

369/17339

Monday, September 02, 2024

4:30 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 19623

दिनांक: 02/09/2024

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: करल1-17339-2024

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: आप्पासाहेब आकाराम पवार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

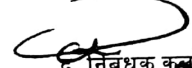
पृष्ठांची संख्या: 90

**DELIVERED**

एकूण:

रु. 31800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
4:50 PM ह्या वेळेस मिळेल.

  
 सहायक निबंधक  
 कर्ला-१ (तर्फे)

बाजार मूल्य: रु. 8159996.68 /-

मोबदला रु. 10742000/-

भरलेले मुद्रांक शुल्क: रु. 644600/-

1) देयकाचा प्रकार: DHC रकम: रु. 1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924025007248 दिनांक: 02/09/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007675086202425E दिनांक: 02/09/2024

बँकेचे नाव व पत्ता:



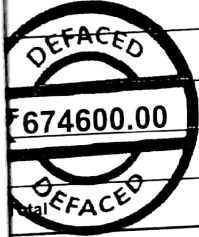


CHALLAN  
MTR Form Number-6



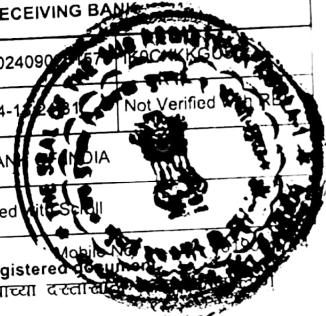
RN MH007675086202425E **BARCODE** Date 02/09/2024-13:29:17 Form ID 25 2

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1		PAN No.(If Applicable)	
Location MUMBAI		Full Name	KRIPA ELITE HOMES
Year 2024-2025 One Time		Flat/Block No.	FLAT NO.801, A WING, ELYSIUM
Account Head Details		Premises/Building	TILAK NAGAR, CHEMBUR
030045501 Stamp Duty	Amount In Rs. 644600.00	Road/Street	
030063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 8 9
		Remarks (If Any)	SecondPartyName=APPASAHEB AKARAM PAWAR AND OTHER-



Amount In Six Lakh Seventy Four Thousand Six Hundred Rupees  
Words Only

Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572024090
Cheque/DD No.		Bank Date	RBI Date 02/09/2024-12-31 Not Verified
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified



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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-369-17339	0004241008202425	02/09/2024-16:30:40	IGR197	30000.00
2	(iS)-369-17339	0004241008202425	02/09/2024-16:30:40	IGR197	644600.00
Total Defacement Amount					6,74,600.00

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Print Date 02-09-2024 04:31:03



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## Agreement for Sale

This AGREEMENT FOR SALE is made at Mumbai on this 02<sup>nd</sup> day of September 2024;

Between

M/S. KRIPA ELITE HOMES (PAN: AAZFK7216P), a partnership firm, registered under the provisions of the Indian Partnership Act, 1932 having address at Ground Floor, Building No. 74, Kannamwar Nagar, Vikhroli East, Mumbai-400083, Represented through their Partner **Mr. Rahul Rawlani**, hereinafter referred to as the "Promoter/s" of the **One Part**.

AND

**Appasaheb Akaram Pawar**

PAN: ASLPP2799J

&

**Manisha Appasaheb Pawar**

PAN: BTDPP1914K

Having address at 3/10, Devicharan chawl, Kajupada paipeline, Kurla- W, Mumbai-400 072 hereinafter referred to as the "Allottee" of the Other Part.

WHEREAS By and under the Development Agreement dated 17<sup>th</sup> July 2023 executed between the M/S. KRIPA ELITE HOMES, therein referred to as Promoter/Developer of the one part and "TILAK NAGAR SAI SIDDHI PREMISES CSL," therein referred to as "the Society" of the Second and 20 Members of the said society, therein referred to as "the Confirming Party/Society Members" of the Third Part" registered with Sub Registrar, Kurla 5 Under Sr. No. KRL 5 - 15181- 2023 (hereinafter referred to as "the Development Agreement") and Power of Attorney dated 31<sup>st</sup> July 2023 in favour of the Promoter and its partners, which is registered with Sub Registrar, Kurla 1 Under Sr. No. KRL 1 - 23736 - 2023 dated 01<sup>st</sup> December 2023.

