

दस्त गोपबारा भाग-2

करल 3

दस्त क्रमांक: 16074/2022

करल - 3

११८०४	१११	१११
११२२		

सायाचिच

अंगठ्याचा ठसा



पक्षकाराचे नाव व पत्ता

1 नाव: येमर्स गुरुकृपा सुप बिल्डर्स अँड डेव्हलपर्स एलएलपी चे भागीदार
महेश निरा बेरात तर्फे मुखत्यार राजेश अनंत कारभारी
पत्ता: प्लॉट नं: शॉप नं.सी-106, माळा नं: तळ मजला, इमारतीचे नाव:
बाशी प्लाझा, ब्लॉक नं: प्लॉट नं.80/81, सेक्टर 17, बाशी, नवी
मुंबई, रोड नं: , महाराष्ट्र, THANE.
पिन नंबर: AAWFG6624L

विहून देणार
वय :-51
स्वाक्षरी:-

2 नाव: धनंजय नंदू अडमुळ
पत्ता: प्लॉट नं: फ्लॉट नं 001, माळा नं: -, इमारतीचे नाव: बलराम
बिंग, द्वारका नगरी को.शॉप.डो.सो.सी., ब्लॉक नं: हरी कुंज बंगला
जवळ, संतोष नगर, कल्याण पूर्व ठाणे, रोड नं: , महाराष्ट्र, THANE.
पिन नंबर: AJCPA1521D

विहून देणार
वय :-43
स्वाक्षरी:-

3 नाव: वर्षा धनंजय अडमुळ
पत्ता: प्लॉट नं: 001, माळा नं: -, इमारतीचे नाव: बलराम बिंग, द्वारका
नगरी को.शॉप.डो.सो.सी., ब्लॉक नं: हरी कुंज बंगला जवळ, संतोष
नगर, कल्याण पूर्व ठाणे, रोड नं: -, महाराष्ट्र, THANE.
पिन नंबर: BHNPA7271C

विहून देणार
वय :-32
स्वाक्षरी:-

दस्त एवढेच करून देणार तपासणीत करारनामा चा दस्त एवढेच करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ: 08 / 09 / 2022 02 : 18 : 08 PM

दस्त -
सौम्य असे निवेदीन करतात की ते दस्त एवढेच करून देणा-यानां व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

सायाचिच

अंगठ्याचा ठसा



स्वाक्षरी

स्वाक्षरी

पक्षकाराचे नाव व पत्ता

1 नाव: विद्या . मकवाना
वय: 40
पत्ता: नरोडिया नगर, घाटकोपर पूर्व, मुंबई
पिन कोड: 400077

2 नाव: रिता प्रकाश केरालिया
वय: 50
पत्ता: नरोडिया नगर, घाटकोपर पूर्व, मुंबई
पिन कोड: 400077

क्र.4 ची वेळ: 08 / 09 / 2022 02 : 19 : 24 PM

दुय्यम निबंधक
रत्ना-३ (वर्ग-२)



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DHANANJAY NANDU ADSUL
NANDU NAMDEV ADSUL

22/06/1979

Account Number
AOP1521D

Rajubon





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VARSHA DHANANJAY ADSUL
MADHUKAR KARANDE

30/11/1990

Permanent Account Number
BHNP A7271C

वर्षा





भारत सरकार
GOVERNMENT OF INDIA

डिप्युटी नॅन्डु अडसुल
Dhananjay Nandu Adsul

जन्म वर्ष / Year of Birth : 1979
पुरुष / Male

6685 1040 0716

आधार - सामान्य माणसाचा अधिकार




भारत सरकार
Government of India

वर्षा धनंजय अडसुल
Varsha Dhananjay Adsul

जन्म तारीख / DOB : 30/11/1990
स्त्री / Female

2472 4735 2687

माझे आधार, माझी ओळख




मातृत्व विनिश्चिंत ओळख प्राधिकरण
MOTHER IDENTIFICATION AUTHORITY OF INDIA

पत्नी S/O. नॅन्डु अडसुल, 001 बाबराम विंग, द्वावका नगरी, सौराष्ट्र एस्टेट, फ्लॉट नं.001, , सान्तोश नगर, तीरगण, कल्याण ईस्ट, कल्याण, ठाणे, महाराष्ट्र, 421306

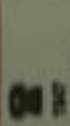
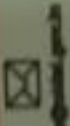
Address: S/O: Nandu Adsul, 001 G/F Babaram Wing Dwaraka Nagar, Near Mr Manoj Rai Bungalow, Santosh Nagar Kalyan East, Kalyan, Thane, Maharashtra, 421306

1947

help@uaidai.gov.in

www.uaidai.gov.in

P.O. Box No. 1947, Bungalow-V-288 201

मातृत्व विनिश्चिंत ओळख प्राधिकरण
Unique Identification Authority of India

पत्नी बाबराम विंग, द्वावका नगरी, सौराष्ट्र एस्टेट, फ्लॉट नं.001, , सान्तोश नगर, तीरगण, कल्याण ईस्ट, कल्याण, ठाणे, महाराष्ट्र, 421306



Address: Belaram Wing, Dwaraka Nagar CHS Ltd., Flat No.001, , Santosh Nagar, Tiegason, Kalyan East, Kalyan, Thane, Katernanivali, Maharashtra, 421306

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help@uaidai.gov.in

www.uaidai.gov.in

2472 4735 2687


Mehar

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भारत सरकार
Government of India

जिघासा धामेश मेखवानी
Jyghasa Dhamesh Mekhwana

जन्म तारीख / DOB : 03/12/1981
स्त्री / FEMALE

3410 7395 7361

आधार - सामान्य माणसाचा अधिकार




भारत सरकार
GOVERNMENT OF INDIA

जिघासा धामेश मेखवानी
Jyghasa Dhamesh Mekhwana

जन्म तारीख / DOB : 03/12/1981
स्त्री / FEMALE

3304 7241 0391

आधार - सामान्य माणसाचा अधिकार




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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 :
P51900034398

Project: **GURUKRUPA DIVYAM**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 236A SURVEY NO 186 PART**
at **Mumbai City, Mumbai City, 400075;**

1. **Gurukrupa Group Builders And Developers Llp** having its registered office / principal place of business at
Tehsil: Thane, District: Thane, Pin: 400703.
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, 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



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.

- That the promoter shall take all the pending approvals from the competent authorities

Signature valid



Dated: **05/04/2022**
Place: **Mumbai**

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

16074
08 सप्टेंबर 2022 2:13 म.न.

दस्ता मोपवारा भाग-1

करल3

दस्ता क्रमांक: 16074/2022

क्रमांक: करल3 /16074/2022

दस्ता मूल्य: रु. 67,90,978/-

मोबइलना: रु. 70,95,238/-

दस्ता मूल्य: रु. 4,25,720/-

करल - ३

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श. मा. ड. नि. करल3 यांचे कार्यालय

१६०७४ बर दि.०८-०९-२०२२

१२:०७ म.न. वा. हजार केला.

