

369/16718

Thursday, August 22, 2024

7:19 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18918 दिनांक: 22/08/2024

गावाचे नाव: घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल1-16718-2024

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: संजय अमरशी अमलाणी

नोंदणी फी

दस्त हाताळणी फी

पृथांची संख्या: 70

रु. 30000.00

रु. 1400.00

एकूण:

रु. 31400.00

**DELIVERED**

आपणाला मूळ दस्त, थंबनेल प्रिंट, सुची-२ अंदाजे  
7:38 PM ह्या वेळेस मिळेल.

स. निबंधक कुर्ला 1

बाजार मूल्य: रु. 14435715.74/-

मोबदला रु. 16000000/-

भरलेले मुद्रांक शुल्क: रु. 960000/-

सह. दुय्यम निबंधक  
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: रु. 1400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0824226708014 दिनांक: 22/08/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007106891202425E दिनांक: 22/08/2024

बँकेचे नाव व पत्ता:

*Ambar*

*Ambar*

**PART-B**

कल - १  
**Total Consideration**  
 १२५२६००  
 २०२४  
**Amount Received**

**Rs. 1,60,00,000/-** (Rupees One Crore Sixty Lakhs Only).

**Rs. 1,35,00,000/-** (Rupees One Crore Thirty Five Lakhs Only)

**Other Charges:**

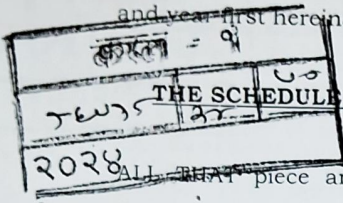
Sr.	Details	Amount (Rs.)
	Legal Charges	Nil
	Society Formation (Membership Fee)	Rs.25,000/-
	Share Money	Rs.500/-
	Development Charges	Nil
5	Water/Electric Meter charges and any other service connections as applicable	Nil
6.	Proportionate share of the buyer towards society's sinking fund/reserve fund will be payable along with application for membership to the society.	As Decided by the Society on membership.

- i. Amount of Rs.25,00,000/- (Rs. Twenty Five Lakhs Only) out of the total consideration to be paid to the Developer within 15 Days of Signing this Agreement.

*[Handwritten Signatures]*  
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IN WITNESS whereof the Parties hereto have hereunto and to the duplicate hereof, set and subscribed their respective hands the day and year first hereinabove written.



ALL THAT piece and parcel of Land or Ground together with structures thereon being at Ghatkopar, bearing Plot No. 10, CTS No. 4835, Village Ghatkopar Kirol, 4<sup>th</sup> Road, Rajawadi, Ghatkopar East, Mumbai 400077 in the Registration Sub-District and District of Bandra and District of Kurla Suburban and bounded as follows: -



On the North : By CTS NO. 4833  
On the South : By CTS NO. 4844  
On the East : By Road No.4  
On the West : By CTS NO. 4851

**THE FIRST SCHEDULE ABOVE REFERRED TO THE NEW BUILDING**

Multi-storied building consisting of Ground floor/ Stilt (Parking) + 1st to 9th upper residential floors and terrace comprising of flats to be allotted to the existing members and balance flats for sale to be known as 'RAJAWADI MILAN CO-OPERATIVE HOUSING SOCIETY LTD.' at Plot No.10 bearing C.T.S. No.4835, of village Ghatkopar-Kirol situated Road No.4, Rajawadi, Ghatkopar (East), Mumbai - 400 077.

**THE SECOND SCHEDULE ABOVE REFERRED TO THE PROJECT LAND**

All that piece or parcel of land admeasuring on or about 468.20 sq. meters bearing CTS no. 4835 of village Ghatkopar-Kirol situated Road No.4, Rajawadi, Ghatkopar (East), Mumbai - 400 077.

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inspected the Flat before entering into this agreement and have agreed to purchase this flat on as it is where it is basis

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22. The terms and conditions of this Agreement shall be binding on all transferee(s)/ assignee(s), from time to time, of the Flat whom the Purchaser may sell, transfer/ assign the Flat and shall be enforceable against all such transferee(s).

23. This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other Agreements, allotment letter, correspondences, arrangements whether written or oral, between the Parties in regard to the said Flat.

24. This Agreement may only be amended through written consent of the Parties.

25. If any provision of this Agreement shall be determined void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

26. Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably within 45 days of such dispute, shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules made there under.

27. 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 at Mumbai shall have an exclusive jurisdiction for this Agreement.



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Flat without charging any premium or any other extra payments

Form No. 4		
18.	The stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Developer(s).	22 00
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19. The **Developer** will, at all times, be entitled to install the logos and/or name boards and/or put-up advertisements boards/hoarding etc. of the Developer and/or its affiliates (hereinafter referred as the "**displays**") with various devices (including electronic, laser and neon signs) in one or more places in the Building and/or any parts of the Building if it so desires at its own costs and expenses. The **Developer** and/or affiliates will not be liable to make any payment of any nature to Purchaser and/or the occupant/s of the other Flat in the Building and/or the co-operative society in respect of the displays.

20. The Purchaser hereby declare/s that (a) he/she/they/it has gone through this Agreement and all the documents related to the Property; (b) has expressly understood the contents, terms and conditions of the same; and (c) the **Developer** have entered into this Agreement with the Purchaser relying solely on the Purchaser agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchaser to be observed, performed and fulfilled and complied with. Therefore, the Purchaser hereby agrees, undertakes and covenants to indemnify, save, defend and keep harmless at all times hereafter, the **Developer** and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser.

21. The Purchaser hereby declare/s that he/she/they have physically

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regularly and punctually towards the lease premium taxes and/or expenses and other outgoings in accordance with the terms of this Agreement.

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15. The Purchaser hereby agree/s and undertake/s to become a member of the said society in the manner herein appearing and also from time to time to sign and execute all applications for the registration and for membership and other papers and documents necessary for becoming a member, including the bye-laws of the existing co-operative society and duly fill in and sign the same within 7 (seven) days of the same being intimated by **Developer** to the Purchaser. No objection shall be raised by the Purchaser if any changes or modifications are made in the bye-laws or the Memorandum and/or Articles of Association as may be required by the Registrar of Co-operative Societies or other competent authority. The Purchaser shall be bound, from time to time, to sign all papers and documents and to do all acts, Agreements, matters and things as may be necessary from time to time, for safeguarding the interest of the **Developer** and of the other Purchaser of the other Flats in the Building.



16. The Purchaser hereby covenant/s that from the date of possession, he/she/they shall keep the Flat, the walls and partitions walls, sewers, drains, pipes and appurtenances thereto belongings in good tenantable repairs and conditions and shall abide by all the bye-laws, rules and regulations of the government, MCGM and other concerned authorities and local bodies and shall attend to, answer and be responsible for all actions for violations of any such conditions or rules or bye-laws.

17. The occupation certificate is obtained before the sale and disposal by the **Developer** of the entire Flat, the **Developer** shall have absolute authority and control as regards the unsold Flat and the disposal thereof. The **Developer** shall be liable to pay only the municipal taxes at actual and no other charges in respect of the unsold Flat. Further the **Developer** shall join in as the member in respect of such unsold Flat as required under the Act and the Rules and when such Flat are sold to the persons of the **Developer** choice and at the discretion of the Developer / Developer, the co-operative society shall admit as members, the Purchaser of such

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consequence thereof to the concerned local authority and/or public authority, To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Premises by the Allote/s viz. user for any purposes other than purpose for which the same is allotted;



The Allote/s shall observe and perform all the rules and regulations of the said society and the addition, alternations or amendments thereof that may be made from time to time for protection and maintenance of the said new Building and the Premises therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being from the concerned Local Authority and of Government and other Public Bodies. The Allote/s shall also observe and perform all the stipulations and conditions laid down by the said society regarding the occupation and use of the said Premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or the outgoings in accordance with the terms of this Agreement.

n. The Purchaser shall indemnify and hold safe, harmless and indemnified the **Developer** and the other occupants of the Buildings of from and against a breach of the aforesaid covenants by the Purchaser.

