

318 0019

Monday, September 16, 2024
4:21 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 7914 दिनांक: 16/09/2024

गावाचे नाव: मा.शगाव
दस्तऐवजाचा अनुक्रमांक: बबइ1-5919-2024
दस्तऐवजाचा प्रकार: ऑनलाईन टू सेल
सादर करणाऱ्याचे नाव: जिया राजेश जैन.

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 134

रु. 30000.00

रु. 2680.00

एकूण:

रु. 32680.00

P. Madal
दुय्यम निबंधक, मुंबई-1

बाजार मूल्य: रु.15834378.12/-

मोबदला रु.26000000/-

भरलेले मुद्रांक शुल्क : रु. 1300000/-

सह. दुय्यम निबंधक
मुंबई शहर क्र. १८

1) देयकाचा प्रकार: DHC रक्कम: रु.680/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0924162103145 दिनांक: 16/09/2024
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0924169703056 दिनांक: 16/09/2024
बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008303300202425E दिनांक: 16/09/2024
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1
(Policy) : For Women - Corporations Area

DELIVERED
DT. 19 SEP 2024

9/16/2024



16/09/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1
वस्त क्रमांक : 5919/2024
नोंदणी :
Regn.63m

गावाचे नाव : माझगाव

(1) विलेखाचा प्रकार	बॅंघीमेंट दू सेल
(2) मोबदला	26000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	15834378.12
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन ; इतर माहिती: सदनिका नं 3601,36 वा मजला,क्षेत्रफळ 75.52 चौ मी देरा कारपेट,वर्धमान फ्लोरा,एएए विंग,रामभाऊ भोगले मार्ग,फेर्दद,मुंबई 400033, व सोबत एक कारपाकींग स्पेस सहीत ...नोटीफिकेशन क्रमांक-शासन आदेश क्र मुद्रांक 2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1(घोरण)दि 31.3.2021 अन्वये महिलासाठी 1 टक्के सुट((C.T.S. Number : 751, 1/750, 1A/750 :))
(5) क्षेत्रफळ	1) 83.07 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 वर्धमान डेव्हलपर्स लि तर्फे संचालक राजेश बाबूलाल वर्धन तर्फे कु मु अमित एच. घेलाणी - - वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ऑफिस 113, कॉमर्स हाउस, 140 नागीनदास मास्टर रोड, फोर्ट मुंबई, ब्लॉक नं:-, रोड नं:-, . पिन कोड:-400023 पॅन नं:-AAACV1745Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-जिया राजेश जैन . वय:-21; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 508/बी, 5 वा मजला, शंकेश्वर दर्शन , सेठ मोतिशा लेन, माझगाव टेलिफोन एक्सचेंज च्या मागे, माझगाव, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400010 पॅन नं:-CMMPJ1152J 2) नाव:-साधी राजेश जैन .. वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 508/बी, 5 वा मजला, शंकेश्वर दर्शन , सेठ मोतिशा लेन, माझगाव टेलिफोन एक्सचेंज च्या मागे, माझगाव, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400010 पॅन नं:-BQMPJ2359C 3) नाव:-कल्पना राजेश जैन . वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 508/बी, 5 वा मजला, शंकेश्वर दर्शन , सेठ मोतिशा लेन, माझगाव टेलिफोन एक्सचेंज च्या मागे, माझगाव, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400010 पॅन नं:-AJOPJ1361L
(9) दस्तऐवज करून दिल्याचा दिनांक	16/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	16/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	5919/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1300000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



संगणक खरी प्रत,
[Signature]
(कृष्णा भि. खताळ)
सह. दुय्यम निबंधक
मुंबई शहर क्र. १.

यांकनाचे वर्ष 2024
 हा मुंबई (मेन)
 विभाग 10-माझगाव डिव्हिजन
 मूल्य विभाग भुभाग : पूर्वेस विभाग हद्द (हार्बर रेल्वे लाईन व जी.डी.आंबेकर मार्गाचा भाग), पश्चिमेस मध्य रेल्वे लाईन, विभाग हद्द, उत्तरेस विभाग हद्द, दक्षिणेस लाड मार्ग, दक्षिणेस गंत सावतामाळी मार्ग.
 क्रमांक : सि. रस. नंबर#751

मूल्य दर तक्त्यानुसार मूल्यदर : रु.
 जमीन निवासी सटका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक
 30 153480 176500 191850 153480 चौरस मीटर

गैव क्षेत्राची माहिती

काम क्षेत्र (Built Up)- 107 चौरस मीटर मिळकतीचा वापर. निवासी सदनिका मिळकतीचा प्रकार- बांधीव
 कामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय- 0 TO 2वर्षे बांधकामाचा दर - Rs.30250 -
 वाहन सुविधा- आहे मजला - 31st floor And Above