पावती: 17136

पावती दिनांक: 08/09/2022

सादरकरणाचाचें नाव: धनंजय नंदू अडसुळ

नोंदणी फी

रु. 30000.00

दस्ता हाताळणी फी

रु. 2240.00

पुण्याची मंख्या: 112

सादर करणाऱ्याची मही:



एकुण: 32240.00

सह. दुय्यम निबंधक

कुर्ला-३ (वर्ग-२)

नावा प्रकार: करलनामा

सह. दुय्यम निबंधक
श. दु. निबंधक कुर्ला-३
कुर्ला-३ (वर्ग-२)दस्ता मूल्य: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न
व्या कोणत्याही नागरी क्षेत्रात

क्रमांक. 1 08 / 09 / 2022 02 : 07 : 31 PM ची वेळ: (सादरीकरण)

क्रमांक. 2 08 / 09 / 2022 02 : 08 : 32 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्ताएवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दार : ठेवला आहे. दस्तातील संपूर्ण प्रकृूर निष्पादक व्यक्ती, साक्षीदार व सोयता जोडलेल्या दस्ताद्वारेची सेवा दस्ताची सत्यता, वैधता कायदेशीर वार्यासाठी खालील दस्ता निष्पादक व नोंदणीदारक व संपूर्णपणे जबाबदार राहातील. तसेच सादर हस्तांतरण कायदा १९१४ च्या धारण / ठेव शासन यांचा कोणताही कायदा / नियम / परिचय वगैरे उल्लंघन होत नाही.

लिहून देणारे

लिहून देणारे

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करल - ३
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मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD

(A MHADA UNIT)



म्हाडा

MHADA



No.CO/MB/REE/NOC/F-1297/F-1297/2929/2021

Date: 01 DEC 2021

To,
The Executive Engineer (Eastern Suburb),
Building Permission cell,
Greater Mumbai, MHADA,
Bandra (E), Mumbai 400 051.

Sub : N. O. C. for Proposed redevelopment of existing Building No.50,
known as Pant Nagar **DNYANDEEP** CHSL., bearing CTS No.
186(pt), S. No.236/A (pt.), at village-Ghatkopar, Ghatkopar (E),
Mumbai - 400 075 under DCPR-2034.

--- **NOC for 1st & 2nd installment**



1. This office Offer letter no. CO/MB/REE/NOC/F-1297/1995/
2021, dtd.18.08.2021.
2. Society's Architect M/s Ingenious Architects proposal dtd.
28.09.2021.

applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area & pro-rata BUA of this office to his undertaking construction as per the proposal of the said society under certain terms and conditions.

Allotment of additional BUA approved previously and now allotted is as under:

- i. The above allotment is on sub-divided plot as per layout plan admeasuring about **851.49** m² (i.e. 720.00 m² as per Lease deed + 105.79 m² additional land + 25.70 m² Road Set Back Area).[Net plot area =825.79 m²]The total built up area should be permitted up to existing BUA 922.20 m² + **3,309.27** m² (for residential use) [i.e. 1632.27 m² in the form of additional BUA + 1,500.00 m² Pro-rata BUA + 177.00 m² 10 % Hon. VP/A Quota]. thus total BUA = **4,231.47** m² only.
- ii. Allotment of total BUA of **4,231.47** m² (for Residential use) is permitted for I.O.A. purpose only.
- iii. Since the Society has paid First & Second installment as per Govt. Notification dated 14.01.2021 i.e. 50 % amount of premium towards additional built up area of **3,309.27** m² (for Residential use) as per A.R. Resolution 6749, Dt. 11.07.2017, hence Commencement certificate shall be issued for **2,576.84** m² (i.e. **1,654.64** m² (for residential use) permitted through this NOC (Proportionate to the First & Second installment paid by the Society as per Offer letter under reference no. 1) and 922.20 m² Existing Built up area).

गृहनिर्माण भवन, कलानगर, बॉटो (पु), मुंबई ४०० ०५१.
दूरध्वनी ६६४० ५०००, २६५९२८७७, २६५९२८८९
फॅक्स नं. ०२२-२६५९२०५८ / सत्रपेटी क्र. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051
Phone : 66405000, 26592877, 26592881.
Fax No. : 022-26592058 / Post Box No. 8135
Website : mhada.maharashtra.gov.in

98008 48 922
2022

The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution No. 6397 dated 5/05/2009, A. R. No. 6749, Dt. 11/07/2017 and circular dated 16/06/2011 & subject to following conditions :-

The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of EE, BP Cell, Greater Mumbai / MHADA.

Necessary Approvals to the plans from EE, BP Cell, Greater Mumbai / MHADA should be obtained before starting of work.

The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.

The work should be carried out entirely at applicant's own risk. The MHADA Board will not be responsible for any mishap or irregularity.

The built up area permitted as per statement below.

Sr.No.	Plot area as per layout plan.	Built up Area
1.	As per Lease deed - 720.00 m ² Tit bit area - 105.79 m ² Road Set Back area - 25.70 m ² Shop / Play Group area - 22.14 m ²	825.79
2.	Net plot area i. As per Lease deed - 720.00 m ² ii. Tit bit area - 105.79 m ²	825.79
3.	Plot area considered for FSI purpose i. As per Lease deed - 720.00 m ² ii. Tit bit area - 105.79 m ² iii. Road Set Back area - 25.70 m ²	851.49
4.	Permissible FSI	3.00
5.	Permissible BUA (851.49 m ² x 3.00)	2,554.47
6.	Permissible Pro-rata from layout FSI (50.00 m ² X 30 T/s)	1,500.00
7.	10 % Ho'ble VP/A Quota	177.00
8.	Total permissible BUA (Sr. no. 5+6+7)	4,231.47
9.	Total built up area permitted for obtaining I.O.A.	4,231.47

Total built up area permitted for obtaining I.O.A.
• For Residential use = 4,231.47 m²

Total built up area permitted for obtaining Commencement Certificate

through this NOC. = 922.20 m²

i. Existing Built up area = 1,654.64 m²

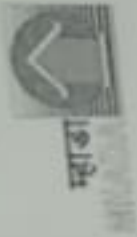
ii. Additional Built up area permitted through (for Residential use) permitted through this NOC. (Proportionate to the First & Second installment paid by the Society as per Offer letter under reference no. 1).

However further CC for above additional BUA 1,654.64 m² (for Residential use) shall be issued only after the Tri-partite Agreement, as per Circular dtd.16.03.2021 of Housing department, GOM is executed and the copy of the same is submitted by the society.

Additional BUA 1,654.64 m² (for Residential use) shall be issued only after the Tri-partite Agreement, as per Circular dtd.16.03.2021 of Housing department, GOM is executed and the copy of the same is submitted by the society.

2,576.84

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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-51/2015/90
11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

Date : 09 March, 2022

No. MH/EE/(BP)/GM/MHADA-1/974/2022/CC/1/New

To

Gurukrupa Group Builders & Developers LLP.