14. The Purchaser shall observe and perform and abide by all the bye-laws and/or rules and regulations of the existing society and the additions, alterations or amendments thereof, for protection and maintenance of the Building and the Flat therein and/or in the compound and for the observance and carrying out the building rules and regulations and bye-laws for the time being of the BMC and other public bodies. The Purchaser and the permitted persons to whom the Flat are let, sub-let, transferred, assigned or given possession, shall observe and perform and abide by all the stipulations and conditions laid down by such co-operative society regarding the occupation and use of the Building and the Flat therein and shall pay and contribute

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shall permit the Developer and his/their surveyors and agents with or without workmen and others, at all reasonable times to enter into and upon the said land and Building or any part of whole of the said Premises to view and examine the state and conditions thereof.

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- i. To pay to the **Developer** within 7 days or on demand by the **Developer** his/her/their share or security deposit demanded by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Premises by the Allote/s, Viz. user for any purpose other than stated herein. Such demand or payment shall not be deemed to be permission by the **Developer** for change of user specifically so granted in writing by the Developer.
- j. So long as each Flat in the said Building shall not be separately assessed for Municipal taxes and water taxes, the Allote/s shall pay to the Developer / Developer, or to the said Water Tax authority when formed, a proportionate share of the Municipal Tax and Water Tax assessed on the said Building on the basis of the area of each Flat etc.
- k. To carry at his/her/their own cost all internal repairs to the said Premises and maintain the said Premises in a good and tenantable repair and condition and in the same condition, state and order in which it was delivered by the Developer/s to the Allote/s and shall not do or suffer to be done anything in the said Premises or to the said Building or the said Premises, staircases, lift, stilt portion and common passage which may be against the rules and regulations and bye-laws of the Mumbai Municipal Corporation or any concerned local authority or other public authority and the Allote/s shall not change alter or make additions to or to the said Building or any part thereof. The Allote/s shall be solely responsible for any breach of the said provision. The Allote/s shall not, without the sanction and permission of the authorities concerned, make any alteration or changes in the said premises and in the elevation and outside colour scheme of the Said Premises. And in the event of the Allote/s committing any act in contravention of the above provision, the Allote/s shall be responsible and liable for the



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c. Not to throw dirt, rubbish, garbage or refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Property and the Building in which the said Premises is situated.

- d. Not to do or permit to be done any act thing which may render void and voidable any insurance of the said Property and Building in which the said Premises are situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.



e. Not to do or suffer to be done anything in the said Premises or in the said Building or the said Premises which is in contravention under this Agreement. And in the event of the Allotte/s committing any act in contravention under this Agreement the Allotte/s shall be responsible and liable for the consequence thereof including the liability to carry out the repair at the Allotte/s cost;

- f. The Allotte/s shall not remove or affix grills / fixtures on the exterior of the said Building or cause any obstruction of any nature whatsoever and the Allotte/s who shall forthwith remove such grills, fixtures, obstructions.

- g. No equipment's such as dish antennae/solar heaters/solar panels, D.G. Set, air conditioning plants etc. shall be installed on the terrace and/or under the stilts and/or basements of the said building and/or in the compound of the said building by any of the flats/units/premises holders and/or the said society at any time whatsoever without the permission of the Developer / Developer. However the Developer/s alone shall from time to time and at all times be entitled to permit the flat/unit/premises holders of the premises in the said building to install equipment's such as dish antennae/solar heaters/solar panels, air conditioning plants etc. on the terrace and/or under the stilts and/or basements of the said building and/or in the compound of the said building as the Developer/s may determine absolutely at its discretion.

- h. Till admission as a member of the said Society, if required, in which the said Premises is situated is executed, the Allotte/s

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respect to the said Project to the competent Authorities

(x) No notice from the Government or any other local body authority or any legislative enactment, ordinance, order, notification (including any notice for acquisition or requisition of the said Property) has been received or served upon the Developer in respect of the project land and/or the Project;

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government

13. The Purchaser for himself / herself / themselves and his / her / their nominee(s), heirs, executors, administrators and assigns and to the intent that the covenants herein contained shall be binding on the persons in whose hands the Flat shall come, hereby agrees as follows:-

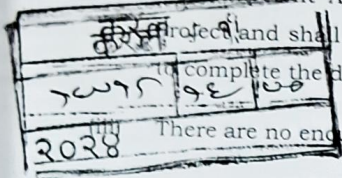


- a. **Not to demolish** or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or any alteration in the elevation and outside colour scheme of the Building in which the said Premises is situated and shall keep the Portion, sewers, drains pipes, in the said premises and appurtenances thereto, in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the said Building, in which the said premises is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C., pardis or other structural members in the said premises without the prior written permission of the **Developer** and/or the said society.
- b. Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said new Building including entrances of the said Building and in case any damage is caused to the said Building and/or the said Premises on account of negligence or default of the Allotte/s in this behalf, the Allotte/s shall be liable to carry out the repair at the Allotte/s cost;

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(ii) The Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;



(iii) There are no encumbrances upon the project land,

(iv) There are no litigations pending before any Court of law with respect to the project land or Project;

(v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building are valid and subsisting and have been obtained by following due process of law. Further all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building and common areas;

(vi) The Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;

(vii) The Developer has not entered into any Agreement for sale and/or development Agreement or any other Agreement/arrangement with any person or party with respect to the project land, including the Project and the said Flat which will, in any manner, affect the rights of Purchaser under this Agreement;

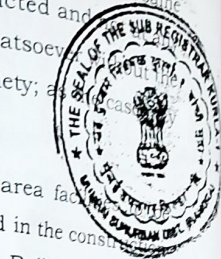
(viii) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Flat to the Purchaser in the manner contemplated in this Agreement;

(ix) The Developer has duly paid and shall continue to pay and discharge till the date of receipt of occupation certificate, all undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with

*[Handwritten signatures]*  
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society, being the existing co-operative society, the said society shall admit the Purchaser herein as a member of the said society and issue a share certificate in the name of Purchaser herein as per the agreed terms of the development Agreement. The Purchaser herein shall execute all documents, Agreements, applications and other related documents to become a member.

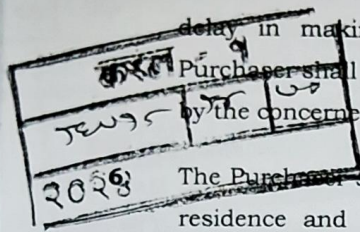
9. The Purchaser shall not be entitled to change the elevations of the Flat and shall not be allowed to do any structural changes or to put grills on the outer side of the Building and shall maintain the same in the same form as the Developer have constructed and shall not at any time alter the said elevations in any manner whatsoever without the prior consent in writing from the Developer/society; and shall be.
10. The fixtures, fittings, amenities and common area facilities provided in the Flat and the materials to be used in the construction of the new Buildings and the specification of the Buildings are those as set out in the Fourth Schedule and Fifth Schedule hereunder written and the Purchaser has satisfied himself/ herself/ themselves about the design of the Flat and also about the specifications and amenities to be provided therein.
11. The Purchaser shall have no claim whatsoever over the new Buildings, except in respect of the said Flat. It is hereby expressly and specifically agreed by the parties herein that all other open spaces, staircases, lobbies, un allotted Flats and other spaces, terrace, garden etc. shall remain the property of the **Developer** till possession is handed over to the said Society along with occupancy certificate.
12. The **Developer** hereby represents and warrants to the Purchaser as follows:
- (i) The said society has clear and marketable title with respect to the project land as declared in the title report annexed to this Agreement and the **Developer** has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project,



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The Purchaser shall pay the tax deducted to the Government and any delay in making the payment and/or taxes as aforesaid; the Purchaser shall be liable to pay the interest and/or any penalty levied by the concerned authority/ies in respect thereof.



The Purchaser shall not use the Flat for any purpose other than residence and shall not use the Flat for guest house or any commercial activities, as the case may be, without prior written permission of the Developer/ co-operative society/ limited company, the case may be, and of the local authorities. The Purchaser Shall also not use the Car Parking(s) allotted to him/her/they for any other purpose other than for parking vehicle(s).



The Purchaser shall be liable to bear and pay to the **Developer** and the Purchaser is admitted as a member of the existing society mentioned herein and thereafter, the proportionate share that may be decided by the said Society, towards (a) insurance premium; (b) all municipal and other taxes or betterment charges that may from time to time be levied in respect of the Land and/or Building including water taxes and water charges; and (c) outgoings for the maintenance and management of the estate, and the amenities, common lights and other outgoings such as collection charges, charges for watchmen, sweeper and maintenance of accounts and all other expenses necessary and incidental to the management and maintenance of the project land and the Building along with Goods and Service Tax and any other taxes/levies as applicable. The Purchaser shall keep deposited with the **Developer** prior to taking possession of the Flat, the amounts as more particularly set out in Part B of Third Schedule hereunder written. The Purchaser shall also pay proportionate charges to the society towards (i) Membership Charges (ii) Share Application Money Application and (iii) Application and entrance fees of the society for admission as member and his proportionate share in the Society's existing Sinking Fund. It is hereby clarified and agreed by the Purchaser that in case of any subsequent increase in amounts mentioned herein, the Purchaser shall be liable to pay the excess amount forthwith upon receiving notice in respect thereof in the manner specified therein.