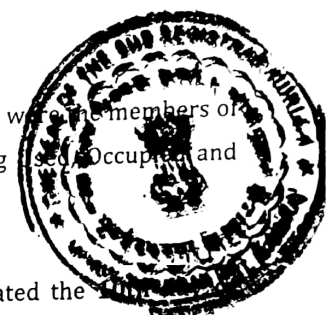
Hereinafter referred to as the Power of Attorney the Society has granted to the Promoter/Developer herein the development rights to the piece or parcel of Leasehold land lying and being at Shop No. 31 to 50 known as TILAK NAGAR SAI SIDDHI PREMISES CSL, C.T.S. No. 45 (pt.), Tilak Nagar , Chembur (West), Mumbai 400089 in the registration sub-district of Kurla admeasuring 1056.83 sq. mtrs., or thereabouts more particularly described in the First Schedule therein as well as in the First Schedule hereunder written (hereinafter referred to as the "Project Land") and to construct thereon building/s in accordance with the terms and conditions contained in the Development Agreement/Power of Attorney.

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AND WHEREAS The Board was, inter alia, possessed of the property ~~of 200018~~ wise well and sufficiently entitled to a piece or parcel of land bearing City Survey No. 45 (Part), admeasuring 1056.83 square meters as part of the Board's larger lands at Shop No. 31 to 50 known as TILAK NAGAR SAI SIDDHI PREMISES CSL, C.T.S. No. 45 (pt.), Tilak Nagar, Chembur (West), Mumbai 400089, and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said land") and Shop No. 31 to 50 standing thereon consisting of 20 tenements (hereinafter referred to as "the said building").

AND WHEREAS all the allottees of the Rooms in Existing Shop No. 31 to 50 known as "TILAK NAGAR SAI SIDDHI PREMISES CSL" Situated at Tilak Nagar, Chembur West, Mumbai 400089, have formed and registered a Co-operative Society Ltd. Named as TILAK NAGAR SAI SIDDHI PREMISES CSL a society registered under the provisions of Maharashtra Co-Operative Societies Act, 1960, bearing Registration No. MUM / MHADB / H.S.G. / (TC) / 12824 / 2008-2009 and having their registered office at Shop No. 31 to 50 known as TILAK NAGAR SAI SIDDHI PREMISES CSL, C.T.S. No. 45 (pt.), Tilak Nagar, Chembur (West), Mumbai 400089 (hereinafter referred to as "the Society").

AND WHEREAS All the Occupants of the said structure of the property were the members of the society, TILAK NAGAR SAI SIDDHI PREMISES CSL, and same is being used, occupied and enjoyed by the said tenements on the property described herein above.



AND WHEREAS by and under a Lease / an Agreement for Lease dated the ~~10th~~ November 2023 made between Maharashtra Housing and Area Development Authority (MHADA), as the Lessor of the One Part and TILAK NAGAR SAI SIDDHI PREMISES CSL, (Society) as the Lessee of the Other Part, registered with the Sub-Registrar, Bandra, Mumbai, the lessor agreed to grant unto the Lessee a lease in perpetuity/for a term of 30 years, commencing from 1st April 1958, in respect of a piece or parcel of leasehold land bearing, City Survey No. 45 (Part) situated at Shop No. 31 to 50, Tilak Nagar, Chembur (West), Mumbai - 400089, admeasuring 1056.83 sq. mtrs. or thereabout more particularly described in first schedule hereunder written (hereinafter referred to as "the Project land") at a rent of 821.70 per annum/month and on the terms and conditions contained in the said Lease Deed/Agreement for lease.

AND WHEREAS By and under the Deed of Sale dated 10th day of November 2023 made between Maharashtra Housing and Area Development Authority (MHADA) as the Vendor of the One Part and TILAK NAGAR SAI SIDDHI PREMISES CSL, as the Purchaser(s) of the Other Part, registered with the Sub-Registrar, Bandra, Mumbai, the said Shop No. 31 to 50, consisting of 20 tenements constructed on the said land was sold and conveyed by MHADA to the Society for the consideration and on the terms and conditions set out therein and the names of Purchasers of 20 tenements in the said building being 20 Society members, were listed in Schedule II thereto.

*[Handwritten signatures]*

*[Handwritten signature]*

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AND WHEREAS Accordingly, **TILAK NAGAR SAI SIDDHI PREMISES CSL** (hereinafter referred to as "**the Society**") became the lessee of the said land bearing City Survey No. **45 (Part)** at **Shop No. 31 to 50 known as TILAK NAGAR SAI SIDDHI PREMISES CSL, Tilak Nagar , Chembur (West), Mumbai 400089** and the owner of the Shop No. **31 to 50** standing thereon and **20** tenements in the said building were allotted to the then members of the Society (the said Land together with the said building are hereinafter collectively referred to as the "**said Property**").

