

368/12856

पावती

Original/Duplicate

Monday, October 07, 2024

नोंदणी क्र. :39म

5:49 PM

Regn.:39M

पावती क्र.: 13656 दिनांक: 07/10/2024

गावाचे नाव: कांदिवली

दस्तऐवजाचा अनुक्रमांक: बरल-3-12856-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: आरती तिवारी

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2000.00
पृष्ठांची संख्या: 100

एकूण: रु. 32000.00

सह दु.चि बोरीवली3

बाजार मुल्य: रु.9403878.45 /-

मोबदला रु.11300000/-

भरलेले मुद्रांक शुल्क : रु. 678000/-

सह दुय्यम निबंधक, बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024076118580 दिनांक: 07/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009387082202425E दिनांक: 07/10/2024

बँकेचे नाव व पत्ता:

Airvai

मुळ दस्त परत दिला



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 3

07/10/2024

दस्त क्रमांक : 12856/2024

नोंदणी :

Regn:63m

गावाचे नाव : कांदिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11300000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9403878.45
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 602, माळा नं: 6 वा मजला, इमारतीचे नाव: प्रिमरोझ, चारकोप रवीकिरण को ऑप हौ सो लि, ब्लॉक नं: सेक्टर 4 चारकोप, रोड : कांदिवली पश्चिम मुंबई 400067, इतर माहिती: मिळकतीचे क्षेत्र 57.43 चौ मी रेरा कारपेट एरिया व सोबत 1 टॉवर कार पार्किंग स्पेस. ((C.T.S. Number : 1C/1/167 ;))
(5) क्षेत्रफळ	1) 63.17 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- कौस्तुभ कंस्ट्रक्शन प्रा लि चे संचालक प्रमोद एन गवाणकर तर्फे मुखत्यारधारक नितेश भोसले वय:-36; पत्ता:- प्लॉट नं: 401, माळा नं: -, इमारतीचे नाव: गुंडेचा सोलीटर प्रीमिसेस कॉ ऑप हौ सो लि, ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे मागाठाणे, रोड नं: बोरीवली पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AADCK0673R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- आरती तिवारी वय:-38; पत्ता:- प्लॉट नं: 403/ए विंग, माळा नं: -, इमारतीचे नाव: कल्पवृक्ष गार्डन 2, ब्लॉक नं: 90 फीट रोड, वसंत कॉम्प्लेक्स, महावीर नगर, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AUSPT7110N 2): नाव:- आशिष तिवारी वय:-40; पत्ता:- प्लॉट नं: 403/ए विंग, माळा नं: -, इमारतीचे नाव: कल्पवृक्ष गार्डन 2, ब्लॉक नं: 90 फीट रोड, वसंत कॉम्प्लेक्स, महावीर नगर, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ADDPT7418B
(9) दस्तऐवज करून दिल्याचा दिनांक	07/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	07/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	12856/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	678000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक, बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KAUSTUBH CONSTRUCTION PVT LTD	eChallan	00040572024100759405	MH009387082202425E	678000.00	SD	0005173904202425	07/10/2024
2		DHC		1024076118580	2000	RF	1024076118580D	07/10/2024
3	KAUSTUBH CONSTRUCTION PVT LTD	eChallan		MH009387082202425E	30000	RF	0005173904202425	07/10/2024

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202410079998	07 October 2024,05:39:24 PM			
बरल-3					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	79-कांदीवली बोरीवली				
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची सीमा, पुर्वेस गाव हद्द, गावठाण हद्द, बंदर पाखाडी मार्ग, श्री शेवंतीलाल खांडवाला मार्ग, दक्षिणेस व पश्चिमेस गाव हद्द				
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#1				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
58260	134700	154820	168370	134700	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	63.17चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 5th floor To 10th floor	बांधकामाचा दर -	Rs.30250/-
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 105% apply to rate= Rs.141435/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर = (((141435-58260) * (100 / 100))+58260) = Rs.141435/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 141435 * 63.17 = Rs.8934448.95/-				
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	13.94चौरस मीटर = 13.94 * (134700 * 25/100) = Rs.469429.5/-				
Applicable Rules	= ,10.4.16				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 8934448.95 + 0 + 0 + 0 + 469429.5 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.9403878.45/-				



Home Print

सह दुय्यम निबंधक, बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा.

बरल - ३/
१२५९ १ १००
२०२४



CHALLAN
MTR Form Number-6



GRN MH009387082202425E	BARCODE	Date 07/10/2024-16:17:06	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AADCK0673R
Office Name BRL7_JT SUB REGISTRAR BORIVALI 7		Full Name	KAUSTUBH CONSTRUCTION PVT LTD
Location MUMBAI			
Year 2024-2025 One Time		Flat/Block No.	FLAT NO. 602, 6TH FLOOR, PRIMROSE,
Account Head Details		Amount In Rs.	Premises/Building
0030045501 Stamp Duty		678000.00	Road/Street
0030063301 Registration Fee		30000.00	Area/Locality
			Town/City/District
			PIN
			4 0 0 0 6 7
		Remarks (If Any)	
		PAN2=ADDPT7418B~SecondPartyName=SMISHI	
		TIWARI~CA=11300000	
		Amount In	Seven Lakh Eight Thousand Rupees Only
Total	7,08,000.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	00040572024100759405
Cheque/DD No.		Ref. No.	CK00ECCXH6
		Bank Date	07/10/2024-16:34:04
Name of Bank		RBI Date	Not Verified with RBI
		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

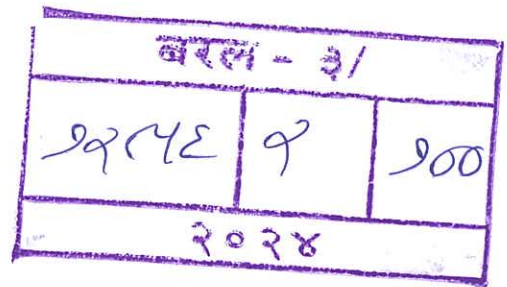


Department ID :

Mobile No. : 8097555954

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH009387082202425E	BARCODE		Date	07/10/2024-16:17:06	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)		AADCK0673R	
Office Name		BRL7_JT SUB REGISTRAR BORIVALI 7		Full Name		KAUSTUBH CONSTRUCTION PVT LTD	
Location		MUMBAI		Flat/Block No.		FLAT NO. 602, 6TH FLOOR, PRIMROSE,	
Year		2024-2025 One Time		Premises/Building		FLAT NO. 602, 6TH FLOOR, PRIMROSE,	
Account Head Details		Amount In Rs.		Road/Street		CTS NO. 1C/1/167, SURVEY NO.149, PLOT NO. 216, RDP - 8, SECTOR - 4, CHARKOP,	
0030045501 Stamp Duty		678000.00		Area/Locality		KANDIVALI WEST	
0030063301 Registration Fee		30000.00		Town/City/District		MUMBAI	
				PIN		4 0 0 0 6 7	
				Remarks (If Any)			
				PAN2=ADDPT7418B~SecondPartyName=ASHISH			
				TIWARI-CA=11300000			
				Amount In			
				Seven Lakh Eight Thousand Rupees Only			
				Words			
Total		7,08,000.00					



Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024100759405	CK00ECCXH6		
Cheque/DD No.		Bank Date	RBI Date	07/10/2024-16:34:04	Not Verified with RBI		
Name of Bank		Bank-Branch		STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाची सदर चलान लागू नाही.

Mobile No. : 8097555954

22/10/24 3 900
2024

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-368-12856	0005173904202425	07/10/2024-17:46:10	IGR192	30000.00
2	(iS)-368-12856	0005173904202425	07/10/2024-17:46:10	IGR192	678000.00
Total Defacement Amount					7,08,000.00

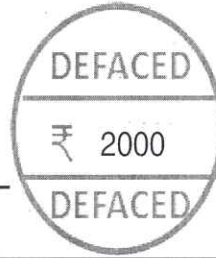


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1024076118580	Receipt Date	07/10/2024
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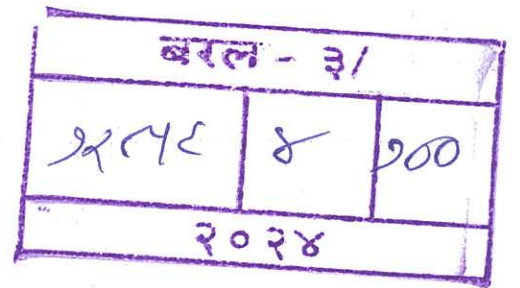
Received from dhc, Mobile number 9222183998, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 12856 dated 07/10/2024 at the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	07/10/2024
Bank CIN	10004152024100717630	REF No.	428159392102
Deface No	1024076118580D	Deface Date	07/10/2024

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





AGREEMENT FOR SALE

This Agreement made at ^{MUMBAI}.....this ^{7th}.....day of OCT in the year Two Thousand and Twenty-Four (2024);

BETWEEN

KAUSTUBH CONSTRUCTION PRIVATE LIMITED, (CIN NO. U45200MH2007PTC167599) a Private Limited Company incorporated under The Companies Act, 1956, having its registered office at 401, Gundecha Solitaire Premises Co-Op Soc. Ltd., W. E. Highway, Magathane, Borivali (East), Mumbai - 400 066, through its Director **Shri Pramod N. Gawankar**, hereinafter referred to as the **"DEVELOPER/ PROMOTER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its director or directors of the company, the successors in title, survivor or survivors of them, executors, administrators and assigns) of **the ONE PART** ;

92545		
7		900

Pramod

AND

1

Ajivai

Ajivai

Ajivai

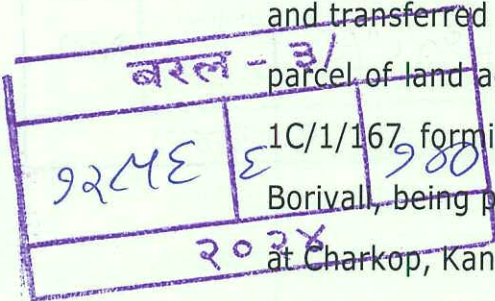
Ajivai

MRS. ARATI TIWARI & MR. ASHISH TIWARI (JOINTLY) residing at 403/A Wing, Kalpavruksh Garden 2, 90 Feet Road, Vasant Complex, Mahavir Nagar, Kandivali (West), Mumbai - 400 067., hereinafter called "**THE ALLOTTEES**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in case of individual/s his/her/its/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF and in case of a coparcenary, the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust, the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last survivor of them and in case of a company/body corporate, its successors and permitted assigns) of the **OTHER**

PART

WHEREAS:

A Pursuant to the Indenture of Lease dated 27th September, 1990 entered and executed between Maharashtra Housing & Area Development Authority (MHADA) (therein described as the "Lessor") and "CHARKOP RAVI KIRAN CO-OPERATIVE HOUSING SOCIETY LTD", a Society registered under the provisions of The Maharashtra Co - operative Societies Act, 1960 bearing registration no. BOM/(W-R)/HSG(TC)/4586/1989-90 dated 12th December 1989 (the said "Society") (therein described as the "Lessee") wherein the said MHADA assigned and transferred all right, title and interest of leasehold land viz. All the piece or parcel of land admeasuring 751.50 sq. mtrs., or thereabouts bearing CTS No. 1C/1/167 forming part of Survey No. 149 of Village - Kandivali, Taluka - Borivali, being part of the World Bank Project Cell of the said Authority situated at Charkop, Kandivali (West), Mumbai - 400 067, within the registration district and sub-district of Mumbai Suburban District in favour of the said Society on lease hold basis for the period of 90 (Ninety) years commencing from 27th



Janak

2

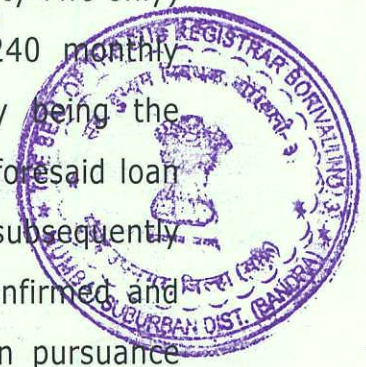
Atiwari

Arati Tiwari

September, 1990 and upon the terms, conditions and considerations recorded therein more particularly described in the FIRST Schedule - hereunder written (for brevity's sake hereinafter referred to as the said "Land").

B. The said Society is owned, seized, possessed of and well and sufficiently entitled of the building standing thereon on the said Land, then consisting of Ground plus 4 (Four) upper floors comprising of 18 (Eighteen) 1 (One) BHK residential flats (for brevity's sake hereinafter referred to as the said "Building") (Collectively said 'Land' and said 'building' hereinafter referred to as the said "Property/Project Land").

C. Vide an Indenture dated 5th June, 1993, the said Society created a mortgage in favour of Air India (now known as M/s. Air India Ltd.) (said Air India), in respect of the said property to secure the repayment of sum of Rs.46,12,442/- (Rupees Forty Six Lakhs Twelve Thousand Four Hundred and Forty Two only) together with the interest @5.5% per annum payable in 240 monthly installments. Accordingly, the members of the said Society being the employees of Air India Ltd., repaid the entire amount of the aforesaid loan secured under the aforesaid Indenture dated 5th June, 1993 and subsequently the said Air India, vide its letter dated 16th January, 2015 confirmed and acknowledged the repayment of above loan. Consequently, in pursuance Reconveyance dated 13/12/2016 duly registered with the office of Sub-Registrar of Assurance bearing registration no. BRL-2/10907/2016 entered and executed between the said Society and said Air India wherein the said Air India reconveyance the said property vested with them as a mortgage in favour of the said society upon terms, conditions and consideration recorded thereunder.



BRL-2/10907/2016		
22/12/16	0	200
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D. In the facts and circumstances, the said Society is absolutely in use and occupation and also owned, seized, and possessed of and is otherwise well and sufficiently entitled of the said property for the residue of the said period of 90 years.

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E. That the said building of the said Society was in a dilapidated condition and as such required major repairs involving huge expenses, which was not feasible for the said Society to repair the existing old building of the said Society at its own funds, costs and expenses and therefore, the Society in its Special General Body Meeting held on 15/01/2012 had decided on majority to carry out redevelopment of said property by appointing a suitable Builder/Developer in accordance with the procedures and guidelines and regulations prescribed under the Section 79A of The Maharashtra Co-operative Societies Act. Accordingly, the said Society called for tenders for appointment of PMC as per 79A procedure and after due deliberations and negotiations, appointed M/S IDDC Engineers Pvt. Ltd as the PMC for the proposed redevelopment.

F. The said Society through its PMC invited offers from various developers for redevelopment of the said property by floating Tender bids.

G. Various Developers had submitted their offers vide duly filled in and signed Tenders. The Society after receiving the tenders, had carried out necessary scrutiny, verification and assessment of the offers received in consultation with the PMC and had called the interested Developers for personal meeting, representation, discussion as well as with their revised offer if any, whereby after taking into account the report/opinion of the PMC and after due inquiry, site visits, discussions, meetings and deliberations amongst the Members of the Society followed by various other compliances under the law, the members of Society in its Special General Body Meeting dated 16th August, 2015 held in the presence of Ms. J. A. Nikam, the authorized representative of the office of the Dy. Registrar, Co-operative Societies and PMC had unanimously appointed M/s. PNK Redevelopment Pvt. Ltd. as the Developer to redevelop the said building (therein as referred as "erstwhile Builder/Developer") to carry out the proposed re-development of said property.



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H. That said "Erstwhile Developer" M/s. PNK Redevelopment Pvt. Ltd. therein entered and executed the MOU dated 16.08.2016 with the said Society upon

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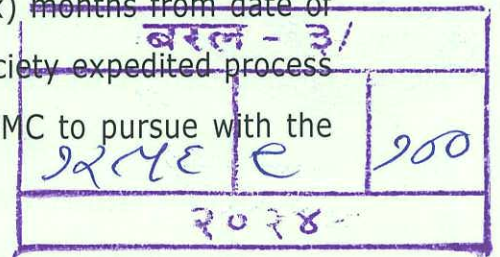
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terms and condition recorded therein, however the said erstwhile Developer at that juncture failed and neglected to comply with the obligations casted upon them in stipulated period with additional 3 months extension as agreed and recorded in the said MOU. The said Society addressed various letters to the said erstwhile developer to comply with the obligations recorded in the MOU and also informed about the deteriorating condition of the building however, the said Erstwhile Developer inspite of adhering to the requests of the said society made therein, the said erstwhile developer did not paid any heed to the requests of the said society and thus the said Society eventually by its letter dated 30.07.2018 revoked, rescind and terminated the said MOU dated 16.08.2016 alongwith the appointment of the said erstwhile developer as per the resolution passed in Special General Body Meeting held on 06.05.2018. The said society also terminated the services of PMC viz. DARV Engineers & Consultant Pvt. Ltd. (IDDC) vide its letter dated RK/AI/PMC/21 Dt. 04th June 2018.



- I. In the meantime, said society made RTI application dated 20.06.2018 before the concerned department to know the status of application dated 19.09.2016 submitted before MHADA Authority for obtaining the necessary NOC, in response to the same the Society received MHADA Offer Letter no. CO/MB/REE/NOC/F-978/1252/2018 dated 24.07.2018 thereby granting NOC for execution of redevelopment with validity of 6 (six) months from date of issue up to 23.01.2019. In view of the same, the Society expedited process of obtaining NOC and to appoint new Developer & PMC to pursue with the redevelopment process thereof.



- J. The said society after following the tendering process, negotiations and approvals, appointed M/S Ellora Consultant Pvt. Ltd as their PMC from the short-listed list of PMC in its SGM dated 02nd September 2018. The PMC submitted the reports of feasibility to the Society after evaluation of the Society's land and property and on the basis of such report, the Society scrutinized offers received from the various interested Developers. Upon perusal of such offers, the said Society decided to shortlist the Promoter

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herein viz. M/s Kaustubh Construction Pvt. Ltd. Subsequently, after several negotiations and deliberations with the Promoter herein with respect to the offers received and their subsequent site visits, the said society in its Special General Body Meeting held on 23.12.2018, in the interest of the Society and its members thereby unanimously accepted and approved the said offers dated 06.11.2018 and 20.12.2018 and appointed the said Promoter viz. M/s. Kaustubh Construction Pvt. Ltd. as their authorized Developer to redevelop the Society's said property.

K. The said Society vide their appointment letter dated 12.11.2018 had appointed the Promoter herein as a Developer and further the Committee and society members revalidated the same and consented in writing vide letter dated 26.12.2018.

L. In view of the receipt of the Offer Letter dated 24.07.2018 bearing no.CO/MB/REE/NOC/F-978/1252/2018 issued by MHADA in favour of the said Society for obtaining NOC for execution of redevelopment with validity of 6 (six) months upto 23.01.2019, consequently, the Promoter herein procured the necessary NOC by making relevant payment from the department of MHADA regarding the proposed redevelopment of the said Property before its last/expiry date of 23rd January 2019.

