th Floor and one Car Parking Space in the building known as "SHANTI HEIGHTS" proposed to be constructed/standing on *land bearing CTS no. piece and parcel of land bearing Plot No. 3, 4 and 5 of the estate of Gaudasaraswat Co-Op. Hsg. Association (Ltd.) & bearing Survey No.142(pt), 584 and 584/1 to 6 admeasuring 848 square meters and C.T.S. No.585, 585/1 to 6 admeasuring 861 square meters, respectively totally admeasuring about 1927 sq. meters out of which an area admeasuring about 206.80 square meters affected by road setback area as per DP remarks leaving behind total plot area as 1709 square meters as per Property Card of Village Nahur within the Mumbai Suburban District within the local limits of Municipal Corporation of Greater Mumbai.*

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands, the day, month and year first herein above written.



SIGNED, SEALED AND DELIVERED BY
The within named "THE DEVELOPERS"
M/s SUNNY DEVELOPERS
Through its Partner & Authorized Person
Mr. Sunny Dhansukhlal Shah



Wary

In the presence of:

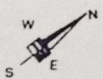
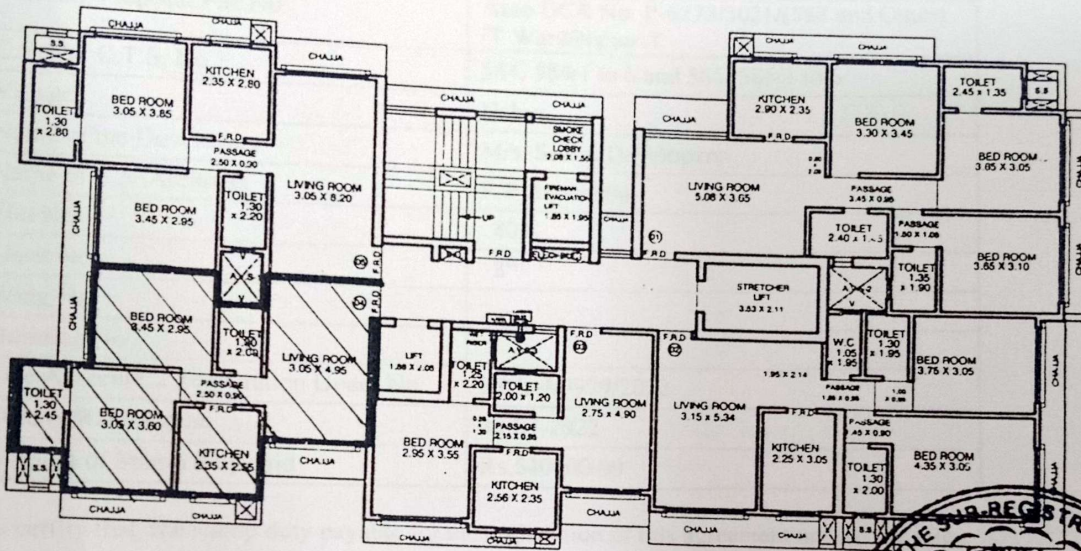
1. *AB* _____)
2. *Meh* _____)

SIGNED, SEALED AND DELIVERED BY _____)

SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
<i>f</i>	1) <i>Ashok m Sain</i>
	2) <i>Padma</i>
	3)

RERA CARPET AREA OF FLAT NO. 804 ON 8th FLOOR
 IS 574 RERA SQ. FTS. WHICH IS COLOURED

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8TH FLOOR PLAN
 SCALE 1 : 200



M/S SUNNY DEVELOPERS
 RAJA INDUSTRIAL ESTATE, GALA NO. 79,
 JAIN MANDIR ROAD, MULUND (WEST),
 MUMBAI - 400080

PROPOSED BUILDING ON PLOT BEARING
 C.T.S NO. 584, 584 / 1 TO 6 AND 585, 585 / 1 TO
 6 OF VILLAGE NAHUR AT GOSHALA ROAD,
 MUMBAI 400 080

Ashok m Jain
Rast...

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-6273/2021/(584 And Other)/T Ward/NAHUR - T/FCC/1/New

COMMENCEMENT CERTIFICATE

To,
M/s. Sunny Developers
C.A. to Owner Meera Shyam CHS Ltd.
Raja Industrial Estate, Gala No. 79,
Jain Mandir road, Mulund (W).