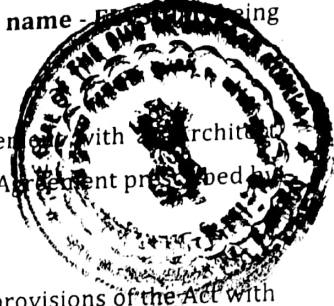
AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS the Society being a Lessee is in possession of the project land

AND WHEREAS the Promoter has proposed to construct on the project land having Mechanized Parking at Basements/ and commercial shops at ground level and first level and 15 floors or more upper floors from second level onwards in two wings (i.e A wing and B wing) having 6 flats per floor per wing.

AND WHEREAS the Allottee is offered an Flat bearing number **801** on the **8th** floor A Wing in the Building called **TILAK NAGAR SAI SIDDHI PREMISES CSL** (Project name - **Tilak Nagar Sai Siddhi Premises CSL**) constructed in the phase of the said project, by the Promoter.

AND WHEREAS 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 presented to the Council of Architects;



AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at **MUMBAI** no **P51800054981**; authenticated copy is attached in **Annexure 'G'**;

AND WHEREAS the Promoter has appointed a structural Engineer viz. **Mr. Rohit Ravindra Varma** of **M/s. Associated Structural Engineers LLP** ("**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.

AND WHEREAS Pursuant to the Development Agreement, the Promoter has obtained from MHADA the Intimation of Approval (IOA) bearing No. **MH / EE / (BP) / GM / MHADA - 25/1902/2023/IOA/New dated 26th December 2023**, Commencement Certificate (CC) **MH/EE/(BP)/GM/MHADA-25/1902/2024/CC/1/New dated 16th January,2024** for redevelopment of the said building and construction of new building on the said land upto **plinth level**. A copy each of IOA, CC is annexed hereto and marked as **Annexure "C" and "D"** respectively.

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*[Handwritten signature]*

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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.

First Schedule Above Referred to  
DESCRIPTION OF THE PROPERTY

All that piece and parcel of the land bearing **City Survey No. 45 (Part)** admeasuring **1056.83** or thereabouts of **TILAK NAGAR SAI SIDDHI PREMISES CSL**, lying, being and situate at **shop No. 31 to 50** known as **TILAK NAGAR SAI SIDDHI PREMISES CSL**, Tilak Nagar, Chembur (West), Mumbai **400089** in the Registration Sub- District of Kurla, Mumbai Suburban District, and bounded as follows:

On or towards the North : **Lokmanya Tilak Nagar School**  
On or towards the South : **Sanghmitra Co-op Hsg. Soc. Ltd.**  
On or towards the East : **Tilaknagar Police Station**  
On or towards the West : **Sale Building of SRA by M/s. Midas Developers**

Second Schedule Above Referred to  
DETAILS OF THE APARTMENT

Residential Apartment being Flat No. **801** having Rera carpet area admeasuring **524 sq.ft.** Situated on the **8th** floor **A** wing in of the Building to be named as "**TILAK NAGAR SAI SIDDHI PREMISES CSL**" Project Name "**ELYSIUM**" under construction on the land more particularly described in the First Schedule hereinabove written.



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*[Handwritten signature]*

*[Handwritten signature]*



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SIGNED AND DELIVERED BY THE WITHIN NAMED

Appasaheb Akaram Pawar

*Appasaheb*



Manisha Appasaheb Pawar

At \_\_\_\_\_ on \_\_\_\_\_

*Manisha*



in the presence of WITNESSES:

1. Name Umesh Pawar

Signature *Umesh*

2. Name Ramesh salgal

Signature *Ramesh*

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter: M/s. KRIPA ELITE HOMES

*Rahul*

(Authorized Signatory)

Rahul P. Rawlani

At Mumbai on \_\_\_\_\_



in the presence of WITNESSES:

1. Name Umesh Pawa

Signature *Umesh*

2. Name Ramesh salgal

Signature *Ramesh*

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## RECEIPT

ACKNOWLEDGED to have received heretofore of and from the within named Allottee/s a sum of **Rs.21,48,400/- (Rupees Twenty One Lakh(s) Forty Eight Thousand Four Hundred Only)** Being the advance payment or deposit paid by the Allottee/s to the Promoter.



