

391-10224

पावती

Original/Duplicate

Friday, June 04, 2021

नोंदणी क्र.: 39M

4:45 PM

Regn.: 39M

पावती क्र.: 11124 दिनांक: 04/06/2021

पावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल4-10224-2021

दस्तऐवजाचा प्रकार : पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: शे. ओम रिअल्टी तर्फे भागिदार जिग्नेश अश्विन खिलानी तर्फे कबुलीजबाबासाठी
मुख्यालयप्रधारक राहुल अश्विन खिलानी

नोंदणी फी	रु. 21000.00
दस्त हाताळणी फी	रु. 1800.00
पुढाची संख्या: 90	

DELIVERED

एकूण: रु. 22800.00

आपणास मूळ दस्त ,धबनेल प्रिंट,सूची-२ अंदाजे

5:03 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 4

साजण मूल्य: रु.2070000/-

वाढदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 103500/-

सह. दुय्यम निबंधक कुर्ला - 4
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.1800/-

सीडी/घनादेश/पि ऑर्डर क्रमांक: 0406202102955 दिनांक: 04/06/2021

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.21000/-

सीडी/घनादेश/पि ऑर्डर क्रमांक: MH001867843202122E दिनांक: 04/06/2021

विक्रेते नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping track of adjusted fees

s.aspx?cross=6W5CtN4j07w

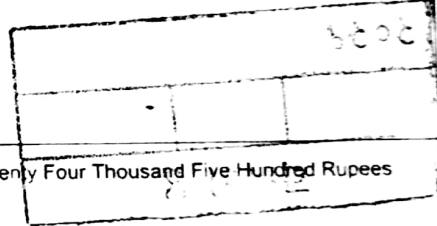
6/4/2021



CHALLAN
MTR Form Number-6



001867843202122E	BARCODE	Date	04/06/2021-14:34:46	Form ID	252
Inspector General Of Registration		Payer Details			
Stamp Duty	Registration Fee	TAX ID / TAN (If Any)	कपल ४		
Payment		PAN No.(If Applicable)	90228 2 eo		
Name	KRL4_JT SUB REGISTRAR KURLA NO 4	Full Name	AUM REALTY		
Location	MUMBAI	Flat/Block No.	2024		
Period	2021-2022 One Time	Premises/Building	FLAT NO 403, 4TH FLOOR, AUM AVENUE		
Account Head Details		Amount In Rs.	Road/Street		
30045501	Stamp Duty	103500.00	MAHATMA GANDHI ROAD, MULUND (WEST)		
30063301	Registration Fee	21000.00	Area/Locality		
			MUMBAI		
			Town/City/District		
			PIN		
			4 0 0 0 8 0		
			Remarks (If Any)		
			SecondPartyName=SUSHAMA PREMCHANDRAN NAIR-		
			Amount In		
			One Lakh Twenty Four Thousand Five Hundred Rupees		
			Words		
			Only		
Total		1,24,500.00			
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	69103332021060412015	697250973
Cheque/DD No.		Bank Date	RBI Date	04/06/2021-14:38:32	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 दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Mobile No. : 0000000000

Handwritten signature

70208800

**AGREEMENT FOR PROVIDING PERMANENT ALTERNATE
ACCOMMODATION TO THE TENANT/SON OWNERSHIP BASIS
IN LIEU OF TENANTED PREMISES**

**AGREEMENT FOR PROVIDING PERMANENT ALTERNATE
ACCOMMODATION TO THE TENANT/SON OWNERSHIP BASIS
IN LIEU OF TENANTED PREMISES** is made at Mumbai on this
4th day of June, 2021.

B
✓
A-L-1

BETWEEN

M/s. AUM REALTY, through its Partners, (1) Mr. JIGNESH ASHWIN KHILANI and (2) Mrs. VAISHALI JIGNESH KHILANI a Partnership Firm duly registered under Indian Partnership Act, 1932, and having its registered office at 2, Prabhu Krupa Building, Tilak Road, Ghatkopar (East), Mumbai 400077 (hereinafter referred to as "THE DEVELOPERS" (which expression shall unless repugnant to the context or meaning thereof mean and include the partners or partner for the time being of the firm, the survivors of survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her assigns) **PART;**