M. Pursuant to the Development Agreement dated 03rd February 2021 duly registered with the office of Sub - Registrar of Assurances at Borivali - 9 Mumbai, under Sr. No. BRL-9/1570/2021, entered and executed between one **CHARKOP RAVI KIRAN CO-OPERATIVE HOUSING SOCIETY LTD**, the Society duly registered under the provisions of The Maharashtra Co-operative Societies Act, 1960 (M.A.H. XXIV of 1961) bearing Registration No. BOM/(W-R)/HSG(TC)/4586/1989-90 dated 12th December 1989 having its registered address HIG Plot No.216, RD No. RDP-8, Sector No.4, Charkop, Kandivali (West), Mumbai - 400 067 (therein referred to as "the Society"), the Members of the said Society (therein referred to as the All Existing Members / Confirming Party) and the Promoter herein (therein referred to as the Developer), wherein the said Society have granted full and exclusive development rights with the consent



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and confirmation of the members therein in respect of the said Property, unto and in favour of the Promoter herein to redevelop the said Property by demolishing the said existing Building and constructing thereon a New Building upon the terms conditions and consideration more particularly recorded therein;

N. Subject to whatever mentioned hereinabove, the Promoter is entitled and enjoined upon to redevelop and construct building on the said property/ project land in accordance with the recitals hereinabove;

O. The Promoter is in possession of the said property/ project land.

P. The Promoter has proposed to construct on the said property 01 (one) residential cum commercial building consisting of Ground level + 22 (Twenty-Two) upper floors with Car Parking Tower;

Q. The Allottees are offered a Residential Flat bearing No. **602** of RERA carpet area admeasuring **57.43** square meters on **6th** floor (herein after referred to as the said "**Apartment**") in the Building known as "**PRIMROSE**" (herein after referred to as the said "**Building**") being constructed on the said property, by the Promoter more particularly described in the Second Schedule annexed herewith;



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

S. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai bearing no. **P51800046761**; authenticated copy is attached in **Annexure 'F'**;

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T. The Promoter has appointed a structural engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural engineer till the completion of the building/ buildings.

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- U. By virtue of the Development Agreement and incidental power of attorneys, the Promoter has sole and exclusive right to sell the Apartments in the said building to be constructed by the Promoter on the said property/ project land and to enter into Agreement/s with the allottee(s)/s of the Apartments to receive the sale consideration in respect thereof;
- V. On demand from the allottees, the Promoter has given inspection to the Allottees of all the documents of title relating to the said property land and the plans, designs and specifications prepared by the Promoter's Architect Messrs. Creative Consultants and Designers and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "**the said Act**") and the Rules and Regulations made thereunder;
- W. The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property Card showing the nature of the title of the Promoter to the said property/ project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'A' and 'B'**, respectively.

The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure 'C-1'**.

The authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure 'C-2'**,

- Z. The authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottees, as sanctioned and approved by the local authority have been annexed and marked as **Annexure 'D'**;

AA. The Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the

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said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

BB. The Promoter has submitted the plans and specifications of the proposed building to be constructed on the Project Land through their Architect before the Executive Engineer, Bldg. Proposals (WS), B.P.Cell/GM/MHADA and obtained Intimation of Approval (I.O.A.) bearing no. MH/EE/(B.P.)/GM/MHADA-74/966/2021 issued on 13th December 2021, upon the terms and conditions contained therein.

CC. Subsequently the Developer has obtained the Commencement Certificate (C.C.) bearing no. MH/EE/(BP)/GM/MHADA-74/966/2022/CC/1/New dated 12th August 2022 and Further Commencement Certificate (C.C.) bearing no. MH/EE/(BP)/GM/MHADA-74/966/2023/FCC/1/New dated 24th February 2023 from the MHADA (hereinafter referred to as "**the Local Authority**") to commence the construction of the Project on the said Project Land and on terms and conditions contained therein.



DD. While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said property/ project land and the said building and upon due observance and performance of which only the completion or Occupancy Certificate in respect of the said building shall be granted by the concerned local authority.

EE. The Promoter has accordingly commenced construction of the said building in accordance with the said proposed plans.

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FF. The Allottees have applied to the Promoter for allotment of an Apartment No. **602** on **6th** floor situated in the building known as "**PRIMROSE**" being constructed on the said property;

GG. The carpet area of the said Apartment is **57.43** square meters and

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"carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottees or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottees, but includes the area covered by the internal partition walls of the apartment.

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

II. Prior to the execution of these presents the Allottees have paid to the Promoter a sum of **Rs.13,33,333/- (Rupees Thirteen Lakhs Thirty-Three Thousand Three Hundred & Thirty-Three Only)**, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottees as advance payment (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottees have agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.



JJ. The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai bearing no. **P51800046761**.

KK. Under section 13 of the said Act the Promoter is required to execute a written Agreement for Sale of the said Apartment with the Allottees, being in fact these presents and also to register said Agreement under The Registration

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LL. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottees hereby agree to purchase the Apartment and the 1 (One) No. of car parking space in tower parking.

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

1. The Promoter has proposed to construct the 01 (one) residential cum commercial building consisting of Ground level + 22 (Twenty-Two) upper floors with Car Parking Tower on the said property/ project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

PROVIDED THAT the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottees except any alteration or addition required by any Government Authorities or due to change in law.



1 (a) (i) The Allottees hereby agree to purchase from the Promoter and the Promoter hereby agree to sell to the Allottees Apartment No. **602** of carpet area admeasuring **57.43** sq. metres on **6th** floor in the building known as "**PRIMROSE**" (hereinafter referred to as "**the Apartment**") as shown in the Floor plan thereof hereto annexed and marked above as Annexures C-1 and C-2 for the consideration of **Rs.1,13,00,000/- (Rupees One Crore & Thirteen Lakhs Only)**, being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Third Schedule annexed herewith.

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(ii) The Allottees hereby agree to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottees, one unit of covered car parking space in Tower Car Parking System admeasuring approximate 104.40 sq. ft. having 15.91 ft. length x 6.56 ft. breadth x 5.57 ft. vertical clearance. The parking layout plan showing the particulars as mentioned above has been annexed and marked as **Annexure "G"**.

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1(b) The total aggregate consideration amount for the apartment including one unit of covered car parking space in Tower Car Parking system in the said project is thus **Rs.1,13,00,000/- (Rupees One Crore & Thirteen Lakhs Only)**.

1(c) The Allottees have paid on or before execution of this agreement a sum of **Rs.13,33,333/- (Rupees Thirteen Lakhs Thirty-Three Thousand Three Hundred & Thirty-Three Only)** as advance payment or application fee and hereby agree to pay to that Promoter the balance amount of **Rs.99,66,667/- (Rupees Ninety-Nine Lakhs Sixty-Six Thousand Six Hundred & Sixty-Seven Only)** in the following manner:-

i. Amount of **Rs.14,91,667/- (Rupees Fourteen Lakhs Ninety-One Thousand Six Hundred & Sixty-Seven Only)** (not exceeding 25% of the total consideration) to be paid to the Promoter after the execution of Agreement.

ii. Amount of **Rs.22,60,000/- (Rupees Twenty-Two Lakhs & Sixty Thousand Only)** (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building in which the said Apartment is located.

iii. Amount of **Rs.25,99,000/- (Rupees Twenty-Five Lakhs & Ninety-Nine Thousand Only)** (not exceeding 68% of the total consideration) to be paid to the Promoter on completion of the slabs on pro-rata basis in which the said Apartment is located.

iv. Amount of **Rs.5,65,000/- (Rupees Five Lakhs & Sixty-Five Thousand Only)** (not exceeding 73% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.

v. Amount of **Rs.5,65,000/- (Rupees Five Lakhs & Sixty-Five Thousand Only)** (not exceeding 78% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.



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- vi. Amount of **Rs.5,65,000/- (Rupees Five Lakhs & Sixty-Five Thousand Only)** (not exceeding 83% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building in which the said Apartment is located.
- vii. Amount of **Rs.13,56,000/- (Rupees Thirteen Lakhs & Fifty-Six Thousand Only)** (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of Sale of the building in which the said Apartment is located.
- viii. Balance Amount of **Rs.5,65,000/- (Rupees Five Lakhs & Sixty-Five Thousand Only)** against and at the time of handing over of the possession of the Apartment to the Allottees or after receipt of PartOccupancy Certificate or Completion Certificate.



1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax (GST), Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the said Apartment no. **602**.

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1(e) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottees for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/ order/ rule/ regulation published/ issued in

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that behalf to that effect along with the demand letter being issued to the Allottees, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottees by discounting such early payments as agreed mutually between the parties herein for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to an Allottees by the Promoter.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottees after the construction of the Building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottees within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottees. If there is any increase in the carpet area allotted to Allottees, the Promoter shall demand additional amount from the Allottees as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.



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1(h) The Allottees authorize the Promoter to adjust/appropriate all payments made by them under any head(s) of dues against lawful outstanding, if any, in their name as the Promoter may in its sole discretion deem fit and the Allottees undertake not to object/demand/direct the Promoter to adjust their payments in any manner.

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- 2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottees, obtain from the concerned local authority Occupancy and/or Completion Certificates in respect of the Apartment.
- 2.2 Time is essence for the Promoter as well as the Allottees. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottees and the common areas to the said society and/or association of the allottees after receiving the Occupancy Certificate or the Completion Certificate or both, as the case may be. Similarly, the Allottees shall make timely payments of the instalment and other dues payable by their and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").
3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 5260.76 square meters only and Promoter has planned to utilize additional Floor Space Index of 500 square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 5760.76 square meters as proposed to be utilized by him on the project land in the said Project and Allottees have agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.



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4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottees, the Promoter agrees to pay to the Allottees, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottees, for every month of delay, till the handing over of the possession. The Allottees agree to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottees to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottees to the Promoter.

4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottees committing default in payment on due date of any amount due and payable by the Allottees to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottees committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:



Provided that, Promoter shall give notice of 15 (fifteen) days in writing to the Allottees, by Registered Post AD at the address provided by the allottees and mail at the e-mail address provided by the Allottees, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottees fail to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottees (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of 30 (thirty) days of the termination, the instalments of sale consideration of the

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Apartment which may till then have been paid by the Allottees to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in **Annexure 'E'**, annexed hereto.
6. The Promoter shall give possession of the Apartment to the Allottees on or before **31st July 2026**. If the Promoter fails or neglects to give possession of the Apartment to the Allottees on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottees the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

- (i) war, civil commotion, pandemic or Act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

- 7.1 Procedure for taking possession - The Promoter, upon obtaining the Occupancy Certificate from the competent authority and the payment made by the Allottees as per the agreement shall offer in writing the possession of the Apartment, to the Allottees in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottees. The Promoter agrees and undertakes to indemnify the Allottees in case of failure of fulfilment of any of the provisions, formalities, documentation



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on part of the Promoter. The Allottees agree to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottees in writing within 7 (seven) days of receiving the Occupancy Certificate of the Project.

7.2 The Allottees shall take possession of the Apartment within 15 (fifteen) days of the written notice from the promotor to the Allottees intimating that the said Apartment are ready for use and occupancy:

7.3 Failure of Allottees to take Possession of Apartment: Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottees shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottees. In case the Allottees fail to take possession within the time provided in clause 7.1 such Allottees shall continue to be liable to pay maintenance charges as applicable.



7.4 If within a period of 5 (five) years from the date of handing over the Apartment to the Allottees, the Allottees bring to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and incase it is not possible to rectify such defects, then the Allottees shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

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The Allottees shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. They shall use the parking space only for purpose of keeping or parking vehicle.

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9. The Allottees along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Allottees, so as to enable the Promoter to register the common organization of Allottees. No Objection shall be taken by the Allottees if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter shall, within 3 (three) months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the in the said structure of the Building in which the said Apartment is situated.



9.2 The Promoter shall, within 3 (three) months of registration of the Federation/ Apex Body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/ Apex Body all the right, title and the interest of the Promoter in the project land on which the building is constructed.

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9.3 Within 15 (fifteen) days after notice in writing is given by the Promoter to the Allottees that the Apartment is ready for use and occupancy, the Allottees shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the said property/ project land and Building/s namely local taxes,

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betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property/ project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s is transferred to it, the Allottees shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottees further agree that till the Allottees' share is so determined the Allottees shall pay to the Promoter provisional monthly contribution of **Rs.5,000/- (Rupees Five Thousand Only)** per month towards the outgoings. The amounts so paid by the Allottees to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/ assignment of lease of the structure of the building is executed in favour of the society or a limited company as aforesaid. On such conveyance/ assignment of lease being executed for the structure of the building the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the casemay be.



10. The Allottees shall on or before delivery of possession of the said Apartment keep deposited with the Promoter, the following amounts:-

- (i) **Rs.700/-** for share money, application entrance fee of the Society.
- (ii) **Rs.37,410/-** for Development Charges.
- (iii) **NIL** for proportionate share of taxes and other charges/ levies in respect of the Society.

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- (iv) **Rs.60,000/-** for maintenance charges for 12 (Twelve) months towards outgoings of Society (i.e. Rs.5,000/- per month).
- (v) **Rs.40,181/-** For Deposit towards Water, Electric, and other utility and services connection charges
- (vi) **NIL** for deposits of electrical receiving and Sub Station provided

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11. The Allottees shall pay to the Promoter a sum of **Rs.30,909/- (Rupees Thirty Thousand Nine Hundred & Nine Only)** for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/ Advocates of the Promoter in connection with formation of the said Society and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
12. At the time of registration of conveyance or Lease of the structure of the building, the Allottees shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building. At the time of registration of Conveyance or Lease of the project land, the Allottees shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.



13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottees as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and 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;
- ii. The Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development of the Project and

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shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report and as stated as follows:-

a. By and under the Indenture of Mortgage (without possession) dated 28.04.2023 executed between the Promoter of the One Part and Aditya Birla Housing Finance Ltd. (hereinafter referred to as "**ABHFL**") of the Other Part and registered with the Sub - Registrar of Assurances at Borivali under Serial No. BRL9-5624-2023 (hereinafter referred to as "**said Mortgage Deed**"), a charge has been created with respect to the Promoter's saleable units in the Project including said Flat;

b. The Promoter has approached and applied to ABHFL for No Objection Certificate for sale of the said flat which is having lien in pursuance to mortgage created by the Promoter in respect of their saleable units. Wherein Aditya Birla Housing Finance Ltd. has granted No Objection Certificate dated 28.09.2024 (copy annexed hereto) for this particular flat and subject to terms and conditions to be complied therewith by Promoter & Allottees.

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the Competent Authorities with respect to the Project, said property/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, said property/project land and said building shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all



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applicable laws in relation to the Project, said property/project land, building and common areas;

- vi. The Promoter 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 Allottees created herein, may prejudicially be affected;
- vii. The Promoter 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 Apartment which will, in any manner, affect the rights of Allottees under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottees in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the said society/Association of the Allottees;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the Competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the said property/project land and/or the Project except those disclosed in the title report;



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14. The Allottees or themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-

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- i. To maintain the Apartment at the Allottees' own cost in good and tenable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottees in this behalf, the Allottees shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottees and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottees committing any act in contravention of the above provision, the Allottees shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any



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addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the said property/project land and the building in which the Apartment is situated.
- vii. Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. 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 Apartment by the Allottees for any purposes other than for purpose for which it is sold.
- ix. The Allottees shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the



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Allottees to the Promoter under this Agreement are fully paid up.

x. The Allottees shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottees shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society, the Allottees shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the said property/project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottees shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottees as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which



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they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottees shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society or other body and until the project land is transferred to the ApexBody/ Federation as herein before mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement, he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottees who has taken or agreed to take such Apartment.



18. BINDING EFFECT:

Forwarding this Agreement to the Allottees by the Promoter does not create a binding obligation on the part of the Promoter or the Allottees until, firstly, the Allottees sign and deliver this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottees and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottees fail to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottees and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottees for

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rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottees, application of the Allottees shall be treated as cancelled and all sums deposited by the Allottees in connection therewith including the booking amount shall be returned to the Allottees without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT:

This Agreement, along with its schedules and annexures, 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, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

20. RIGHT TO AMEND:

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



PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEES/ SUBSEQUENT ALLOTTEES:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

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22. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably

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inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder 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.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

Wherever in this Agreement it is stipulated that the Allottees have to make any payment, in common with other Allottees in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

24. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.



25. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottees, in Mumbai after the Agreement is duly executed by the Allottees and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence, this Agreement shall be deemed to have been executed at Mumbai.

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26. The Allottees and/or Promoter shall present this Agreement as well as the conveyance/ assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. That all notices to be served on the Allottees and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottees or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottees: **MRS. ARATI TIWARI &**

MR. ASHISH TIWARI (JOINTLY)

Allottees' Address: **403/A Wing, Kalpavruksh Garden 2, 90 Feet Road, Vasant Complex, Mahavir Nagar, Kandivali (West), Mumbai - 400 067.**

Notified Email ID: **ashu.tca@gmail.com**

Promoter: **KAUSTUBH CONSTRUCTION PRIVATE LIMITED**

Promoter Address: **401, Gundecha Solitaire Premises Co-Op. Soc. Ltd., W. E. Highway, Magathane, Borivali (East), Mumbai - 400 066.**

Notified Email ID : **1. legal@kaustubhgroup.com;**

2. crm@kaustubhgroup.com



It shall be the duty of the Allottees and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottees, as the case may be.

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28. **JOINT ALLOTTEES:**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/ her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. **STAMP DUTY AND REGISTRATION:**

The charges towards stamp duty of this Agreement shall be borne by the Promoter. The registration charges shall be borne by the Allottees.

30. **DISPUTE RESOLUTION:**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. **GOVERNING LAW:**

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



IN WITNESS WHEREOF Parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai in the presence of attesting witness, signing as such on the day first above written.

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THE FIRST SCHEDULE ABOVE REFERRED TO:

(The said Property/Project Land)

All the piece or parcel of land admeasuring 751.50 sq. mtrs., or thereabouts bearing CTS No.1C/ 1/167 forming part of Survey No.149, Plot No. 216, RD No. RDP - 8, lying and being at Village Kandivali, Taluka - Borivali, being part of the World Bank Project Cell of the said Authority situated at Charkop Ravi Kiran Co-operative Housing Society Limited, Sector No. 4, Charkop, Kandivali (West), Mumbai - 400 067 within the registration district and sub-district of Mumbai suburban and bounded as follows that is to say-

On or towards the West :by Adj CTS No.1C/1/166, Plot No. 218

On or towards the South :by 18.30 M. Wide DP Road RDP - 8

On or towards the North :by Adj CTS No. 1C/1/165, Cluster No. 451.

Adj CTS No. 1C/1/170, Cluster No. 437.

On or towards the East :by Adj CTS No. 1C/1/168, Plot No. 214.

SECOND SCHEDULE REFERRED TO HEREINABOVE

(The said New Apartment/Flat)

ALL THAT Flat No. **602** admeasuring **57.43** square meters (RERA Carpet Area), on the **6th** Floor in the said new building proposed to be constructed known as "**PRIMROSE**" together with one unit of covered car parking space in Tower Car Parking system on the said property as more particularly mentioned in the First Schedule hereinbefore mentioned.

