

त लोन
ED LOAN

SSL

Code
No.
File
Ref No.

MUMSSL0000288

RR10/24106037

ASE ANINASH BHOSALE
ASM SARANESH PANDAY
AQM ROHIT PENKAR

9167389229

LOS Number	Lead ID: - 32143239 RLMS: - 501241015033177
LOS Branch Name	VIKRODI EAST BRANCH
Branch Code	07212
Source Type	CONNECTOR
Reference ID.	
Expected Disbursement Date	
Applicant Name	M RAOY MITCHELL (CIR NO 88876654362)
Co-Applicant Name	RADHA MITCHELL (88882920371)
Date of Birth	26-07-1982
Pan Card Number	AAJP@3064H
Bank Account Number	SBI-35533589590
E-mail ID	e.batraj007@gmail.com
Mobile No.	9892941077
Amount & Interest Rate	50 LAKHS
Tenure	360 MONTHS
Connector Name & Code	DRUVESH SHIRSAT-MUM0000
Proposal Type	HOME LOAN (UD)
Property Final : Yes / No	Y/N
RACPC	GHATKOPAR

Agreement Pending

PROCESSING OFFICER	
SI/OFF	11-10 CRUX
	22/11 V.S. Legal
EVALUATION	24/11 Vastu Kald
AN A/C	



CHALLAN
MTR Form Number-6



GRN	MH011047766202425E	BARCODE			Date	13/11/2024-10:51:10	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	SWASTIK HOMES			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 1302, 13TH FLOOR, SWASTIK CORAL			
Account Head Details		Amount In Rs.	Premises/Building	FLAT NO 1302, 13TH FLOOR, SWASTIK CORAL				
0030045501	Stamp Duty	614900.00	Road/Street	BLDG NO 36, TAGORE NAGAR, VIKHROLI EAST				
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI				
			Town/City/District					
			PIN	4	0	0	0	8 3
			Remarks (If Any)	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>चरल - 3</p> <p>FREDY SUBSTEEN MITCHELL AND RADHA FREDY MITCHELL~</p> <p>249282 2024</p> </div>				
			SecondPartyName=	FREDY SUBSTEEN MITCHELL AND RADHA FREDY MITCHELL~				
			Amount In	Six Lakh Forty Four Thousand Nine Hundred Rupees O				
			Words	nly				
Total	6,44,900.00							
Payment Details			FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA								
Cheque-DD Details			Bank CIN	Ref. No.	00040572024111321139	CK00EWCPJ7		
Cheque/DD No.			Bank Date	RBI Date	13/11/2024-10:24:51	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 : Mobile No. : 0000000000
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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





**SWASTIK
GROUP**
BUILDERS & DEVELOPERS



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai this 13th day of Nov, 2024;

Swastik

BETWEEN

Radha

M/S. SWASTIK HOMES (PAN: ADYFS4233L), a Partnership firm duly registered under the provisions of Indian Partnership Act, 1932 and having its office at 312, Swastik Disa Corporate Park, Kohinoor Compound, LBS Marg, Ghatkopar West, Opposite Shreyas Cinemas, Mumbai – 400 086 by the hands of its partner **Mr. Rahul Samar** hereinafter referred to as the **Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partners or partner for the time being of the firm, the survivors or survivor of them, the heirs, executors and administrators of the last surviving partner, his/her/their assigns as the **One Part**;