AND

MRS. SUSHAMA PREMCHANDRAN NAIR, aged 48 years, PAN AAYPN2358J, of Indian Inhabitant and having address at Flat No. 9, "previously known as ANAM NIWAS AND now known as YOGINI", M.G. Road, Mulund (West), Mumbai - 400080 hereinafter referred to as "THE TENANT" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors and administrators) of the **SECOND PART;**

WHEREAS:—

- A. One Smt. Hemlata Dayaram Anam was seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece of parcel of land admeasuring 1080 sq. yards i.e. 905.90 Sq. Mtrs situate lying and being at Mahatma Gandhi Road, Mulund (West), Mumbai-400 080 together with the building and/or structure standing thereon known as "ANAM NIWAS"
- Q ✓
- Sushama

1000
1001
320 A

now known as "YOGINI" standing thereon bearing Survey Nos. 1000, 1001 and 320 A and CTR Nos. 932, 932/1 to 15 of Village Mulund (West), Taluka Kurla alongwith the Tenant/s/occupier occupied thereon and more particularly described in the First **Schedule** hereunder written and delineated on the plan thereof hereto annexed and thereon shown surrounded by red coloured boundary line (hereinafter collectively called "**the said property**") under a Registered Conveyance dated 29th February, 1988 entered into between One Smt. Laxmibai Morarji Somaiya & 4 others and the said Smt. Hemlata Dayaram Anam upon the terms and conditions as specifically mentioned in the said Conveyance.



The said Hemlata Dayaram Anam had granted Development Right to develop the said property to one Mr. Suresh Chhaganlal Ramani, Proprietor of M/s. K. Harshit Under a Registered Development agreement dated 13th April, 2002 bearing No.BDR7-2322 dated 15/4/2002 entered into between them on the terms and conditions more specifically mentioned in the said Development agreement. Pursuant to the terms of the said Development agreement said Hemlata Anam has also executed Power of attorney in favour of the said Suresh Chhaganlal Ramani thereby given various powers and authorities for the development of the said property as specifically mentioned in the said Power of attorney.

C. Thereafter, the said Suresh Chhaganlal Ramani proceed for the development of the said property and got approved the plan and also obtained IOD from the MCGM and had also demolish one structure wherein 7 Tenant/s were residing by getting their surrender of Tenancy and obtained possession of their respective premises. During the pendency of the constructions even before construction being started, the said Hemlata Dayaram Anam agreed to sell transfer and convey the said property to the Owners herein and the said Suresh Chhaganlal Ramani has also agreed to transfer his Development Rights and all other rights of the property granted by the said Hemlata Dayaram Anam to him under the said Development agreement dated 13th April, 2002 and

[Handwritten signatures]

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece of parcel of land or ground together with the building and its structure standing thereon previously known as "ANJAM NURAS" and now known as "TOGINI" standing thereon alongwith the Tenant's occupied thereon admeasuring about 905.50 square area bearing Survey Nos. 1000, 1001 and 320-A and CTS Nos. 932, 932/1 to 15 of Village Muhamud (West), Taluk Kurlik.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Give detailed description of the flat to be allotted to the Tenant)

Flat No. 403, Fourth Floor, admeasuring 160 sq. ft. NERA Carpet area in new building viz. "AUM AVENUE" to be constructed on the property as described in the First Schedule mentioned hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Set out the details of fixtures, fittings and amenities to be provided in the flat to be allotted to the Tenant)

LIST OF AMENITIES PROPOSED TO BE PROVIDED: - The building will be of R.C.C. framed structure designed as per IS Codes of practice with consideration for earthquake resistance, top class construction, & beautiful elevation.

1. Well-planned flats with proper space utilization, ventilation, & sufficient lights.
2. Attractive entrance lobby with granite and light fittings. Interlocking checkered tiles in open area (pavers).
3. Internal flooring of 2 x 2 vitrified tiles in entire flat with 3" ht. skirting of Bell/ Johnson/ Nitco brand or equivalent brand.
4. Concealed electrical fittings with ISI wires, Anchor make switches, or equivalent brand with adequate telephone, television, air-conditioner points with M.C.B. and E.L.C.B. in all rooms.

↓
D S.A

Page 8		
9022	20	-60
2029		

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE HANDS AND THE SEAL ON THE DAY AND YEAR FIRST HEREIN ABOVE MENTIONED.