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THIRD SCHEDULE ABOVE REFERRED TO

- i) Staircase, lifts, lift lobby
- ii) Terraces, common entrance and exits of the building, Underground & Over Head Tank.
- iii) Pump room
- iv) Common light in the said building/s, compound wall.

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SIGNED, SEALED & DELIVERED)

by the Withinnamed **PROMOTER**)

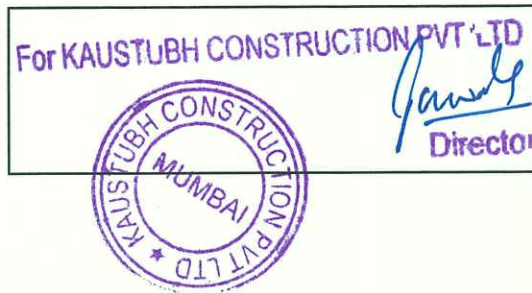
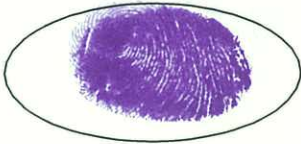
KAUSTUBH CONSTRUCTION PRIVATE LIMITED)

Pursuant to Board Resolution 30.08.2022

Through its director)

1) SHRI PRAMOD N. GAWANKAR)
PAN NO.: AADCK0673R)

Left Hand Thumb Impression)



Photo



SIGNED, SEALED AND DELIVERED

By the withinnamed "ALLOTTEES"

1. MRS. ARATI TIWARI)
PAN NO.: AUSPT7110N)
AADHAAR NO.: 758356630206)



Arati Tiwari

AND

2. MR. ASHISH TIWARI (JOINTLY))
PAN NO.: ADDPT7418B)
AADHAAR NO.: 268962508052)



In the presence of Witness:

1. *[Signature]*
2. *[Signature]*



Ashish Tiwari

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RECEIPT

RECEIVED of and from the **ALLOTTEE WITHIN NAMED** a sum of **Rs.13,33,333/- (Rupees Thirteen Lakhs Thirty-Three Thousand Three Hundred & Thirty-Three Only)** as and by way of earnest money/ and other amounts within mentioned to be paid to us as follows:

Sr. No.	Apartment Cost (Rs.)	Add GST @5% (Rs.)	Cheque Amount (Rs.)	Date	Drawn On	CHQ No.
1	10,47,619/-	52,381/-	11,00,000/-	03.09.2024	HDFC Bank	000005
2	2,38,095/-	11,905/-	2,50,000/-	16.09.2024	Bank of Baroda	000019
3	47,619/-	2,381/-	50,000/-	16.09.2024	Bank of Baroda	000083
			/			
TOTAL	13,33,333/-	66,667/-	14,00,000/-			

We say Received

For **KAUSTUBH CONSTRUCTION PVT. LTD.**



DIRECTOR

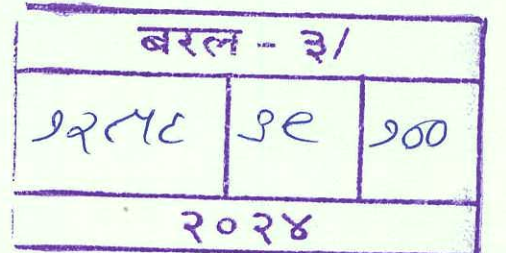
WITNESSES:

1.
2.



Place: Mumbai

Date:



Bhavesh Rohidas Bhoir
B.COM., G.D.C.&A., L.L.B.
ADVOCATE HIGH COURT

Office :-
Shop No. 8, Shreenath Bhuvan CHS. Ltd.
Near St. Louis School, Dahisar Bridge,
Yashwantrao Tawade Road,
Dahisar (West), Mumbai - 400 068.
E mail : bhavesh.bhoir@yahoo.com
Mob : 9930725925

Date: 19/7/2021

CERTIFICATE OF TITLE

Under the instructions from my client i.e. **M/S. KAUSTUBH CONSTRUCTION PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 bearing registration CIN no. U45200MH2007PTC167599 having its registered office address as at 401, 4th Floor, Gundecha Solitaire, Magathane, Borivali (East), Mumbai 400 066, wherein I have caused to peruse and consider the documents pertaining to the title of **all that piece and parcel of MHADA leased land admeasuring 751.50 square meters, or thereabouts bearing CTS No.1C/1/167 forming part of Survey No.149 of Village -Kandivali, Taluka - Borivali, in the Registration District and Sub- District of Mumbai and Mumbai Suburban along with an existing building standing thereon known as "CHARKOP RAVI KIRAN CO-OPERATIVE HOUSING SOCIETY LIMITED"** (hereinafter referred to "said Society") a Registered Co-operative Housing Society Limited registered under No. BOM/(W-R)/HSG(TC)/4586/1989-90 dated 12th December 1989 having registered address as **HIG Plot No.216, RD No. RDP-8, Sector No.4, Charkop, Kandivali (West), Mumbai 400 067, comprising of Ground plus four upper floors consisting of 18 residential flats which are occupied by the respective 18 (Eighteen) Members as bonafide members of the society at present who has to be accommodated in the proposed newly redeveloped building (Hereinafter referred to as "said Property")**.



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Correspondence : 121, Rohidas Sadan, P. B. Road, Dahisar (West), Mumbai - 400 068.

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At the outset it is made very clear that the society has decided to re-develop the property whereby a new building would be constructed on the above said plot of land after due demolition of the existing building of the said society. That the existing Members of the said society would be granted at "free of cost" permanent alternate accommodation in lieu of they surrendering their existing respective flats to the Developers i.e. M/S. KAUSTUBH CONSTRUCTION PRIVATE LIMITED. That the society has also passed necessary and appropriate resolutions to re-develop the said society's building, appointment of M/S. KAUSTUBH CONSTRUCTION PRIVATE LTD. as the Developer for the said re- development and authorized the Managing Committee Members to sign and execute all necessary documents in this regard.

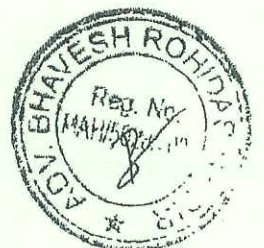
In the course of my investigation I have perused the copies of following title documents: -

- a) By Indenture of Lease dated 27th September, 1990 entered into between Maharashtra Housing & Area Development Authority (MHADA) therein described as the "Lessor" and the said Society, therein described as the "Lessee", the MHADA leased land admeasuring 751.50 sq. mtrs., or thereabouts bearing CTS No.1C, 1/167 forming part of Survey No.149 of Village Kandivali, Taluka - Borivali, being part of the World Bank Project Cell of the said Authority situated at Charkop, Kandivali West, Mumbai 400067., in the registration sub-district of Mumbai Suburban District and which is more particularly described in the Schedule-I herein, for period of 90 (Ninety) years commencing from 27th September, 1990 for the lease rent and on the terms and conditions and covenants therein contained. The society has addressed letter dated 20/11/2020 to MHADA (World Bank Project) for renewal of lease deed period of next 30 years as per due process



of law.

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- b) By an Indenture dated 5th June, 1993 the Society created a mortgage in favour of M/s. Air India Ltd., then known as Air India in respect of the said land to secure the repayment sum of Rs.46,12,442/- together with the rate of interest 5.5% per annum payable in 240 monthly installments.
- c) The Society through its members who were the employees of Air India Ltd., paid the entire amount of the loan secured under the said Indenture dated 5th June, 1993 and the said Air India Ltd., has by a letter dated 16th January, 2015 confirmed the same. The Society executed re-conveyance and registered vide no BRL-2/10907/2016 dated 13/12/2016.
- d) Photocopy of Registration Certificate No. BOM/(W-R)/HSG(TC)/4586/1989-90 dated 12th December 1989 issued by the Registrar of Co-operative Societies for the registration of the said society under the under the Maharashtra Co-operative Societies Act 1960.
- e) The Municipal Corporation of Greater Mumbai (MCGM) has granted the Occupancy Certificate dated 26th February, 1998 in respect of the existing building.
- f) Photocopy of the Extract of the Property Card pertaining to the plot of land bearing CTS No.1C/ 1/167 forming part of Survey No.149 of Village -Kandivali, Taluka – Borivali, thereby now denoting the name of the holder of the land as World Bank Project, MHADA, Mumbai.
- g) Photocopy of the Property Tax Bill bearing No. RC0126388250000 issued by MCGM.



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h) Photocopy of the Certified Extract of the Resolution passed in the SGM dated 23.12.2018 of the society for appointment of M/S. KAUSTUBH CONSTRUCTION PRIVATE. LTD. as Developer herein and the society was consisting of originally 18 members was approved for alternate accommodation as per aforesaid Resolution which is unanimously approved and appointed the developer herein for purpose of redevelopment of the society building , and authorize the Committee Members to sign and execute all necessary documents in this regard for agreed terms and conditions and thereafter after conveyance of the of the plot in the name of the society, total 18 Members at present to be accommodated.

i) Photocopy of the Index-II alongwith Re- Development Agreement dated 03/02/2021 duly registered before the concern Sub Registrar of Assurances Borivali No. 9 under serial No. BRL-9/1570/2021, Registration dated 03/02/2021 made and executed by and between the "CHARKOP RAVI KIRAN CO-OPERATIVE HOUSING SOCIETY LTD" through its Managing Committee (hereinafter referred to "as Society") and Member's of the society. (hereinafter referred to "as Confirming party") and M/S. KAUSTUBH CONSTRUCTION PRIVATE. LTD. through its Director MR. PRAMOD N. GAWANKAR (hereinafter referred to "as Developer") for agreed terms and conditions.

j) Photocopy of Power of Attorney dated 03/02/2021 and registered before the concern Sub Registrar of Assurances Borivali No. 9 under serial No. BRL-9/1573/2021 , Registration dated 03/02/2021 executed by the "CHARKOP RAVI KIRAN CO-OPERATIVE HOUSING SOCIETY LTD" through its authorized Managing Committee in the favour of the M/S. KAUSTUBH CONSTRUCTION PRIVATE. LTD. through its Director MR. PRAMOD N. GAWANKAR thereby empowering them to demolish the



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existing building and construct a new building in the same place and such other various powers granted therein.

k) That I have perused the search report dated 17/7/2021 for the search taken from available records of the Office of the Sub- Registrar of Assurances at Mumbai, Bandra, Borivali for a period of thirty years i.e. from 1992 to 2021 through Search Clerk Shri. S. V. Baikar wherein it is seen that there is no encumbrances found in respect of the said property.

After perusal of the above mentioned documents it may be evidently averred that the rights, title and interest of the said lease hold land alongwith building now rests with "CHARKOP RAVI KIRAN CO-OPERATIVE HOUSING SOCIETY LTD" who is the lessee of the said property.

FINAL CERTIFICATE

In the above said circumstances and relying upon the documents made available to me, I hereby certify the title of the said society with respect to the said property and the existing building known as "CHARKOP RAVI KIRAN CO-OPERATIVE HOUSING SOCIETY LTD" is clear and marketable. I hereby certify that pursuant to the Resolutions passed by the society, Registered Re-Development Agreement and Registered Power of Attorney, the Developers herein i.e. M/S. KAUSTUBH CONSTRUCTION PRIVATE LTD. through its Director MR. PRAMOD N. GAWANKAR has utmost right to re- develop the said property by constructing a new building thereon as per plans and permission granted by concern planning authorities by demolishing the existing building thereon as per existing DCPR2034 Rules and Regulations or modified from time to time by MHADA/MCGM. That the Developers herein are also entitled to grant permanent alternate accommodation to the existing 18 Members as agreed upon and sell the remaining proposed flats/shops and



5

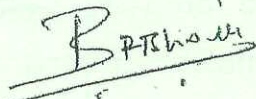
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commercial premises if any in the open market to the prospective purchasers as per prevailing norms of development as per DCPR 2034 rules/ under provisions of RERA and rules made thereunder.

THE ABOVE REFERRED SCHDEULE OF THE PROPERTY :-

All that piece and parcel of the MHADA leased land admeasuring 751.50 sq. mtrs., or thereabouts bearing CTS No.1C/1/167 forming part of Survey No.149 of Village Kandivali, Taluka – Borivali, being part of the World Bank Project Cell of the said Authority situated at Charkop, Kandivali (West), Mumbai 400067., In the Registration District and Sub- District of Mumbai and Mumbai Suburban along with an existing building standing thereon known as "CHARKOP RAVI KIRAN CO-OPERATIVE HOUSING SOCIETY LTD" having registered address as HIG Plot No.216, RD No. RDP-8, Sector No.4, Charkop, Kandivali (West), Mumbai 400 067.

On or towards the East : Adj. CTS No. 1-C-1/168, Plot No.214;
On or towards the West : Adj. CTS No. 1-C-1/166, Plot No. 218;
On or towards the North : Adj. CTS No. 1-C-1/165, cluster no. 451, Plot CTS No. 1-C-1/170, cluster no. 437;
On or towards the South : 18.30 meters wide DP road, RDP;



Bhavesh R. Bhoir
(Advocate-High Court)

MAH/5028/2009 DATED 22/9/2009

BHAVESH ROHIDAS BHOIR
B.Com & A., LL.B.
ADVOCATE, HIGH COURT
121, "Koh. as Sadan", B. Road,
Dahisar (W), Mumbai - 400 068.



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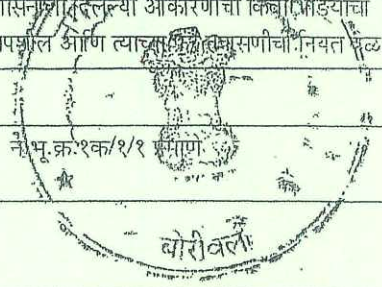
मालमत्ता पत्रक

विभाग/मौजे -- कांदिवली

तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली

जिल्हा मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्ला. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाधीन विलेनी आकारणीचा किंबा भिड्याचा तपशील आणि त्याचा शिष्टाचारसणीची नियत मूळ
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हक्काचा मुळ धारक वर्ष	-
पट्टेदार	-
इतर भार	-
इतर शरे	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कारन
२५/०८/१९८८	न.भू.क्र.१क/१/१ प्रमाणे	S.I.F.	(H) जागतिक बँक प्रकल्प महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरण, मुंबई.	मही - १९८८-०९-१२ ००:००:०० न.भू.अ. बोरीवली
०८/०७/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य.) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/ मि.प./ अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू. कांदिवली /फे.क्र.८४६ दिनांक ०८/०७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी सातशे एकावन्न पुर्णांक पाच दशांश मात्र चौ.मी. दाखल केले.			फ रफार क्र.८४६ प्रमाणे मही - ०८/०७/२०१५ न. भू. अ. बोरीवली

तपासणी करणारा - ...

क्र. [2143]

नकल अर्ज दाखल तारीख 28/4/2021

नकल न्याय तारीख 28/4/2021

नकल विलेनी तारीख

नकल न्याय करणारा

नकल तपासणारा S.A. Bansale कपात शुल्क २/-

श.भू.क्र. ५

शुल्क ६२/-

न.भू.अ.बोरीवली मुंबई उपनगर जिल्हा

9 JUN 2021

श्री. जयसिंह

श्री. जयसिंह



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PERFORMA - A

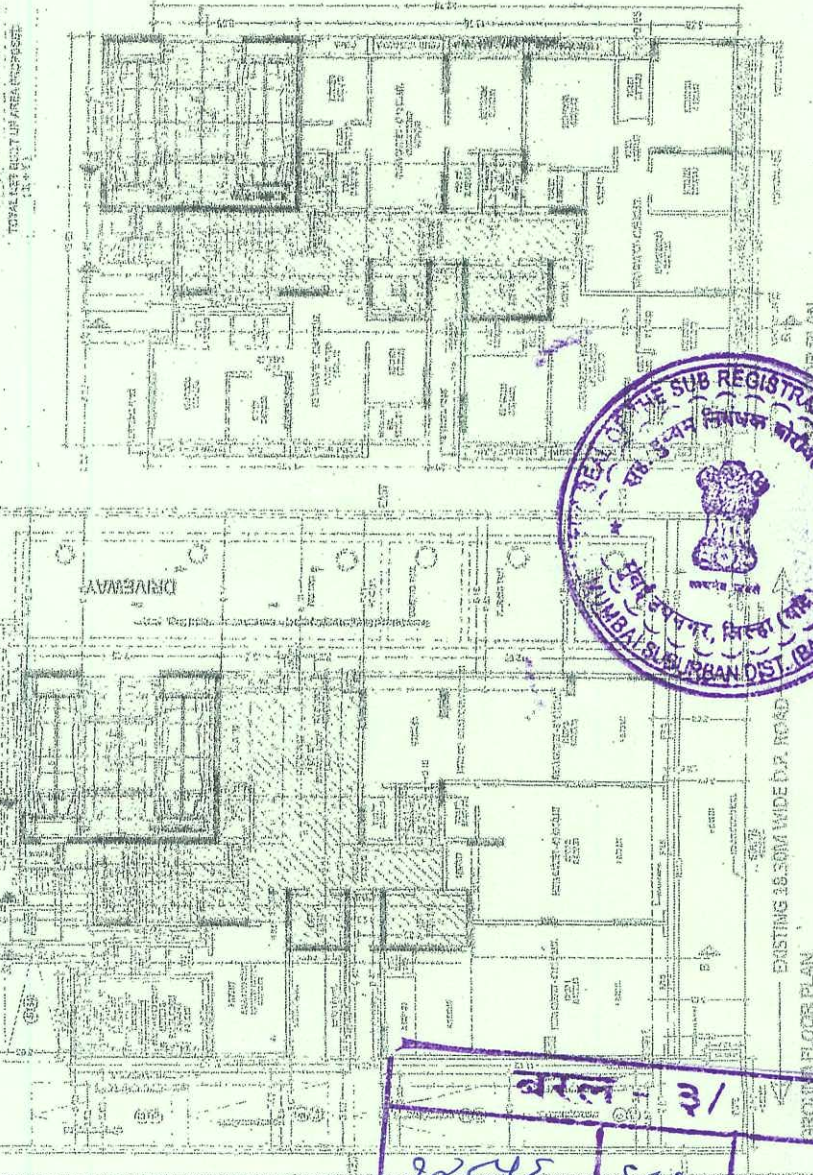
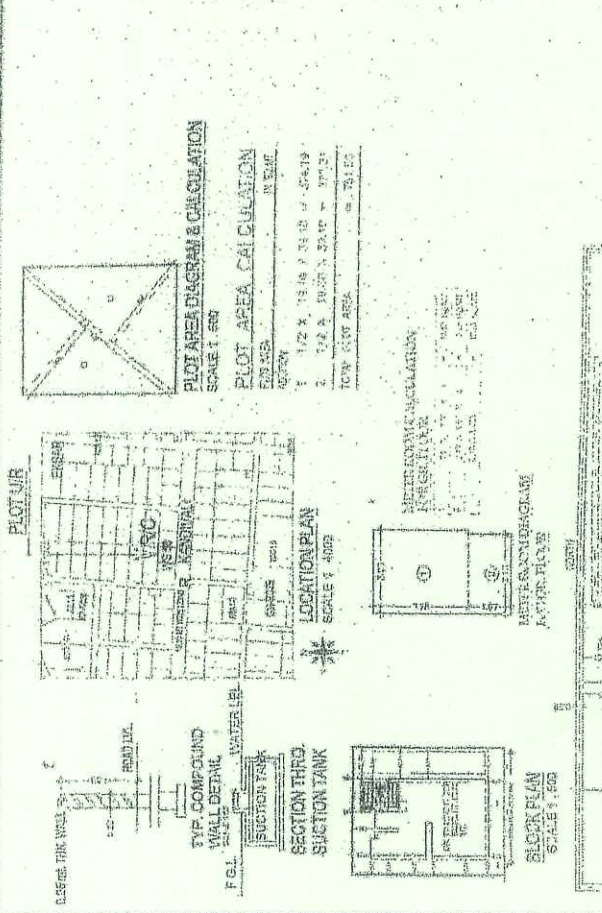
AREA STATEMENT

