



10/04/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 4387/2019

नोदंणी :

Regn:63m

गावाचे नाव : मुलुंड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	10105250
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7100115.75
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 503, माळा नं: 5, इमारतीचे नाव: पारिजातक सीएचएस लीमीटेड, ब्लॉक नं: टी वार्ड, रोड नं: मुलुंड पश्चिम मुंबई 400080, इतर माहिती: क्षेत्रफळ 49.38 चौ मीटर कारपेट व एक कार पार्किंग सहित((C.T.S. Number : 1312, 1313, 1313/1 to 1313/17 ;))
(5) क्षेत्रफळ	1) 54.31 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 पता.	1): नाव:-सनराईज हौसिंग चे भागीदार प्रशांत गोपाल शर्मा वय:-57; पता:-, 3, मिलेनियम टावर, आई.ओ.सी. पेट्रोल पम्पच्या समोर, पवई मुंबई, पवई ईईईट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400076 पॅन नं:-ABDFS9824J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता	1): नाव:-अमित प्रवीणचंद्र वोरा वय:-36; पता:-ए/11, 604, -, संकेश्वर नगर, मानपाडा रोड, डोंबिवली पूर्व ठाणे, डोंबिवली, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421201 पॅन नं:-ACLPV4286A 2): नाव:-कोमल अमित वोरा वय:-34; पता:-ए/11, 604, -, संकेश्वर नगर, मानपाडा रोड, डोंबिवली पूर्व ठाणे, डोंबिवली, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421201 पॅन नं:-AJEPM3781D 3): नाव:-विभा प्रवीणचंद्र वोरा वय:-63; पता:-ए/11, 604, -, शानकेश्वर नागर, मानपाडा रोड, डोंबिवली पूर्व ठाणे, डोंबिवली, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421201 पॅन नं:-AAEPV3242R
(9) दस्तऐवज करून दिल्याचा दिनांक	10/04/2019



SHARE CERTIFICATE

PARIJATAKCO-OPERATIVE HOUSING SOCIETY LTD., MULUND

(Regd. No.: Bom/Hsg/817 dated 12.15.1964 (Plot No. 146-A & 146-B)

Dr. Ambedkar Road, Mulund (West), Mumbai - 400 080

Email - parijatakchs2020@gmail.com

(Registered under the Maharashtra Co-operative Societies Act, 0000)

This is to Certify that *Shri/ Smt* AMIT PRAVINCHANDRA VORA, MRS. KOMAL AMIT VORA & MRS. VISHA PRAVINCHANDRA VORA Flat No. 503

is the Registered Holder of 10 fully paid up Share of Rs. Fifty each numbered from 181 to 190 both inclusive, in

PARIJATAKCO-OPERATIVE HOUSING SOCIETY LTD., MULUND

Subject to Bye-laws of the Said Society.

Given under the Common Seal of the Said Society at Mumbai

this 7th day of August, 2021



ES.

Authorised
M. C. Member

Shree
Secretary

Bek
Chairman

PTO

AND

कमल-२		
४३८७	६	७२
SHRI/SMT/MS. Amit Pravinchandra Vora		
२०३९		

(Pan ACLPV4286A) and SHRI/SMT/MS. Komal Amit Vora & Mrs. Vibha Pravinchandra Vora (Pan AJEPM3781D/AAEPV3242R) Indian Inhabitant/s having address at A/11, 604, Shankeshwar Nagar, Manpada Road, Dombivali East, Thane, Maharashtra-421201.

Hereinafter called 'THE PURCHASER/S' (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include his/ her/hers, executors, administrators and assigns) of the **OTHER PART**:



a. By a Deed of Conveyance dated 23rd July, 1965 registered with the Sub Registrar of Bombay under serial no.2309 of 1965 made between Mr. Dinkar Dattaraya Kshirsagar of the One Part and being the Vendor therein and Shri. Vishnu Garbad Kasar and Narayan Bhagwan Kari of the other part and Parijatak Co-op. Hsg. Soc. Ltd, the Purchasers therein and for the consideration therein appearing the said Dinkar Dattaraya Kshirsagar sold, conveyed, granted, released and assured unto the Vendor ALL that piece or parcel of vacant land being plot no.146 B part, Survey No. 1000, C.T.S. No. 1312, admeasuring about 336.5 sq. mtrs, CTS No. 1312/1 at about 22.7 sq. mtrs., CTS No. 1312/2 at about 20.6 sq. mtrs , CTS No. 1312/3 at about 20.6 sq. mtrs, CTS No. 1312/4 at about 22.7 sq. mtrs total area of 423.10 sq. mtrs situated at Dr. Ambedkar Road, Mulund (West) Mumbai in the revenue village Mulund (W) Taluka- Kurla, T- Ward, in the District and Registration District Suburban District Bombay TO HAVE AND TO HOLD the same UNTO the Vendor absolutely forever, and being the Scheduled Property therein.

