391/10224 पालली Original/Duplicate Friday June 04 .2021 नीवणी के. :39म 4:45 PM Regn.:39M पावती क्र.: 11124 विनाक: 04/06/2021 गावाचे नाव: मुलुंड दस्तऐवजाचा अनुक्रमांक: करल4-10224-2021 दस्त्रऐवजाचा प्रकार : पर्यायी जागेचा करार साटर करणाऱ्याचे नाव∶ मे. ओम रिअल्टी तर्फे भागिदार जिग्नेश अग्निन खिलानी तर्फे कबुलीजबाबासाठी मुखन्यारपत्रधारक राह्ल अग्निन खिलानी नोंवणी फी **5. 21000.00** दस्त हाताळणी फी ₹. 1800.00 ELIVERED पृष्ठांची संख्या: 90 ₹. 22800.00 एक्ण: आपणास मुळ दस्त ,धंबनेल प्रिंट,सूची-२ अंदाजे 5:03 PM ह्या वेळेस मिळेल. सह दु.निबंधक कुर्ला - 4 µजाः मुल्य: रु.2070000 /-पाबदला इ.0/-

भरलेल मुद्रांक शुल्क : रु. 103500/-

देवकाचा प्रकार: DHC रक्कम: रु.1800/-

बीटी/धनादेश/पे ऑर्डर क्रमांक: 0406202102955 विनांक: 04/Q6/2021

बॅंक्रेचे नाव व पत्ता:

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

21,22E दिनांक: 04/06/2021 डीडी/धनादेश/पे ऑर्डर क्रमांक: MH00186784320

बॅंकेचे नाव व पता;

नींद्रणी फी माफी असल्यास तपशिल :- ၹ 1) Fee Adjustment: Fee Adjustment (yashada training) code added for keeping

tack of adjusted fees

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6/4/2021



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spartment ID: Mobile No.: 00000000 TE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. इट चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावशाच्या दस्तासाठी लागु आहे. नोंदणी न करावशाच्या दस्तासाठी सदर चलन लागु ही. 0000000000

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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 Marolau on this 6th day of June. 2021.

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 "THEDEVELOPERS" (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 survivor of them and the heirs, executors and administrators of the OF THEONE last surviving partner and their/his/her assigns PART;

AND

MRS. SUSHAMA PREMCHANDRAN NAIR, aged 48 years 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 SECONDPART:

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"

now known as "YOOINI" standing thereon bearing Survey Nos 1000, 1001 and 320 A and CTS 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 grid Hemlata Dayaram Anam had granted Development Right develop the said property to one Mr. Suresh Chharga lal 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.

Thereafter, the said Suresh Chagganlal 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 has also agreed to transfer his Chagganlal Ramani 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

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece of parcel of land or ground together with the building and or structure standing thereon previously known as "ANAM NUKAS" and now known as "YOGINI" standing thereon alongwith the Tenant's occupied thereon admeasuring about 905.50 squares area bearing Survey Nos. 1000, 1001 and 320-A and CTS Nos.932, 932/1 to 15 of Village Mulund (West), TalukasKuria.

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. RERA 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 assisted, as:
 per IS Codes of practice with consideration for extrapolate
 resistance, top class construction, & beautiful elevation.
- Well-planned flats with proper space utilization, ventilation, & sufficient lights.
- Attractive entrance lobby with granite and light fittings.
 Interlocking checkered tiles in open area (pavers).
- Internal flooring of 2 x 2 vitrified tiles in entire flat with 3" ht. skirting of Bell/ Johnson/ Nitco brand or equivalent brand.
- 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.