Sir,

With reference to your application No. P-6273/2021/(584 And Other)/T Ward/NAHUR - T/FCC/1/New Dated. 01 Jan 2021 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 01 Jan 2021 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 4 & 5 C.T.S. No. 584 ,585 Division / Village / Town Planning Scheme No. NAHUR - T situated at Goshala 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 be 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 not 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. **Executive Engineer (BP) ES III** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 9/11/2022

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Issue On : 10 Nov 2021

Valid Upto : 09 Nov 2022

Application Number :

P-6273/2021/(584 And Other)/T
Ward/NAHUR - T/CC/1/New

Remark :

"Plinth CC as per approved amended Plans dt. 19.08.2021"

Approved By

Executive Engineer (BP) ES III

Executive Engineer

Issue On : 02 May 2022

Valid Upto : 09 Nov 2022

Application Number :

P-6273/2021/(584 And Other)/T
Ward/NAHUR - T/FCC/1/New

Remark :

Full C.C. is granted as per approved amended plans dated 19.08.2021.



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✓
Name : Nitin Vasantao Patil
Designation : Assistant
Engineer
Organization : Personal
Date : 02-May-2022 21: 22:54

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal

Eastern Suburb T Ward Ward

Cc to :

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





06/05/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

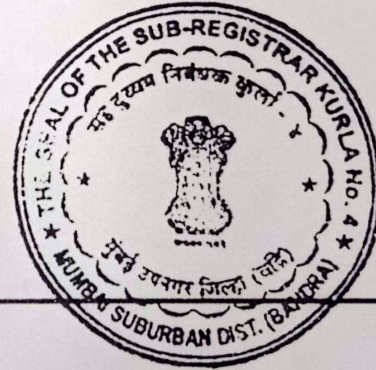
दस्त क्रमांक : 9979/2022

नोंदणी :

Regn.63m

गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8590425.25
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॉट नं: 804, माळा नं: 8 वा मजला, इमारतीचे नाव: शांती हाईट्स, ब्लॉक नं: मुलुंड पश्चिम मुंबई 400080, रोड : गोशाळा रोड, व्हिलेज नाहूर, इतर माहिती: सदर दस्तात मिळकतीचे क्षेत्र 574 चौ फूट रेरा कारपेट म्हणजेच 53.33 चौ मी रेरा कारपेट (58.61 चौ मी बांधीव) असून सोबत एक कार पार्किंग स्पेस आहे. (C.T.S. Number : 584, 584/1 TO 6, 585, 585/1 TO 6 ;)
(5) क्षेत्रफळ	1) 58.61 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असून तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे/- सन्नी डेव्हलपर्स तर्फे भागीदार सन्नी डी शाह तर्फे मुखत्यार जानेश्वर चंद्रकांत कदम वय:-34; पत्ता:-प्लॉट नं: गाला नं 79, माळा नं: -, इमारतीचे नाव: राजा इंडस्ट्रियल इस्टेट, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: जैन मंदिर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ADJFS2489K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अशोक मिठलाल जैन वय:-46; पत्ता:-प्लॉट नं: ए/13, माळा नं: -, इमारतीचे नाव: जीवराम भुवन, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: आर आर टी रोड, महाजन वाडी समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AADPJ5259P 2): नाव:-पद्मा अशोक जैन वय:-46; पत्ता:-प्लॉट नं: ए/13, माळा नं: -, इमारतीचे नाव: जीवराम भुवन, ब्लॉक नं: मुलुंड पश्चिम, रोड नं: आर आर टी रोड, महाजन वाडी समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAAPR5928E
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	06/05/2022
(11) अनुक्रमांक, खंड व पृष्ठ	9979/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	540000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेष	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

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

सुलभ व्यवहारासाठी नागरिकांचे सहाय्यकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 06/05/2022) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22

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

[P-6273/2021/(584 And Other)/T Ward/NAHUR - T/OCC/1/New of 06 June 2024]

To,
M/s. Sunny Developers
Meera Shyam CHS Ltd.
Raja Industrial Estate, Gala No. 79,
Jain Mandir road, Mulund (W)..