Komal A. Vora

V.P. Vora

A.A. Vora



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

करल-
४३६० २
२०१७

This registration is granted under section 5 of the Act to the following project under project registration number P51800001974

Project: *Parijatak Co Op Hsg Soc Ltd* Plot Bearing / CTS / Survey / Final Plot No.: 1313/1 TO 1313/17, 1312 at Kurla, Kurla, Mumbai Suburban, 400080;

1. **Sunrise Housing** having its registered office / principal place of business at Tehsil: Kurla, Suburban, Mumbai Suburban, Pin: 400076.

2. 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, Rules 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 31/07/2017 and ending with 31/12/2019 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

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 7/31/2017 12:38:33 PM

Dated: 31/07/2017
Place: Mumbai



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

83W 2
2022

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

The Developer has registered the said Project under the provisions of the Real Estate Regulation and Development Act, 2016 (hereinafter referred to as "the said Act") with the Real Estate Regulatory Authority at Mumbai under serial no. P51800001974 (authenticated copy of Registration Certificate attached hereto and marked as Annexure.



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.

THE FIRST SCHEDULE OF THE PROPERTY

Flat no. 503, on 5th floor, admeasuring about 49.38 sq. mtrs carpet area as per RERA in the building known as 'PARIJATAK Co-Op. Hsg. Soc. Ltd.' standing on the land bearing CTS No.1313, 1313/1 to 1313/17 & 1312 of Village Mulund (West), in 'T' Ward.



V.P. Vora

A.P. Vora

Komal A. Vora



C-3

8310/2E/02
2022

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1597/T/337(NEW)

COMMENCEMENT CERTIFICATE

To,
Shri. Prashant G. Sharma
3rd floor, Millenium Tower, Behind IOC Petrol Pump,
Opp. IIT Main Gate, Powai, Mumbai - 76.

Sir,

With reference to your application No. CHE/ES/1597/T/337(NEW) Dated. 16/5/2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no (337) (new) dated 16/5/2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 1313, 1313/1, 1313/2, 1313/3, 1313/4, 1313/5, 1313/6, 1313/7, 1313/8, 1313/9, 1313/10, 1313/11, 1313/12, 1313/13, 1313/14, 1313/15, 1313/16, 1313/17, 1312, 1312/1 to Division T Village Town Planning Scheme No. MULUND-W, situated at - Road 7, Street in T Ward Ward.



The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.





MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/ES/1597/T/337(NEW)/OCC/1/New of 14 July 2020]

To,
Shri. Prashant G. Sharma
3rd floor, Millenium Tower, Behind IOC Petrol Pump, Opp. IIT Main Gate, Powai, Mumbai - 76..

Dear Applicant/Owners,

The full development work of Residential building comprising of Ground / stilt + 12th & 13th (part) upper floors on plot bearing C.S.No./CTS No. 1313, 1313/1, 1313/2, 1313/3, 1313/4, 1313/5, 1313/6, 1313/7, 1313/8, 1313/9, 1313/10, 1313/11, 1313/12, 1313/13, 1313/14, 1313/15, 1313/16, 1313/17, 1312, 1312/1 to 4 of village MULUND-W at - is completed under the supervision of Shri. MANOJ VALJIBHAI DAISARIA , Architect , Lic. No. CA/82/7254 , Shri. Prashant M. Sane , RCC Consultant, Lic. No. STR/S/123 and Shri. Reji Kunjukutty. , Site supervisor, Lic.No. K /205/ SS-III and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1597/T/337(NEW) dated 24 December 2019 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, T Ward
 2. A.A. & C. , T Ward
 3. EE (V), Eastern Suburb
 4. M.I. , T Ward
 5. A.E.W.W. , T Ward
 6. Architect, MANOJ VALJIBHAI DAISARIA , 801 Skyline Epitome, Kiroi Road, Near Jolly Gymkhana, Vidyavihar West, Mumbai - 400086
- For information please

3.75%	7.75%
4.25%	7.75%
6.25%	7.75%
6.25%	7.55%
6.50%	7.60%
7.75%	
General	7.05%
Savings Dep	3.25%
Deposits will remain unc	



AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai on this 10th day of April 2019, BETWEEN M/S. SUNRISE HOUSING, a Partnership firm having its registered address at 3rd floor, Millennium Towers, Opp. I.O.C Petrol Pump, Powai. Mumbai- 400 076, hereinafter called as 'THE Developers' (which expression shall unless it be repugnant to the context or meaning there of be deemed to mean and include its/their heirs, executors, administrators and assigns) of ONE PART:



1. Komal A. Vora

P

V.P. Vora

A. P. Vora