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BUILT UP AREA STATEMENT

FLOOR	CROSS BUA WITH FINISH	STAIRCASE AREA
GR FLOOR	187.80 SQ.MT	53.87 SQ.MT
1ST FLOOR	238.19 SQ.MT	53.87 SQ.MT
2ND FLOOR	238.19 SQ.MT	53.87 SQ.MT
3RD FLOOR	238.19 SQ.MT	53.87 SQ.MT
4TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
5TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
6TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
7TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
8TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
9TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
10TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
11TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
12TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
13TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
14TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
15TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
16TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
17TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
18TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
19TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
20TH FLOOR	238.19 SQ.MT	53.87 SQ.MT
TOTAL	4850.78 SQ.MT	1320.74 SQ.MT

OTHER STATEMENT FOR RESIDENTIAL
 (A) PROPOSED NET BUILT UP AREA (M²) = 5235.10 SQ.MT
 (B) PROPOSED NET BUILT UP AREA (M²) = 577.11 SQ.MT
 (C) PROPOSED FINISHABLE AREA (M²) = 1320.74 SQ.MT
 (D) PROPOSED NET BUILT UP AREA (M²) = 1878.92 SQ.MT
 (E) PROPOSED FINISHABLE AREA (M²) = 461.51 SQ.MT
 TOTAL NET BUILT UP AREA (PROPOSED) = 3328.81 SQ.MT



PERFORMA - B

CERTIFICATE OF AREA

MANAGEMENT CONSTRUCTION PVT LTD

APPROVED FOR THE PREVIOUS PLAN

DATE: 11.11.2022

DRIVING 18.30M WIDE D.P. ROAD

GROUND FLOOR PLAN

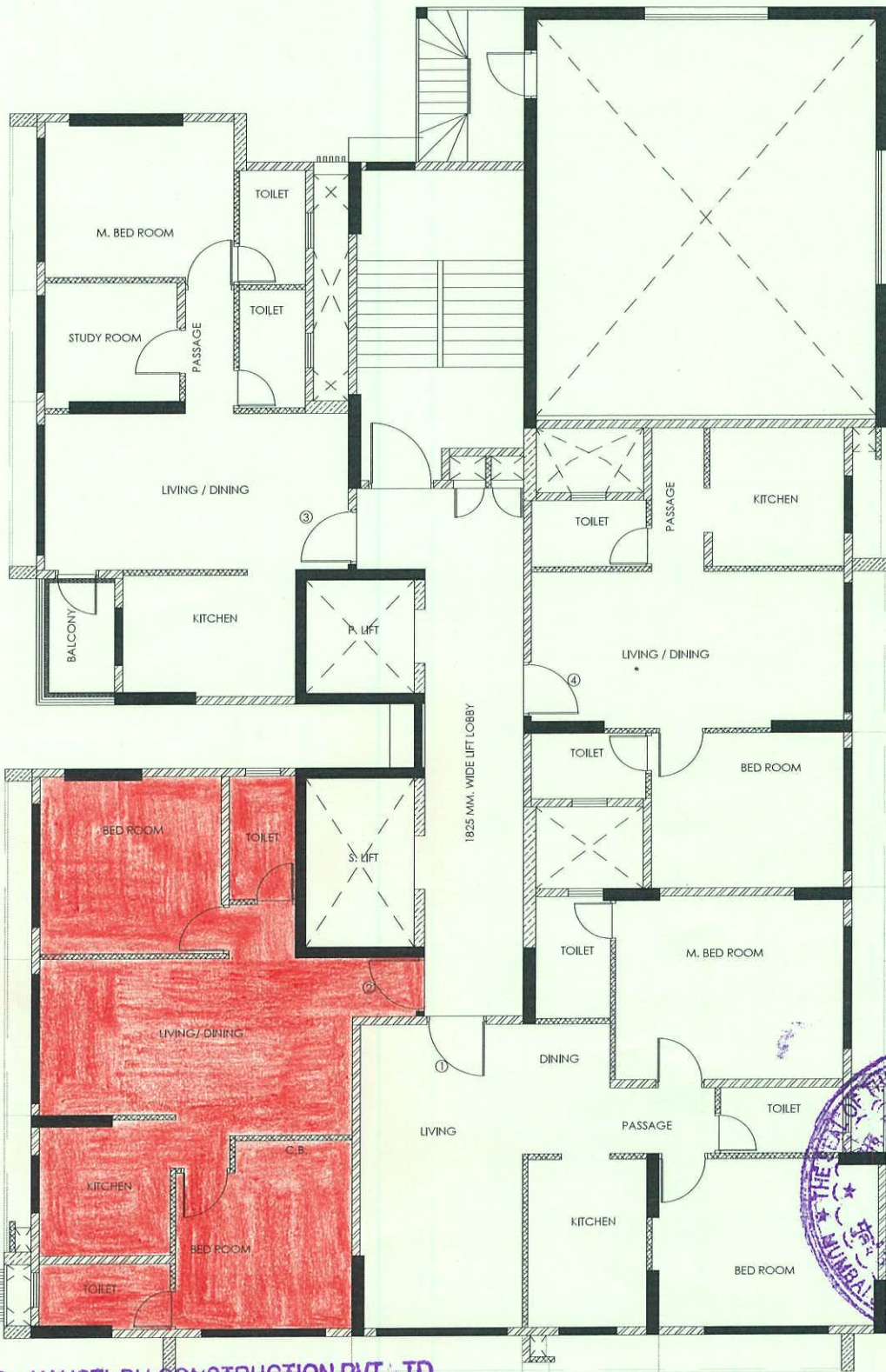
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Seal of the Sub Registrar, Boriali No. 3, Barisal District, Bangladesh



For KAUSTUBH CONSTRUCTION PVT LTD

SIGNATURE OF VENDOR:

Parul
Director

SIGNATURE OF PURCHASER:

Ashish Divyani *Ashish Divyani*

FLAT NO. = 602 on 6th Floor



PROPOSED REDEVELOPMENT OF BUILDING ON PLOT BEARING SURVEY NO. 149, C.T.S. NO.1C/1/167 OF VILLAGE KANDIVALI (PART) SITUATED AT CHARKOP, KANDIVALI WEST MUMBAI - 400 067 CHARKOP RAVIKIRAN CO-OPERATIVE HOUSING SOCIETY LTD.

TYPICAL FLOOR PLAN
1ST-6TH, 8TH-13TH & 15TH-20TH
NOT TO SCALE

2275	85	900
2028		

ANNEXURE – “E”

SPECIFICATIONS:-

• **RCC Frame work, Block masonry and External/ Internal plaster**

The building shall be executed as per detail drawings given by the Architect and Structural consultant. The building shall be RCC framed Structure with Cast in Situ Pile foundation/ open footing with **SEISMIC RESISTANCE** treatment. 6” thick AAC Block/Brick Masonry external walls as specified by the Architect and Structural Engineer. The internal partition walls shall be 4” AAC Block/Brick Masonry walls as specified by the Architect and Structural Engineer. The building shall be plastered with thick double coat sand faced plaster from outside. Water proofing compound shall be added in both the coats.

All the internal exposed surface shall be finished with Gypsum.

Terraces shall be waterproofed using brickbat coba and china mosaaic toppings to the required slopes or as specified by the Architect.

• **Flooring and Skirting**

All rooms flooring shall be of vitrified floor tiles with tile skirting of Johnson, Kajaria or equivalent make. Flooring on staircase areas, landings and midlandings including treads and risers shall be in combination of Full Body Vitrified Tiles. Entrance lobby will be well decorated.

• **Toilets/ Bath and W.C.S**

The bathrooms shall have vitrified tile flooring with dado up to beam bottom or as per Architect specification. European/Western style W.C., washbasins, hot and cold diverter in shower area and C.P. fittings of “JAQUAR” or equivalent make will be provided.

• **Kitchen Platform**

The kitchen shall have granite cooking platform with stainless steel sink of Nirali or equivalent make. Tiles shall be provided over the kitchen platform up to beam bottom level as per Architect’s design.

• **Plumbing External and Internal**

The total plumbing shall be as required by the Architect including wash basin, concealed flush valve in all W.C’s, health faucets in W.C’s, Bathroom and Kitchen Sink, Shower in all bathrooms, pillar stop cock including bottle trap, C.P. stop cock, C.P. bib tap, Nahani traps, etc. including totally concealed internal plumbing CPVC Pipes of 1st quality.



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External plumbing shall include S.W. glazed pipe, Brick masonry inspection chambers, gully trap chambers, A.C. vertical drain pipes and rainwater pipes, UPVC for delivery down takes and terrace looping, overhead R.C.C. water storage tank, underground R.C.C. water storage tank, pumphouse, etc. as required.

- **Electrical**

The electrical wiring shall be concealed copper wiring as per requirement of MEP Consultant and Architect. All the electrical accessories shall be of reputed make. All flats shall be earthed properly.

Adequate numbers of electrical points in various rooms, staircase and other common areas shall be provided as per the Architect's requirement. The terrace shall be lit with adequate light points and the compound area lighting shall be with water-proof light fittings on all corners with copper armour cable.

- **Doors/ Windows**

All hardware fittings to doors shall be heavy aluminum fittings with hinges, latch & main door handle. Main door frame shall be made in teak wood/ pinewood. All the doors & windows sizes shall be as per Architect's intent and approved drawings. All the door frames in toilet, bath & W.C. shall be in granite. All toilets, baths & W. C.s door shutter shall be in Pinewood.

All window sill will be in granite. The windows in all rooms shall be aluminum powder coated sliding windows as per details with high quality bearings and locking arrangement. Toilet/ bathroom windows shall be powder coating aluminum window.

- **External And Internal Painting**

The building shall be externally painted as per architect's colour scheme with Asian, Snowchem or approved equivalent waterproof cement based paint. The entire internal exposed surface shall be of gypsum and Asian plastic paint or equivalent make. All doors shall be laminated as per Architect approved colour scheme.

The elevation of the building, specification of the materials, amenities, colour scheme and/or any other specifications to be used in the said project are subject to its availability and should not be deemed as final.

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800046761

Project: **PRIMROSE** , Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 1C/1/167 OF VILLAGE KANDIVA**
Borivali, Borivali, Mumbai Suburban, 400067;

- Kaustubh Construction Private Limited** having its registered office / principal place of business at Tehsil: **Borivali, District: Mumbai Suburban, Pin: 400066.**
- 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 **05/09/2022** and ending with **31/07/2026** 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.

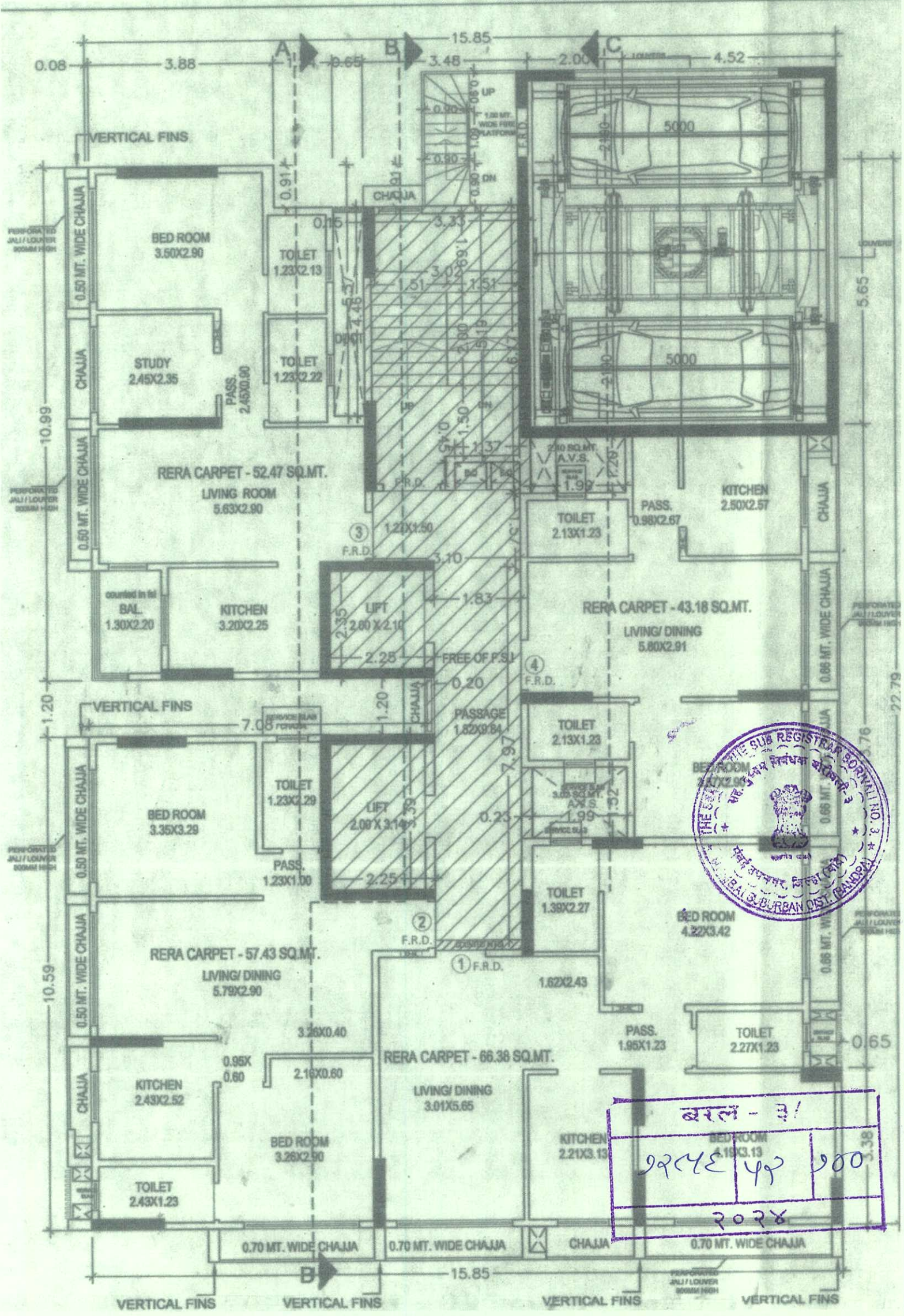


Signature valid
Digitally Signed by
Mr. Arun Appasaheb Nadagoudar
(Secretary Incharge, MahaRERA)
Date:05-09-2022 11:44:32

Dated: **05/09/2022**
Place: **Mumbai**

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

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 9

04/02/2021

दस्त क्रमांक : 1570/2021

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नोदणी :

Regn:63m

गावाचे नाव : कांदिवली

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	72780000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	86974000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: जमीन व बांधकाम मौजे कांदिवली तालुका बोरीवली येथील सी टी.एस नं 1सी/1/167 सर्व्हे नं 149 चे क्षेत्रफळ 751.50 चौरस मिटर व सोबत यावरील इमारत चारकोप रवि किरण को ऑप हौ सो लि,प्लॉट नं 216,आर.डी.पी 8,सेक्टर 4,कांदिवली पश्चिम,मुंबई 400067 या मिकातीचे विकासन करार.... अभिनिर्णीत दस्त एडीजे/1100902/04/2020,दिनांक /01/2021.. भरलेले मुद्रांक शुल्क रु.4498700/-.(ईतर वर्णन दस्तात नमूद केल्याप्रमाणे)((C.T.S. Number : 1C/1/167 ;))
(5) क्षेत्रफळ	751.50 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	<p>1): नाव:-चारकोप रवि किरण को ऑप हौ सो लि चे अध्यक्ष हेमंत वसंत केळशीकर वय:-61 पत्ता:-प्लॉट नं:-प्लॉट नं 216, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AACAC0639A</p> <p>2): नाव:-चारकोप रवि किरण को ऑप हौ सो लि चे सचिव सुजाथा गणपथी कोट्टे वय:-57 पत्ता:-प्लॉट नं:-प्लॉट नं 216, , माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AACAC0639A</p> <p>3): नाव:-चारकोप रवि किरण को ऑप हौ सो लि चे खजिनदार दत्ताराम गंगाराम आंबवकर वय:-62 पत्ता:-प्लॉट नं:-प्लॉट नं 216, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि,, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AACAC0639A</p> <p>4): नाव:-चारकोप रवि किरण को ऑप हौ सो लि चे मॅनेजिंग कमिटी मेम्बर बिपिन अर्जुन हळदणकर वय:-61 पत्ता:-प्लॉट नं:-प्लॉट नं 216, ; माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AACAC0639A</p> <p>5): नाव:-चारकोप रवि किरण को ऑप हौ सो लि चे मॅनेजिंग कमिटी मेम्बर हेमंत हरीश्रंद्र केळवेकर वय:-71 पत्ता:-प्लॉट नं:-प्लॉट नं 216, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AACAC0639A</p> <p>6): नाव:-कीर्तीकुमार अमृतलाल शाह - - वय:-58 पत्ता:-प्लॉट नं: 1, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AGZPS9400R</p> <p>7): नाव:-हर्षा कीर्तीकुमार शाह - - वय:-57 पत्ता:-प्लॉट नं: 1, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-BSJPS7809D</p> <p>8): नाव:-मेघजी कुवरजी गडा - - वय:-74 पत्ता:-प्लॉट नं: 2, माळा नं:-, इमारतीचे नाव: चारकोप</p>