I/We Say Received

For. **M/s. KRIPA ELITE HOMES**



Partner

WITNESSESS:

1. 
2. 

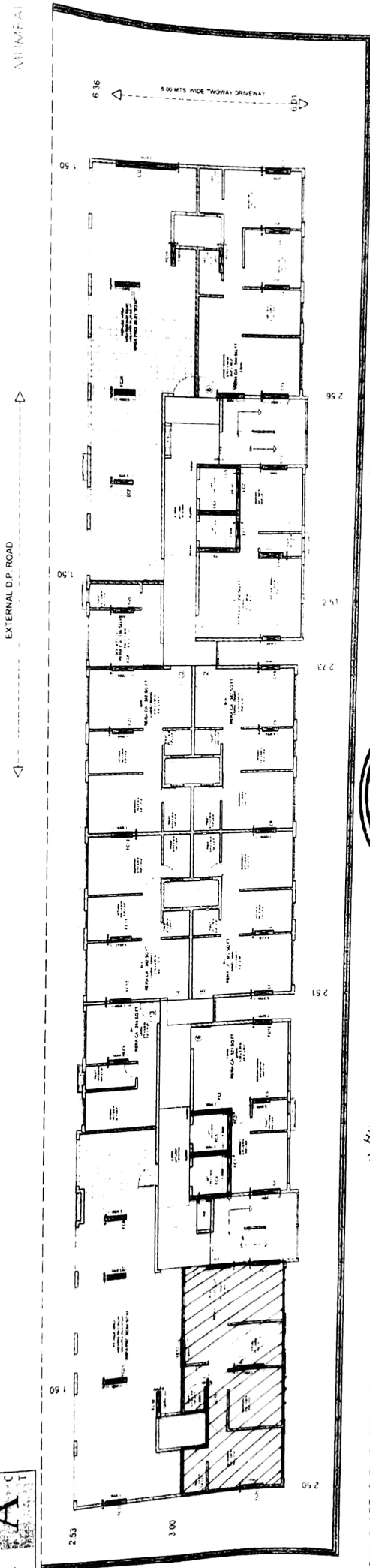
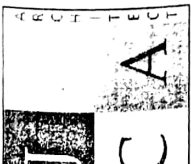




SAI SIDDHI  
TILAK NAGAR

ANNEXTURE- F

# 8TH REFUGE FLOOR PLAN



PLANS, AREAS, DIMENSIONS, ETC. ARE SUBJECT TO APPROVAL FROM VARIOUS STATUTORY AUTHORITIES.  
ALL DIMENSIONS ARE FROM UNFINISHED WALLS UNLESS SPECIFIED OTHERWISE.  
DRAWING TO BE READ ALONG WITH SPECIFIED STRUCTURAL AND MEP DRAWING FOR CORRECT POSITION & SANITARY FITTINGS POSITION.



## R40



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# KRIPA ELITE ELYSIUM



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**Maharashtra Real Estate Regulatory Authority**

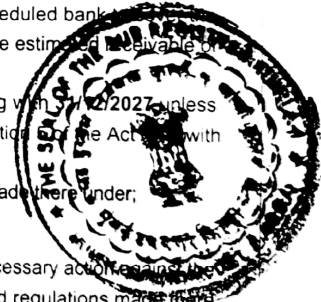
**REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number **P51800054981**

Project: **ELYSIUM**, Plot Bearing / CTS / Survey / Final Plot No.: **SHOP NO 31 TO 50, KNOWN AS TILAK NAGAR SAI SIDDHI PREMISES CO OP SOC LTD, ON PLOT BEARING CTS NO 454, Greater Mumbai (M Corp.) (Part) (802794), Mumbai, Mumbai Suburban, 400089;**

- Kripa Elite Homes** having its registered office / principal place of business at Tehsil: **Mumbai**, District: **Mumbai Suburban**, Pin: **400083**.
- 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 cost of completion of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **21/02/2024** and ending with **21/02/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act 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.



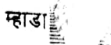
Dated: **21/02/2024**  
Place: **Mumbai**

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 21-02-2024 17:53:43

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



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## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Cell of MHADA layouts constituted as per government regulation No. IPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2016.)

### COMMENCEMENT CERTIFICATE

No. MH/EE/MBP/2023/10A/1/2023/10A/1/New

Date: 16 January, 2024

To

M/s. Kripa Mittal  
Tilak Nagar Sai Siddhi Premises  
CSL.