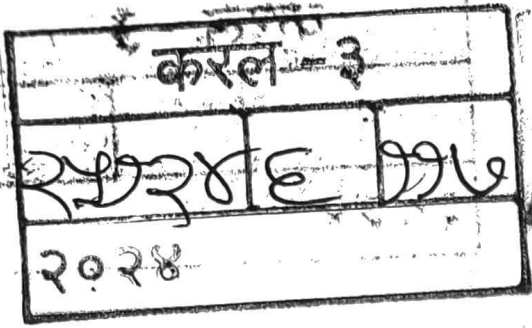


AND

Mr. Fredy Substeen Mitchell having (PAN : AAJPE3064H) and **Mrs. Radha Fredy Mitchell** (PAN: ABHPE7655F) adult, Indian Inhabitant, residing at **Chawl No- 31, Room No. 04, Navjeevan Nagar, Hariyali Village Group N0-03, Behind Buddh Vihar, Tagore Nagar, Vikhroli East, Mumbai – 400083**, hereinafter referred to as the said **"Purchaser/s"** (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of (a) individuals, his/her/their respective heirs, executors, administrators, legal representatives and permitted assigns; (b) proprietorship concern, sole proprietor's heirs, executors, administrators, legal representatives and permitted assigns; (c) partnership firm, the partners for the time being from time to time, the survivors or survivor of them and the heir, executors and administrators of the last of such survivors or survivor of partners, legal representatives and permitted assigns; (d) HUF, the members or member for the time being of the said Joint Hindu Family and their respective heirs, executors, administrators and permitted assigns and (e) Company and/or LLP, its successors and permitted assigns) of the **OTHER PART**;

The Promoter and the Purchaser are hereinafter for the sake of brevity individually referred to as **"Party"** and collectively and jointly referred to as the **"Parties"**.

Promoter	Purchaser/s
<i>R</i>	<i>Swastik</i> <i>Radha</i>



SWASTIK
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WHEREAS:-

A. Maharashtra Housing Board ("Board"), as established under the Maharashtra Housing Board Act, 1948 was the owner and was seized and possessed off or otherwise well and sufficiently entitled to all that piece and parcel of land City Survey No.349 (part) admeasuring 596.03 square meters or thereabouts situate lying and being at Tagore Nagar, Vikhroli (East) in the registration sub-district of Bandra and Bombay Suburban District (hereinafter referred to as the "said Land").



B. The Board constructed a building on the said Land being building bearing No. 36 consisting of Ground plus 3 upper floors having 32 tenements (hereinafter referred to as the Building No. 36"). The said Land along with the Building No. 36, shall hereinafter unless referred to individually, be collectively referred to as the "said Property" and is more particularly described in the **First Schedule** hereunder written;

C. Maharashtra Housing and Area Development Authority (hereinafter referred to as the "Authority") was constituted with effect from December 5, 1977 vide Government Notification by the Public Works and Housing Development bearing No. ARD/1077(1)/Desk-44 and the Board, stood dissolved by operation of Section 15 of the Maharashtra Housing Board Act, 1948 (hereinafter referred to as the "MHAD Act"). In terms of Clause 189 (a) and (b) of the MHAD Act, all the property, rights, liabilities and obligations of the Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of the Authority;

D. In view thereof, the said Property became the property of the Authority and all the rights liabilities and obligations of the Board as aforesaid in relation to the said Property became the rights liabilities and obligations of the Authority;

E. The allottees of the said Building formed themselves into a Co-operative Housing Society viz. Tagore Nagar Shree Sai Co-operative Housing Society Limited (hereinafter referred as the "said Society") and registered the same under the provisions of the Maharashtra Co-operative Housing Societies Act, 1960 and bearing registration BOM(WS)HSG(OH)/3904 dated 7th December 1988.

Promoter	Purchaser/s
<i>h</i>	<i>Smithave</i> <i>Archa</i>



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W. The Promoter has registered the said Building / Project under RERA with the Real Estate Regulatory Authority (hereinafter referred to as the "RERA Authority") and obtained Registration Certificate bearing No. P51800050020;

X. The Promoter has availed construction finance/loan from Aditya Birla Housing Finance Limited bank and it shall be the sole responsibility of the Promoter to repay the loan amount and/or release the said Flat from the mortgage of the Aditya Birla Housing Finance Limited bank. The Promoter shall transfer a free clear and marketable title of the said Flat to the Purchaser/s.