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- रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AABPG4514C
- 9): नाव:-शोभा चंद्रकांत शिंदे - - वय:-59 पत्ता:-प्लॉट नं: 3, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AHQPS6222F
- 10): नाव:-विशाल दत्ताराम आंजर्लेकर - - वय:-40 पत्ता:-प्लॉट नं: 4, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AHNPA3501A
- 11): नाव:-दिपक देवीसिंह नेगी - - वय:-31 पत्ता:-प्लॉट नं: 5, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AGSPN2645J
- 12): नाव:-ललित देवीसिंह नेगी - - वय:-28 पत्ता:-प्लॉट नं: 5, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ANLPN2451N
- 13): नाव:-महामाया बाळकृष्ण आचरेकर - - वय:-72 पत्ता:-प्लॉट नं: 6, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AWAPA8358H
- 14): नाव:-राजेश बाळकृष्ण आचरेकर - - वय:-46 पत्ता:-प्लॉट नं: 6, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AGBPA4224F
- 15): नाव:-सुजाथा गणपथी कोटुम - - वय:-57 पत्ता:-प्लॉट नं: 7, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ADRPK2462N
- 16): नाव:-विजय मोहन वलथाटी - - वय:-57 पत्ता:-प्लॉट नं: 8, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AKNPM8236F
- 17): नाव:-मंगेश बाळकृष्ण आचरेकर - - वय:-48 पत्ता:-प्लॉट नं: 9, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AINPA0400H
- 18): नाव:-ज्योती मंगेश आचरेकर - - वय:-50 पत्ता:-प्लॉट नं: 9, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AKAPA9018L
- 19): नाव:-हेमंत वसंत केळशीकर - - वय:-61 पत्ता:-प्लॉट नं: 10, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ACWPK6508M
- 20): नाव:-दत्ताराम गंगाराम आंबवकर - - वय:-62 पत्ता:-प्लॉट नं: 11, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AAHPA0121D
- 21): नाव:-हेमंत हरिश्चंद्र केळवेकर - - वय:-72 पत्ता:-प्लॉट नं: 12, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-ADHPK0561A
- 22): नाव:-बिपिन अर्जुन हळदणकर - - वय:-61 पत्ता:-प्लॉट नं: 13, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AAZPH8728B
- 23): नाव:-स्नेहल बिपिन हळदणकर - - वय:-49 पत्ता:-प्लॉट नं: 13, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ABWPH7732F
- 24): नाव:-मनोज भास्कर आदाटे - - वय:-36 पत्ता:-प्लॉट नं: 14, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AMLPA5526E
- 25): नाव:-आशिष किशोरभाई पटेल - - वय:-41 पत्ता:-प्लॉट नं: 15, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ATWPP6065D
- 26): नाव:-आनंद विठ्ठल सकपाळ - - वय:-44 पत्ता:-प्लॉट नं: 16, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-BJRPS3694D
- 27): नाव:-अर्चना आनंद सकपाळ - - वय:-42 पत्ता:-प्लॉट नं: 16, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8



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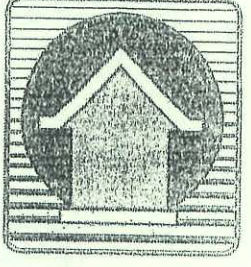
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	<p>सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ALXPK2017R 28): नाव:-मायादेवी सतीश मेहरोलिया - - वय:-60 पत्ता:-प्लॉट नं: 17, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-DBUPM5891R 29): नाव:-विनय शशिकांत धोत्रे - - वय:-38 पत्ता:-प्लॉट नं: 18, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-AWLPD4875F 30): नाव:-शशिकांत नारायण धोत्रे - - वय:-76 पत्ता:-प्लॉट नं: 18, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप हौ सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AAGPD3459A</p>
(8)दस्तावेज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कौस्तुभ कन्स्ट्रक्शन प्रायवेट लिमिटेड चे संचालक प्रमोद नारायण गवाणकर वय:-61; पत्ता:-प्लॉट नं: प्लॉट नं 3-37, माळा नं: 1 ला मजला, इमारतीचे नाव: कौस्तुभ कन्स्ट्रक्शन प्रायवेट लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: आर डी पी 1, गोराई, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AADCK0673R
(9)दस्तावेज करुन दिल्याचा दिनांक	03/02/2021
(10)दस्त नोंदणी केल्याचा दिनांक	03/02/2021
(11)अनुक्रमांक,खंड व पृष्ठ	1570/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4498700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण अभिर्निणीत दस्त कारणाचा तपशील अभिर्निणीत दस्त ADJ/1100902/04/2020
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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Building Permission Cell, Greater Mumbai / MHADA
(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL (IOA)
U/S 45 (1) (ii) of MRTP Act 1966, as amended upto date

No.MH/EE/(B.P.)/GM/MHADA-74/ 966 /2021

Date- 13 DEC 2021

To,

M/s. Kaustubh Construction Pvt. Ltd.
CA to Charkop Ravi Kiran CHS Ltd.
401, 4th floor, Gundecha Solitaire,
Magathane Borivali (E), Mumbai- 400066.

Sub: Proposed Redevelopment of existing building known as "Charkop Ravi Kiran CHS Ltd." on plot bearing CTS nos.1C/1/167 of Village Kandivali, Plot No.216, RDP-8, Sector -4, Charkop Kandivali (W), Mumbai – 400067.

Ref :- 1) Concession approval by Hon'ble V.P. & CEO/A u/no. ET-863 dtd 11/08/2021
2) MHADA NOC U/no. CO/MB/REE/NOC/F-978/2128/2021 dtd 02/09/2021.
3) Application of Architect dated 22/11/2021

Dear Applicants,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. Nil dt. 22/11/2021 and delivered to MHADA on 22/11/2021 and the plans, Sections Specifications and Description and further particulars and details of your building Known as " Charkop Ravi Kiran CHS Ltd." on plot bearing CTS nos.1C/1/167 of Village Kandivali, Plot No.216, RDP-8, Sector -4, Charkop Kandivali (W), Mumbai – 400067." furnished to this office under your letter, dated 07/05/2021, I have to inform you that, I may approve IOA the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(1)(ii) of MRTP Act 1966 as amended up to date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

गृहनिर्माण भवन, कलानगर, बांद्रे (पूर्व), मुंबई - ४०० ०५१.

दूरध्वनी : ६६४०५०००

फैक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.

Phone : 66405000

Fax No.: 022-26592058

Website : www.mhada.maharashtra.gov.in

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A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (9) shall be submitted by him.
3. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before C.C.
4. Janata Insurance Policy shall be submitted.
5. Requisitions of clause 49 of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
6. Bore well shall be constructed in consultation with H.E./MCGM.
7. That the work shall be carried out between 6.00 a.m. to 10:00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
8. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
9. Necessary deposit for erection/display of hording or the flex of size m to m for the advertisement of proposal shall be made.
10. That the applicant shall deploy the construction labours as per provisions of labour compensation act 1923 and as per suo motto SLP in Supreme Court.
11. That the Tree Authority NOC shall be submitted.

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the plinth/stilt height shall be got checked by this office staff.
2. All the payments as intimated by PA MHADA shall be paid by the Society/Applicant.
3. That the Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks shall be submitted for:
a) S.W.D., b) Tree authority, c) Hydraulic Engineer, d) PCO & e) NOC from Electric Supply Company.
4. That the Material testing report shall be submitted.
5. That the quarterly progress report of the work will be submitted by the Architect/L.S.
6. That the revised R.C.C. design and calculation shall be submitted.
7. That the C.C. shall be re-endorsed for carrying out the work as per amended plans.
8. That the latest paid bill from A.A. & C.P.R. South Ward) shall be submitted.

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9. That the extra water & sewerage charges shall be paid A.E.W.W. (R-^{Central}South Ward) before C.C.

10. That the valid Jarata insurance policy shall be submitted before C.C.

11. Valid SWM NOC shall be submitted before asking C.C.

C. GENERAL CONDITIONS TO BE COMPILED BEFORE O.C.C./ B.C.C.

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C. if applicable.

2. That the low-lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side

3. That the dust bin will be provided.

4. That 3.00 mt. wide paved pathway upto staircase will be provided.

5. That the open spaces as per approval, parking spaces and terrace will be kept open.

6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.

That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall be paid.

7. That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will be done in presence of licensed plumber

8. That final N.O.C. from concerned authorities / empanelled consultants for S.W.D., b) CFO /Fire Fighting Provisions, c) Tree authority, d) MHADA (if any) & e) Assessment shall be submitted before occupation.

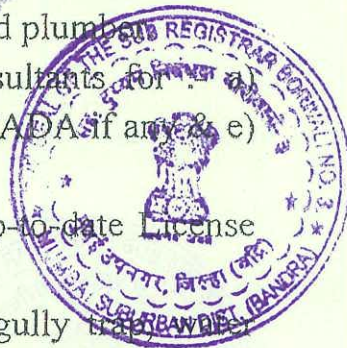
9. That Structural Engineer's final Stability Certificate along with up-to-date License copy and R.C.C. design canvas plan shall be submitted.

10. That the separate vertical drain pipe, soil pipe, with a separate gully to main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building will not be affected if applicable.

11. That final completion plans shall be submitted for Completion of work on site shall be submitted.

12. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.

13. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority.



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14. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
15. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.

Ddyr
19/12
(Dinesh Mahajan)

Executive Engineer (W.S.)
B.P. Cell/ GM/ MHADA



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SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
 - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain 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 building.
 - c. Not less than 92 ft.(Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the 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.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O. of MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
Attention is drawn to the notes accompanying this Intimation of Approval.



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NOTES

1. The work should 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 the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material 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 arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed 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. The scaffoldings, bricks metal, sand preps debris, etc. should be deposited over footpaths or Public Street by the owner/architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
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 site to avoid the excavation of the road an footpath.



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10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. 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.
12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work 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 Approval 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 withdrawn.
14. It is to be understood that the foundations must be excavated down to hard soil.
15. The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
16. The water arrangement to be carried out in strict accordance with the Municipal requirements.
17. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO/MHADA.

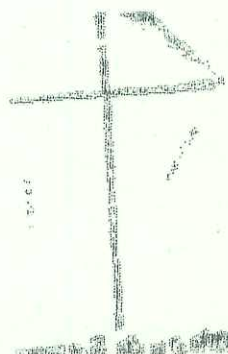
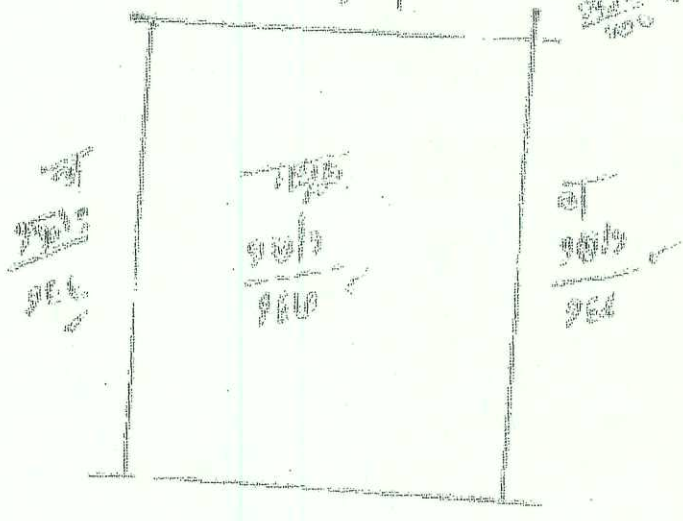
(Dinesh Mahajan)
Executive Engineer (W.S.)
B.P. Cell/ GM/ MHADA



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डा. राजेश कुमार चौधरी
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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-74/966/2023/FCC/1/New

Date : 24 February, 2023

To

M/s. Kaustubh Construction Pvt.
Ltd. CA to Charkop Ravi Kiran
CHS Ltd

Kaustubh Construction Pvt. Ltd.
401, 4th Floor, Gundecha
Solitaire, Magathane, Borivali
East, Mumbai, Maharashtra
400066.

Sub : Proposed Redevelopment of existing building Known as "Charkop Ravi Kiran CHS Ltd." on plot bearing CTS nos.1C/1/167 of Village Kandivali, Plot No.216, RDP-8 Sector -4, Charkop Kandivali (W), Mumbai - 400067.

Dear Applicant,

With reference to your application dated 11 August, 2022 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed Redevelopment of existing building Known as "Charkop Ravi Kiran CHS Ltd." on plot bearing CTS nos.1C/1/167 of Village Kandivali, Plot No.216, RDP-8 Sector -4, Charkop Kandivali (W), Mumbai - 400067..**

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - 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 condition subject to which the same is granted or any of the restrictions imposed by the



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VP & CEO, MHADA is contravened or not complied with.

- c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant 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 and 45 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 11 August, 2023

Issue On : 12 August, 2022

Valid Upto : 11 August, 2023

Application No. : MH/EE/(BP)/GM/MHADA-74/966/2022/CC/1/New

Remark :

This CC is now granted for work upto top of Plinth Level as per Amended plan dated 04/03/2022

Issue On : 24 February, 2023

Valid Upto : 11 August, 2023

Application No. : MH/EE/(BP)/GM/MHADA-74/966/2023/FCC/1/New

Remark :

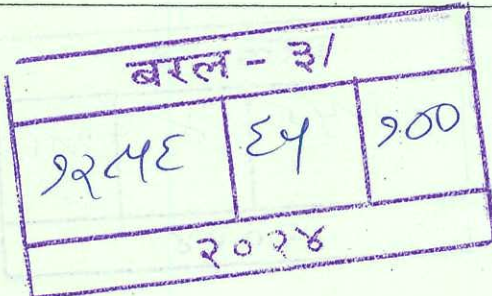
This full CC is issued for building comprising of Ground (Pt) for shops & Part for utilities services + 1st to 22nd upper floor for residential use having height 69.75 mt. with parking tower and OHT & LMR as per the approved amended plans dated 04/03/2022.

Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 24-Feb-2023 13:

Executive Engineer/B.P.Cell
Greater Mumbai/MHADA

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
 2. Deputy Chief Engineer /B.P. Cell/MHADA.
 3. Asst. Commissioner R Central Ward MCGM.
- Copy to :-
4. EE Borivali Division / MB.



5. A.E.W.W R Central Ward MCGM.
6. A.A. & C R Central Ward MCGM
7. Architect / LS - Vinayak Vishwas Patil.
8. Secretary Charkop Ravi Kiran CHS Ltd.



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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF KAUSTUBH CONSTRUCTION PRIVATE LIMITED DULY HELD ON TUESDAY, AUGUST 30, 2022 AT REGISTERED OFFICE OF THE COMPANY SITUATED AT 4TH FLOOR, 401, GUNDECHA SOLITAIRE, PLOT - A, WESTERN EXPRESS HIGHWAY, BORIVALI (EAST), NEAR BROADWAY CINEMA, MUMBAI - 400 066.

RESOLVED THAT the Board do hereby authorize Mr. Pramod N. Gawankar, Director to sign and execute the Agreement for Sale alongwith Allotment Letter which is to be executed with the proposed purchasers in respect of purchase of new residential flats, commercial units / shop in the proposed Redevelopment Project known as "PRIMROSE" of "Charkop Ravi Kiran Co-operative Housing Society Limited" situated at CTS No.1C/1/167, HIG Plot No. 216, RD No. RDP-8, Sector No. 4, Charkop, Kandivali (West), Mumbai - 400067.

Board of Directors

Mr. Pramod N. Gawankar

Mrs. Radhika P. Gawankar



Date: 30.08.2022

Place : Mumbai

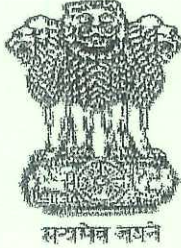


Kaustubh Construction Pvt. Ltd.

401, Gundecha Solitaire
Magathane, Borivali East
Mumbai - 400 066
CIN : U45200MH2007PTC167599

info@kaustubhgroup.com
+91 22 2869 1122 / 2868 4122
www.kaustubhgroup.com

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सत्यमेव जयते

Form 1

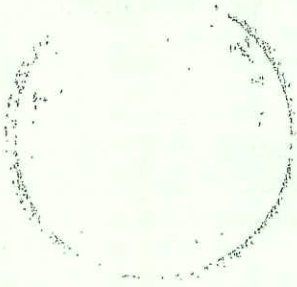
Certificate of Incorporation

Corporate Identity Number : U45200MH2007PTC167599

2006 - 2007

I hereby certify that KAUSTUBH CONSTRUCTION PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is limited.

Given under my hand at Mumbai this SIXTH day of FEBRUARY TWO THOUSAND SEVEN.




 (VIJAYA NAGOR) KHANDARE
 Registrar of Companies
 Maharashtra, Mumbai


बरल - ३१		
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महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

टेलीफोन बिल सह कर चालान / Telephone Bill cum Tax Invoice
4 वी मंजिल, महानगर दूरसंचार सदन, वि. एस. मार्ग, दादर (प.) मुंबई 400026, जीएसटीन नं: 27AAACM0828R1Z3
4th Floor, Telephone House, V/S Marg, Dadar(west), Mumbai 400 028. GSTN No. 27AAACM0828R1Z3

Name: KAUSTUBH CONSTRUCTION PVT LTD Address: KAUSTUBH CONSTRUCTION PVT LTD OFFICE NO-401 4TH FLOOR GUNDECHA SOLITAIRE W E HIGHWAY BORIVALI EAST MUMBAI 400066	Installation Address: OFFICE NO-401 4TH FLOOR GUNDECHA SOLITAIRE W E HIGHWAY BORIVALI EAST MUMBAI 400066 MAHARASHTRA	बिल की अवधि: Billing Period:	01/04/2022 से / TO 30/04/2022
---	--	---------------------------------	-------------------------------------

Customer GSTN/UIN:	अंतिम तारीख: Due Date:	26/05/2022
--------------------	---------------------------	------------

	देय राशि: Amount Payable:	679.00
--	------------------------------	--------

टेलीफोन नं. Telephone No.	ग्राहक खाता क्रमांक CA No.	बिल नंबर Bill No.	बिल की तारीख Bill Date	श्रेणी कोड Category Code	शुल्क योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैंड शुल्क योजना Broadband Tariff Plan
28877492	2090339845	MLCB2093125586	05/05/2022	NON-OYT GENERAL	Plan -500		

प्रारंभिक मीटर रीडिंग Opening Meter Reading	अंतिम मीटर रीडिंग Closing Meter Reading	मीटर कॉल Metered Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	मुफ्त कॉल Free Calls	नेट कॉल चार्जेबल Net Calls Chargeable
38398	38398	0	0	0	0	0

Other Debit Details:			वर्तमान शुल्क { विवरण } Current Charge Details		रशि { रुपये } Amount (In Rs.)
Charge Description	From Date	Amount			
MISC. CHARGES FOR ACCESSORIES	01-APR-22	50	मासिक सेवा शुल्क Monthly Service Charges		525.00
			कॉल शुल्क Call Charges		0.00
			ब्रॉडबैंड मासिक सेवा शुल्क Broadband Monthly Service Charges		0
			ब्रॉडबैंड उपयोग शुल्क Broadband Usage Charges		0
			मासिक सी पी ई सेवा शुल्क Monthly CPE Service Charges		0
			अन्य टैक्सबल डेबिट Other Taxable Debits		50
			अन्य टैक्सबल क्रेडिट Other Taxable Credits		0
			कुल कर योग्य मूल्य Total Taxable Value		575
			सी जी एस टी @ 9% CGST @ 9%		51.75
			एस जी एस टी @ 9% SGST @ 9%		51.75
			कुल राशि Gross Amount		0
			अन्य नॉन टैक्सबल डेबिट Other Non Taxable Debit		0.50
			अन्य नॉन टैक्सबल क्रेडिट Other Non Taxable Credit		0
			कुल देयक रकम अंतिम दिनांक तक Total Payable By Due Date For This Bill		679.00