Ground Floor, Shop No. 31 to 50,  
Kannamwar Market,  
(East), Mumbai - 400089.



For the proposed redevelopment of existing Shop No. 31 to 50, known as Tilak Nagar Sai Siddhi Premises CSL on plot bearing C.T.S. No. 45 (pt.), of Village Chembur, at Tilak Nagar, Chembur (West), Mumbai - 400089.

Dear Applicant,

With reference to your application dated 12 December, 2023 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and development permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of existing Shop No. 31 to 50, known as Tilak Nagar Sai Siddhi Premises CSL on plot bearing C.T.S. No. 45 (pt.), of Village Chembur, at Tilak Nagar, Chembur (West), Mumbai-400089.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/MBP/2023/10A/1/2023/10A/1 dt. 26 December, 2023 and following conditions.

1. The land shown in the plan for endorsement of the set-back line and ordering line shall form part of the public street.
2. That no part of the land shown in the plan shall be occupied or allowed to be occupied or used or permitted to be used by any person without 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 the approved development plan.
5. If construction is not started within this commencement certificate is renewable every year but such extended period shall not exceed three years provided further that such laps shall not bar any subsequent application for development permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is issued by the VP & CEO, MHADA.
  - a. The development for which permission is granted by this certificate is not carried out or the use thereof is not in accordance with the sanctioned plan.
  - b. Any other condition or restriction imposed by the VP & CEO, MHADA.

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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.)

### INTIMATION OF APPROVAL (IOA)

No. MH/EE/(BP)/GM/MHADA-25/1902/2023/IOA/1/New

Date: 26 December, 2023

To

Mrs. Kripa Elite Homes C.A. to Tilak  
Nagar Sai Siddhi Premises CSL.

Ground Floor, Building No. 74,  
Kannamwar Nagar, Vikhroli (East),  
Mumbai-400083.

**Sub :** Proposed redevelopment of existing Shop No. 31 to 50, known as Tilak Nagar Sai Siddhi Premises CSL. on plot bearing C.T.S. No. 45 (pt.), of Village Chembur, at Tilak Nagar, Chembur (West), Mumbai- 400089.

**Ref :** Application of architect dated 12 December, 2023

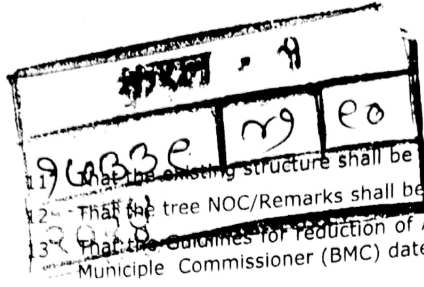


Dear Applicant,

With reference to your Notice U/ S 45(1)(ii) of MRTP Act 1966 submitted with letter No. MH/EE/(BP)/GM/MHADA-25/1902/2023/IOA/1 dtd. 12 December, 2023 and delivered to MHADA on 12 December, 2023; and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed redevelopment of existing Shop No. 31 to 50, known as Tilak Nagar Sai Siddhi Premises CSL. on plot bearing C.T.S. No. 45 (pt.), of Village Chembur, at Tilak Nagar, Chembur (West), Mumbai- 400089.. furnished to this office under your letter, 12 December, 2023 I have to inform you that I may approve 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 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.**

- 1 That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
- 2 That the structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation - 10(3) (ix) shall be submitted by him.
- 3 That 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 That the Janata Insurance Policy shall be submitted.
- 5 That the 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 That the 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 That the information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
- 9 That the specific NOC as per Hon'ble Supreme Court of India (S.L.P. Civil No. D23708/2017) Order in Dumping Ground Court Case dated 15/03/2018 shall be obtained from concerned department/S.W.M. Department.
- 10 That the safety measure shall be taken on site as per relevant provision of I.S. Code and Safety regulation.



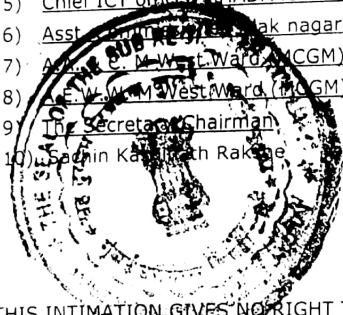
- 1) That the existing structure shall be demolish as per due process of law.
- 2) That the tree NOC/Remarks shall be submitted.
- 3) That the Guidelines for reduction of Air pollution issued by Chief Engineer (D.P.) BMC dated 15/09/2023 and Municipal Commissioner (BMC) dated 25/10/2023 shall be strictly followed on site.