Shop no. C-106, Plot no. 80/81,
Vashi Plaza, Sector 17, Vashi,
Navi Mumbai, Thane,
Maharashtra, pin. 400703

Sub : Proposed redevelopment of existing Building No 50 known as Pant Nagar Dnyandeep Co op Hsg Soc Ltd on plot bearing CTS No 186 pt S No 236 pt of village Ghatkopar at Pant Nagar Ghatkopar East Mumbai 400 075



Dear Sir, Reference is made to your application dated 02 March, 2022 for development permission and grant of Plan Certificate under section 44 & 69 of Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 in proposed development of existing Building No 50 known as Pant Nagar Dnyandeep Co op Hsg Soc Ltd on plot bearing CTS No 186 pt S No 236 pt of village Ghatkopar at Pant Nagar Ghatkopar East Mumbai 400 075.

The development permission and Building Permit is granted subject to compliance as mentioned in I.O.A. vide No. MH/EE/(BP)/GM/MHADA-1/974/2021/IOA/1/Old dt. 21 December, 2021 and 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. 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.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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 condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.

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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 Town Planning Act, 1966.

This CC shall be re-endorsed after obtaining IOA for work beyond plinth. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, administrators and successors and every person deriving title through or under him.

CEO / MHADA has appointed Shri. A N Rathod Executive Engineer to exercise his powers and authority under section 45 of the said Act.

CC is valid upto 08 March, 2023

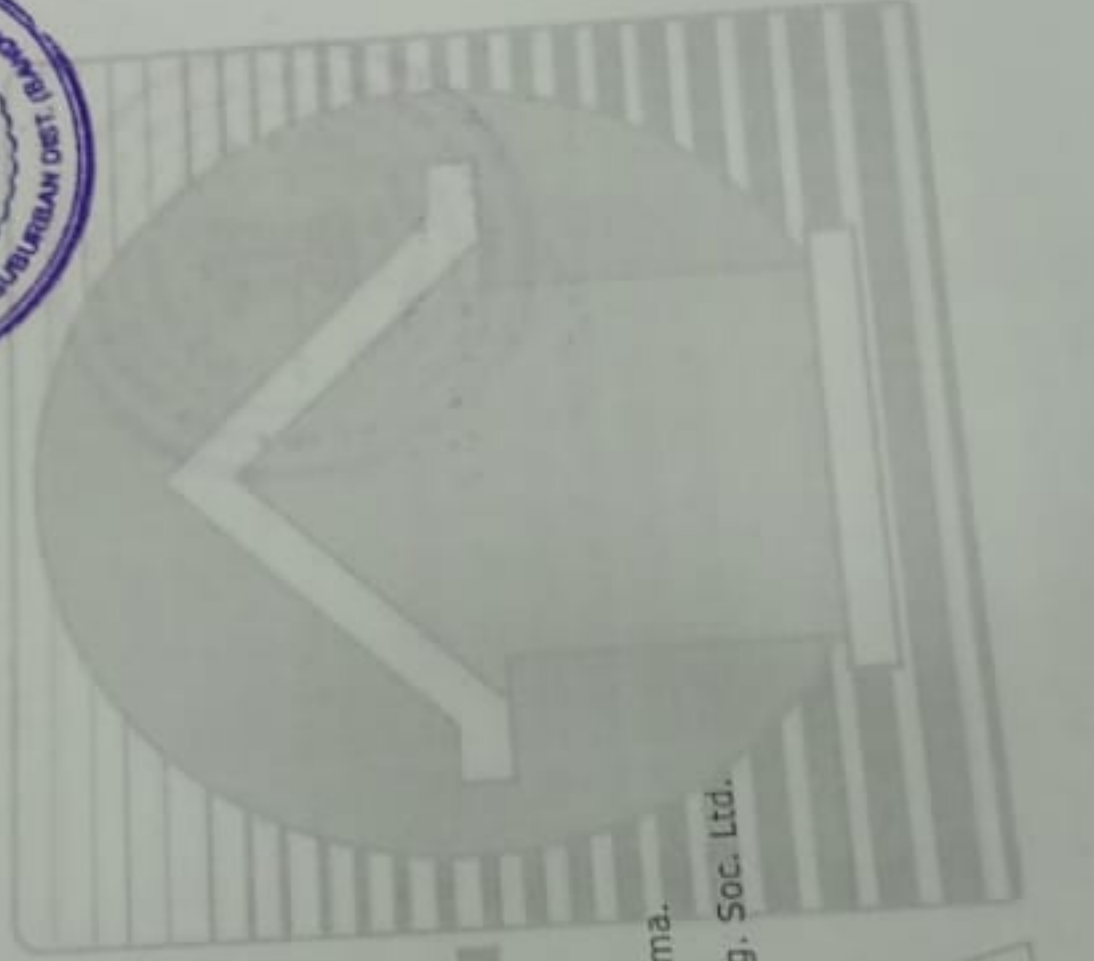
Remarks: This C.C. issued upto Plinth level as per approved IOA plans dtd. 21.12.2021

Submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner N Ward MCGM.

Copy to :-

4. EE Kurla Division / MB.
5. A.E.W.W N Ward MCGM.
6. A.A. & C N Ward MCGM
7. Architect / LS - Hansraj Raghuraj Vishwakarma.
8. Secretary Pant Nagar Dnyandeep Co-op. Hsg. Soc. Ltd.



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

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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government

ulation no. TPPB4315/167/CR-51/2015/JD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL (IOA)

No.MH/EE/BP Cell/GM/MHADA-1/ ११५ /2021

Dated: 21 DEC 2021

पत्राचार विभाग महाराष्ट्र

To,
M/s. Gurukrupa Group Builders & Developers LLP.
C.A. to Pant Nagar Dnyandeep Co. op. Hsg. Soc. Ltd.
C-106, Yashi Plaza, Sector - 17, Navi Mumbai 400706.

Sub: -Proposed redevelopment of existing Building No. 50, known as "Pant Nagar Dnyandeep Co-Op. Hsg. Soc. Ltd". on plot bearing, CTS No. 186(pt.), S. No. 075 (pt.) of village - Ghatkopar, at Pant Nagar, Ghatkopar (East), Mumbai - 400706. Ref: Commissions approved by Hon'ble V.P. & CEO dated 03.12.2021 Application of Architect inward no. ET-4501 dtd.06.12.2021



With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. Nil dtd.06.12.2021 and the plans, Sections Specifications and Description with further particulars and details of your proposed buildings No. 50, "Pant Nagar Dnyandeep Co-Op. Hsg. Soc. Ltd". on plot bearing, CTS No. 186(pt.), S. No. 23 (pt.) of village - Ghatkopar, at Pant Nagar, Ghatkopar (East), Mumbai - 400705.furnished to this office under your letter, dated 06.12.2021, I have to inform you that I may approve the building or work proposed to be erected or executed, and therefore hereby intimate to you U/S 45 (1) (ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

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

Signature

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SAMIDHA BHUNESHWAR TANDEL

(ADVOCATE BOMBAY HIGH COURT)

Mobile No: 9136005022

E-mail Id: tandelsamidha8@gmail.com

Address: Plot No 826, Mahagehava, Mori Road, Mahim (west), Mumbai-400016

FORMAT - A

(Circular No. 28/2021)

To,
MahaRERA
Mumbai,



SUB: Title Certificate to all piece and parcel of land together with building No. 50 standing thereon known as PANTNAGAR DNYANDEEP CO-OPERATIVE HOUSING SOCIETY LIMITED, situated at Pant Nagar, Ghatkopar East, Mumbai 400075, bearing Survey No. 186 (Part), CTS No. 236 A admeasuring area 720 Sq. Meters plus tit-bit area as per demarcation of the Plot of Revenue Village-Ghatkopar, Taluka-Kurla, District-Mumbai Suburban within the limits of 'N' Ward of the Mumbai Municipal Corporation and Registration-District of Mumbai Suburban.