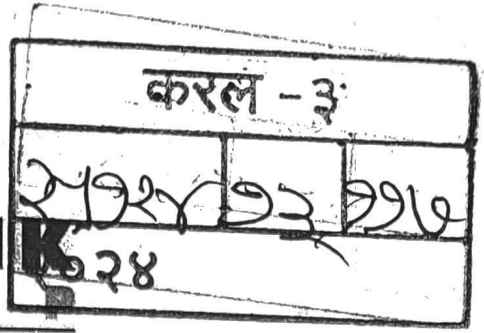
Y. On demand of the Purchaser/s, the Promoter has given inspection to the Purchaser/s of all the documents including originals available with them that have been furnished to the RERA Authority for registration of the said Building / Project with the RERA Authority. In addition to the aforesaid documents, the Promoter has given inspection, to the Purchaser/s, of documents relating to title of the Promoter to the said Property, the Title Certificate dated 1st January 2023 issued by Lexicon Law Partners, approved plans, designs and specifications prepared by the Promoter's Architect Mr. Rohit Parmar of M/s. Sai Sampada Design Build Services, permissions, approvals, consents etc. granted by the concerned Authority to the Promoter and of such other documents as are specified under RERA. The Purchaser/s hereby record/s and confirm/s that he/she/they has/have perused all the aforesaid documents, independently investigated the title of the Promoter and that the Promoter has answered all the requisitions raised by the Purchaser/s and the Purchaser/s is / are fully satisfied with the title of the Promoter in respect of the said Property and the Promoter's right to sell and allot various premises in the said Building and has/have accepted the same. The Purchaser/s has/have also visited and inspected the site of construction of the said Building on the said Land and is fully satisfied with the location thereof;

Z. The Purchaser/s have approached the Promoter for allotment of residential Flat No. 1302 on 13th floor of the said Building being constructed on the said Land (the "said Premises"). The RERA carpet area of the said Premises is 47.54 square meters. The expression "RERA carpet area" (carpet area as defined under the Act means the net usable floor area of the said Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the net usable floor area of the said Premises meant for exclusive use of the Purchaser/s or verandah area and exclusive open terrace

Promoter	Purchaser/s
R	Smikha Aradhya

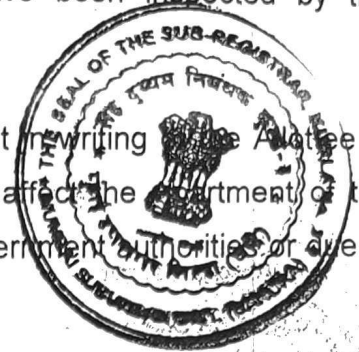


SWASTIK
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BUILDERS & DEVELOPERS



the competent authority from time to time and which have been inspected by the Purchaser/s.

Provided that the Promoter shall have to obtain prior consent in writing from the Allottee in respect of variations or modifications which may adversely affect the enjoyment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.





2.2 The Purchasers are aware that the Concession plans in respect of the said Building have been sanctioned by the competent authority for Part Basement Plus Ground Plus stilt and upto 23 upper floors as per Annexure "[A]".

3. **TRANSACTION**

3.1. The Purchaser/s agree/s to purchase from the Promoter and the Promoter agrees to sell to the Purchaser/s residential Flat No. **1302** admeasuring **47.54** square meters RERA carpet area on the **13th** floor of the Building known as "**Swastik Coral**" being/ constructed on the said Land ("**said Premises**") and shown in hatched lines on the floor plan annexed hereto and marked "**Annexure [H]**" more particularly described in the **Payment Schedule** hereunder written for the consideration of **Rs.1,02,46,713/- (Rupees One Crore Two Lakhs Forty Six Thousand Seven Hundred Thirteen Only)** including Rs. 0/- being the proportionate price of the common areas and facilities appurtenant to the said Premises which are more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as "**Common Areas and Facilities**") subject to applicable tax deducted at source under the Income Tax Act, 1961 ("**Consideration**") (the price of the said Premises including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

3.2. The Purchaser/s herein is not desirous of purchasing the Car Parking Space. The Purchaser/s herein agrees, declares and confirms that he/she/they shall not raise any claim and/or demand in future to the Promoter/Society with respect to the car parking space not being allotted to them. The Purchaser/s undertakes and agrees that they shall have no right, title and interest in the car parking space and the car parking space shall not form part of the Common Areas and Facilities.

Promoter	Purchaser/s
R	 

4. CONSIDERATION:

4.1. The Total Consideration is Rs.1,02,46,713/- (Rupees One Crore Two Lakhs Forty Six Thousand Seven Hundred Thirteen Only) in addition to the applicable Goods and Service Tax ("GST").