Surcharge of Rs. 20.00/- will be charged in the next bill, if paid after due date

- E & O.E.
- Consolidated stamp duty paid by Mundrak order No. CSD/272/2019/6328, dated 27/01/2019
- Cheque / DD Should be drawn in favour of "MTNL MUMBAI" 2090339845
- Broadband customers are requested to visit www.mtnlmumbai.in for revised tariff details.
- Update your GST Regn. No. if any, eBill Registration and contacts details through <https://selfcare.mtnl.net.in>



We are working tirelessly to help YOU WORK uninterruptedly

STAY HOME STAY SAFE

Use MTNL Online for New Services Recharge payment Complaints

VISIT www.mtnlmumbai.in



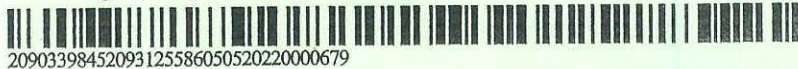
610 GB Data @ 6Mbps
Unlimited thereafter @ 1Mbps
& 500 Free Calls

Rs 1200



Visit www.mtnlmumbai.in

Mahanagar Telephone Nigam Limited

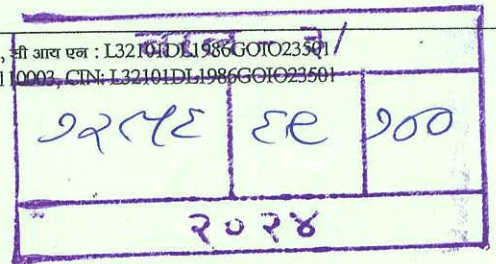


20903398452093125586050520220000679

CA No	Bill No	Due Date	Amount Payable
2090339845	MLCB2093125586	26/05/2022	679.00
Telephone No	Bill Period	Bill Date	
28877492	01/04/2022 TO 30/04/2022	05/05/2022	



पंजीकृत कार्यालय : 9 वी मंजिल, महानगर दूरसंचार सदन, 9, सीजीओ कॉम्प्लेक्स, लोधी रोड नई दिल्ली - 110003, फोन नं : L3210RDL1986GOTO23501
Reg Office: 5th Floor, Mahanagar Doorsanchar Sadan, 9, CGO Complex, Lodhi Road, New Delhi - 110003, CIN: L32101DL1986GGOI023501



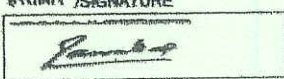


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADNPG0172D

नाम /NAME
PRAMOD NARAYAN GAWANKAR

पिता का नाम /FATHER'S NAME
NARAYAN KRISHNA GAWANKAR

जन्म तिथि /DATE OF BIRTH
08-08-1959

हस्ताक्षर /SIGNATURE


आयकर निदेशक (पद्धति)
 DIRECTOR OF INCOME TAX (SYSTEMS)



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२०२४		

घोषणापत्र

मी बिनेश बोसल याद्वारे घोषित करतो की, दुय्यम निबंधक वरल
3 यांचे कार्यालयात उशरनाम या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री. प्रमोद कोठावाजकर व इ. यांनी दि. 17/5/22 रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये
शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक - 7/10/24

Prasad

कुलमुखत्यारपत्रधारकाचे नाव
व सही



वरल - ३/		
9245	09	000
2024		

517/8230

पावती

Original/Duplicate

Tuesday, May 17, 2022

नोंदणी क्र.: 39M

5:55 PM

Regn.: 39M

पावती क्र.: 8980 दिनांक: 17/05/2022

गावाचे नाव: मागाठाणे

दस्तऐवजाचा अनुक्रमांक: बरल9-8230-2022

दस्तऐवजाचा प्रकार: पॉवर ऑफ अॅटर्नी

सादर करणाऱ्याचे नाव: कौस्तुभ कंस्ट्रक्शन प्रा.लि चे संचालक प्रमोद एन गवाणकर

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण:

रु. 500.00

BRL9

दालार मुल्य: रु.1/-

मोवदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दु. निबंधक, गौरीवली क्र. ९,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1705202210038 दिनांक: 17/05/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001864939202223E दिनांक: 17/05/2022

बँकेचे नाव व पत्ता:

Handwritten signature



बरल - ३/		
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CHALLAN
MTR Form Number-6



GRN	MH001864939202223E	BARCODE	Date	13/05/2022-15:23:42	Form ID	48(f)
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)				
		PAN No.(If Applicable)	AADCK0673R			
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7	Full Name	KAUSTUBH CONSTRUCTION PVT LTD			
Location	MUMBAI	Flat/Block No.	CHARKOP RAVI KIRAN COOPERATIVE HOUSING SOCIETY LTD			
Year	2022-2023 One Time	Premises/Building				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	500.00	HIG PLOT NO.216, RDP-8, SECTOR NO.4 CHARKOP, KANDIVALI (WEST)	MUMBAI		4 0 0 0 6 7
0030063301 Registration Fee	100.00				
Remarks (If Any)					
SecondPartyName=CHARKOP RAVI KIRAN COOPERATIVE HOUSING SOCIETY LTD-					
Total	600.00	Amount In Words	Six Hundred Rupees Only		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	100005720205137216	IK0BRIWHT9	
Cheque/DD No.	Bank Date	RBI Date	13/05/2022-15:23:44	Not Verified with RBI	
Name of Bank	Bank-Branch	Scroll No.	Date	Not Verified with Scroll	
Name of Branch					

Department ID: 7208150409
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल प्रिन्सिपल कार्यालय नोटणी करावयाच्या दस्तासाठी लागू आहे. अशाच नोंदणीच्या दस्त्यासाठी सदर चालन लागू नाही.



चरल - २/		
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चरल - ३/		
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२०२४		



CHALLAN
MTR Form Number-6



GRN	MH001864939202223E	BARCODE		Date	13/05/2022-15:23:42	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	AADCK0673R		
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7	Full Name	KAUSTUBH CONSTRUCTION PVT LTD				
Location	MUMBAI	Flat/Block No.	CHARKOP RAVI KIRAN COOPERATIVE				
Year	2022-2023 One Time	Premises/Building	HOUSING SOCIETY LTD				

Account Head Details	Amount in Rs.	Road/Street	Area/Locality	Town/City/District	PIIN	Remarks (If Any)
0030045501 Stamp Duty	500.00	HIG PLOT NO.216, RDP-8, SECTOR NO.4 CHARKOP, KANDIVALI (WEST)				
0030063301 Registration Fee	100.00	MUMBAI				
		4 0 0 0 . 6 7				
		SecondPartyName=CHARKOP RAVI KIRAN COOPERATIVE HOUSING SOCIETY LTD-				
		Amount In	Six hundred Rupees Only			
		Words				
Total	600.00					
Payment Details	STATE BANK OF INDIA					
Cheque/DD Details	Bank CIN	Ref. No.	00040572022051378216 / K0BRIWHT9			
Cheque/DD No.	Bank Date	RBI Date	Not Verified with RBI			
Name of Bank	STATE BANK OF INDIA					
Name of Branch	Scroll No. , Date	134 , 17/05/2022 - 81				



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुर्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्ताव्याठी लागू आहे. नोदणी न करावयाच्या दस्ताव्याठी सदर चालन लागू नाही.

Mobile No. : 7208150409
1230 2 30
2022

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-517-8230	0001040528202223	17/05/2022-17:53:32	IGR558	100.00

Print Date 17-05-2022 05:55:49
बरल - ३/
१२५६ ७४ १००
२०२४

GRN : MH001864939202223E

Amount : 600.00

Bank : STATE BANK OF INDIA

Date : 13/05/2022-15:23:42

2	(IS)-517-8230	0001040528202223	17/05/2022-17:53:32	IGR558	500.00
Total Defacement Amount					600.00



बरल - ३/		
१२५६	०५	१००
२०२४		



Document **H**andling **C**harges
Inspector General of Registration & Stamps.

Receipt of Document Handling Charges

PRN	1705202210038	Receipt Date	17/05/2022
-----	---------------	--------------	------------

Received from DHC, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 8230 dated 17/05/2022 at the Sub Registrar office Joint S.R. Borivali 9 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	17/05/2022
Bank CIN	10004152022051709312	REF No.	213715115176
Deface No	1705202210038D	Deface Date	17/05/2022



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



ब.स. - १		
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ब.स. - ३/		
१२५६	०६	१००
२०१४		



SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE
M/S. KAUSTUBH CONSTRUCTION PRIVATE LIMITED, through its

Managing Director MR. PRAMOD NARAYAN GAWANKAR, having their
registered office at 401, 4th Floor, Gundecha Solitaire, Magathane, Borivali
(East), Mumbai - 400 066, SEND GREETINGS.

बरल - २/		
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WHEREAS I am Managing Director of M/S. KAUSTUBH CONSTRUCTION
PRIVATE LIMITED, and our company is holding development rights in
respect of the "CHARKOP RAVI KIRAN CO-OPERATIVE HOUSNG
SOCIETY LTD" situated at HIG Plot No. 216, RD No. RDP-8, Sector No.4,
Charkop, Kandivali (West), Mumbai 400 067 in the Registration District
and Sub-District of Mumbai City and Mumbai Suburban.

Gawankar

बरल - ३/		
१२८५६	००	१००
२०२४		

Gawankar

AND WHEREAS as part of our activities it is necessary for us from time to time to admit various documents including Affidavit, Undertaking or Bond of Municipal Corporation of Greater Mumbai, Various Govt. Authorities, Agreement for Sale of the prospective buyers and to present the same for registration to admit execution of the same before the office of the Sub-Registrar of Assurance, Borivali by attending their office.

AND WHEREAS we are unable to attend all such office of all times for the aforesaid purpose.

AND WHEREAS the said power is delegated by me to the MR. TEJAS S. KOKARE AND / OR MR. NITESH S. BHOSALE in respect of redevelopment projects of "CHARKOP RAVI KIRAN CO-OPERATIVE HOUSNG SOCIETY LTD" only and has full right to withdraw or terminate this power at any time without consent of the attorney.

AND WHEREAS we are desirous of appointing some fit and proper person to act for us to attend such office and to sign admit the documents / undertaking and to admit execution of Agreement for Sale to the prospective buyers and to do the needful for the aforesaid purpose.

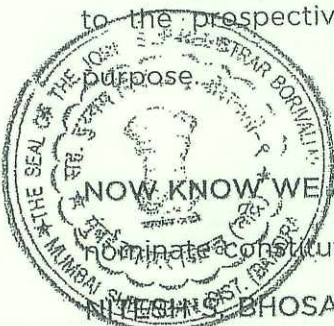
NOW KNOW WE ALL AND THESE PRESENTS WITNESS that I do hereby nominate constitute and appoint MR. TEJAS S. KOKARE AND / OR MR. NITESH S. BHOSALE to be our true and lawful Attorney for the special purpose hereinafter expressed that is to say:

बरल - १/		
1.	To admit and appear before the Sub - Registrar of Assurance, Borivali to lodge any Affidavit, Undertaking or any other document/s for the said redevelopment project required by the	
1220	2023	2023

M.C.G.M., or any Civil Govt. or Semi Govt. Authority, Collector, City Survey, Tehsildar etc.

Handwritten signature

बरल - ३/		
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2. TO ATTEND the office of the Sub-Registrar of Assurance at Borivali and such other bodies and authorities as may be necessary to present various documents including Affidavit, Undertaking or Bond of Municipal Corporation of Greater Mumbai, Various Govt. Authorities, Agreement for Sale and to admit execution thereof on our behalf and to do all other acts, deeds, matters and things in relation thereto.

3. AND GENERALLY to act as our agent and true lawful Attorney for us on our names and on our behalf to do execute or cause to be done and executed all acts, deeds, matters, things as fully and effectually as we ourselves could do and execute, if present personally.

AND I DO HEREBY CONFIRM AND RATIFY and agree to confirm and ratify all and whatsoever that our said Attorney shall lawfully do and admit or cause to be done and admitted by virtue of these presents.

James



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IN WITNESS WHEREOF I have hereto set my hand at Mumbai this 13th day of May, 2022.

SOLELY AFFIRMED AT MUMBAI
This 13th day of May, 2022
By witness withinnamed
M/S. KAUSTUBH CONSTRUCTION PRIVATE LIMITED
Through its Managing Director
MR. PRAMOD NARAYAN GAWANKAR
In the presence of.....



For KAUSTUBH CONSTRUCTION PVT. LTD



Pramod
Managing Director



1. *B*

2. *83*



Tejas



Specimen signature of Attorney
(MR. TEJAS S. KOKARE)



N. Bhosale



Specimen signature of Attorney
(MR. NITESH S. BHOSALE)



बरल - १/		
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बरल - ३/		
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RESOLUTION

This is to resolve that in the meeting of the Board of Directors of Kaustubh Construction Private Limited, duly convened with a proper quorum, was held on April 25, 2022 at the registered office of the Company at 401, 4th Floor, Gundecha Solitaire, Magathane, Borivali (East), Mumbai - 400 066.

RESOLVED THAT, Mr. Pramod N. Gawankar, Managing Director of the Company, the undersigned hereby grant Specific Power of Attorney to Mr. Tejas S. Kokare and/or Mr. Nitesh S. Bhosale in respect of redevelopment project of "CHARKOP RAVI KIRAN CO-OPERATIVE HOUSING SOCIETY LTD" situated at HIG Plot No. 216, RD No. RDP-8, Sector No.4, Charkop, Kandivali (West), Mumbai - 400 067. The Power of Attorney is effective upon execution only and has full right to withdraw or terminate this power at any time without consent of the attorney.

Board of Directors

Mr. Pramod N. Gawankar

Mrs. Radhika P. Gawankar

Date: April 25, 2022

Place: Mumbai



Kaustubh Construction Pvt. Ltd.

401, Gundecha Solitaire
Magathane, Borivali East
Mumbai - 400 066
CIN : U45200MH2007PTC167599

info@kaustubhgroup.com
+91 22 2869 1122 / 2868 4122
www.kaustubhgroup.com

बरल - ०/		
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बरल - ३/		
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021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरोवली 9

दस्त क्रमांक : 1570/2021

नोंदणी :

Regn:63m

गावाचे नाव : कांदिवली

गावा प्रकार विकसनकारारनामा
 प्लॉट 72780000
 रमाव(भाडेपट्ट्याच्या पट्टाकार आकारणी देतो की नमूद करावे) 86974000

पण,पोटहिस्ता व चरक्रमांक

1) पालिकेचे नाव:सुंबई मनपा इतर वर्णन : , इतर साहिती: जमीन व बांधकाम मोजे कांदिवली तालुका बोरोवली येथील सी टी.एस नं 1सी/1/167 सध्ने नं 149 चे क्षेत्रफळ 751.50 चौरस मिटर व सोबत यावरील इमारत चारकोप रवि किरण को ऑप ही सो लि, प्लॉट नं 216, आर.डी.पी 8, सेक्टर 4, कांदिवली पश्चिम, सुंबई 400067 या मिकातीचे विक्रय करार.... अभिनिर्णीत दस्त एडीजे/1100902/04/2020, दिनांक /01/2021.. भरलेले मुद्रांक शुल्क रु.4498700/- (इतर वर्णन वस्तात नमूद केल्याप्रमाणे) (C.T.S. Number : 1C/1/167 ;)

1) 751.50 चौ.मीटर

णी किंवा जुडी देण्यात असेल

पण करून देणा-या/लिहून ठेवणा-
 राचे नाव किंवा दिवाणी
 वा हुकुमनामा किंवा आदेश
 प्रतिवादिचे नाव व पत्ता.

1): नाव:-चारकोप रवि किरण को ऑप ही सो लि चे अध्यक्ष हेमंत वसंत केळशीकर वय:-61; पत्ता:-प्लॉट नं -प्लॉट नं 216, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AACAC0639A

2): नाव:-चारकोप रवि किरण को ऑप ही सो लि चे सचिव सुजाथा गणपथी कोट्टुम वय:-57; पत्ता:-प्लॉट नं: प्लॉट नं 216, , माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AACAC0639A

3): नाव:-चारकोप रवि किरण को ऑप ही सो लि चे खजिनदार दत्ताराम गंगाराम आंबवकर वय:-62; पत्ता:-प्लॉट नं: प्लॉट नं 216, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AACAC0639A

4): नाव:-चारकोप रवि किरण को ऑप ही सो लि चे मॅनेजिंग कमिटी मेम्बर निपिन अर्जुन हळदणकर वय:-61; पत्ता:-प्लॉट नं: प्लॉट नं 216, , माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, सुंबई. पिन कोड:-400067 पॅन नं:-AACAC0639A

5): नाव:-चारकोप रवि किरण को ऑप ही सो लि चे मॅनेजिंग कमिटी मेम्बर हेमंत हरीशंकर केळवेकर वय:-71; पत्ता:-प्लॉट नं: प्लॉट नं 216, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, सुंबई. पिन कोड:-400067 पॅन नं:-AACAC0639A

6): नाव:-कीर्तीकुमार अमृतलाल शाह -- वय:-58; पत्ता:-प्लॉट नं: 1, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, सुंबई. पिन कोड:-400067 पॅन नं:-AGZPS9400R

7): नाव:-हर्षा कीर्तीकुमार शाह -- वय:-57; पत्ता:-प्लॉट नं: 1, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, सुंबई. पिन कोड:-400067 पॅन नं:-BSJPS7809D

8): नाव:-नेधजी कुवरजी शडा -- वय:-74; पत्ता:-प्लॉट नं: 2, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, सुंबई. पिन कोड:-400067 पॅन नं:-AABPG4514C

9): नाव:-शोभा चंद्रकांत शिंदे -- वय:-59; पत्ता:-प्लॉट नं: 3, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, सुंबई. पिन कोड:-400067 पॅन नं:-AHQPS6222F

10): नाव:-विशाल दत्ताराम आंबवकर -- वय:-40; पत्ता:-प्लॉट नं: 4, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, सुंबई. पिन कोड:-400067 पॅन नं:-AHNPA3501A

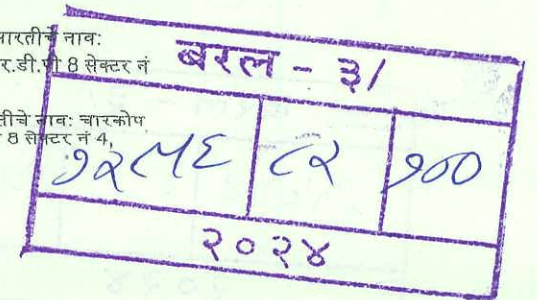
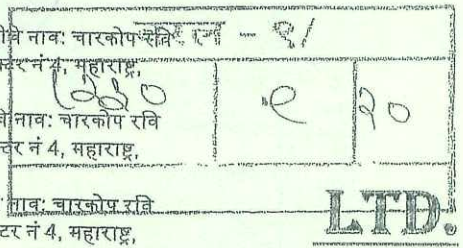
11): नाव:-दिपक देवीसिंह नेगी -- वय:-31; पत्ता:-प्लॉट नं: 5, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, सुंबई. पिन कोड:-400067 पॅन नं:-AGSPN2645J