I have investigated the title of the said Property on the request of M/S GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP and following documents i.e.: -

A. DESCRIPTION OF THE PROPERTY

All piece and parcel of land together with building No. 50 standing thereon known as PANTNAGAR DNYANDEEP CO-OPERATIVE HOUSING SOCIETY LIMITED (hereinafter referred as "SAID SOCIETY"), situated at Pant Nagar, Ghatkopar East, Mumbai 400075, bearing Survey No. 186 (Part), CTS No. 236 A admeasuring area 720 Sq. Meters plus tit-bit area as per demarcation of the Plot of Revenue Village-Ghatkopar, Taluka-Kurla, District-Mumbai Suburban within the limits of 'N' Ward of the Mumbai Municipal Corporation and Registration District of Mumbai Suburban. (hereinafter referred as "SAID PLOT").



2ND TO 7TH, 9TH TO 14TH & 16TH FLOOR PLAN

NAME: *Dhananjay Adseel*
Varsha Adseel

WING:

6th

FLAT NO: *605*

DESCRIPTION OF PROPERTY

NAME OF THE DEVELOPER

NAME OF THE SOCIETY

NAME OF THE PROJECT

NORTH

PART LAYOUT PLAN SHOWING FOR BUILDING NO.50, KNOWN AS 'PANT NAGAR DIVYANDEEP CO-OP HSG.SOC.LTD.' ON PLOT BEARING CTS. NO.186(P1) S.NO.238/A (P1) OF VILLAGE GHATKOPAR AT PANT NAGAR, GHATKOPAR (E), MUMBAI-400075.

GURUKRUPA GROUP BUILDERS & DEVELOPERS LLP

(BUILDING NO: 50)
 DIVYANDEEP CO-OP HSG.SOC.LTD

GURUKRUPA DIVYAM

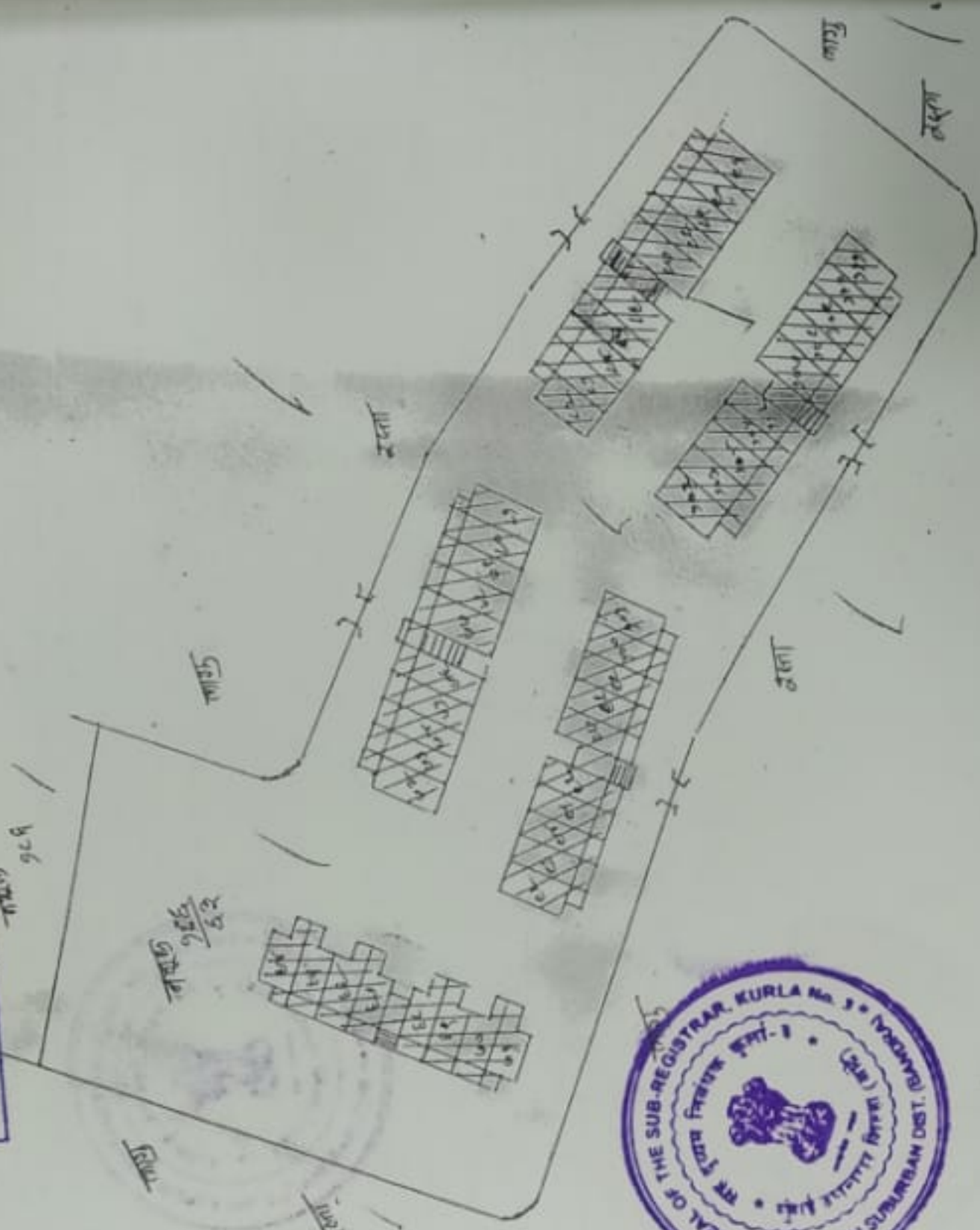


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डा. विवेक वादीर मंत्री दिनांक 04/06/2023 कोठी किल्ला मागणी
 डा. कुला, मधील गणक 92.6/1.5.3 ते 999
 82 वरून तयार केली आहे.
 या मागणीचा क्रमांक 2023



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या मागणीचा क्रमांक 2023

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- 2) या मागणीचा क्रमांक 2023
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क्रमांक 2023

"UNDERTAKING"

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सेक्टर	3C	902
2022		

DEVELOPER:

Gurukrupa Group Builders and Developers LLP
C- 106, Vashi Plaza,
Sector- 17, Vashi,
Navi Mumbai- 400 703

FLAT PURCHASER:

Dhananjay Nandu Adsul
Varsha Dhananjay Adsul
001, Balaram Wing, Dwarka Nagari Chs. Ltd.,
Near Hari Kunj Bungalow, Santish Nagar,
Kalyan East, Thane, Maharashtra 421306



I hereby vide this undertaking to 'The Joint Sub-Registrar of Kurla - 3
Through this Agreement executed for sale of Flat No. 605 on 6th Floor in Building known
as 'GURUKRUPA DIVYAM" being situated at Building No.50, Ghatkopar Village, Pant
Nagar, Ghatkopar East, Mumbai 400075 is without Car Parking and No Car Parking Area
is sold or purchased under the said agreement for Sale.