C.A. to Owner

Dear Applicant,

The **Full** development work of **Resi+comm** building comprising of **Proposed building comprises of Stilt Ground (Part) for rehab shops + Stilt (Part) for parking + 1st podium for parking + 2nd podium for parking, LOS & amenity + 1st to 17th upper floors for residential use.** on plot bearing CTS No. **584 ,585** of village **NAHUR - T** at **Goshala road** is completed under the supervision of Shri. **RAMJIBHAI POPATBHAI ASUNDARIA** , Architect , Lic. No. **CA/98/23287** , Shri. **Vikas V. Gokhale** , Structural Engineer, Lic. No. **STR/G/42** and Shri. **Raju K Nareja** , Site supervisor, Lic.No. **N / 14 / SS-I** and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. **P-6273 /2021 / (584 & Others) / T Ward / Nahur - T** dated **19 March 2024** . The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, T Ward
 2. A.A. & C. , T Ward
 3. EE (V), Eastern Suburb
 4. M.I. , T Ward
 5. A.E.W.W. , T Ward
 6. Architect, **RAMJIBHAI POPATBHAI ASUNDARIA**, 236, Avior Bldg., Nirmal Galaxy, Near Deepmandir Cinema, L.B.S Marg, Mulund (W), Mumbai 400080
- For information please

Digitally signed by Suhas Vasant Nemane
Date: 06 Jun 2024 13:59:43
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation

T Ward



SUNNY
DEVELOPERS

THE LAXMI GROUP
PASSION FOR EXCELLENCE

possession letter

Date: 30/06/2024

POSSESSION LETTER

To,
Mr. Ashok Mithalal Jain
Mrs. Padma Ashok Jain
A/13, Jivram Bhuvan, R.R.T Road,
Opp Mahajan Wadi, Mulund West,
Mumbai 400080.

Ref: Occupation Certificate ("OC") dated 06.06.2024 issued by Municipal Corporation of Greater Mumbai ("MCGM") in respect of residential-cum-commercial building known as "SHANTI HEIGHTS" constructed on the plot of land bearing 584, 584/1 to 6, 585, 585/1 to 6 situated at Village Nahur, Gaushala Road, Mulund West, Mumbai.

Sub: Handing over possession of the Flat bearing No. 804, ("said Flat") situated on 8th floor of the building known as "SHANTI HEIGHTS" (Said Building").

Dear Sir/Madam,

We are delighted to inform you that we have obtained Full Occupation Certificate from MCGM, as referred hereinabove (a copy whereof is attached herewith) and in pursuance thereof, we are handing over physical and symbolic possession of the said Flat to you on the conditions as mentioned hereunder:

1. We confirm having received the consideration amount in respect of said flat in terms of the Agreement for Sale/Permanent Alternate Accommodation dated 30.03.2022 ("Said Agreement") registered at Sr. no. KRL - 4/9979/2022.
2. You have personally visited and inspected the said Flat, said Building/Tower, the internal amenities as well as common amenities and

1 Ashok m Jain

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

Yes, CIF No/ Account No.

Name: First Name Middle Name

Date of Birth: PAN:

Mobile:

Email:

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)

Ration Card / UID No.

Driver ID No.

Passport No.:

Driving License No.

MGNREGA Job card No.

Document issued by National Population Register Containing Name and Address:

Additional Stat:

MA: PERSONAL DETAILS

Existing Customer: Yes No

CIF No/ Account No.

First Name

Middle Name

Date of Birth:

PAN:

Mobile:

Email:

Name of Spouse:

Name of Father:

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)

Ahaar / UID No.

Driver ID No.

Passport No.:

Driving License No.

MNREGA Job card No.

Address issued by National Population Register Containing Name and Address:

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

MR DEFENCE

RAASHLTP 202408009534883

RIMS- 501240819012443 863

RAASHLTP 2024070003229674

L-2024070003534636



भारतीय स्टेट बैंक / STATE BANK OF INDIA

RAASHLTP 202408009534883

For Proposals upto

Lacs

Please Tick

Saving A/C No. :

Branch File NO.

CIF No.: 71174 127827

Tie up No.

LOS Reference No. 91069 271099

PAL/Take Over/NEW/Resale/Top up

Applicant Name : Ashok Jain

Co. Applicant Name Padma Jain

Contract (Resi.) Mobile No.: 9819893505

Loan Amount.: 20,00,000/-

Tenure

Interest Rate :

EMI

Loan Type Home Loan Top

SBI LIFE

Hsg. Loan _____ Maxgain

Reality _____ Home Top up

RBO-II Zone-II Branch : Link Road (Code No.) 11672

Contract Person : Arhang Thakare Mobile No. 9773010904

Name of RACPC Co - ordinator with Mob. No.:

	DATE
SEARCH-1	28/08/24 SSP Legel
SEARCH-2	28/08/24
VALUATION-1	28/08/24 Jasdeep
VALUATION-2	

	DATE
RESIDENCE VERIFICATION	
OFFICE VERIFICATION	
SITE INSPECTION	

HL ST/MPST/BM/FS/along with Mob. No.

HL TO BE PACKED AT _____ BRANCH