4.2. The Purchaser/s has / have paid to the Promoter a sum of Rs.29,00,000/- (Rupees Twenty Nine Lakhs Only) plus the applicable Goods and Service Tax ("GST") and subject to deduction of tax on or before the execution of this Agreement and agrees to pay the balance sum of Rs.73,46,713/- (Rupees Seventy Three Lakhs Forty Six Thousand Seven Hundred Thirteen Only) plus the applicable Goods and Service Tax ("GST") (and other taxes in the manner stated in the payment schedule annexed as **Annexure [I]**.

4.3. The Consideration excludes taxes (consisting of taxes paid or payable by the Promoter by way of GST, levies and cesses or any other similar taxes levied in connection with the construction of and implementation of the Project) and/or all other direct/indirect taxes applicable or which are and/or may become applicable pertaining or relating to the said Premises in any manner whatsoever and/or on the transaction as contemplated herein and/or the consideration payable hereunder, including but not limited to GST, Swachh Bharat Cess, Krishi Kalyan Cess, land under construction tax, LBT, surcharge, increase in development charges, land under construction charges, costs or levies imposed by the competent Authority, and/or all other direct / indirect taxes / duties, impositions applicable levied by the Central and/or State Government and/or any local, public or statutory authorities / bodies and/or any other new taxes, any interest, penalty, levies and cesses and also all increases therein from time to time (collectively "**Statutory Charges**") under the provisions of the applicable law or any amendments thereto. The Statutory Charges shall be paid by the Purchaser/s on demand made by the Promoter within 7 (seven) working days from such demand, and the Purchaser/s shall indemnify and keep indemnified the Promoter from and against any costs, liabilities, penalties and interests etc. that may be levied with regard to the same. It is only upon payment of all amounts as contemplated in this Agreement, that the transfer of the said Premises in favour of the Purchaser/s will take place.

Promoter	Purchaser/s	
R	<u>Smithu</u>	<u>fradha.</u>



**SWASTIK
GROUP
BUILDERS & DEVELOPERS**

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26 NO WAIVER:

Any failure to exercise or delay tolerated or indulgence shown by the Promoter in exercising or enforcing the terms of this Agreement or any forbearance or giving of time by the Promoter to the Purchaser/s shall not constitute / be construed as a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy;



27 DISPUTE RESOLUTION:

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to the concerned authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

28 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 shall have jurisdiction for this Agreement



29 This Agreement shall always be subject to the provisions of RERA and the same shall be read together with Maharashtra Ownership of Flats Act, 1963 and the respective rules made thereunder.

30 The PAN of the Parties are :

Promoter : ADYFS4233L
Purchaser/s : AAJPE3064H, ABHPE7655F

The First Schedule Above Referred To:
(Description of the said Property No.1)

All that piece and parcel of land bearing C.T.S. No. 349 (part) corresponding to City Survey No. 113 (part) admeasuring 596.03 square meters together with the adjoining tit bit areas admeasuring 246.32 square meters and 0.88 square meters road set back area at Village Hariyali, Tagore Nagar, Vikhroli (East), Mumbai - 400083 in the registration sub-district of Kurla, (Bombay Suburban District) and bounded as follows:

Promoter	Purchaser/s
R	 

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- On or towards the North : By Building No. 32
 On or towards the South : By Building No. 37
 On or towards the East : By 18.30 wide DP road
 On or towards the West : By Building no. 29

The Second Schedule Above Referred To:

(Description of the Premises)

Residential Premises being Apartment / Flat No. **1302** admeasuring **47.54** square meters RERA carpet area on **13th** floor along with the right to park **0 (zero)** car in the Building No. 36 known as Swastik Coral to be constructed on all that piece and parcel of land bearing C.T.S. No. 349 (part) corresponding to City Survey No. 113 (part) admeasuring in the aggregate 596.03 square meters or thereabouts situate, lying and being at Tagore Nagar, Vikhroli (East), Mumbai - 400 083 in the registration sub-district of Bandra and Bombay Suburban District.