12): नाव:-ललित देवीसिंह नेगी -- वय:-28; पत्ता:-प्लॉट नं: 5, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, सुंबई. पिन कोड:-400067 पॅन नं:-ANLPN2451N

13): नाव:-महामाया बाळकृष्ण आचरेकर -- वय:-72; पत्ता:-प्लॉट नं: 6, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, , रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, सुंबई. पिन कोड:-400067 पॅन नं:-AWAPA8358H

14): नाव:-राजेश बाळकृष्ण आचरेकर -- वय:-46; पत्ता:-प्लॉट नं: 6, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, , रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, सुंबई. पिन कोड:-400067 पॅन नं:-AGBPA4224F

15): नाव:-सुजाथा गणपथी कोट्टुम -- वय:-57; पत्ता:-प्लॉट नं: 7, माळा नं:-, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम सुंबई, , रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, सुंबई. पिन कोड:-400067 पॅन नं:-ADRPK2462N



- 16): नाव:-विजय योहन बलवादी -- वय:-57; पत्ता:-प्लॉट नं: 8, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AKNPM8236F
- 17): नाव:-मंगेश बाळकृष्ण आचरेकर -- वय:-48; पत्ता:-प्लॉट नं: 9, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AINPA0400H
- 18): नाव:-ज्योती मंगेश आचरेकर -- वय:-50; पत्ता:-प्लॉट नं: 9, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AKAPA9018L
- 19): नाव:-हेमंत वसंत केळशीकर -- वय:-61; पत्ता:-प्लॉट नं: 10, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ACWPK6508M
- 20): नाव:-दत्ताराम गंगाराम आंबेकर -- वय:-62; पत्ता:-प्लॉट नं: 11, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AAHPA0121D
- 21): नाव:-हेमंत हरिश्चंद्र केळवेकर -- वय:-72; पत्ता:-प्लॉट नं: 12, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-ADHPK0561A
- 22): नाव:-विपिन अर्जुन हळदणकर -- वय:-61; पत्ता:-प्लॉट नं: 13, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AAZPH8728B
- 23): नाव:-लेहल बिपिन हळदणकर -- वय:-49; पत्ता:-प्लॉट नं: 13, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ABWPH7732F
- 24): नाव:-मनोज सास्कर आहटे -- वय:-36; पत्ता:-प्लॉट नं: 14, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AMLPA5526E
- 25): नाव:-आशिष किशोरभाई पटेल -- वय:-41; पत्ता:-प्लॉट नं: 15, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ATWPP6065D
- 26): नाव:-आनंद विठ्ठल सकपाळ -- वय:-44; पत्ता:-प्लॉट नं: 16, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-BJRPS3694D
- 27): नाव:-अर्चना आनंद सकपाळ -- वय:-42; पत्ता:-प्लॉट नं: 16, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-ALXPK2017R
- 28): नाव:-मर्यादेवी सतीश मोहोबिया -- वय:-60; पत्ता:-प्लॉट नं: 17, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-DBUPM5891R

- 29): नाव:-विजय शशिकांत धोत्रे -- वय:-38; पत्ता:-प्लॉट नं: 18, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400060 पॅन नं:-AWLPD4875F
- 30): नाव:-शाशिकांत सूर्यधन धोत्रे -- वय:-76; पत्ता:-प्लॉट नं: 18, माळा नं: -, इमारतीचे नाव: चारकोप रवि किरण को ऑप ही सो लि, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: आर.डी.पी 8 सेक्टर नं 4, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं:-AAGPD3459A

- 31): नाव:-कौस्तुभ कन्स्ट्रक्शन प्रायव्हेट लिमिटेड चे संचालक प्रमोद नारायण गवाणकर वय:-61; पत्ता:-प्लॉट नं: 3-37, माळा नं: 1 ला मजला, इमारतीचे नाव: कौस्तुभ कन्स्ट्रक्शन प्रायव्हेट लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: आर डी पी 1, गोरार्ड, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AADCK0673F

(8) दस्तऐवज करण घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमामुळे किंवा आदेशानुसार प्रतिवादिने याने व पत्ता:-

(9) दस्तऐवज करणे दिल्याची दिनांक

(10) दस्तऐवजाची केल्याची दिनांक

(11) अनुक्रमांक/बंद व पृष्ठ

(12) जाग्यसवप्रमाणे शुल्काचे शुल्क

(13) अन्वय प्रमाणे नोंदणी शुल्क

(14) शेत

मुल्यांकनासाठी विचारात घेतलेला

तपशील

मुद्रांक शुल्क आकारतांना निवडलेला

अनुन्वेद :-

८२३० १० २०

२०२२

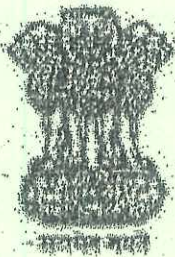
बरल - ३/

१२८५६ ८३ १००

२०२४

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त ADJ/1100902/04/2020

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



सत्यमेव जयते

Form 1

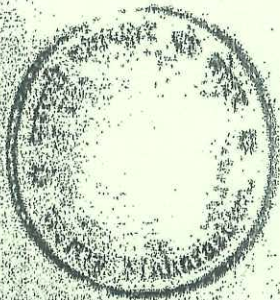
Certificate of Incorporation

Corporate Identity Number : U45200MH2007PTC167590

2006-2007

I hereby certify that KAUSTUBH CONSTRUCTION PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is limited.

Given under my hand at Mumbai this SIXTH day of FEBRUARY TWO THOUSAND SEVEN.



VIJAYA NAGORAO KHANDELWAL
Registrar of Companies
Maharashtra, Mumbai



६२७ - ९१		
६३०	९९	९०
२००७		

Handwritten signature

६२७ - ३१		
२२८८	८४	२००
२०२४		

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**
KAUSTUBH CONSTRUCTION PRIVATE LIMITED
 06/02/2007
 Permanent Account Number
AADCK0673H




चार्ज लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADNPG01720

नाव / NAME
PRAMOD NARAYAN GAWANKAR

पिता का नाव / FATHER'S NAME
NARAYAN KRISHNA GAWANKAR

जन्म तिथि / DATE OF BIRTH
08-08-1959

हस्ताक्षर / SIGNATURE

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)



ब.प्र. - ३/

८२३०	१२	२०
२०२२		

ब.प्र. - ३/

२२५६	८५	१००
२०२४		

Pramod

नमुना - "ब"
Form - "B"
नोंदणी प्रमाणपत्र
Registration Certificate
(नियम 5 (1) फंडा)
(See rule 5(1))



१. नोंदणी क्रमांक

1. Registration Number : 820214221 / RC Ward
/COMMERCIAL II

२. आस्थापनेचे नाव

2. Name of the Establishment : KAUSTUBH CONSTRUCTION PVT LTD

३. सदरचे नोंदणी प्रमाणपत्र अर्जदाराने ऑनलाईनद्वारे अर्जासोबत सादर केलेल्या (अपलोड) स्वयं-प्रमाणित दस्तऐवजांच्या प्रती व स्वयं-घोषणा पत्राच्या आधारे आणि अर्जामध्ये सविस्तर नमूद केलेल्या माहितीची आणि आस्थापनेच्या व्यवसायाची व आस्थापनेच्या जागेची प्रत्यक्ष पडताळणी न करता देण्यात आले आहे. सदरचे प्रमाणपत्र हे केवळ नोंदणी प्रमाणपत्र आहे व सदर नोंदणी प्रमाणपत्र कोणत्याही प्रकारे मालमत्ता हक्क किंवा मालमत्तेचा मालकी हक्क धारण करण्याचा अधिकार देत नाही.

3. This certificate is issued based on the application and the uploaded self-certified documents and declaration given by the applicant, without physical verification of the existence of establishment, the nature of business carried out and the details mentioned in the application. This is just a certificate of registration and does not give any right to property or possession or title of the rights of the premises or property.

४. व्यवसाय सुरु करण्यात आल्याचा दिनांक : 06.02.2007

4. Date of commencement of Business

५. मालकाचे नाव

5. Name of the Employer

: MR. PRAMOD NARAYAN GAWANKAR,
MRS. RADHIKA PRAMOD GAWANKAR.

६. व्यवसायाचे स्वरूप

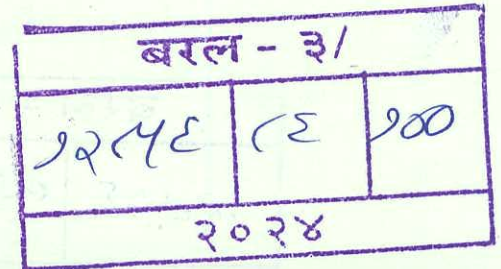
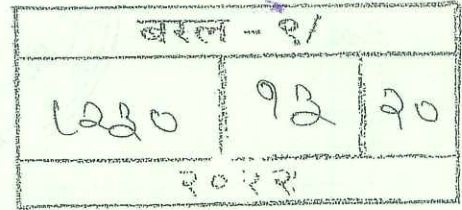
6. Nature of Business

: BUILDER AND DEVELOPER

७. आस्थापनेचा पत्ता

7. Address of Establishment

: 401,4TH,GUNDECHA SOLIATAIRE,MAGATHANE
BORIVALI EAST,
MUMBAI - 400066





नमुना - "ब"
Form - "B"
नोंदणी प्रमाणपत्र
Registration Certificate
(नियम 5 (1) पहा)
(See rule 5(1))

नोंदणी क्रमांक
Registration Number : 820214221 / RC Ward
/COMMERCIAL II

८. मनुष्यबळ/ कामगारांचा तपशील
8. Details of manpower workers

Type	Men	Women
Details of Manpower/ Workers	0025	0008
No. of Workers	0000	0000
No. of Apprentices Under the apprentices Act, 1961 (52 of 1961)	0000	0000
No. of contracted labor	0000	0000
No. of part time workers	0000	0000

9. Prevention of sexual harassment committee is constituted: No

याद्वारे प्रमाणित करण्यात येते की, उक्त आस्थापना महाराष्ट्र दुकाने व आस्थापना (लोकरीचे व सेवाग्राहकांचे विनियमन) अधिनियम, 2017 (महाराष्ट्र 2017 चा 61) अन्वये आज दिनांक 12 मार्च 2023 (महिना) / 22 (वर्ष) रोजी आस्थापना म्हणून नोंदविण्यात आलेली

It is hereby certified that the above establishment has been registered under the Maharashtra Shops and Establishments (Regulations of Employment and conditions of Services) Act, 2017 (Mah. LXI of 2017) of this 12 day of March month 2023 as COMMERCIAL II.



दिनांक
Date : 12.03.2022

ठिकाण
Place : Mumbai

बरल - २/		
८२२०	१४	२०
२०२२		

बरल - ३/		
१२५६	१०	१००
२०२४		

सुविधाकाराचे नाव व स्वाक्षरी
Name & Signature of Facilitator

Name & Signature of Facilitator



महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI
 टेलीफोन बिल सह कर चालान // Telephone Bill cum Tax Invoice
 ५०१, लोधी रोड, नवी दिल्ली, भारत (एन) मुंबई ४०००२६, बीएसटीएन नं. २७५५८०६२६२१२३
 ५०१, लोधी रोड, नवी दिल्ली, भारत (एन) मुंबई ४०००२६, GSTIN No. २७५५८०६२६२१२३

Name: KAUSTUBH CONSTRUCTION PVT LTD Address: KAUSTUBH CONSTRUCTION PVT LTD OFFICE NO-401 4TH FLOOR GUNDECHA SOLITAIRE W E HIGHWAY BORIVALI EAST MUMBAI 400066	Installation Address: OFFICE NO-401 4TH FLOOR GUNDECHA SOLITAIRE W E HIGHWAY BORIVALI EAST MUMBAI 400066 MAHARASHTRA	बिल की अवधि: Billing Period:	01/04/2022 से / TO 30/04/2022
---	--	--	-------------------------------------

Customer GSTIN/UTN:  20903398452093125586050520220000679	अंतिम तारीख: Due Date:	26/05/2022	
		देय राशि: Amount Payable:	679.00

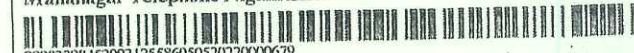
टेलीफोन नं. Telephone No.	ग्राहक खाता क्रमांक CA No.	बिल नंबर Bill No.	बिल की तारीख Bill Date	श्रेणी कोड Category Code	शुल्क योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैंड शुल्क योजना Broadband Tariff Plan
28877492	2090339845	MLCB2093125586	05/05/2022	NON-OYT GENERAL	Plan -500		

प्रारंभिक मीटर रीडिंग Opening Meter Reading	अंतिम मीटर रीडिंग Closing Meter Reading	मीटर कॉल Metered Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	मुफ्त कॉल Free Calls	नेट कॉल चार्जेबल Net Calls Chargeable
38398	38398	0	0	0	0	0

Other Debit Details:		From Date		Amount	वर्तमान शुल्क { विवरण } Current Charge Details		HSN CODE / एचएसएनआर नं. : 998412	राशि { रुपये } Amount (In Rs.)
Charge Description					मासिक सेवा शुल्क	Monthly Service Charges		
MISC.CHARGES FOR ACCESSORIES		01-APR-22		50	कॉल शुल्क	Call Charges		0.00
Other Credit Details:		From Date		Amount	ब्रॉडबैंड मासिक सेवा शुल्क	Broadband Monthly Service Charges		0
Charge Description					ब्रॉडबैंड उपयोग शुल्क	Broadband Usage Charges		0
Outstanding Bills:		Bill Date		Amount	मासिक सी पी ई सेवा शुल्क	Monthly CPE Service Charges		0
Bill No					अन्य टैक्सबल डेबिट	Other Taxable Debits		50
Details of payments received after last bill:		Bill Date		Bill Amount	अन्य टैक्सबल क्रेडिट	Other Taxable Credits		0
Bill Date		Due Date	Paid Date	Paid Amount	कुल कर योग्य मूल्य	Total Taxable Value		575
					सी जी एसटी @ 9%	CGST @ 9%		51.75
					एस जी एसटी @ 9%	SGST @ 9%		51.75
					कुल राशि	Gross Amount		0
					अन्य नॉन टैक्सबल डेबिट	Other Non Taxable Debit		0.50
					अन्य नॉन टैक्सबल क्रेडिट	Other Non Taxable Credit		0
					कुल देय राशि (द्वारा) ०५/०५/२०२२ तक	Total Payable By Due Date For This Bill		679.00

610 GB Data @ 6Mbps
 Unlimited thereafter @ 1Mbps
 & 500 Free Calls

Mahanagar Telephone Nigam Limited



20903398452093125586050520220000679

CA No	Bill No	Due Date	Amount Payable
2090339845	MLCB2093125586	26/05/2022	679.00
Telephone No	Bill Period	Bill Date	
28877492	01/04/2022 TO 30/04/2022	05/05/2022	

ऑफिस कार्यालय : ५ वीं मंजिल, महानगर दूरसंचार सदन, ९, सीजीओ कॉम्प्लेक्स, लोधी रोड नई दिल्ली - ११०००३, २० अन्य पता : L32101DL1986G01023501
 Reg. Office: 5th Floor, Mahanagar Doorsanchar Sadan, 9, CGO Complex, Lodhi Road, New Delhi - 110003, CIN: L32101DL1986G01023501

Handwritten signature

बैरल - २/		
६७९०	०५	२०

२०२३
बैरल - ३/

१२८५६	८८	१००
२०२४		



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

धारणी लेखा संख्या कार्ड
 Permanent Account Number Card
EOEPK6761R



नाम/Name
TEJAS SONU KOKARE

पिता का नाम / Father's Name
SONU RAMA KOKARE

जन्म की तारीख /
 Date of Birth
05/01/1989

हस्ताक्षर / Signature

भारत सरकार
GOVERNMENT OF INDIA



तेजस सोनु कोकरे
Tejas Sonu Kokare
 जन्म तारीख/DOB: 05/01/1989
 पुरुष/ MALE
 Mobile No: 7718919890

2884 9183 2028
 VID : 9129 8174 3244 7293

माझे आधार, माझी ओळख

T. Kokare



राज्य निबंधक पहचान प्राधिकरण
RADHAAR

पता:
 C/O सोनु कोकरे, रूम नो-7, वज्रेश्वरी अपार्टमेंट,,
 मनवेलपाडी रोड,, कारगिल नगर,, विरार ईस्ट, वसाई,
 पालघर,
 महाराष्ट्र - 401305

Address :
 C/O Sonu Kokare, Room No-7, Vajreshwari Apartment,
 Manvelpada Road,, Kargil Nagar,, Virar East,, Vasai, Palghar,
 Maharashtra - 401305

2884 9183 2028
 VID : 9129 8174 3244 7293

help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 081

बरल - ९/		
1230	9820	
२०२२		



बरल - ३/		
१२५६	९८००	
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMNPB9280E



नाम / Name
NITESH S BHOSALE

पिता का नाम / Father's Name
SHANKAR TUKARAM BHOSALE

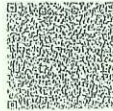
जन्म की तारीख
Date of Birth
06/12/1985

हस्ताक्षर / Signature

22102019

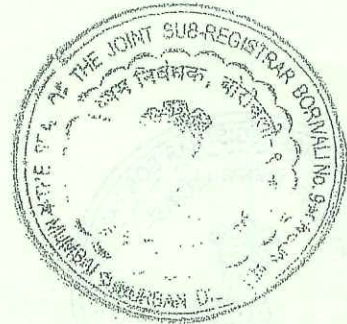


नितेश शंकर भोसले
Nitesh Shankar Bhosale
जन्म वर्ष/YoB:1985
पुरुष Male



7441 3779 1544

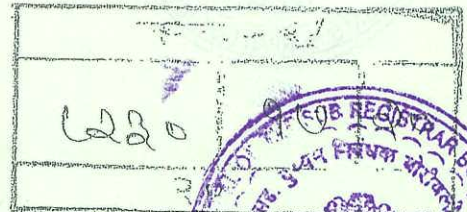
आधार - सामान्य माणसाचा अधिकार



भारतीय जनसंख्या प्राधिकरण
INDIAN POPULATION AUTHORITY OF INDIA

पत्ता:
रूम नं.3, झील्लु मिस्त्री
चौक, अलियावर जंग मार्ग,
सन्मित्र मंडळ जवळ
केतकीपाडा, दहिसर पूर्व,
मुंबई, दहिसर, मुंबई
महाराष्ट्र, 400068

Address:
Room No.3; Zillu Mistry Chawl,
Aliyavar Jung Marg, Near
Sanmitra Mandal Ketkipada,
Dahisar East, Mumbai.
Dahisar, Mumbai
Maharashtra, 400068



Aadhaar - Aam Aadmi ka Adhikar

बरल - ३/		
२२५६	००	१००
२०२४		

INCOME TAX DEPARTMENT
 GOVERNMENT OF INDIA
 SIDDHESH K MANUREKAR
 KASHINATH TUKARAM MANUREKAR
 19/12/1990
 Permanent Account Number
 BILUPW2833C
 Signature:

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No: MH02 199700574GB DOI: 28-02-1997
 Valid Till: 28-01-2028 (HT) 04-05-2020 (TR)
 05-05-2017
 AUTHORITY TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV 28-11-1997
 3W-GV 21-03-1998
 MCWG 28-02-1997
 Badge: AR/150513
 DOB: 29-01-1978 BG:

Name: NILESH HIRLEKAR
 S/DW of: BALKRISHNA
 Add: ROOM NO. 3, SAIDHAM MANDAL CHAWL
 NO. 3, GANESH NAGAR, SHIMPOLI
 MUMBAI, MUMBAI, MH
 PIN: 400082
 Signature & ID of Issuing Authority: MH02

Signature/Thumb Impression of Holder



बरल - २/
 २२३० | १८ | २०
 २०२२

बरल - ३/
 २२८६ | ९१ | १००
 २०२४

517/8230

मंगळवार, 17 मे 2022 5:55 म.नं.