8. On fulfilling the terms of this Agreement, the Developer shall submit an application for the membership of the Purchaser to the said

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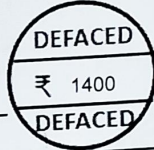
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0824226708014

Receipt Date 22/08/2024

Received from SELF, Mobile number 0000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 16718 dated 22/08/2024 at the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

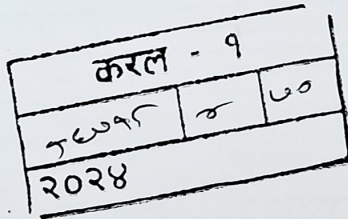


**Payment Details**

Bank Name PUNB	Payment Date 22/08/2024
Bank CIN 10004152024082207594	REF No. 5171199979
Deface No 0824226708014D	Deface Date 22/08/2024

This is computer generated receipt, hence no signature is required.

AS Ambari







**CHALLAN**  
MTR Form Number-6



MH007106891202425E		BARCODE	Date 22/08/2024-12 53:02		Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Type of Payment Stamp Duty			TAX ID / TAN (If Any)		
Registration Fee			PAN No.(If Applicable)	ABQFM5221N	
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	MISHAL LIFESPACE LLP	
Location MUMBAI			Flat/Block No.	FLAT NO 702, RAJAWADI MILAN CHS LTD	
Year 2024-2025 One Time			Premises/Building	GHATKOPAR EAST	
Account Head Details		Amount In Rs.	Road/Street		
030045501	Stamp Duty	960000.00	Area/Locality	MUMBAI	
030063301	Registration Fee	30000.00	Town/City/District		
			PIN	4 0 0 0 7 7	
			Remarks (If Any)	PAN2=ACLP A6130C-SecondPartyName=SANJAY AMARSHI AMLANI-	
			Amount In	Nine Lakh Ninety Thousand Rupees Only	
Total			Words		
9,90,000.00					
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	Ref. No.	69103332024082211683 745970199
Cheque/DD No.			Bank Date	RBI Date	22/08/2024-13:04:39 Not Verified with RBI
Name of Bank			Bank-Branch	IDBI BANK	
Address 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 दुर्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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*Handwritten signatures*

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पत्रक ( शहरी क्षेत्र - बांधीव )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		22 August 2024, 04:26:07 PM	
ID	2024082228038	करल	
वर्ष	2024		
भाषा	मुंबई(उपनगर)		
प्लॉट नं.	103-घाटकोपर - किरोक - कुर्ला		
प्लॉट नं./न. भू. क्रमांक	भुभाग: पूर्वेस घाटकोपर गावाची हद्द, पश्चिमेस महात्मा गांधी रोड, दक्षिणेस किरोक गावाची हद्द व उत्तरेस मध्य रेल्वे सि टी एस नंबर#4835		
मूल्य दर तक्त्यानुसार मूल्यदर रु.			मोजमापनाचे एकक चौरस मीटर
मीन	निवासी सदनिका	कार्यालय	दुकाने
	146260	168200	222900
औद्योगिक			146260
I क्षेत्राची माहिती			
म क्षेत्र(Built Up)-	90.68 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
मामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2 वर्षे
हान सुविधा-	आहे	मजला -	5th floor To 10th floor
सन्मुख -			मिळकतीचा प्रकार-
Type - First Sale			बांधकामाचा दर -
Resale of built up Property constructed after circular dt.02/01/2018			Rs.30250/-
ला निहाय घट/वाढ	= 105% apply to rate=	Rs.153573/-	
II-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर			
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर )			
= (((153573-67380) * (100 / 100) ) + 67380)			
= Rs.153573/-			
ब्रा मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 153573 * 90.68		
	= Rs.13925999.64/-		
देस्त वाहन तळाचे क्षेत्र	13.94 चौरस मीटर		
देस्त वाहन तळाचे मूल्य	= 13.94 * (146260 * 25/100)		
	= Rs.509716.1/-		
applicable Rules	= ,10,4,16		
कत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य - मेझॅनार्ईन भजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य - वरील गळीचे मूल्य - बंदित वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदित बाल्कनी - मॅकेनिकल वाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 13925999.64 + 0 + 0 + 0 + 509716.1 + 0 + 0 + 0 + 0 + 0		
	= Rs.14435715.74/-		

Home Print



सह. दुय्यम निबंधक  
कुर्ला-१ (वर्ग-२)



**THE FOURTH SCHEDULE ABOVE REFERRED TO  
SPECIFICATIONS, FIXTURES, FITTINGS AND AMENITIES**

1. Designer Entrance lobby
2. Decorative Compound Wall
3. Two Elevators of reputed make.
4. Quality Paint on internal walls
5. Fire Fighting System as per CFO norms
6. CCTV Surveillance and Intercom Systems
7. Stack Parking Systems
8. Anodized/Powder Coated sliding windows
9. Vitrified flooring Tiles in all rooms
10. Granite kitchen platform with S.S.Sink.
11. Three phase electric supply as per requirement of electric supply
12. Quality electric modular switches of reputed make in entire
13. Quality C. P. fittings & Sanitary ware of reputed make Kitchen & Bathrooms.

കരം - 9		
2028	20	00



**THE FIFTH SCHEDULE ABOVE REFERRED TO: COMMON AREAS,  
LIMITED COMMON AREAS, FACILITIES AND RESTRICTED AREAS OF  
THE BUILDING**

1. Entrance lobby.
2. Staircase for the purpose of ingress and egress but not for the purpose of storing or for recreation or for sleeping.
3. The landings are limited for the use of the residents of the flats located on that particular floor and for visitors thereto but are subject to free means of access for reaching the other floors, available to all residents and visitors.
4. Electric meters and water meter/s connected to common lights, water connections, pump set etc.
5. Overhead and underground water tanks with water pumps.
6. Elevators.
7. Lift Lobby.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day and year first hereinabove written.

**SIGNED SEALED AND DELIVERED**  
By the within named **DEVELOPER**

**M/S. MISHAL LIFESPACE LLP**

**PAN: ABQFM5221N**

Through its Partners

1) **MR. ROHIT DEEPAK PATEL**

2021	9
2021	25
2021	00
2028	

For Mishal Lifespace LLP

*[Signature]*  


Partner



2) **MS. KRISHI A. JAIN**

For Mishal Lifespace LLP



Partner



In the presence of

- [Signature]*
- [Signature]*



*[Signature]*

**SIGNED SEALED AND DELIVERED**

By the within named **PURCHASERS**

1. **Mr. Sanjay Amarshi Amlani**

**PAN NO: - ACLPA6130C**



*[Signature]*



2. **Mrs. Asmita Sanjay Amlani**

**PAN NO: - ARQPA1840B**

*AS Amlani*





*[Signatures]*



करल - १		
5075	22	00
2028		

In the presence of

1. Name: Narayana Narayan  
 13B Janswal Bhuvan  
 Signature: [Signature] Market Melkote (K) Number 40008

2. Name: Dhiren Thakral  
 Address: 308 Panchsheel Shikhar East 400077  
 Signature: [Signature]




करल - १  
 RECEIVED with thanks from  
 2024 1,35,00,000/- (Rupees One Crore Thirty-Five Lakhs Only)

**RECEIPT**

Mr. Sanjay Amlani a sum  
 the part payment in respect of the sale of Flat No. 702 on the 7th Floor  
 the said Building to be known as "RAJAWADI MILAN".