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED "DEVELOPERS")

M/s. AUM REALTY, through its Partners

(1) Mr. JIGNESH ASHWIN KHILANI

(2) Mrs. VAISHALI JIGNESH KHILANI

In the presence of

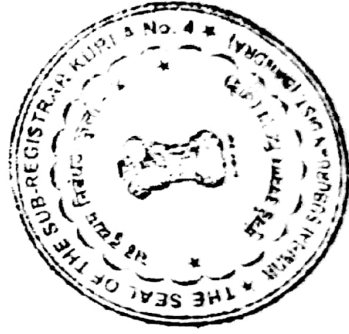
- 1.
- 2.

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED "TENANT/S"

MRS. SUSHAMA PREMCHANDRAN NAIR,
PAN-AAYPN2358J

In the presence of

- 1.
- 2.





सूची क्र.2

दस्तावेज क्र. 4

दिनांक 10/24/2021

नोंदणी

पिनकोड

गावाचे नाव पाने

पर्यायी जागोसा करार

(1) 0

2070000

नोंदणी

अनुक्रमांक

(2) बाजारभावाभावेपट्याच्या

अतिरिक्तकार आकारणी देतो की

वर्ददार ते नमुद कराचे)

(4) भू-आपत पोटेरिस्ता व घरक्रमांक

(अस्त्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: गुना क्रम क्र. 9 एम एच.सी. नॉन बांधकाम होणाऱ्या बिल्डिंग मध्ये सदतिका क्र. 403.4था मजला. क्षेत्रफळ 160 चौ. फूट. या ब्लॉक मध्ये अवेन्यु. प्लॉट क्र. 807/817, महात्मा गांधी रोड, मुंबई पश्चिम मुंबई-400080 मध्ये क्र. 1000/1061 आणि 320-ए आणि सिटीएस क्र. 932.932/1 ते 15 गाव मुंबई(पश्चिम) तालुका कमी व इतर माहिती दस्तात नमुद केल्याप्रमाणे. (C.T.S. Number : 932.932/1 TG 15)

1) 16.35 चौ.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल

नेहू.

(7) दस्तऐवज करून देणा-या/विहून

ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी

न्यायालयाचा हुकुमनामा किंवा आदेश

अस्त्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-.मै. ओम रिअल्टी तर्फे भागिदार जिन्नेश अश्विन खिलानी तर्फे कदुलीजबाबलाची मुखत्यारपत्रधारक राहुल अश्विन खिलानी वय:-39; पत्ता:-प्लॉट नं. दुकान क्र. 2, माळा नं. इमारतीचे नाव: प्रभू कृपा बिल्डींग, ब्लॉक नं: टिळक रोड, रोड नं: घाटकोपर पूर्व, महाराष्ट्र, मुंबई पिन कोड:-400077 फोन नं:-ABNFA4030C

2): नाव:-.मै. ओम रिअल्टी तर्फे भागिदार वैशाली जिन्नेश खिलानी तर्फे कदुलीजबाबलाची मुखत्यारपत्र धारक राहुल अश्विन खिलानी वय:-39; पत्ता:-प्लॉट नं: दुकान क्र. 2, माळा नं: इमारतीचे नाव: प्रभू कृपा बिल्डींग, ब्लॉक नं: टिळक रोड, रोड नं: घाटकोपर पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400077 फोन नं:-ABNFA4030C

1): नाव:-सुषमा प्रेमचंदन नायर वय:-48; पत्ता:-प्लॉट नं: रूम क्र. 9, माळा नं: , इमारतीचे नाव: अनाम निवास आताचे नाव योगिनी, ब्लॉक नं: महात्मा गांधी रोड, रोड नं: मुंबई पश्चिम, महाराष्ट्र MUMBAI. पिन कोड:-400080 फोन नं:-AAYPN2358J

04/06/2021

04/06/2021

10224/2021

103500

21000



(14)पैदा

मुल्यांकनाची विचारात घेतलेला

तपशील:-

मुदांक शुल्क आकारताना निवडलेला

अनुषूची :-

मुल्यांकनाची आवश्यकता नारी कारण दस्तऐवजानुसार आवश्यक नारी कारणाचा तपशील

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

6/8/2021

[http://10.10.246.39/MarathiReports/HTMLreports/HTMLreports/HTMLReportSuchiKra...](http://10.10.246.39/MarathiReports/HTMLreports/HTMLReportSuchiKra...)