✓  
Name: Prabhakar  
Damodar  
Designation: Engineer  
Organization: BMC  
Date: 26-Dec-2023

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

**Copy to:**

- 1) The Hon'ble Chief Officer / M.B., for information and necessary action please.
- 2) Deputy Chief Engineer /B.P. Cell/MHADA.
- 3) The Architect/ Layout Cell/ M.B., for information and necessary action please.
- 4) Executive Engineer Kurla Division, Mumbai Board for information & necessary.
- 5) Chief ICT officer/MHADA for information & uploaded to MHADA website.
- 6) Asst. Commr. East/West Ward, (MCGM)
- 7) Asst. Commr. East/West Ward, (MCGM)
- 8) Asst. Commr. East/West Ward, (MCGM)
- 9) The Secretary/Chairman,
- 10) Sachin K. Kulkarni



**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 plinth shall be
  - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which a drain from such building can be connected with the sewer than existing or thereafter to be laid on the street.
  - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.) from the 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 the taxes is required to give notice of erection of a new building or occupation of building which has been approved by the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Non-compliance with this provision is punishable under Section 471 of the Act irrespective of the date of valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest date of valuation in the current year in which the completion or occupation is detected by the Assessor and the Commissioner's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate to view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before commencement of work and to levy penalty for non-compliance if necessary.
5. 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.





2/09/2024 4 40:38 PM

दस्ताने पत्राचार भाग-2

करल 1  
दस्ताने क्रमांक: 17339/2024

दस्ताने क्रमांक: करल 1/17339/2024  
दस्ताने प्रकार: करारनामा

सु.क्र. पक्षकाराचे नाव व पत्ता

1 नाव: आप्पासाहेब आकाराम पवार  
पत्ता: प्लॉट नं: 3/10, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: देवीचरण चाळ, रोड नं: काजुपाडा, पाईपलाईन, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.  
पिन नंबर: ASLPP2799J

2 नाव: सनीषा आप्पासाहेब पवार  
पत्ता: प्लॉट नं: 3/10, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: देवीचरण चाळ, रोड नं: काजुपाडा, पाईपलाईन, कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.  
पिन नंबर: BTIDPP1914K

पक्षकाराचा प्रकार

लिहून देणार  
वय: -53

स्वाक्षरी:

लिहून घेणार  
वय: -51

स्वाक्षरी:

दस्तऐवज करून देणार तथाकथित करारनामा चा दस्तऐवज करून दिल्याचे कबुल करतात.  
क्रा क्र.3 ची वेळ: 02/09/2024 04:37:50 PM

लढ:

दस्तऐवज करून देणार तथाकथित करारनामा चा दस्तऐवज करून दिल्याचे कबुल करतात.

सु.क्र. पक्षकाराचे नाव व पत्ता

1 नाव: उमेश पवार ---  
वय: 39  
पत्ता: चेंबूर, मुंबई  
पिन कोड: 400071

स्वाक्षरी

2 नाव: रमेश सकपाळ

वय: 19

पत्ता: चेंबूर, मुंबई

पिन कोड: 400071

स्वाक्षरी

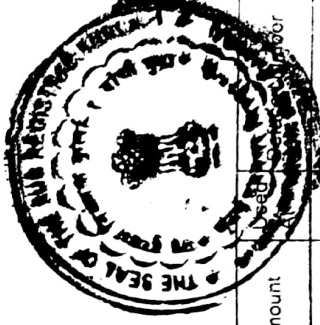
खासील पक्षकाराची कबुली उपलब्ध नाही.