The Particulars of the payments are as under:

Sr. No.	Date	REF No.	In favour Of	Amount
1.	01/08/2024	UBINR220240 80101559781	MISHAL LIFESPACE LLP	Rs. 60,00,000
2.	21/08/2024	UBINR220240 82101697141	MISHAL LIFESPACE LLP	Rs. 10,00,000
3.	21/08/2024	UBINR220240 82101730926	MISHAL LIFESPACE LLP	Rs. 65,00,000
 (Rupees One Crore Thirty-Five Lakhs only)				Rs. 1,35,00,000

**WE SAY RECEIVED**

**Rs. 1,35,00,000/-**

For Mishal Lifespace LLP For Mishal L

*(Signature)*  
 Partner

**MISHAL LIFESPACE LLP**  
**PARTNER/S**



# मालमत्ता पत्रक

क्षेत्र :- घाटकोपर-किरोळ  
 तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर  
 जिल्हा -- मुंबई उपनगर  
 शासनाला दिलेल्या आकडेपुस्तिका नं. ११५५  
 तपशील अर्बिग त्याच्या पॅर टुव्हाणीये (क)

फ्लिट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार
४८३५			
	[५६०.०]	[मोती]	
	४६८.२	क	

रू.१०२.१० १-८-७१ पासून



धारक [Motabhai Sundar Pitale]

करल - १		
५७१५	३१	७०
२०२४		

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्कन
४/१९६६ खरेदीने र.रू.५०६०/- मोताभाई सुंदर कडून	सबरजि. मुंबई र.नं. ४८३८/२६-७-५५	(H) श्री भागवानदास देवजी	
४/१९६६ खरेदीने र.रू.८९६०/- भागवानदास देवजी कडून	सबरजि मुंबई र.नं. ७४९६/३०-१०-५७	(H) सादुराम प्रेममल	
४/१९६६ खरेदीने र.रू.३५,०००/- सादुराम प्रेममल कडून	सबरजि मु.नं. २५९/३०-१-६४	(H) शांतोलाल डी. कोवरी	
६/१९६९ भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स.च्या १९५८ अंमलबजावणी कायदानुसार व भा.स.च्या नाणे संबंधी कायदानुसार क्षेत्र आकाराचे रूपांतर केले.			१९६६-०५-२४ न.पू.अ. घाटकोपर
११/१९७३ मा.उ.जि.अ. अंधेरी यांचेकडिल क्र. DLN/LND/A ४११७ ता. १४-२-७२ नुसार रि.बी.सारा व मुदत यांची नोंद केली यात सा.सि.स.नं. ४८२७ ते ४८३५ क्षेत्र ७६१.७१ चौ.मी. रू.१०२.१०			१९६६-११-२५ न.पू.अ. घाटकोपर
११/१९७७ स.र.ब.खत क्र. ४०७२/६७ दि. २३-१०-७१ प्रमाणे व मा.न.पू.अ.१ अदेश क्र.न.पू. ४८३५/घाटकोपर किरोळ/७७ दि. ३०-११-७७ प्रमाणे		(H) राजावाडी मिलन को.ओं.हॉसिंग सोसायटी लि.	१९७३-०४-३० न.पू.अ. घाटकोपर



खरी नकल - न.भू.अ.घाटकोपर  
 मुंबई उपनगर जिल्हा

Annexure - A

**Jinita Shah**

**B.L.S., L.L.B., Solicitor  
Advocate & Solicitor**

M. : 9820872399 / 8433811738

Tel. : 022 - 3566 6087

Email : jinitav@gmail.com

Shop No. 34, Parakh Market, Behind Surbhi Jewellers,  
M.G.Road, Ghatkopar East, Mumbai - 400 077.

302, Roop Darshan C, Gulmohar Road No. 1,  
JVPD Scheme, Mumbai - 400 049.

FORMAT-A

To,  
MAHARERA  
BKC, Housefin Bhavan, near RBI,  
E Block, Bandra Kurla Complex, Bandra East,  
Mumbai, Maharashtra 400051.

करल - १		
२८५५	३३	००
२०२४		

LEGAL TITLE REPORT

Sub: All that piece or parcel of freehold land admeasuring 468.23 sq. mtrs as per the Conveyance Deed and 468.20 sq. meters as per the Property Card bearing Plot No. 10 bearing CTS No. 4835 of Village Ghatkopar Kirol situate at 4<sup>th</sup> Road, Rajawadi, Ghatkopar (East), Mumbai: 400077 (the said land) along with building named 'Milan' consisting of ground plus two upper floors (the said building) of Rajawadi Milan Co-op. Hsg. Socy. standing thereon in Municipal N-Ward No. 10, District of Mumbai Suburban and Sub-District of Mumbai Suburban (the said Land alongwith the said Building shall hereinafter be referred to as 'the said Property')



I have investigated the title of the said Property on the request of the said Property owner, Rajwadi Milan Co-operative Housing Society Limited hand following documents i.e.:-

1. Description of the Property: All that piece or parcel of freehold land admeasuring 468.23 sq. mtrs as per the Conveyance Deed and 468.20 sq. meters as per the Property Card bearing Plot No. 10 bearing CTS No. 4835 of Village Ghatkopar Kirol situate at 4<sup>th</sup>

P



Road, Rajawadi, Ghatkopar (East), Mumbai: 400077 along with building named 'Milan' consisting of ground plus two upper floors owned by Milan Co-op. Hsg. Sty. Ltd., standing thereon in Municipal Ward in Greater Bombay in the Registration District and Sub-District of Mumbai Suburban.

करल	of Rajawadi
१६०७५	Municipal Ward
२०२४	

2. The documents of allotment of plot:



Indenture of Conveyance dated 7<sup>th</sup> October 1967 duly registered with the Office of the Sub-Registrar with the Office of the Sub-Registrar, Ghatkopar, Mumbai. Assurances at Bombay under Serial No. BOM/R/4072 of 1967. Property Card issued by City Survey Officer, Ghatkopar dated 1<sup>st</sup> June 2015, mutation entry no. 4835.

- a. Search report for 30 years from 1992 till 2021.
- b. Public notice dated 17<sup>th</sup> November 2017 issued in Free Press Journal and Navshakti inviting claim from the public to the said Property or any part thereof. Till date no claim/ issue is received with respect to the said Property.

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Rajawadi Milan Co-operative Housing Society Limited is clear, marketable and without any encumbrances.

Owner of the Land:

1/5

1) Rajawadi Milan Co-operative Housing Society Limited: CTS no. 4835.

Prima facie a physical inspection of the photocopies of the documents listed in Paragraphs above and subject to Observation set out in Paragraphs above, I am of the opinion that the ownership rights of the said Property and ownership of the said Building vests with Rajawadi Milan Co-operative Housing Society Limited and they are entitled to carry out redevelopment of the said Property by way of appointment of developer.

करल - १	
१६७५	३५
२०२४	००

3/- The report reflecting the flow of the title of the Owner Property is enclosed herewith as annexure.



**ASSUMPTIONS:**

While considering my opinion on the title of the said Property, I have made the following assumptions:

- a. All copy documents confirm to the originals and originals are genuine and complete.
- b. Each signature on the documents shall be deemed to be genuine signature of the individual/ party concerned.
- c. The Agreements are within the power and capacity of and have been validly authorized and signed by each party.
- d. I express no opinion as to the correctness of any warranties given by the parties (expressly or implied) to the agreements under or by virtue of these agreements executed save if and insofar as the



Annexure - B

IOD

करल - १		
१२१९	३५	००
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in replying please quote No.  
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

**Notification of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.**

No. CHE/ES/1939/N/337  
(NEW)/IOD/1/AMEND

MEMORANDUM

Municipal Office,

MR. ROHIT DEEPAK PATEL OF M/S. MISHAL LIFESPACE LLP, C.A. TO M/S. RAJAWADI AN CO-OP. HSG. SOCI. LTD.  
4TH FLOOR, VIKAS COMMERCIAL CENTRE, CHEMBUR (EAST) MUMBAI 400077



With reference to your Notice 337 (New), letter No. 6490 dated. 31/7/2015 and the plans, specifications and description and further particulars and details of your building at Proposed development of existing building on plot No.10, Bearing C.T.S.No.4835, of Village-Ghatkopar, Kiroli, (East), at 4th Road, Rajawadi, Ghatkopar (East), Mumbai No. 400077. CTS/CS/FP No. 4835 furnished to me under your letter, dated 31/7/2015. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to date, my disapproval by reasons hereof :-

**CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.**

- That the Janata Insurance Policy shall not be submitted.
- That the bore well shall not be constructed in consultation with H.E.
- That the requisitions of clause 49 of DCPR 2034 shall not be complied with and records of quality of work, verification, report, etc. shall not be maintained on site till completion of the entire work.
- That the work shall not be carried out between 6.00 a.m. to 10.00 p.m. in accordance with Rule 5A (3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- That the board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- That the Pre-requisites as per Ease Of Doing Business circular shall not be submitted before applying for Plinth C.C.
- That the registered undertaking agreeing to hand over excess parking spaces to M.C.G.M. free of cost in case full permissible F.S.I./ T.D.R. is not consumed as per circular No. Ch. E /DP/TAC-01/20279/Gen

क्र.सं. = १	
8	dated 20/10/2014 shall not be submitted.
9	That the specific remarks and NOC from H.E.'s department for covering / filling existing well shall not be submitted.
10	That the necessary deposit for hoarding or the flex of size m to for the advertisement of plot shall not be made by you.