Date: 02/02/2024

POSSESSION LETTER

To,
MRS. SUSHMA PREMCHAND NAIR

SUB: Possession for FLAT NO. No. 403 (Wing B) admeasuring 155.78 sq.ft. on the 4th floor of the building "AUM AVENUE" situated at CTS Nos.932, 932/1 to 15 of Village Mulund (West), Mumbai -80 .

Ref: PAAA dated 4/6/2021 bearing Registration no. KRL-4/

It gives us immense pleasure to present you this Possession Letter and handover the set of keys of your FLAT No. 403 in " **AUM AVENUE** "

We are happy to note that you have accepted the vacant and peaceful possession of the FLAT in accordance with the provisions of the said Agreement For sale and after taking a complete, detailed and thorough inspection of the FLAT and other amenities and facilities provided and after having satisfied yourself that the construction has been in accordance with the terms and conditions of the said Agreement, including in respect of the area measurement, finishing, workmanship of the construction work, standard of the material used, amenities, fixtures and fittings thereof and you have no complaints / grievances of any nature whatsoever and waive your rights in this regard.

A handwritten signature in black ink, appearing to read 'Sushma Nair', is written over a horizontal line.

Correspondence Office : B/4, Vallabh Vihar, Opp. Kotak Mahindra Bank, M. G. Road, Ghatkopar - East,
Mumbai - 400 077. • T : 022 - 2102 2897 | 2102 8879 | E : alagproperty@gmail.com

Regd. Off: Shop No. 2, Prabhu Krupa Bldg., Tilak Road, Opp. Ashirwad Hospital, Ghatkopar - East,
Mumbai - 400 077. • Tel.: 2102 2897 | 2102 8879 • Email : aumrealty09@gmail.com





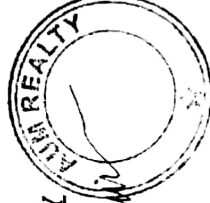

You confirm and commit that with acceptance of possession, you have no disputes or differences, claims or demand against the Company. You agree to sign all papers, documents, forms etc. as may be necessary for your FLAT and for the purpose of formation of the cooperative society.

You will in no way violate any of the regulations prescribed by MCGM. You shall be liable to pay the outgoing charges such as MCGM Property taxes, water charges, common security charges and common electricity charges etc. in respect of the said FLAT.

We wish you and your family a wonderful new beginning in your new Home!

Warm Regards,

For **AUM REALTY**



Authorized Signatory/Partner

I/we have received possession of my/our Flat/Home No. **403** , **Wing B** in and irrevocably and un-conditionally accept and confirm the contents hereof:

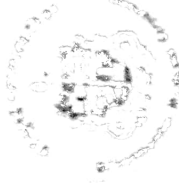


MRS. SUSHMA PREMCHAND NAIR

Correspondence Office : B/4, Vallabh Vihar, Opp. Kotak Mahindra Bank, M. G. Road, Ghatkopar - East,
Mumbai - 400 077. • T : 022 - 2102 2897 | 2102 8879 | E : alagproperty@gmail.com

Regd. Off.: Shop No.2, Prabhu Krupa Bldg., Tilak Road, Opp. Ashirwad Hospital, Ghatkopar - East,
Mumbai - 400 077. • Tel.: 2102 2897 | 2102 8879 • Email : aumreality09@gmail.com





**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-2411/2019/(932 And Other)/T Ward/MULUND-W/OCC/1/New of 25 April 2024)

In
Attn Realty CA to Owner
Arag Property, Shop No. 2, Prabhu Krupa Building, Tilak Road, Near Ashirwad Hospital, Chhatkopar East.

Dear Applicant,

The Full development work of Resi+comm building comprising of Full OCC permission i.e. balance OCC of 9th upper floor for wing B in continuation with earlier Part O.C.C. i.e. Wing A & B. Wing A comprises of Ground + 1st to 9th upper floor for commercial use & wing B is comprising of Stilt + 1st to 8th upper floors for residential use along with parking tower was granted on 02.02.2024, on plot bearing CTS No. old C.T.S. No. 932, 932/1 to 15 & New CTS No. 932/A & 932/B, of village MULUND-W at Near Ambajidham Temple 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-1 and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. P-2411/2019/(932 And Other)/T Ward/MULUND-W dated 04 December 2023. 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. R.E.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 T. Ward
Date: 2024.04.25 12:03:08
Original URI: file:///C:/Users/T. Ward/Desktop/20240425120308/20240425120308

Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation

T Ward

P-2411/2019/(932 And Other)/T
Ward/MULUND-W/OCC/1/New

Page 1 of 1 On 25-Apr-2024

BILL NO.(GGN): 000002536038965

ग्राहक क्रमांक : 000098491074 मोबाईल/ईमेल : 98xxxxxxx54

SUSHMA PREMCHAND NAIR

FLAT NO 403 AUM REALITY ANAM NIWAS MULUND WEST MUMBAI Greater Mumbai (M Corp.)
Part 400080

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 08-08-2024
देयक रक्कम रु : 130.00

देय दिनांक : 28-08-2024
या तारखे नंतर : 140.00
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



बिलिंग युनिट : 4704/PACH RASTA SIDN./MULUND DIVISION
दर संकेत ** : 90/LT I Res 1-Phase
पोल क्रमांक : 000000000
पी.सी./वक्रम-मार्ग-क्रम/डि.सी.सी. : 11/02/9019/0248/3554148
मिटर क्रमांक : 100A6282586
रिडींग ग्रुप : C1

चालू रिडींग	मागील रिडींग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
1	1	1.00	0	0	0

Meter Status: Normal
Bill Period: 1,037

प्रतिलिपि विलेखन
प्रतिलिपि विलेखन सेवा ही ग्राहकांच्या विकासासाठी आहे. या सेवाद्वारे ग्राहकांच्या विकासासाठी आवश्यक असलेली प्रतिलिपि विलेखने तयार करता येतील. या सेवाद्वारे ग्राहकांच्या विकासासाठी आवश्यक असलेली प्रतिलिपि विलेखने तयार करता येतील. या सेवाद्वारे ग्राहकांच्या विकासासाठी आवश्यक असलेली प्रतिलिपि विलेखने तयार करता येतील.

ग्राहकांच्या विकासासाठी आवश्यक असलेली प्रतिलिपि विलेखने तयार करणे
ग्राहकांच्या विकासासाठी आवश्यक असलेली प्रतिलिपि विलेखने तयार करणे. या सेवाद्वारे ग्राहकांच्या विकासासाठी आवश्यक असलेली प्रतिलिपि विलेखने तयार करता येतील. या सेवाद्वारे ग्राहकांच्या विकासासाठी आवश्यक असलेली प्रतिलिपि विलेखने तयार करता येतील.

ग्राहकांच्या विकासासाठी आवश्यक असलेली प्रतिलिपि विलेखने तयार करणे
ग्राहकांच्या विकासासाठी आवश्यक असलेली प्रतिलिपि विलेखने तयार करणे. या सेवाद्वारे ग्राहकांच्या विकासासाठी आवश्यक असलेली प्रतिलिपि विलेखने तयार करता येतील. या सेवाद्वारे ग्राहकांच्या विकासासाठी आवश्यक असलेली प्रतिलिपि विलेखने तयार करता येतील.

युनिट	0.00	0.25	0.50	0.75	1.00
जून-2024	0				
जुल-2024	0				
ऑग-2024	0				
सप्ट-2024	0				
ऑक्ट-2024	0				
नोव्हेंबर-2024	0				
डिसेंबर-2024	0				

बीज वापर : 0
ऑगस्ट - 2024 : 0

विशेष संदेश

* महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच रिवकासाठी, हस्तलिखित पावती रिवकारू नये.
गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

मुमची पसंती आम्हाला सांगा
येद, सामाजिक विषय तसेच वर्तमानातल्या मुद्यावर तुमचा दृष्टिकोन काय आहे?
आपले मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शक.
9326508274 वर 'OPINION' फाईरअप करा किंवा अस ड्राऊनलोड करा.

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रथक्रत बिलिंग युनिट	4704	ग्राहक क्रमांक	000098491074	पी.सी.	C1	दर	90	या तारखे पर्यंत भरल्यास	17-08-2024	Rs.	130.00
अंतिम तारीख								या तारखे नंतर भरल्यास	28-08-2024	Rs.	140.00

वैकिकी रथक्रत:	4704	ग्राहक क्रमांक	000098491074	डिजिटरी क्र.	3554148						
बिलिंग युनिट				पी.सी.	C1	दर	90	अंतिम तारीख	28-08-2024	Rs.	130.00
								या तारखे पर्यंत भरल्यास	17-08-2024	Rs.	130.00
								या तारखे नंतर भरल्यास	28-08-2024	Rs.	140.00