सु.क्र. पक्षकाराचे नाव व पत्ता

ग्रेसर्स क्रिपा इस्टाईट होम्स तर्फे भागीदार: राहुल पी. रावलांनी हाच्या तर्फे कुलमुखत्यार म्हणून नारायण पाल प्लॉट नं: -, माळा नं: तळमजला, इमारतीचे नाव: -, ब्लॉक गी: बिल्डिंग नं. 74, रोड नं: कन्नमवार नगर, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI.  
AAZFK7216P

करल - 9  
9099 60 60  
2028

दस्तऐवज निवेदक  
पुस्तक क्रमांक 1 (वर्ग-2)



Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Registered for	Debit Date
KRIPA ELITE HOMES	eChallan	00040572024090251571	MH007675086202425E	644600.00	SD	02/09/2024
	DHC		0924025007248	1800	RF	02/09/2024
KRIPA ELITE HOMES	eChallan		MH007675086202425E	30000	RF	02/09/2024

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





09/2024

मुची क्र.2

सुर्यम निवशक मह इ.नि. कुला 1  
रत्न क्रमांक. 17339/2024

नांदेणी  
Regn 63m

गावाच नाव : **चेवूर**

विण्याचा प्रकार  
मायदना  
1) राजारभाव(भाडेपट्ट्याच्या  
अतिरिक्त)आर आकारणी देतो की पट्टेदार  
सुद्ध करावे)

करावनामा  
10742000  
8159996.68

1) भू-मालक सांठविण्या व  
वसती(अमल्यास)

1) पात्रिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 801,प.विंग, माळा नं: 8 वा मजला,  
इमारतीचे नाव: पत्रिमिअम,टिळक नगर माई मिन्नी प्रिमायसम मीणसायल, अर्थिक नं: ऑप नं: 31 नं 50, रॉड :  
टिळक नगर,चेवूर(पश्चिम),मुंबई - 400089, इतर माहिती: शंकरकळ 524 चौ. फुट रंग कार्पेट.((C.T.S  
Number : 45 (Part) : ) )

2) अंतरकळ  
3) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1) 53.57 चौ.मीटर

1) दम्यांवज करन देणा-गाणिव्हित डेवणा-या  
अंशाचे नाव किंवा दिवाणी न्यायालयाचा  
रुमनामा किंवा अदला अमल्यास,प्रतिवादिचे  
ना व पत्ना.

1): नाव:-मेसर्स क्रिया इन्स्ट्रुमेंट होमस तर्फे भागीदार गट्टल पी. गवताजी हांच्या तर्फे कुलमुबयार घणत नारायण  
पाल बय:-36; पत्ना:-व्हाट नं:-, माळा नं: नरुमजवा, इमारतीचे नाव:-, अर्थिक नं: विल्डिंग नं. 74, रॉड नं:  
कदमवार नगर, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पं नं:-AAZFK7216P

3)दम्यांवज करन देणा-या पक्षकारांचे व  
त्या दिवाणी न्यायालयाचा रुमनामा किंवा  
अदला अमल्यास,प्रतिवादिचे नाव व पत्ना

1): नाव:-आणामाहेव आकारण पवार बय:-53; पत्ना:-व्हाट नं: 3/10, माळा नं:-, इमारतीचे नाव:-, अर्थिक नं:  
देवीचरण चाळ, रॉड नं: काजुपाडा, पाईपलाईन, कुर्ली पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन  
कोड:-400072 पं नं:-ASLPP2799J

4)दम्यांवज करन दिल्याचा दिनांक  
5)रुमन नोंदणी केल्याचा दिनांक  
6)अनुक्रमक: खंड व पृष्ठ  
7)राजारभावप्रमाणे मुद्राक शुल्क  
8)राजारभावप्रमाणे नोंदणी शुल्क  
9)अंश

2): नाव:-मनीषा आप्तासाहेव पवार बय:-51; पत्ना:-व्हाट नं: 3/10, माळा नं:-, इमारतीचे नाव:-, अर्थिक नं:  
देवीचरण चाळ, रॉड नं: काजुपाडा, पाईपलाईन, कुर्ली पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन  
कोड:-400072 पं नं:-BTDPP1914K

9) दम्यांवज करन दिल्याचा दिनांक  
02/09/2024  
10)रुमन नोंदणी केल्याचा दिनांक  
03/09/2024  
11)अनुक्रमक: खंड व पृष्ठ  
17339/2024  
12)राजारभावप्रमाणे मुद्राक शुल्क  
644600  
13)राजारभावप्रमाणे नोंदणी शुल्क  
30000  
14)अंश



व्याख्यासाठी विचारात घेतलेला तपशील:-

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

मूलभूद व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दम्यांवज नोंदणीकर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विक्रय पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेस पाठविणाने आंकना आहे.  
आता हे दम्यांवज दाखल करण्यासाठी कार्यालयाने स्वतः गाणची अद्ययकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.  
Details of this transaction have been forwarded by Email ( dated 03/09/2024 ) toMunicipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