CHE/ES/1939/N/337  
(NEW)/IOD/1/AMEND

- 10 That the Soil Investigation Report from Geologist shall not be submitted.
- 11 That the NOC from H.E./DP/2739/1919 dated 07/01/2019 shall not be provided on site to keep proper sanitation as per Circular No. CHE/DP/2739/1919.
- 12 That the NOC from electric supply company is not submitted.
- 13 That the Green sheet screens at plot boundaries up to adequate height to avoid dust nuisance to be provided before demolition of existing building.
- 14 That the commencement certificate under Sec.45/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
- 15 That the compliances as per policy circular dt. 22.02.2021 & 05.03.2021 for reduced 50% premium advantage shall be abided by the developer as per RUT submitted.
- 16 That the developer/owner shall not demolish the structure/building proposed to be demolished by following the guidelines proposed in the Indian Standard Code no. IS 4130:1991 amended in date in respect of Demolition of Building Code of Safety under the supervision of approved Structural Code of Safety under the supervision of approved Structural Engineer duly registered with R.E.
- 17 That Architect shall not certify that all rehab tenants are proposed to rehab by providing Buffering area worked out as per Reg. 31(3) of DCPR2034 and there is no excess deficit in Proforma A of last approved plans and complied all conditions stipulated in Reg. 31(3) of DCPR2034, before asking amended approval / OC
- 18 That the R.C.C. designs & calculations as per the amended plans should not be submitted to the registered structural engineer before starting the work
- 19 That the latest Assessment Clearance from A.A. & C. shall not be submitted.
- 20 That the N.O.C. from Insecticide Officer shall not be submitted. That the C.C. shall not be issued unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provisions not be made as and when required by Insecticide Officer for inspection of water tanks by providing stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
- 21 That the dry and wet garbage shall not be separated and the wet garbage generated in the buildings shall not be treated separately on the same plot by the residents/ occupants of the building under the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall not be incorporated by the Developer/ Owner.
- 22 As the land u/r falls within 10 KM buffer from the boundary of Eco-sensitive zone of Thane Coastal Flamingo Sanctuary, prior permission from the National Board of Wild Life is mandatory for any development / construction works as per the letter from dy. Forest Conservator, Thane Forest Division vide letter dt. 09.04.2021, the same shall not be complied, if applicable



No. CHE/ES/1939/N/337  
(NEW)/I/O/11/AMEND

करल - १		
१६३१५	३२	००
२०२४		

The structure design and calculation for the proposed work considering seismic forces as per IS codenos. 1893 and 4326 and for existing building showing adequacy there of take up additional load will not be submitted.

That the qualified registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C. & his name and license No. duly revalidated will not be submitted.

That the Licensed Structural Engineer will not be appointed & Supervision memo as per XI(Regulation 5(3) (ix) will not be submitted by him.

That the development charges as per M.R.T.P. (amendment) Act 1992 will not be submitted.

That the Architect shall not submit the quarterly progress report of the proposed work.

That the debris generated/building material will not be dumped within a perimeter of 50.00 from mangroves.

That the registered undertaking shall not be submitted by the Owner stating that he will not oblige to the neighbouring plot holder whenever they come forward for development of the plot. It may involve open space deficiency.

That the registered undertaking shall not be submitted by the Owner stating that he will incorporate necessary condition in the sale agreement stating that the proposed building is constructed with deficient open space.

That the registered undertaking shall not be submitted by the owner stating that he will not misuse the refuge floors / part terrace / society office/ Fitness center in future.

That the registered undertaking shall not be submitted by the owner stating that he will not misuse the area of stilt / double height stilt in future.

That the requirement of bye law 4 will not be complied with before, starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.

That the all requisite payments, deposits etc. will not be paid.

That the fresh Status of road shall not be submitted before asking for CC

That the extra water and sewerage charges shall not be paid to A.E.(W.W.) N Ward.

That all conditions stated in the directives issued by State Govt, under no. TPB-1820/AN27/CA/SO/20/JD-13 dated 14.01.2021 and guidelines issued by MCGM vide policy circular under no. ChE/DP/2156/Gen dated 22.02.2021 shall not be complied.

#### C. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

1 That the plinth/stilt height shall not be got checked by this office staff.

2 All the payments as intimated by various departments of MCGM shall not be paid.

3 That the amended Remarks of concerned authorities/empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall not be submitted for : a) S.W.D. b) Sewerage c) Water Works d) Tree authority e) Hydraulic Engineer f) PCO g) NOC from Electric Supply Company h) Assessment.

कल - १		
१६५५	००	००
२०२४		No. CH/ES/1939/N/337 (DEW)/IOD/1/AMEND

- 4 That the Material testing report shall not be submitted.
- 5 That the quarterly progress report of the work will not be submitted by the Licensed Surveyor/Architect.
- 6 That the Civil Aviation NOC shall not be submitted before exceeding the height of building as per four coded Zonal mapping (CCZM).
- 7 That the payment as per schedule of installment granted by Dy.Ch.E.(B.P.) E.S. shall be made as applicable.



That the construction of road including S.W. Drain and footpath, providing central dividers, and that Architect shall certify that all rehab tenants are proposed to rehab by providing BUA. The area worked out as per Reg. 31(3) of DCPR2034 and there is no excess deficit as shown in Form A of last approved plans and complied all conditions stipulated in Reg. 31(3) of DCPR2034 before asking amended approval / OC

**D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C**

- 1 That the low lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Drain or 0.15 m above adjusting road level whichever is higher with murum, earth, boulders etc. And not be leveled, rolled, consolidated and sloped towards road side.
- 2 That Society office permissible as per DCPR - 2034 before occupation for the building under reference shall not be constructed.
- 3 That fitness centre permissible as per DCPR- 2034 before occupation for the building under reference shall not be constructed (if applicable).
- 4 That the dustbin will not be provided.
- 5 That 3.00 mt. wide paved pathway up to staircase will not be provided.
- 6 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 7 That the name plate / board showing Plot No. , Name of the building etc. will not be displayed at prominent place.
- 8 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 9 That terrace sanitary blocks, nahans in kitchen will not be made Water proof and same shall be provided by method of pounding and all sanitary connections will not be leak proof and shall not be done in presence of licensed plumber.
- 10 That final N.O.C. from concerned authorities / empanelled consultants for a) S.W.D. b) Sewerage c) Water Works d) CFO / Fire Fighting Provisions e) Tree authority f) Hydraulic Engineer shall not be submitted before occupation.
- 11 That structural Engineer's final Stability Certificate along with upto date License copy and PDF plan shall not be submitted.
- 12 That PDF plans shall not be submitted along with Notice of Completion of work w/sec 353 of C.Act. for work completion on site.
- 13 That site supervisor Certificate for quality of work and completion of the work shall not be submitted.



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No. CHE/ES/1939/N/337  
(NEW)/IOD/1/AMEND

inprescribed format.

That the Vermiculture bins for disposal of wet waste as per the design and specification of Organizations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.

That the completion certificate from the rain water harvesting consultant for effective completion and functioning of RWH system shall be submitted and quantum of rain water harvested from the RWH completed scheme on site shall not be uploaded on RWH tab in online AUTO DCR system. The same shall not be complied before OC.

That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.

That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall not be submitted before O.C.C.

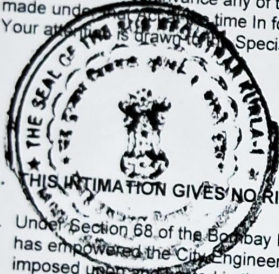


करल = १			No.
७६१८	२२	३०	CHE/ES/1939/N/337 (NEW)/IOD/1/AMEND
( ) That drainage work generally is not intended to be put to prevent water dropping from the leaves of public street.			

CHE/ES/1939/N/337  
(NEW)/IOD/1/AMEND

Subject to your so modifying your intention as to obviate the before mentioned objections and meet but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 10 August made under the time In force.