11.2 6 4

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



SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED "TENANT/S" MRS. SUSHAMA PREMCHANDRAN NAIR

PAN-AAYPN2358J

In the presence of





स्ची क्र.2

दृष्यम् जिल्लाकः सरद्ति कृती ४ 19224/2021

-thent

Pagn 43m गाताचे गुर्भव

पर्यायी जागेचा करार

।।विलेखाचा प्रकार

(2) AT \$2.01 (3) बाजारभाव(भाडेपटटयाच्या () " अकारणी देती की

2070000

बरदेवर ते तमुद करावे) (a) भू मा^{पत} पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन ः, इतर माहिती. जुना हम क 9 ह्या एवजी नवीन बांधकाम होणाऱ्या बिल्डिंग मध्ये सदनिका क्र. 403,4था मजला,क्षेत्रफळ 160 वी. फूट रंग कार्पट मोम अव्हेन्यु,प्लॉट क्र.807/817,महात्मा गांधी रोड,मृलुंड पश्चिम.मुंबई-400080 मर्ल्य क्र 1000 1001 आणि 320-ए आणि सिटीएस क. 932,932/1 ते 15 गाव म्ल्ड(पिश्चम) तालका कर्ला व इतर माहिती दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 932, 932/1 TO 15 .) ।

1) 16.35 चौ.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल

(7) दस्तरेवज करून देणा-या/सिहून हेवणा-या पक्षकाराचे नाव किंवा दिवाणी त्यायातयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता.

1): नाव:-मे. ओम रिअल्टी तर्फ भागिदार जिग्नेश अश्विन खिलानी तर्फ कबुलीजबाबासाठी मुखत्यारपत्रधारक राहुल अश्विन खिलानी वय:-39; पता:-प्लॉट नं: दुकान क. 2, माळा नं: -इमारतीचे नाव: प्रभू कृपा बिल्डींग, ब्लॉक नं: टिळक रोड, रोड नं: घाटकोपर पुर्व, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-ABNFA4030C

2): नाव:-मे. ओम रिअल्टी तर्फ भागिदार वैशाली जिग्नेश खिलानी तर्फ कबुतीजबाबासाठी मुखत्यारपत्र धारक राहुल अश्विन खिलानी वय:-39; पत्ता:-प्लॉट नं: दुकान के. 2, माळा नं: -. इमारतीचे नावः प्रभू कृपा बिल्डींग, ब्लॉक नं: टिळक रोड, रोड नं: घाटकोपर पुर्व. महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-ABNFA4030C

(8)ट्रस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व 1): नाव:-सुषमा प्रेमचंद्रन नायर वय:-48; पता:-प्लॉट नं: रूम क. 9, माळा नं: -, इमारतीचे नाव: अनाम निवास आताचे नाव योगिनी, ब्लॉक नं: महातमा गांधी रोड, रोड नं: मुलूड पश्चिम, महाराष्ट्र MUMBAI. पिन कोड:-400080 पॅन नं:-AAYPN2358୬

(9) दस्तऐवज करुन दिल्याचा दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक,खंड व पृष्ठ

(14)शेरा

(12)बाजारभावाप्रमाणे मुदांक शुल्क

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

04/06/2021 04/06/2021 10224/2021

103500

21000



मुन्यांकनासाठी विचारात घेतलेला

मुल्यांकनाची आवश्यकता नाही कारण द्स्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



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"

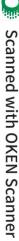
We are happy to note that you have accepted the vacant and peaceful possession of the FLAT in accordance with the provisions of the said Agreement For sale and after taking a complete, detailed and thorough inspection of the FLAT and other amenities and facilities provided and after having satisfied 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.



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

Read, Off: Shop No. 2. Brakky Krissa Bldg. Tilak Band, Opp. Achirwad Hospital, Ghatkopar - East,

Regd. Off.: Shop No. 2, Prabhu Krupa Bldg., Tilak Road, Opp. Ashirwad Hospital, Ghatkopar - East, Mumbal - 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 RE

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

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BRIHANMUMBAI MUNICIPAL CORPORATION

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

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

Aum Realty CA to Owner Alag Property, Shop No. 2, Prabhu Krupa Building, Tilak Road, Near Ashirwad Hospital, Ghatkopar 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 8 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 & 932/8. 6* valage MULUND-W at Near Ambajidham Temple is completed under the supervision of Shri. RAMJIBHAI POPATEHAI ASUNDARIA Architect , Lic. No. CA/98/23287 , Shri. Vikas V. Gokhale , Structural Engineer, Lic. No. STR/G/42 and Service Company of the Compa 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-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

Z AA & C., T Ward

3 EE (V) Eastern Suburb

4. M.L., T Ward

5. A E.W.W., T Ward

o Architect, RAMJIBHAI POPATBHAI ASUNDARIA, 236, Avior Bldg., Nirmal Galaxy, Near Deepmandir Cinema, L.B.S Marg.