Date: 7/9/2022

DEVELOPER

[Signature]

FLAT PURCHASER

[Signature]

FLATP

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IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

SIGNED AND DELIVERED by the
 within named "DEVELOPER"

PARTNER

Gurukrupa Group Builders and Developers
 LLP
 through its PARTNER
 Resolution passed in the meeting of
 partners held on _____
 Mr. MAHESH VERAT

(Signature)




1. _____
)

2. *(Signature)*
)

SIGNED AND DELIVERED BY
 the within named
 "FLAT PURCHASER(S)"
 1. Dhananjay Nandu Adsul

(Signature)



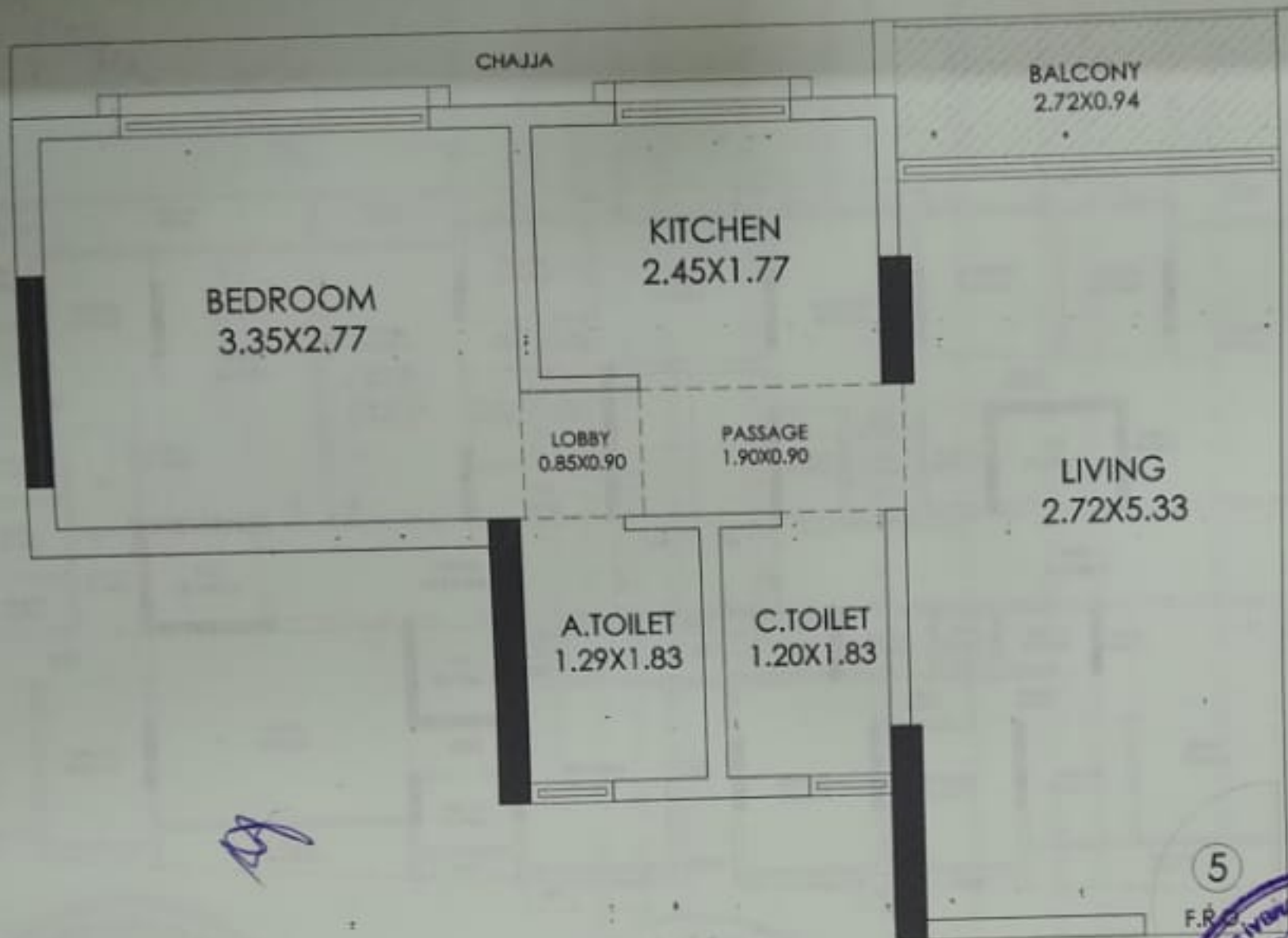

2. Varsha Dhananjay Adsul
)

(Signature)




in the presence of
 1. _____
)

2. *(Signature)*
)



RERA CARPET
37.24 SQ.MT.

BALCONY AREA
2.56 SQ.MT.

TOTAL AREA
39.80 SQ.MT


FLAT - 5

Admission
9/10/22

by



2022
 3E
 972
 2022-2

NAME: 1) Dhananjay Adsul 2) Varsha Adsul	WING :	FLOOR : 6 th	FLAT NO : 605
DESCRIPTION OF PROPERTY	NAME OF THE DEVELOPER	NAME OF THE SOCIETY	NORTH 
<small>PART LAYOUT PLAN SHOWING FOR BUILDING NO.50, KNOWN AS "PANT NAGAR DHYANDEEP CO-OP.HSG.SOC.LTD." ON PLOT BEARING CTS. NO.186(P1) S.NO.238(A) (PT) OF VILLAGE GHATKOPAR, AT PANT NAGAR, GHATKOPAR (E), MUMBAI-400075.</small>	GURUKRUPA GROUP BUILDERS & DEVELOPERS LLP	(BUILDING NO: 50) DNYANDEEP CO-OP.HSG.SOC.LTD	GURUKRUPA DIVYAM

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**THE THIRD SCHEDULE HEREIN ABOVE REFERRED TO:
(LIST OF AMENITIES AND SPECIFICATIONS TO BE PROVIDED)
LIST OF AMENITIES FOR FLATS:**

WALLS:

External Wall to be in RCC 6' thick.

Internal Partition Walls to be 4' Block work with gypsum on each side

FLOORING:

a) 1000MM x 1000MM Vitrified flooring in all Rooms

b) 600MM X 600 MM flooring in bathroom, W.C & Terrace.