Your attention is drawn to Special Instructions and Note accompanying this Intimation of Disapproval.



Executive Engineer, Building Proposals,  
Zone, Wards.

**SPECIAL INSTRUCTIONS**

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY
2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the building shall be :-

- a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which from such building can be connected with the sewer than existing or thereafter to be laid in such street.
- b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.) of such street.
- c) Not less than 92 ft. (!TownHall) above Town Hall Datum.

4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property tax is required to give notice of erection of a new building or occupation of building which has been vacant, to the Municipal Commissioner within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupancy certificate to the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant occupancy certificate before occupation and to levy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.



No. CHE/ES/1939/N/337 (NEW)/OD/1/AMEND		
No. EB/CE/	/BS	/A/
2038		

No. CHE/ES/1939/N/337  
(NEW)/OD/1/AMEND

No. EB/CE/ /BS /A/

### NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement of construction work.
- 3) Temporary admission or payment of deposit should be obtained any shed to house and store for construction purposes. The presence of workmen shall not be allowed on site. The temporary structure during construction shall be demolished before submission of building completion certificate and certificate signed by architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangements should be provided for workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage way over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior date of which the proposed construction work is taken in hand that the water existing in the compound be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. Scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public area. The owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative

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No. CHE/ES/1939/N/337  
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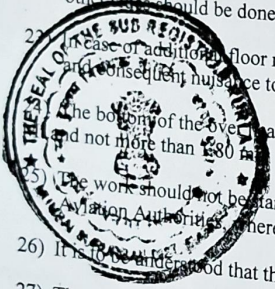
- avoid the excavation of the road an footpath.
- 2) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 3) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lightings and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having ~~brick~~ glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
- Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
  - Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - Plans showing the phased programme of constructions has to be duly approved by this office before



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CHE/ES/1939/N/337  
(NEW)/IOD/1/AMEND

- starting the work so as not to contravene at any stage of construction, the Development Rules regarding open spaces, light and ventilation of existing structure.
- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and other side should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the overhead storage work above the finished level of the terrace shall not be less than 180 mm.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Aviation Authority where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screw highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or other pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Bye0law No. 5 (b)  
b Lintels or Arches should be provided over Door and Windows opening  
c The drains should be laid as require under Section 234-1(a)  
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will be liable for your own risk.



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No. CHE/ES/1939/N/337  
(NEW)/IOD/1/AMEND

Executive Engineer, Building Proposals  
Zones ..... wards.



**CHE/ES/1939/N/337(NEW)/IOD/1/AMEND**

Copy To :- 1. DILIP PREMJI SANGHVI  
101, SHRI SAI DHAN, PLOT NO.55, VIKRANT CIRCLE, GHATKOPAR

2. Asst. Commissioner N Ward.
3. A.E.W.W N Ward,
4. Dy.A & C. Eastern Suburb
5. Chief Officer, M.B.R. & R. Board N Ward.
6. Designated Officer, Asstt. Engg. (B. & F.) N Ward ,
7. The Collector of Mumbai

✓  
Name : Lotan Sukadeo Ahire  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 11-Aug-2021 17: 18:59



Annexure - C

C.C

C - 3

करल - १		
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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1939/N/337(NEW)/CC/1/New

COMMENCEMENT CERTIFICATE



Shri. ROHIT DEEPAK PATEL OF M/S. MISHAL  
LIFESPACE LLP, C.A. TO M/S. RAJAWADI MILAN  
CO-OP HSG SOCI. LTD.  
403, 4TH FLOOR, VIKAS COMMERCIAL CENTRE,  
CHEMBUR (EAST) MUMBAI 400074.

With reference to your application No. CHE/ES/1939/N/337(NEW)/CC/1/New Dated. 31 Jul 2015 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. 137 (New) dated 31 Jul 2015 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 10 C.T.S. No. 4835 Division / Village / Town Planning Scheme No. BHATKOPAR KIROL situated at 4th Rajawadi Road Road / Street in N 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. **Executive Engineer (BP) ES II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

Annexure -D.



O.C

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**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**  
[CHE/ES/1939/N/337(NEW)/OCC/1/NEW of 09 February 2024]

SHRI. ROHIT DEEPAK PATEL, M/S. MISHAL LIFESPACE LLP, C.A.TO M/S. RAJAWADI MILAN OFFICE,  
403, 4TH FLOOR,  
VIKAS COMMERCIAL CENTRE,  
CHEMBUR (EAST)  
MUMBAI 400 074.



Dear Applicant,

The Full development work of Residential building comprising of Stilt + 1st to 8th Floor + 9th Floor at bearing of CTS No. 4835 of village GHATKOPAR KIROL at RAJAWADI ROAD NO.4 is completed under the supervision of Dilip Premji Sanghvi, Licensed Surveyor, Lic. No. S/313/LS, Shri. Vikas V. Gokhale, Structural Engineer, Lic. No. 11173/42 and Shri. Pradeep D Pawar of M/s RJ Associates, Site supervisor, Lic.No. I : 840011492 and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. Shri Sanjeev S Badgeri, Fire & Life Safety Auditor u/no. FLSA/03/SSB 24/Jan/12 dated 12 January 2024 . The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

- 1. Asstt. Commissioner, N Ward
- 2. A.A. & C. , N Ward
- 3. EE (V), Eastern Suburb
- 4. M.I. , N Ward
- 5. A.E.W.W. , N Ward
- 6. Licensed Surveyor, DILIP PREMJI SANGHVI, 101,SHRI SAI DHAN, PLOT NO.55, VIKRANT CIRCLE, GHATKOPAR

For information please



Digitally signed by SUHAS VASANT NEMANE  
Date: 09 Feb 2024 20:35:18  
Organization: Brihanmumbai Municipal Corporation  
Designation: Executive Engineer

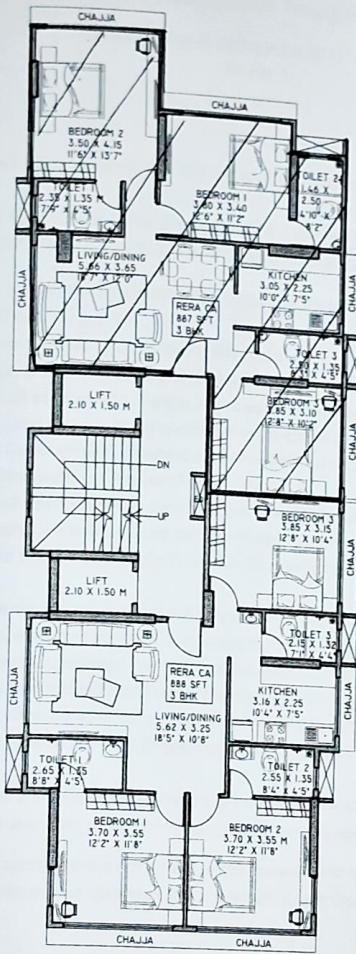
Yours faithfully  
Executive Engineer (Building Proposal)  
Brihanmumbai Municipal Corporation  
N Ward

CHE/ES/1939/N/337  
NEW/OCC/1/NEW



# Annexure - E

करल - १		
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7th FLOOR

For Mishal Litespace LLP

*[Signature]*

Partner

For Mishal Litespace LLP

*[Signature]*

Partner



*[Signature]*

AS Amlani

## SCALE PLAN OF FLAT NO.1 & 2 ON 7TH FLOOR

NOTE:-  
 1. THE PLANS ARE PREPARED IN ACCORDANCE WITH DCPR 2034 AND DP 2034  
 2. THE PLANS ARE SUBJECT TO APPROVALS FROM STATUTORY BODIES  
 3. ALL DIMENSIONS ARE IN METRIC SYSTEM, WILL HAVE VARIATIONS WHEN CONVERTED IN IMPERIAL SYSTEM  
 4. THE COLUMN LOCATION, ORIENTATION & SIZES SHALL BE SUBJECT TO REVISION AFTER CONFIRMATION FROM RCC CONSULTANT.