The Third Schedule Above Referred To:

(Common Areas and Facilities)

1. WATER PROOFING

- Terrace Water Proofing
- Water proofing for toilets.
- Water proofing for water tank.

2. FACILITIES

- Lifts of reputed make as per requirements. (Schindler Kone, Thyssen Krupp or equivalent)
- Well designed entrance layout.
- Society Office.
- Under ground and over head water storage tank shall be provided as per BMC rule.

3. STRUCTURE

- R.C.C. frame structure
- Concrete as per RCC Consultant
- Cement: as per RCC Consultant
- Steel TMT bars as per RCC Consultant



Promoter	Purchaser/s
R	Smitha Ansha

2028



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-8/1180/2024/FCC/1/Amend

Date : 13 May, 2024

To

Swastik Homes C/A to Tagore nagar ShreeSai CHSL

312,Swastik Disa Corporate park,Opp.Shreyas Cinema,L.B.S. Road,Ghatkopar(W),Mumbai-400086



Proposed redevelopment of the bldg.no.36,bearing CTS no.349(pt),S.no.113(pt)of village Hariyali,at Tagore nagar MHADA layout,Vikhroli(E)-83

Dear Applicant,
With reference to your application dated 13 December, 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 the bldg.no.36,bearing CTS no.349(pt),S.no.113(pt)of village -Hariyali,at Tagore nagar MHADA layout,Vikhroli(E)-83.

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 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 issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of 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 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 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 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 misrepresentation and the appellant and every person deriving title through or under him in such

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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. Prashant Dhattrak, 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. 28 December, 2024

Issue On : 29 December, 2022

Valid Upto : 28 December, 2023

Application No. : MH/EE/(BP)/GM/MHADA-8/1180/2022/CC/1/New

Remark :

This C.C. is granted upto Plinth level as per ZERO FSI IOA issued Dtd. 03.10.2022 Vide No. MH/EE/BP Cell/ GM/MHADA-8/1180/2022.

Issue On : 25 October, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-8/1180/2023/FCC/1/New

Remark :

This C.C. is re-endorsed and Further extended from Ground floor for meter room, entrance lobby, fitness center (Duplex), stack parking system in stilt + 1st floor for stack parking, fitness center, residential floor + 2nd to 15th upper floor for residential use having total height 46.70 sq. mt. AGL + LMR + OHT and parking tower touching to building having total height 46.70 mt. AGL as per last approved plans issued by MHADA vide u/no. MH/EE/B.P. Cell/GM/MHADA-8/1180/2023 dtd. 17th Apr. 2023.

Issue On : 13 May, 2024

Valid Upto : 28 December, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/1180/2024/FCC/1/Amend

Remark :

This C.C. is Re-endorsed and Further extended from 16th floor to 23rd upper Residential Floor with total building ht. 69.90 mt. from ground level + LMR + OHT and along with parking tower having total height 69.90 mt. AGL as per approved amended plans dtd. 22.04.2024 vide u/no. MH/EE/B.P. Cell/GM/MHADA-08/1180/2024.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

✓
Name : Prashant
Damodar Dhattrak
Designation : Executive
Engineer
Organization : Personal
Date : 13-May-2024 16:

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

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Copy submitted in favour of information please

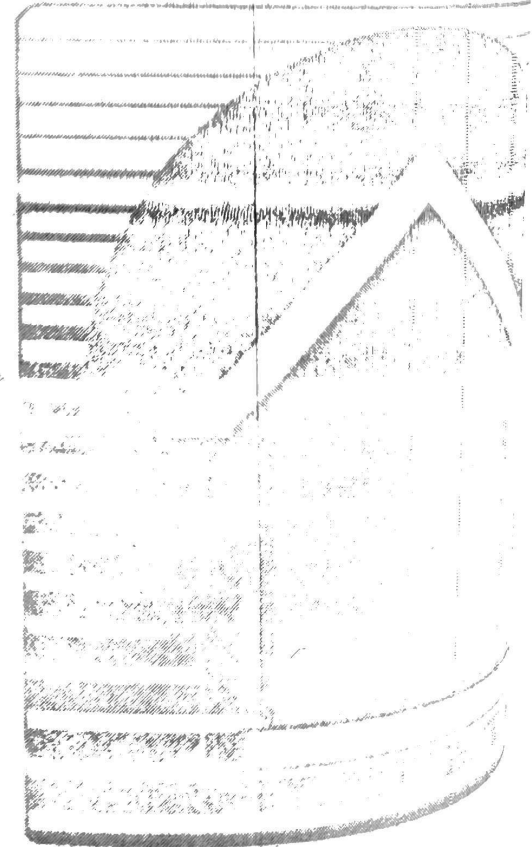
1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - Rohit Eshwar Parmar.
9. Secretary Tagore nagar ShreeSai CHS Ltd.