Yours faithfully Executive Engineer (Building Proposars Brihanmumbal Municipal Corporation

T Ward

Page 1 of 1 On 25-Apr-2024

P-7411/2019/(932 And Other)/T Ware a Laurad-Wiocci Linew

पुरवटा दिनांक

सुरक्षा ठेव जमा (रु)

चालु रिडिंग दिनांक

मागील रिडिंग दिनांक

मंजुर भार

ग्राहक क्रमांक

: 000098491074

मोबाईल/ईमेल

:98xxxxxx54

SUSHMA PREMCHAND NAIR

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

GSTIN:27AAECM2933K1ZB

देयक दिनांक

08-08-2024

देयक रक्कम रु

28-08-2024

देय दिनांक या तारखे नंतर

140.00

130.00

भरल्यास

:25-11-2023

:03-08-2024

:03-07-2024

:2.00 KW

:2250.00

एकूण वापर

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Scan this QR Code with BHIM App for



QR कोडद्धारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

> मध्यवर्ती तक्रार निवारण केंद्र 24x7 1800-212-3435, 1800-233-3435, 1912, 19120

प्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे ।नेयम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे

आम्ही येथेही उपलब्ध आहेात



; 4704/PACH RASTA S/DN./MULUND DIVISION बिलींग युनिट

दर संकेत ** : 90/LT I Res 1-Phase पोल क्रमांक :00000000

पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी.

रिंडीग ग्रुप

Meter Status: Normal Bill Period: 1.03/

मिटर क्रमांक

चालु रिडिंग

ownership of any Property

of

This Electricity Bill neither reflects a title nor is to be used as a proof

: 100A6282586

मागील रिडिंग

गुणक अवयव

1.00

:1/02/9019/0248/3554148

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समा. युनिट 0

छापील बिला ऐवजी ई-बिला साठी नौंदणी क्या व प्रत्येकबिलामागे 10 स्वायांचा गो ग्रीन डिस्काउंट मिळवा, नॉदणी करण्यासाठी https://consumerinfo.mahadiscom.in/gogreen.php (GGN नंबर तुमच्या छापील बिलावर यरच्या बाजुला खय्या कोपऱ्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणत:03-09-2024 ह्या तारखेला होईल

w.mahadiscom.in\ConsumerPortal\QuickAccess येथे भेट ट्या

ऑनलाइन पेंमेंट सविधा https://wss.mahadiscom.in/wss किं वा मोबाईल ऑ महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाइन पेमेंट सुविधेचा अवलंब वरा आणि 0.25%(जारतीत जास्त रू.500)सवलत मिळवा संबंधित प्रभांसाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्कसाधा.

एप्रील-2024 डिसेंबर-2023

विशेष संदेश

ै महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणक्षेकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हरतलिखित पावती स्विकारू नये . गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

मिची पसंती आम्हाला सागा

, सामाजिक विषय तसेच वर्तमानातत्या मुद्यावर तुमचा दृष्टीकीण काय आपलं मत सांगा ज्याने तुमच्या गरंजा आम्ही जारत घांगल्या प्रकारे समज 9326508274 वर 'OPINION' व्हाट्सअप्प करा किंवा अप डाऊनलोड करा

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वॅकेची स्थळप्रतः

अंतिम तारीख

28-08-2024

ग्राहक क्रमांक :000098491074

डिटिसी क्र. :3554148

पी. सी. C1 दर: 90

अंतिम तारीख	28-08-2024
या तारखे पर्यंत भरल्यास	17-08-2024
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