PROPOSED REDEVELOPMENT OF RAJAWADI MILAN CHSL AT GHATKOPAR (E)

FOR : MISHAL DEVELOPERS



**DILIP SANGHVI CONSULTANTS**

ARCHITECTURAL, STRUCTURAL CONSULTANTS & ROOF REGISTERED VALUERS  
 101, MR. SANGHVI, PLOT NO. 53, 90 FEET ROAD  
 CHANDANI CHALC, GHATKOPAR (E), MUMBAI 400 071  
 PHONE: (91-22) 2594 4741, MOBILE: 98217  
 E MAIL: dilipsanghvi@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  
[CHE/ES/1939/N/337(NEW)/OCC/1/NEW of 09 February 2024]

To,  
SHRI.ROHIT DEEPAK PATEL, M/S. MISHAL LIFESPACE LLP, C.A.TO M/S. RAJAWADI MILAN CHS LTD.  
403, 4TH FLOOR,  
VIKAS COMMERCIAL CENTRE,  
CHEMBUR (EAST)  
MUMBAI 400 074.

Dear Applicant,

The Full development work of Residential building comprising of Stilt + 1st to 8th Floor + 9th Floor (Part) on plot bearing CTS No. 4835 of village GHATKOPAR KIROL at RAJAWADI ROAD NO.4 is completed under the supervision of Shri. DILIP PREMJI SANGHVI, Licensed Surveyor, Lic. No. S/313/LS, Shri. Vikas V. Gokhale, Structural Engineer, Lic. No. STR/G/42 and Shri. Pradeep D Pawar of M/s RJ Associates, Site supervisor, Lic.No. I : 840011492 and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. Shri Sanjeev S Badgeri, Fire & Life Safety Auditor u/no. FLSA/03/SSB 24/Jan/12 dated 12 January 2024. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

Copy To :

1. Asstt. Commissioner, N Ward
2. A.A. & C., N Ward
3. EE (V), Eastern Suburb
4. M.I., N Ward
5. A.E.W.W., N Ward
6. Licensed Surveyor, DILIP PREMJI SANGHVI, 101,SHRI SAI DHAN, PLOT NO.55, VIKRANT CIRCLE, GHATKOPAR

For information please

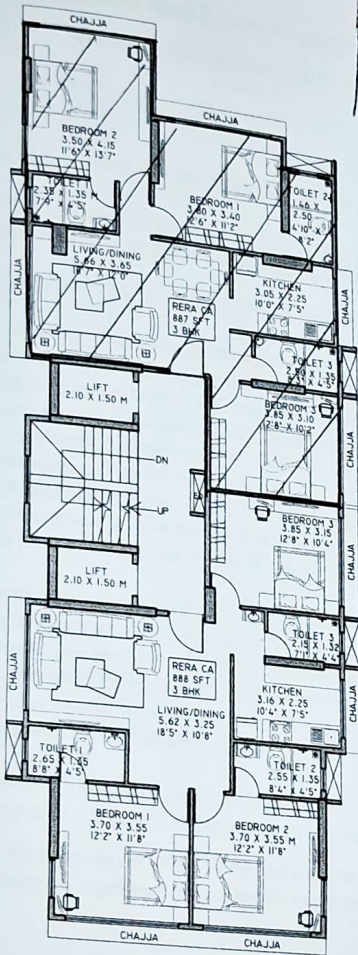
Digitally signed by SUHAS VASANT NEMANE  
Date: 09 Feb 2024 20:35:18  
Organization: Brihanmumbai Municipal Corporation  
Designation: Executive Engineer

Yours faithfully  
Executive Engineer (Building Proposal)  
Brihanmumbai Municipal Corporation  
N Ward



# Annexure - E

करल - १		
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7th Floor

For Mishal Litespace LLP

*[Signature]*

Partner

For Mishal Litespace LLP

*[Signature]*

Partner



*[Signature]*

AS Amlan

PLAN OF FLAT NO.1 & 2 ON 7TH FLOOR

THE PLANS ARE PREPARED IN ACCORDANCE WITH DCPR 2034 AND DP 2034  
 ALL DIMENSIONS ARE SUBJECT TO APPROVALS FROM STATUTORY BODIES  
 ALL DIMENSIONS ARE IN METRIC SYSTEM, WILL HAVE VARIATIONS WHEN CONVERTED IN IMPERIAL SYSTEM  
 THE COLUMN LOCATION, ORIENTATION & SIZES SHALL BE SUBJECT TO REVISION AFTER CONFIRMATION  
 FROM RCC CONSULTANT.

PROPOSED REDEVELOPMENT OF RAJAWADI MILAN  
 AT GHATKOPAR (E)  
 MISHAL DEVELOPERS



DILIP  
 SANGHI  
 CONSULTANTS

ARCHITECTURAL, STRUCTURAL CONSULTANTS & R.O.P. REGISTERED VALUERS  
 101, DR. SAHAYAN, PLOT NO. 64, 66 FEET ROAD,  
 VIKRANT COLONY, GHATKOPAR (E), MUMBAI 400 077.  
 PHONE: 2614222, 2614224, 2614225, 2614226  
 E-MAIL: [info@dsconsultants.com](mailto:info@dsconsultants.com)

RERA CERTIFICATE



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

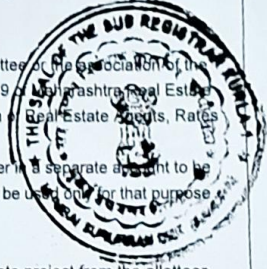
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Registration is granted under section 5 of the Act to the following project under project registration number  
Suburban, Pin: 400074  
GARDEN COURT AVENUE, Plot Bearing / CTS / Survey / Final Plot No.: CTS NO 4835 OF VILLAGE  
KADAPAR-KIROL, PLOT NO 10 at Kurla, Kurla, Mumbai Suburban, 400077;

Mishal Lifespacellp having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai  
Suburban, Pin: 400074.

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 (l) 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 02/02/2022 and ending with 31/03/2024, 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. Vasanti Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 02-02-2022 11:21:22

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

02/02/2022  
Mumbai



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२०२४		



For Mishal Lifespace LLP

*[Handwritten Signature]*

Partner

For Mishal Lifespace LLP

*[Handwritten Signature]*

Partner

करल - १		
१६१८	५४	७०
२०२४		



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

ROHIT D PATEL  
 DEEPAK MOHANBHAI PATEL  
 08/11/1991  
 Permanent Account Number  
**BEAPP6872E**

*Rohit D Patel*  
 Signature

*Rohit D Patel*



करल - १		
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भारतीय विशिष्ट ओळख प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1189/10262/09530

To,  
 रोहित पटेल  
 Rohit Patel  
 S/O Deepak  
 room no 5, sundaram, kama lane  
 Ghatkopar (West)  
 Mumbai  
 Maharashtra 400086

28/12/2011

Ref: 204 / 19B / 338635 / 340352 / P



UE072143803IN



आपला आधार क्रमांक / Your Aadhaar No. :  
**6986 8459 5403**

आधार — सामान्य माणसाचा अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA  
 रोहित पटेल  
 Rohit Patel  
 जन्म वर्ष / Year of Birth : 1991  
 पुरुष / Male



6986 8459 5403

आधार — सामान्य माणसाचा अधिकार

*[Handwritten signature]*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
CFRPJ7103R



10122020

नाम / Name  
JAIN KRISHI AJITKUMAR

पिता: का नाम / Father's Name  
AJITKUMAR KASTURCHAND JAIN

जन्म की तिथि /  
Date of Birth  
04/12/2001

हस्ताक्षर / Signature

करल - १		
१६७५	५६	००
२०२४		





करल - १

१६०१८ ५५ ७७

२०२४

भारत सरकार

Government of India



कृषि अजितकुमार जैन  
Krishi Ajitkumar Jain

जन्म तारीख / DOB : 04/12/2001

स्त्री / Female



2547 8604 8757

माझे आधार, माझी ओळख

*Ajit*



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

वडिलाचे/आईचे नांव:  
अजितकुमार जैन, 701, न्यू विश्वास  
हॉस्पिटल, डी.के. सांडू मार्ग, जाय  
हॉस्पिटल जवळ, चेम्बूर पूर्व, मुंबई,  
मुंबई, महाराष्ट्र, 400071

Address: D/O. Ajitkumar Jain, 701, New  
Vishwas CHS, D.K. Sandu Marg, Near Joy  
Hospital, Chembur East, Mumbai,  
Chembur, Mumbai, Maharashtra, 400071

2547 8604 8757



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www

www.uidai.gov.in

करल - १		
१६०१५	५५	००
२०२४		

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 SANJAY AMARSHI AMLANI  
 AMARSHI GOKALDAS AMLANI



भारत सरकार  
 GOVT. OF INDIA



01042010

28/04/1965  
 Permanent Account Number  
 ACLPA6130C

*Amlem*  
 Signature

*Amlem*





दस्त गोषवारा भाग-1

करल1

दस्त क्रमांक: 16718/2024

2024 7:19 म.नं.  
करल1 /16718/2024  
मुल्या: रु. 1,44,35,716/-  
मुल्याक शुल्क: रु.9,60,000/-

मोबदला: रु. 1,60,00,000/-

सह. दु. नि. करल1 यांचे कार्यालयात  
16718 वर दि.22-08-2024  
7:17 म.नं. वा. हजर केला.