KITCHEN:

Granite Platform with S. S. Sink and Dado tiles up to 4'ft. height.

DOORS:

Main door & Bedroom door with laminated decorative sheets having high quality

WINDOWS:

Marble Sill in all Windows

Aluminium Powder coated sliding windows.

ELECTRIFICATION:

All electric points of Concealed Copper Wiring with Modular Switches

Ample light points in parking area

PLUMBING:

Concealed Plumbing work reputed make Bathroom Fittings.

PAINTING:

Acrylic Paints for the External Face of Building Good Quality paints for the external walls

BATH/WC:

Full glazed tiles in Bath & W.C. with Modern concept.

WATER SOURCE:

Provision of separate Overhead and Underground Drinking Water Tank with adequate capacity in Building

Lift:

Good Quality Lift.



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4. PURCHASE OF THE SAID APARTMENT/PREMISES AND SALE PRICE

4.1. The Purchaser(s) hereby agree/s to purchase from the Developer and the Developer hereby agree to allot to the Purchaser(s) the said Apartment/Premises being on 6th Floor with Flat No. 605 admeasuring RERA carpet of 37.24 Sq. Mt. + Balcony Area 2.56 Sq. Mt., Total 39.80 Sq. Mt. Area in the said Building for the lump sum price of Rs. 70,95,238/- (Rupees Seventy Lakhs Ninety-Five Thousand Two Hundred and Thirty-Eight Only), (hereinafter referred to as "Said Sale Price") payable by the Purchaser(s) to the Developer in the manner as mentioned below.

4.2. The design of the said Apartment is subject to amendments and changes as may be stipulated by competent Authority, MHADA and/or any other local or planning authority, Government and as per the requirements of the said Developer. The Purchaser(s) hereby further agree/s and covenant/s with the Developer to render full co-operation to the Developer and to sign and execute all papers and documents, in favour of the Developer or in accordance with the Building Approvals or such other plans as may be approved by the Competent Authority hereafter.



4.3. The Developer shall confirm the final carpet area of the said Apartment that has been agreed to be allotted to the Purchaser(s) only after construction of the said Project is completed and occupation certificate in respect thereof is granted by the competent authority by furnishing details of the changes (if any) in the RERA carpet area of the said Apartment, subject to variation cap of 3%. The said Sale Price payable for the said Flat shall be recalculated based on the carpet area of the said Apartment. If there is any reduction in carpet area of the said Apartment, then the Developer shall refund the excess money paid by the Purchaser(s) within 60 (Sixty) days. The interest payable by the Developer shall be the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon (hereinafter referred to as the "SAID INTEREST RATE"). In the event of increase in carpet area of the said Apartment, the Purchaser(s) shall make the payment of such excess area in the immediate next installment of the said Sale Price.

4.4. The Purchaser(s) hereby agree/s, covenant/s and undertake/s to pay the said Sale Price of Rs. 70,95,238/- (Rupees Seventy Lakhs Ninety-Five Thousand Two Hundred and Thirty-Eight Only), along with applicable Goods and Services Tax and any other Taxes as levied by competent authorities, to the Developer on the basis of below mentioned payment schedule: -

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interest and disclosures on website) Rules, 2017 ("RERA Rules"). The Developer have registered the said Project under the provision of the RERA and the RERA Rules with the Real Estate Regulatory Authority ("RERA Authority") at Mumbai under No. P51900034398 on 05/04/2022. A copy of RERA Registration Certificate issued by the Authority is annexed and marked hereto as ANNEXURE-"C";

The relevant details attached to this Agreement are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

11. Upon understanding the scheme/objectives of proposed redevelopment project, the Purchaser/s herein approached to the Developer and expressed his/her/their desire to purchase 1 BHK Flat, having RERA carpet of 37.24 Mt. + Balcony Area 2.56 Sq. Mt., Total 39.80 Sq. Mt. Area in the under construction redevelopment project and accordingly the Developer agrees to sell the desired Flat as more particularly mentioned in **SECOND SCHEDULE** herein to the Flat Purchaser/s at a price, consideration, negotiated and agreed upon, as mentioned herein.



12. The Purchaser(s) after having investigated and after being fully satisfied with all documents in respect of title of the Said Society and rights of the Developer for said Proposed Redevelopment Project and hereby confirms that he/she/they shall not be entitle to raise any requisition or objection or have any dispute in that behalf. The flat purchaser requested the Developer to allot him/her/them 1 BHK Flat on 6th Floor and having Flat No. 605 admeasuring; RERA carpet of 37.24 Sq. Mt. + Balcony Area 2.56 Sq. Mt., Total 39.80 Sq. Mt. Area in the New Building to be constructed on the said Proposed Redevelopment Project Land, which Flat is shown in hatch lines on the typical floor plan annexed and marked as ANNEXURE "D" hereto (hereinafter referred to as the "SAID FLAT/APARTMENT") for the consideration of Rs. 70,95,238/- (Rupees Seventy Lakhs Ninety-Five Thousand Two Hundred and Thirty-Eight Only), (hereinafter referred to as the "SAID SALE PRICE") and on the terms and conditions described hereunder written.

Type	Flat No.	Flat Area (RERA)	Balcony Area	Total Area
1 BHK	605	37.24 Sq. Mt.	2.56 Sq. Mt.	39.80 Sq. Mt.

13. That both the parties after signing, shall present this agreement at the applicable registration office for registration within the time limit prescribed by the Registration Act and Developer or their Constituted Attorney will attend such Sub-Registrar's office and admit the execution thereof.

14. The Purchaser(s) has/have demanded inspection from the Developer and the Developer have given inspection to the Purchaser(s) of all documents of title relating inter-alia to the said Property and the said Project including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Developer's Architects, the Title Certificate, revenue records and all other documents as specified under the RERA Act and the RERA Rules, as amended up to date.

15. Under section 13 of the RERA, the Developer are required to execute a written Agreement for Sale in respect of the said Apartment agreed to be sold to the

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Sub-Registrar
 Kurla

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SCHEDULE HEREIN ABOVE REFERRED TO:

THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO:

(AS THE SAID PROPERTY)

of land standing on plot bearing C.T.S. No. 186 (Part) forming

part of Survey No. 236 A, Pant Nagar, Ghatkopar Village, Pant Nagar, Ghatkopar

East, Mumbai 400075, Mumbai Sub-urban District comprised of building No. 50

having ground plus upper floors being situated and lying and being at Ghatkopar

Village, Pant Nagar, Ghatkopar East, Mumbai 400075 in the Registration District

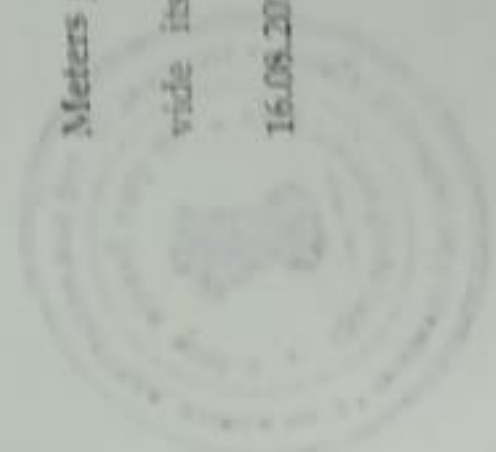
and Sub-District of Mumbai Suburban and Mumbai City admeasuring 720 Square