MHADA





ANNEXURE - E

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
[See rule 6(a)]

25/03/2023
2028

This registration is granted under section 5 of the Act to the following project under project registration number : **P51800050020**

Project: **Swastik Coral** , Plot Bearing / CTS / Survey / Final Plot No.: **CTS No. 349(pt), S.No. 113(pt) at Hariyali, Kurla, Mumbai Suburban, 400083;**

1. **Swastik Homes** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400086.*

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o 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;
- o 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 (I) 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.

- o The Registration shall be valid for a period commencing from **06/03/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o That the promoter shall take all the pending approvals from the competent authorities

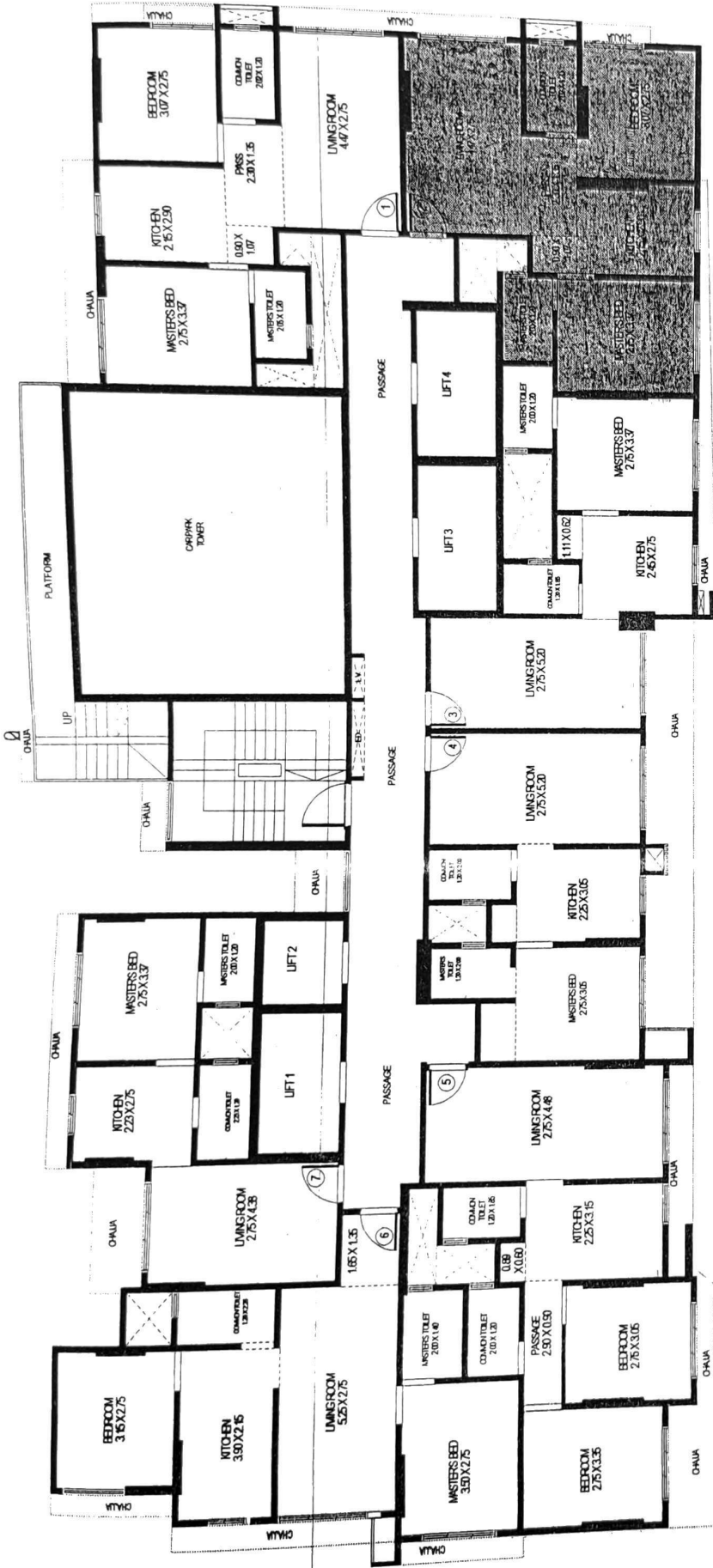
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid

Digitally Signed by
Dr. Vasu Pramanand Prabhu
(Secretary, MahaRERA)
Date:06-03-2023 12:19:03

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

Dated: **06/03/2023**
Place: **Mumbai**



Rahul Jain
for dda.



13TH, 14TH & 16TH TO 21ST, 23RD FLOOR PLAN
SWASTIK CORAL

करल - 3
21028 4990
2028

Smita

13th Floor
47.54 sq.mtrs

FLOOR :-
RERA

1302

FLAT NO :-



PROPOSED REDEVELOPMENT OF BUILDING SWASTIK CORAL
CO-OP. HSG. SOC. LTD. ON LAND BEARING C.T.S. NO. 356 (PT.), VILAGE HARYALI (EAST) AT TAGORE NAGAR,
VIKHROLI EAST, MUMBAI - 400083

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

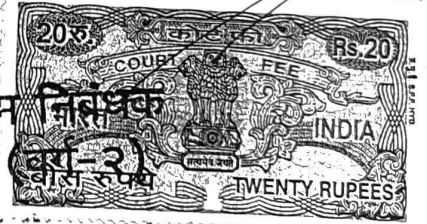
दस्त क्रमांक : 25124/2024

नोंदणी :

Regn:63m

गावाचे नाव : हरियाली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10246713
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	7821778.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1302, माळा नं: 13 वा मजला, इमारतीचे नाव: स्वस्तिक कोरल, विल्डिंग नं 36, ब्लॉक नं: टागोर नगर, विक्रोळी पूर्व, रोड : मुंबई 400083, इतर माहिती: मौजे हरियाली, सदनिकेचे क्षेत्रफळ 47.54 चौ. मी. रेरा कारपेट ((C.T.S. Number : 349 Part ;))
(5) क्षेत्रफळ	1) 52.30 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 स्वस्तिक होम्स तर्फे भागीदार राहुल समर तर्फे मुखत्यार विनय पांडव वय:-38; पत्ता:-प्लॉट नं: ऑफिस 312, माळा नं: ., इमारतीचे नाव: स्वस्तिक दिसा कॉर्पोरेट पार्क, ब्लॉक नं: कोहिनूर कंपाऊंड, एलबीएस मार्ग, घाटकोपर पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-ADYFS4233L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-फ्रेडी सबस्टीन मिशेल वय:-42; पत्ता:-प्लॉट नं: रूम नं 04 , माळा नं: ., इमारतीचे नाव: चाळ क्र. 31, ब्लॉक नं: नवजीवन नगर, हरियाली गाव गट क्र. 03, बुद्ध विहार मागे, टागोर नगर, विक्रोळी पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AAJPE3064H 2): नाव:-राधा फ्रेडी मिशेल वय:-34; पत्ता:-प्लॉट नं: रूम नं 04 , माळा नं: ., इमारतीचे नाव: चाळ क्र. 31, ब्लॉक नं: नवजीवन नगर, हरियाली गाव गट क्र. 03, बुद्ध विहार मागे, टागोर नगर, विक्रोळी पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-ABHPE7655F
(9) दस्तऐवज करून दिल्याचा दिनांक	13/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	18/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	25124/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	614900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-३)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता 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 18/11/2024) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



दस्तासोबत देण्यात आलेली सूची-२

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