*Samla.*

पावती:18918

पावती दिनांक: 22/08/2024

सादरकरणाराचे नाव: संजय अमरशी अमलाणी

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 70

रु. 30000.00

रु. 1400.00

एकुण: 31400.00

वर करणाऱ्याची सही:

*[Signature]*  
सह. दु. नि. करल1 यांचे कार्यालयात  
कुर्ला-9 (वर्ग-2)

*[Signature]*  
सह. दु. नि. करल1 यांचे कार्यालयात  
कुर्ला-9 (वर्ग-2)

सा प्रकार: सेल डीड

शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न  
या कोणत्याही नागरी क्षेत्रात

क्र. 1 22 / 08 / 2024 07 : 17 : 38 PM ची वेळ: (सादरीकरण)

क्र. 2 22 / 08 / 2024 07 : 18 : 48 PM ची वेळ: (फी)

करल - 9

१६७१८ ६५ ७०

२०२४



दस्त गोषवारा भाग-2

करल 1

दस्त क्रमांक: 16718/2024

07 22:37 PM

करल 1/16718/2024

सेल डीड

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

ठसा प्रमाणित

ना.ब.मिशाल लार्डफस्पेस एलएलपी चे भागीदार रोहित दिपक पटेल  
पत्ता:प्लॉट नं: ऑफिस नं. 402, माळा नं: 4 था मजला, इमारतीचे  
ना.ब. विकास कमर्शियल सेंटर, ब्लॉक नं: चेंबुर, मुंबई, रोड नं: डॉ.  
सी. जी. रोड, महाराष्ट्र, MUMBAI.  
पॅन नंबर: ABQFM5221N

लिहून देणार  
वय :-32  
स्वाक्षरी:-

*[Handwritten Signature]*



ना.ब.मिशाल लार्डफस्पेस एलएलपी चे भागीदार कृषि अजितकुमार  
जैन  
पत्ता:प्लॉट नं: ऑफिस नं. 402, माळा नं: 4 था मजला, इमारतीचे  
ना.ब. विकास कमर्शियल सेंटर, ब्लॉक नं: चेंबुर, मुंबई, रोड नं: डॉ.  
सी. जी. रोड, महाराष्ट्र, MUMBAI.  
पॅन नंबर: ABQFM5221N

लिहून देणार  
वय :-22  
स्वाक्षरी:-

*[Handwritten Signature]*



ना.ब.संजय अमरशी अमलाणी  
पत्ता:प्लॉट नं: फ्लॅट नं. 201, माळा नं: -, इमारतीचे नाव: माधव  
आश्रम, ब्लॉक नं: घाटकोपर पूर्व, मुंबई, रोड नं: राजावाडी रोड नं.7,  
सोमेया कॉलेज जवळ, महाराष्ट्र, MUMBAI.  
पॅन नंबर: ACLPA6130C

लिहून घेणार  
वय :-59  
स्वाक्षरी:-

*[Handwritten Signature]*



ना.ब.अस्मिता संजय अमलाणी  
पत्ता:प्लॉट नं: फ्लॅट नं.201, माळा नं: -, इमारतीचे नाव: माधव  
आश्रम, ब्लॉक नं: घाटकोपर पूर्व, मुंबई, रोड नं: राजावाडी रोड नं.7,  
सोमेया कॉलेज जवळ, महाराष्ट्र, MUMBAI.  
पॅन नंबर: ARQPA1840B

लिहून घेणार  
वय :-56  
स्वाक्षरी:-

*[Handwritten Signature]*



दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
क्र.3 ची वेळ: 22 / 08 / 2024 07 : 21 : 10 PM

न इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता

छायाचित्र

ठसा प्रमाणित

ना.ब.धिरेंद्र ठडकर --  
वय: 54  
पत्ता: 308, सुधा पार्क, गरोडीया नगर, घाटकोपर पूर्व  
पिन कोड: 400077

*[Handwritten Signature]*

स्वाक्षरी



ना.ब.नरेंद्र शंकरलाल हरियानी  
वय: 57  
पत्ता: 13/वी, जयस्वाल भवन, एम जी रोड, मुलुड पश्चिम, मुंबई  
पिन कोड: 400080

स्वाक्षरी

*[Handwritten Signature]*



क्र.4 ची वेळ: 22 / 08 / 2024 07 : 21 : 51 PM

क्र.5 ची वेळ: 22 / 08 / 2024 07 : 22 : 27 PM नोंदणी पत्र

रजिस्ट्रार निबंधक  
मुंबई न. 1  
को-9 (वर्ग-2)



करल - 9  
१६०९ ६९ ७०  
२०२४



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Defa Date
1	MISHAL LIFESPACE LLP	eChallan	69103332024082211683	MH007106811202425E	960000.00	SD	0003949678202425	22/0
2		DHC		0824226708014	1400	RF	0824226708014D	22/0
3	MISHAL LIFESPACE LLP	eChallan		MH007106891202425E	30000	RF	0003949678202425	22/0

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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करल - १		
१६७१५	५०	५०
२०२४		



प्रमाणित करण्यात येते कि या दस्तावेज  
 एकूण १६७१५ ५० पाने आहेत  
 करल-१/ १६७१५ /२०२४  
 पुस्तक क्रमांक १ क्रमांकावर नोंदला  
 दिनांक २२/०६/२०२४

सु.भा. म्हैसने  
 सह. दुय्यम निबंधक, कुर्ला-१  
 मुंबई उपनगर जिल्हा

गावाचे नाव : घाटकोपर

मंत्र हीद

16000000

14435715.74

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्गन :मदनिका नं: मदनिका क्र.702, माळा नं: 7 वा मजला, इमारतीचे नाव: राजावाडी मिलन को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: घाटकोपर पूर्व, मुंबई 400077, रोड : रोड नं.4, राजावाडी, इतर माहिती: एक कार पार्किंग स्पेस मिहित. मोजे घाटकोपर- किंगड मिडीगम नं 4835. मदनिका मिळकतीचे क्षेत्र 887 चौ फुट कार्गेट म्हणजेच 82.40 चौ मीटर कार्गेट रंग प्रमाणे. (( C.T.S. Number : 4835 ; ))

1) 90.68 चौ.मीटर

1): नाव:-मिशाळ वार्डफ्लेस एलएलपी चे भागीदार रोहित दिपक पटेल वय:-32, पना:-प्लॉट नं: अफिम नं. 402, माळा नं: 4 था मजला, इमारतीचे नाव: विकास कमर्शियल सेंटर, ब्लॉक नं: बेंबुर, मुंबई, रोड नं: डॉ. मी. जी. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400074 पॅन नं:-ABQFM5221N

2): नाव:-मिशाळ वार्डफ्लेस एलएलपी चे भागीदार कृषि अजितकुमार जैन वय:-22, पना:-प्लॉट नं: अफिम नं. 402, माळा नं: 4 था मजला, इमारतीचे नाव: विकास कमर्शियल सेंटर, ब्लॉक नं: बेंबुर, मुंबई, रोड नं: डॉ. मी. जी. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400074 पॅन नं:-ABQFM5221N

1): नाव:-संजय अमरथी अमलाणी वय:-59; पना:-प्लॉट नं: फ्लॅट नं.201, माळा नं: -, इमारतीचे नाव: माधव आश्रम, ब्लॉक नं: घाटकोपर पूर्व, मुंबई, रोड नं: राजावाडी रोड नं.7, सोमैया कॉलेज जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ACLPA6130C

2): नाव:-अस्मिता संजय अमलाणी वय:-56; पना:-प्लॉट नं: फ्लॅट नं.201, माळा नं: -, इमारतीचे नाव: माधव आश्रम, ब्लॉक नं: घाटकोपर पूर्व, मुंबई, रोड नं: राजावाडी रोड नं.7, सोमैया कॉलेज जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-ARQPA1840B

22/08/2024

22/08/2024

16718/2024

960000

30000

विभागात घेतलेला तपशील:-

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