Meters plus tit-bit area as per the 'Demarcation of Plot' issued by M.H.A.D.A.

vide its Demarcation Letter No. EE/DE-3/HKD/MB/DEM/2057/2021 dated

16.08.2021, total admeasuring 886.61 Square Meters and bounded as follows:

ON OR TOWARDS EAST	EXISTING 13.00 MT. WIDE ROAD AND PROPOSED TO BE 18.30 MT. WIDE
ON OR TOWARDS WEST	BLDG NO -53
ON OR TOWARDS NORTH	BLDG NO -51
ON OR TOWARDS SOUTH	12.20 MT. WIDE EXSTING MHADA LAYOUT ROAD



THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO:

(SCHEDULE OF THE SAID FLAT)

A residential premise being Flat No. 605 on 6th Floor, admeasuring RERA carpet of 37.24 Sq. Mt. + Balcony Area 2.56 Sq. Mt., Total 39.80 Sq. Mt. Area in Project known as "GURUKRUPA DIVYAM" standing on land bearing C.T.S. No. 186 (Part) having corresponding Survey No. 236 A, Ghatkopar Village, Pant Nagar, Ghatkopar East, Mumbai 400075, Mumbai sub urban District comprised of building No. 50 having ground plus upper floors being situated and lying and being at Ghatkopar Village, Pant Nagar, Ghatkopar East, Mumbai 400075, Registration District and Sub District of Mumbai and Mumbai City.

Handwritten signature

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Situated at Pant Nagar, Ghatkopar East, Mumbai 400075. The Said Sale Deed got Lodged in the office of the Jt. Sub-Registrar, under No. PBDR-3/226/1998.

4. In the premises aforesaid the said Society is seized and possessed of or otherwise well and sufficiently entitled to the leasehold right, title and interest in the said Land and is the owner of the Old Building standing thereon and the Old Building are hereinafter collectively referred to as the "said Property" which is more particularly described in the First Schedule hereunder written;
 5. The said tenants or existing members of the Said Society having rights and being absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property having good and marketable title and are also entitled to deal with and/or assign/let/transfer the same in any manner and/or consume the additional / enhanced FSI as agreed under "total FSI" as may be allowed by M.H.A.D.A. or concerned competent authorities from time to time and also to undertake redevelopment project/ scheme of said property, but with prior permission of the M.H.A.D.A. and concerned competent authorities.
 6. The said old Building is more than 30 years old year and in dilapidated condition. The condition of the Old Building has deteriorated over time and requires extensive repairing. The repairing cost of the Old Building shall be substantial, which the present members are not in a position to pay. Hence, all members decided to redevelop the said old building and for that purpose the said society followed the due process of law as provided under Section 79(a) of Maharashtra Co-operative Societies Act 1960 and to that effect the members at large decided to appoint Developer in their Special General body meeting on 26th June, 2021. The Developer vide its resolution resolved to undertake and implement Redevelopment of the Said society. Therefore, the schemes/objectives of proposed redevelopment project agreed between the Developer and the Society was;
 - (i) To demolish the existing said building, to commence the construction of new building as per eligible FSI, Intimation of Approval, Approved plans and drawings, Commencement Certificate, other permissions, etc., obtained/ to be obtained from M.H.A.D.A. and/or concerned competent authorities.
 - (ii) To allot 30 new flats to existing members of the said society inhabitant of the said Building.
 - (iii) To sell the proposed "New Premises/Flats" (other than society's existing members new premises/flats) forming part of "The Saleable Area/s of the Developer" at such terms and conditions as the Developer" may deem fit and proper, to receive the sale proceeds/money in respect thereof and execute agreement/s for sale with prospective buyers/flat Purchaser/s, handover vacant and physical possession upon obtaining Occupation Certificate.
- Hence, the new apartments/flats of the existing members of the society and new apartments/Premises/Flats" (other than society's existing members) forming part of the Saleable Area/s of the Developer collectively called as "THE SAID PROPOSED BUILDING".



for

Signature

92008
2022

(PAN: AJCPA1521D);

(PAN: BHNPA7271C), Indian
(PAN: Balam Wing, Dwarka Nagar,
Kalyan East, Thane,
(which

43 Years, (PAN: BHNPA7271C), Indian
31 Years, (PAN: Balam Wing, Dwarka Nagar,
Kalyan East, Thane,
(which

(PAN: BHNPA7271C), Indian
(PAN: Balam Wing, Dwarka Nagar,
Kalyan East, Thane,
(which

43 Years, (PAN: BHNPA7271C), Indian
31 Years, (PAN: Balam Wing, Dwarka Nagar,
Kalyan East, Thane,
(which

are hereinafter for the sake of brevity collectively
as "PARTY".

WHEREAS:

1. The Maharashtra Housing and Area Development Authority (Hereinafter referred to as "M.H.A.D.A") is the owner of seized and possessed of or sufficiently entitled to the plot of land, under its housing scheme generally known as Lower Income Group Housing Scheme (LIG), bearing S. No. 186 (Part) forming part of Survey. No. 236-A, Pant Nagar, Ghatkopar East, Mumbai 400075 comprised of building No. 50 plus upper floors being situated and part of layout plan, plus 720 Sq. Mtrs. plus tit bit area as per demarcation of the plot in the District of Kurla, Mumbai District, consisting of 30 tenements in the building No. 50 more particularly mentioned in the **FIRST SCHEDULE OF THE PROPERTY** herewith (Hereinafter referred to as the "SAID PROPERTY and SAID PLOT"). The 30 tenants together later formed a Co-operative Housing society and named it as "Pantnagar Dnyandeep Co-operative Housing Society Ltd." and registered it under 'Maharashtra Co-operative Societies Act, 1960', (BOM/W-N/HSG/OH/1349/1984-85), for the sake of brevity hereunder referred to as "THE SAID SOCIETY".

2. By virtue of Lease Deed dated 12th Feb, 1998 lodged for registration in the office of the Jt. Sub-Registrar, Bandra, executed between Maharashtra housing and Area Development Authority, therein called "the Authority" on the one part and Pantnagar Dnyandeep Co-Operative Housing Society Limited, the Society and singular the land admeasuring about 720 Sq. Meters area laying under and appurtenant to Building No. 50, bearing Survey No. 186 (Part), CTS No. 236 A lodged in the office of the Jt. Sub-Registrar, under No. PBDR-3/224/1998.