दस्त गोपवारा भाग-1

बरल9

दस्त क्रमांक: 8230/2022

दस्त क्रमांक: बरल9 /8230/2022

बाजार मूल्य: रु. 01/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बरल9 यांचे कार्यालयात

पावती:8980

पावती दिनांक: 17/05/2022

अ. क्र. 8230 वर दि.17-05-2022

सादरकरणाचे नाव: कौस्तुभ कंस्ट्रक्शन प्रा.लि चे संचालक प्रमोद एन गवाणकर

रोजी: 5:50 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

दम्न हजर करणाऱ्याची सही:

एकूण: 500.00

सह. दु. नि. निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.

सह. दु. नि. निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 17 / 05 / 2022 05 : 50 : 06 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 17 / 05 / 2022 05 : 50 : 50 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०७ च्या अन्वये असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. "दस्ताचा" सत्यता, निष्ठावक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांचे सत्यता, निष्ठावक आहे. "दस्ताची" सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्ठावक आहे. "दस्ता" हा संपूर्णपणे पाहिलेला राहिलेला.

निलहन देणारे:

निष्ठावक:



बरल - ९/

८२३०	९८	२०
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२०२२

बरल - ३/

१२५६	९९	१००
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२०२४



17/05/2022 6 10:57 PM

दस्त नोंपवारर भाग-2

वरल9
दस्त क्रमांक:8230/2022

दस्त क्रमांक :वरल9/8230/2022
दस्ताचा प्रकार :-पॉवर ऑफ अॅटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:तेजस एच कोकणे पत्ता:प्लॉट नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: गुंडेचा सॉलीटर, ब्लॉक नं: भागाठाणे, रोड नं: बोरीवली पूर्व, महाराष्ट्र, MUMBAI. पिन नंबर:BOEPK6761R	पॉवर ऑफ अॅटर्नी होल्डर वय :-32 स्वाक्षरी:-		
2	नाव:नितेश एस भोसले पत्ता:प्लॉट नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: गुंडेचा सॉलीटर, ब्लॉक नं: भागाठाणे, रोड नं: बोरीवली पूर्व, महाराष्ट्र, MUMBAI. पिन नंबर:AMNPB9280E	पॉवर ऑफ अॅटर्नी होल्डर वय :-36 स्वाक्षरी:-		
3	नाव:कौस्तुभ कंस्ट्रक्शन प्रा.लि चे संचालक प्रमोद एन गवाणकर पत्ता:प्लॉट नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: गुंडेचा सॉलीटर, ब्लॉक नं: भागाठाणे, रोड नं: बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन नंबर:AADCK0673R	कुलमुखत्यार देणार वय :-62 स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तथाकथीत पॉवर ऑफ अॅटर्नी चा दस्त ऐवज करून दिल्याचे कडुब फरतात.
शिक्का क्र.3 ची वेळ:17 / 05 / 2022 06 : 07 : 16 PM

ओळख:-

खालील इसम असे नियेदीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

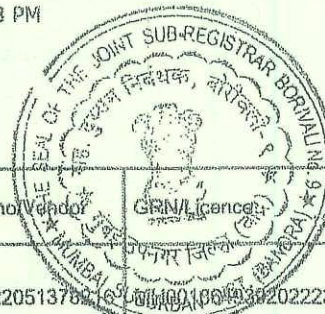
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:निलेश हिर्लेकर वय:40 पत्ता:बोरीवली पश्चिम पिन कोड:400092		
2	नाव:शिद्धेश मांजरेकर वय:30 पत्ता:बोरीवली पश्चिम पिन कोड:400092		



शिक्का क्र.4 ची वेळ:17 / 05 / 2022 06 : 08 : 13 PM

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण.....⁹⁰ पाने आहेत.
पुस्तक क्र. १ वरत-१/२३०/२०२२
वर नोंदला, दिनांक.....^{१७/०५} २०२२

BRL9



Sl.	Full Name	उपनगर	जिल्हा	Verification no	Vendor	GRN/Cancel	Amount	Used	Deface
1	KAUSTUBH CONSTRUCTION PVT LTD		eChallan	00040572022051378		0001040528202223E	500.00	SD	0001040528202223
2			DHC			705202210038	400	RF	1705202210038D
3	KAUSTUBH CONSTRUCTION PVT LTD		eChallan			MH001864939202223E	100	RF	0001040528202223

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

वरल - ३/
१२५६ e3 १००
२०२४

Know Your Rights as Registrants
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.
For feedback, please write to us at feedback.learla@gmail.com

8230 / 2022

Aditya Birla Housing Finance Ltd.



HOME LOANS

Reference no.: RCF-0014117-NOC

Date: 28/09/2024

To,
KAUSTUBH CONSTRUCTION PRIVATE LIMITED
401, GUNDECHA SOLITAIRE, WE HIGHWAY

With reference to your request for our No Objection Certificate (NOC) for sale / creation of mortgage for the unit / flat in the Project **PRIMROSE**.

Project Address:	S.NO 149, CTS NO 1C/1/167, NEAR SARASWAT BANK, RSC ROAD NO 8, OFF NEW LINK ROAD, 400067, PRIMROSE		
Flat / Unit No.:	602	Floor No. & Tower No.:	Standalone Structure
RERA Carpet Area	618.18 sq.ft	RERA Saleable Area	NA sq.ft
Buyer's Details:			
Name	Mrs. Arati Tiwari & Mr. Ashish Tiwari (Jointly)		
Communication address	A Wing Kalpavruksh Garden 2,, 90 Feet Road, Mahavir Nagar Kandivali West Vasant Complex, 400067, MUMBAI, MAHARASHTRA		
Email address	ashu.tea@gmail.com	Contact Number	9819146559
Buyer Identification Number	AUSPT7110N		
Total Sales Consideration	11300000	Amount received till date	1047619
Name of home loan lender	HDFC BANK LTD		

We state that we have no objection in respect of the aforesaid unit subject to following conditions:

1. This consent hereby granted is restricted for creation of mortgage for the flat/ unit as stated above in order to enable sale of the said unit to the purchasers. Notwithstanding anything contained herein, the consent hereby granted shall not authorize '**Borrower / Mortgagor**' to sell any other flat / unit in the said project without applying an NOC to Aditya Birla Housing Finance Ltd (hereinafter ABHFL) and charge of ABHFL on all other securities mortgaged by you shall remain unchanged.
2. The consent hereby granted is subject to purchaser depositing all the sale proceed payable by them to '**the Borrower/ Mortgagor**' in consideration for purchase of the said unit into **57500001233907** escrow / master collection account which has been opened by '**Borrower/Mortgagor**' with **HDFC** for this purpose. The proceeds in the said account may be utilised towards construction cost of said project and repayment of outstanding dues availed by Borrower as per extant terms of the borrowing arrangement and amendments if any to the borrowing arrangement. In case of default by the purchaser of the said unit / Borrower / you in depositing the entire sale proceeds in the Escrow Account, ABHFL shall not bound by the consent given hereby and shall retain all the rights, interest and claims over the property mortgaged to ABHFL and this NOC shall become null and void.
3. In the event of sale to the purchasers is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you shall have to apply for a fresh consent in relation to sale of the said unit to any other person.
4. The sale of the said flat / unit shall have to be made by way of sale agreement / registered sale deed within 30 days of issuance of this NOC and possession of the said flat / unit shall be given to the purchaser only after deposit of entire sale consideration in the Escrow account.

Yours faithfully,

For Aditya Birla Housing Finance Ltd

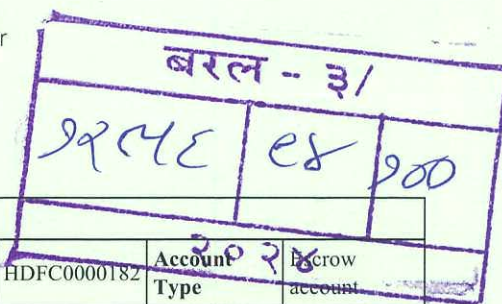
Authorized Signatory

SUMIT SHRIVASTAVA
28 Sep 2024 at 19:55:48 IST (UTC+05:30)

Aadhaar

Sumita Aryan Kumar
30 Sep 2024 at 11:48:21 IST (UTC+05:30)

Aadhaar



Disclaimer: This is a computer generated digitally signed document and does not require stamp.

Escrow Account Details :-

Beneficiary Name	Kaustubh Construction Pvt Ltd Primrose Collection Escrow Account						
Beneficiary Account No.	57500001233907	Bank and Branch	HDFC, Kandivali East - Thakur Complex	IFSC Code	HDFC0000182	Account Type	Escrow account

Corporate Office:

Aditya Birla Housing Finance Limited

One World Centre, Tower 1, 9th Floor, Jupiter Mill Compound,
841, Senapati Bapat Marg, Elphinstone Road, Mumbai, Maharashtra - 400 013

Tel: +91 22 6279 9505 | Toll-free number: 1800-270-7000
care.housingfinance@adityabirlacapital.com
<https://homefinance.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound,
Veraval, Gujarat - 362 266

CIN: U65922GJ2009PLC083779



intertek



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

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

नोंदविण्याचा क्रमांक / Enrollment No 1218/17657/42053

नोंदविण्याचा क्रमांक / Enrollment No 1008/74209/00740

To,
आशिष अंबिका प्रसाद तिवारी
Ashish Ambika Prasad Tiwari
403 / A Wing Kalpavruksh Garden 2
90 Feet Road
Vasant Complex Mahavir Nagar
Kandivali West
Kandivali West Mumbai
Maharashtra 400067
9819146559

To,
आरती आशिष तिवारी
Arati Ashish Tiwari
W/O: Ashish Tiwari
403 / A Wing, Kalpavruksh Garden 2
90 Feet Road
Vasant Complex Mahavir Nagar Kandivali (W)
Mumbai
Kandivali West Mumbai Mumbai
Maharashtra 400067
9920799370

Ref: 122 / 20B / 202430 / 202691 / P

Ref: 8958 / 01F / 2754520 / 2754626 / P



UE073452165IN

SE774231204FT



आपला आधार क्रमांक / Your Aadhaar No. :
2689 6250 8052

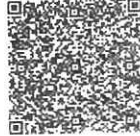
आपला आधार क्रमांक / Your Aadhaar No. :
7583 5663 0206

आधार - सामान्य माणसाचा अधिकार

आधार - सामान्य माणसाचा अधिकार



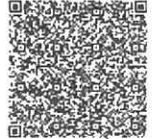
आशिष अंबिका प्रसाद तिवारी
Ashish Ambika Prasad Tiwari
जन्म वर्ष / Year of Birth : 1984
पुरुष / Male



2689 6250 8052



आरती आशिष तिवारी
Arati Ashish Tiwari
जन्म तारीख / DOB : 11/03/1986
स्त्री / Female



7583 5663 0206

आधार - सामान्य माणसाचा अधिकार

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADDPT7418B

नाम / Name
ASHISH TIWARI

पिता का नाम / Father's Name
AMBIKAPRASAD VASUDEV TIWARI

जन्म की तारीख / Date of Birth
22/06/1984

Ashish Tiwari
हस्ताक्षर / Signature

13022018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARATI TIWARI

SITARAM SHIVNARESH TIWARI

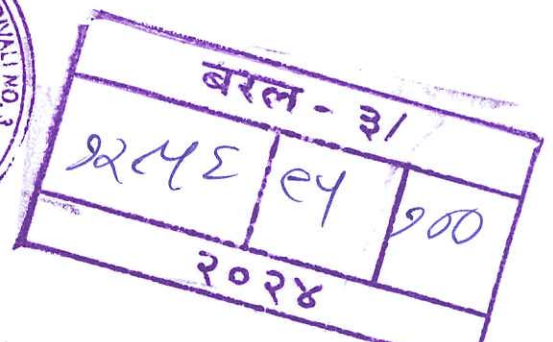
11/03/1986
Permanent Account Number
AUSPT7110N

Arati Tiwari
Signature

31122013

Ashish Tiwari

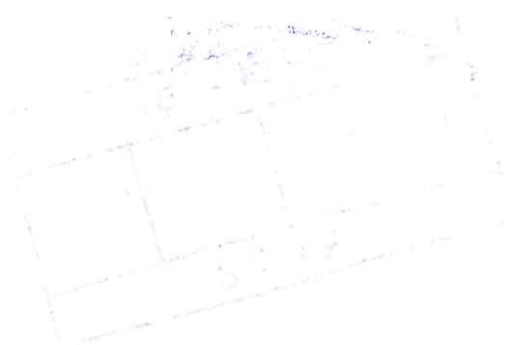
Arati Tiwari



को. ३
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खरल - ३/		
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२०२४		



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No : MH04 20120043635 DOI : 10-07-2012
 Valid Till : 09-07-2032 (NT) 12-01-2025 (TR)
 DLD 27-11-2020 FORM 7
 RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA

COV DOI
 LMV-TR 16-01-2017
 LMV 10-07-2012
 MCWG 10-07-2012

DOB : 18-12-1990 BG : B+

Name : SIDDHESH MANJREKAR
 S/DW of : KASHINATH MANJREKAR
 Add : 301/A, GOPINATH SMURTI GODDEV
 NAKA, BHAYANDER (E) THANE
 THANE
 PIN - 401105

Signature & ID Of Issuing Authority : MH04

Signature/Thumb Impression of Holder

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No : MH47 20236003650 DOI : 23-01-2023
 Valid Till : 22-01-2033 (NT) 23-01-2023

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA

COV DOI
 LMV 23-01-2023
 MCWG 23-01-2023

DOB : 15-01-1978 BG :

Name : JAGDISH RAMCHANDRA SAWANT
 S/DW of : RAMCHANDRA SAWANT
 Add : 2 Imbyaz chawli
 sudam nagar near new fish market kajupada borival
 Mumbai Maharashtra
 PIN : 400066

Signature & ID Of Issuing Authority : MH47

Signature/Thumb Impression of Holder



बरल - ३/

२२५६	६०	२००
२०२४		

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बरल - ३/		
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368/12856

सोमवार, 07 ऑक्टोबर 2024 5:49 म.नं.

दस्त गोपवारा भाग-1

बरल-3 ९९१००

दस्त क्रमांक: 12856/2024

दस्त क्रमांक: बरल-3 /12856/2024

बाजार मूल्य: रु. 94,03,878/- मोबदला: रु. 1,13,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,78,000/-

दु. नि. सह. दु. नि. बरल-3 यांचे कार्यालयात

पावती:13656

पावती दिनांक: 07/10/2024

अ. क्रं. 12856 वर दि.07-10-2024

सादरकरणाराचे नाव: आरती तिवारी

रोजी 5:44 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

Aiwani

एकुण: 32000.00

दस्त हजर करणाऱ्याची सही:

सह दु.नि. बोरीवली 3

सह दुय्यम निबंधक, बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा.

सह दुय्यम निबंधक, बोरीवली 3

सह दुय्यम निबंधक, बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा.

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

शिक्रा क्रं. 1 07 / 10 / 2024 05 : 44 : 38 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 07 / 10 / 2024 05 : 45 : 40 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीसारखे नोंदणीस दाखल केलेला आहे. * दस्तातील सर्व जंकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदापत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबासाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

Bhosale
लिहून देणारे :

Aiwani
लिहून घेणारे :



Aiwani



दस्त गोपवारा भाग-2

बरल-3 १००/१००
दस्त क्रमांक:12856/2024

07/10/2024 5 49:18 PM

दस्त क्रमांक :बरल-3/12856/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	झायाचित्र	ठसा प्रमाणित
1	नाव:कौस्तुभ कंस्ट्रक्शन प्रा लि चे संचालक प्रमोद एन गवाणकर तर्फे मुखत्यारधारक नितेश भोसले पत्ता:प्लॉट नं: 401 , माळा नं: -, इमारतीचे नाव: गुंडेचा सोलीटर प्रीमिसेस कॉ ऑफ हॉ सो लि, ब्लॉक नं: वेस्टर्न एक्सप्रेस हायवे मागाठाणे, रोड नं: बोरीवली पूर्व , महाराष्ट्र, मुम्बई. पॅन नंबर:AADCK0673R	लिहून घेणार वय :-36 स्वाक्षरी:-		
2	नाव:आरती तिवारी पत्ता:प्लॉट नं: 403/ए विंग, माळा नं: -, इमारतीचे नाव: कल्पवृक्ष गार्डन 2, ब्लॉक नं: 90 फीट रोड, वसंत कॉम्प्लेक्स, महावीर नगर, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AUSPT7110N	लिहून घेणार वय :-38 स्वाक्षरी:-		
3	नाव:आशिष तिवारी पत्ता:प्लॉट नं: 403/ए विंग, माळा नं: -, इमारतीचे नाव: कल्पवृक्ष गार्डन 2, ब्लॉक नं: 90 फीट रोड, वसंत कॉम्प्लेक्स, महावीर नगर, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ADDPT7418B	लिहून घेणार वय :-40 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:07 / 10 / 2024 05 : 48 : 33 PM

ओळख:-

दस्तऐवज निष्पादनाचा कवलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार कौस्तुभ कंस्ट्रक्शन प्रा लि चे संचालक प्रमोद एन गवाणकर तर्फे मुखत्यारधारक नितेश भोसले	07/10/2024 05:48:47 PM	नितेश शंकर भोसले M 1169965534647181312
2	लिहून घेणार आरती तिवारी	07/10/2024 05:47:42 PM	आरती आशिष तिवारी F 1292823205644886016
3	लिहून घेणार आशिष तिवारी	07/10/2024 05:48:02 PM	आशिष अंबिका प्रसाद तिवारी M 1292823337694220288

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण.....१००.....पाने आहेत.
पुस्तक क्र. १/बरल-३/.....२०२४
बर नोंदला, दिनांक.०७/१०/२०२४

शिक्षा क्र.4 ची वेळ:07 / 10 / 2024 05 : 48 : 48 PM

सह दुय्यम सिबधक, बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KAUSTUBH CONSTRUCTION PVT LTD	eChallan	00040572024100759405	MH009387082202425E	678000.00	SD	0005173904202425	07/10/2024
2		DHC		1024076118580	2000	RF	1024076118580D	07/10/2024
3	KAUSTUBH CONSTRUCTION PVT LTD	eChallan		MH009387082202425E	30000	RF	0005173904202425	07/10/2024

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

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