3. By virtue of Sale Deed dated 12th Feb, 1998 lodged for registration in the office of the Jt. Sub-Registrar, Bandra executed between Maharashtra housing and Area Development Authority, therein called "the Authority" on the one part and Pantnagar Dnyandeep Co-Operative Housing Society Limited, the Society and singular the land admeasuring about 720 Sq. Meters area laying under and appurtenant to Building No. 50, bearing Survey No. 186 (Part), CTS No. 236 A

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AGREEMENT FOR SALE OF FLAT

THIS AGREEMENT made at Mumbai this 08 day of Sept., Christian Year Two Thousand Twenty-Two (2022);

BY AND BETWEEN

M/S. GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP (PAN: AAWFG6624L), a registered Limited Liability Partnership Firm (Registration No: AAW-7205) and having its registered office at C-106, Vashi Plaza, Vashi-Navi Mumbai-400703, through the signatory authorised partner "Mr. Mahesh Lira Verat" hereinafter referred to as the "DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof mean and include it's successors and assigns)" of the FIRST PART.

AND

for

1. Ahutor वरत

Valuation ID 202209074970

मूल्यांकनाचे वर्ष 2022

जिल्हा मुंबई(उपनगर)

मूल्य विभाग 102-घाटकोपर - कुर्ला

उप मूल्य विभाग मुभाग: उत्तरेस लाल बहादूर शास्त्री मार्ग ते द्रुतगती महामार्ग जोडणारा रस्ता (वसंतदादा पाटील मार्ग) पुर्वेस गाव हद्द, दक्षिणेस 27.45 मि. रुंद रस्ता व पश्चिमेस गाव हद्द (नकाशात दर्शविल्यानुसार)

सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#186

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
78640	147730	169890	184660	147730	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	43.78चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्ववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor	कार्पेट क्षेत्र-	39.8चौरस मीटर

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.155116/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)

= (((155116-78640) * (100 / 100)) + 78640)

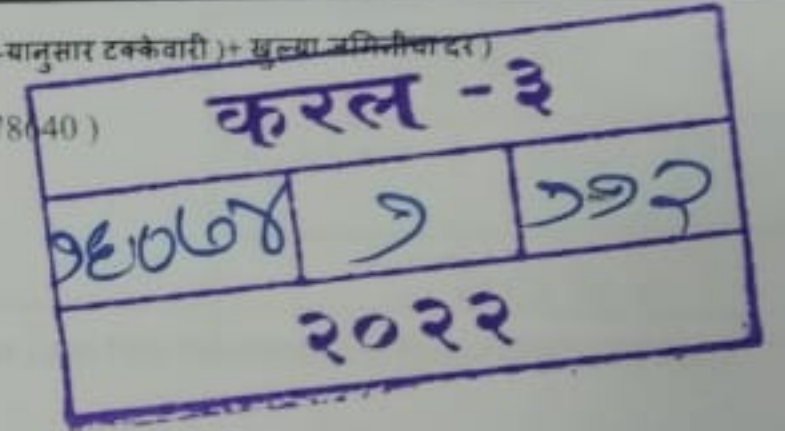
= Rs.155116/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 155116 * 43.78

= Rs.6790978.48/-



Applicable Rules = ,10,4

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन 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 + मॅकेनिकल वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 6790978.48 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.6790978.48/-

Home

Print

डॉ. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 16074/2022

नोंदणी :

Regn:63m

08/09/2022

गावाचे नाव : घाटकोपर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7095238
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6790978.48
(4) भू-मापन,पौटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट नं 605,बिल्डिंग नं .50, माळा नं: 6 वा मजला, इमारतीचे नाव: गुरुकृपा दिव्यम,पंतनगर ज्ञानदीप को.ऑप.ही.सो.लि., ब्लॉक नं: पंतनगर, रोड : घाटकोपर पुर्व,मुंबई 400075, इतर माहिती: मौजे घाटकोपर,सिटीएस नं 186 पार्ट,सर्वे नं. 236 ए,फ्लॅट क्षेत्र 37.24 चौ मिटर + बाल्कनी क्षेत्र 2.56 चौ मिटर एकुण 39.80 चौ मिटर रेरा कारपेट((C.T.S. Number : 186 पार्ट ;))
(5) क्षेत्रफळ	1) 39.80 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:-मेसर्स गुरुकृपा ग्रुप बिल्डर्स अँड डेव्हलपर्स एलएलपी चे भागीदार महेश लिरा बेरात तर्फे मुखत्यार राजेश अनंत कारभारी वय:-51; पत्ता:-प्लॉट नं: शॉप नं.सी-106, माळा नं: तळ मजला, इमारतीचे नाव: वाशी प्लाझा , ब्लॉक नं: प्लॉट नं.80/81, सेक्टर 17, वाशी, नवी मुंबई, रोड नं: ., महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-AAWFG6624L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-धनंजय नंदू अडमुळ वय:-43; पत्ता:-प्लॉट नं: फ्लॅट नं 001, माळा नं: -, इमारतीचे नाव: बलराम विंग, द्वारका नगरी को.ऑप.ही.सो.ली., ब्लॉक नं: हरी कुंज बंगला जवळ, संतोप नगर , कल्याण पुर्व ठाणे , रोड नं: ., महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं:-AJCPA1521D 2): नाव:-वर्षा धनंजय अडमुळ वय:-32; पत्ता:-प्लॉट नं: 001, माळा नं: -, इमारतीचे नाव: बलराम विंग, द्वारका नगरी को.ऑप.ही.सो.ली., ब्लॉक नं: हरी कुंज बंगला जवळ, संतोप नगर , कल्याण पुर्व ठाणे , रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421306 पॅन नं:-BHNPA7271C
(9) दस्तऐवज करून दिल्याचा दिनांक	07/09/2022
(10)दस्त नोंदणी केल्याचा दिनांक	08/09/2022
(11)अनुक्रमांक,खंड व पृष्ठ	16074/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	425720
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



दस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३



CHALLAN
MTR Form Number-6



GRN	MH006730914202223E	BARCODE		Date	23/08/2022-11:34:52	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)					
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	GURUKRUPA GROUP BUILDERS AND DEVELOPERS LLP				

Location	MUMBAI	Flat/Block No.	FLAT NO 605, 6TH FLOOR, GURUKRUPA			
Year	2022-2023 One Time	Premises/Building	DIVYAM,			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	425720.00	PANTNAGAR DNYANDEEP CHS, PANTNAGAR GHATKOPAR	MUMBAI		4 0 0 0 7 5
0030063301 Registration Fee	30000.00				



Remarks (If Any)
SecondPartyName=Dhananjay Nandu Adsul-

करल - ३
१६०७२ २ १०२
२०२२

Total	4,55,720.00	Amount In Words	Four Lakh Fifty Five Thousand Seven Hundred Twenty Rupees Only
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Payment Details		FOR USE IN RECEIVING BANK			
IDBI BANK		Bank CIN	Ref. No.	69103332022082311055	715421325
Cheque-DD Details		Bank Date	RBI Date	23/08/2022-11:36:09	Not Verified with RBI
Cheque/DD No.		Bank-Branch	IDBI BANK		
Name of Bank		Scroll No. , Date	Not Verified with Scroll		
Name of Branch					

Mobile No. : 7304999825

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