सन्मुख -

e Type - First Sale

e/Resale of built up Property constructed after circular dt.02/01/2018

जला निहाय घट/वाढ = 120% apply to rate= Rs.184176/-

सा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
 = (((184176-65660) * (100 / 100)) + 65660)
 = Rs.184176/-

ख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 184176 * 83.07
 = Rs.15299500.32/-
 दिस्त वाहन तळाचे क्षेत्र 13.94 चौरस मीटर
 दिस्त वाहन तळाचे मूल्य = 13.94 * (153480 * 25/100)
 = Rs.534877.8/-

Applicable Rules = ,10,4,16

कवित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेईन 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

= 15299500.32 + 0 + 0 + 0 + 534877.8 + 0 + 0 + 0 + 0 + 0

= Rs.15834378.12/- ✓ AV - 260,00,000 SD 1300,000/-

PF 30000/-

Home Print

बबई - १	
येस A	/ 938
२०२४	



सह. दुय्यम निबंधक
 मुंबई शहर क्र. १,



CHALLAN
MTD Form Number-6



GRN	0083000202425E	BARC CODE	Date 16/09/2024-12:10:59		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 BOM1_MUMBAI CITY 1 SUB REGISTRAR			PAN No.(If Applicable)	CMMPJ1152J		
Location MUMBAI			Full Name	JIYA JAIN AND OTHERS		
Year 2024-2025 One Time			Flat/Block No.	FLAT NO.3601, 36TH FLOOR AAA - WING,		
			Premises/Bulding	VARDHMAN FLORA, , C.S' NO.751, MAZGAON		
Account Head Details		Amount In Rs.	DIVISION			
0030045501	Stamp Duty	1300000.00	Road/Street	RAMBHAU BHOGALE MARG		
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI		
			Town/City/District			
			PIN	4	0	0
			PIN	0	0	3
			PIN	3	3	
Remarks (If Any)						
PAN2=AAACV1745Q-SecondPartyName=VARDHMAN DEVELOPERS						
LTD-CA=26000000						
Total		13,30,000.00	Amount In Words	Thirteen Lakh Thirty Thousand Rupees Only		
Payment Details BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	02300042024091647317	242600420388
Cheque/DD No.			Bank Date	RBI Date	16/09/2024-12:12:57	Not Verified with RBI
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch			Scroll No. , Date	Not Verified with Scroll		

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820122724
 सदर चलन केवल दुर्यम नुसुबे-REGISTRAR नोदणी करावयाच्या दस्तावेजां लागू आहे. नोदणी करावयाच्या दस्तावेजां सदर चलन लागू नाही.



बनई - १

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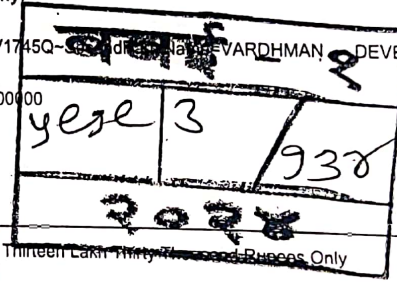
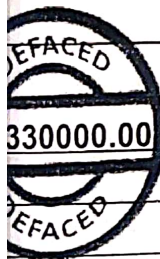
२०२४



CHALLAN
MTR Form Number-6



MH008303300202425E	BARCODE	Date	16/09/2024-12:10:59	Form ID	25.2
Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
of Payment Registration Fee		PAN No.(If Applicable)	CMMPJ1152J		
Name BOM1_MUMBAI CITY 1 SUB-REGISTRAR		Full Name	JIYA JAIN AND OTHERS		
Location MUMBAI		Flat/Block No.	FLAT NO.3601, 36TH FLOOR AAA - WING.		
2024-2025 One Time		Premises/Building	VARDHMAN FLORA, , C.S NO.751, MAZGAON		
Account Head Details		Amount In Rs.	DIVISION		
045501 Stamp Duty		1300000.00	Road/Street	RAMBHAU BHOGALE MARG	
063301 Registration Fee		30000.00	Area/Locality	MUMBAI	
			Town/City/District		
			PIN	4 0 0 0 3 3	
		Remarks (If Any)	PAN2=AAACV1745Q- LTD-CA=26000000		
		Amount In	Thirteen Lakh Fifty Thousand Rupees Only		
		Words			
Department Details		FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA		Bank CIN	Ref. No.	02300042024091647317 242600420388	
Cheque/DD No.		Bank Date	RBI Date	16/09/2024-12:12:57 Not Verified with RBI	
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		



Department ID : Mobile No. : 9820122724
 Note: This challan is valid for document to be registered in sub Registrar office only. Not valid for unregistered document.
 नोंदणी केवल दुरयम निरर्क कायालयत नोंदणी, कर्णियाच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चलन लागू

Challan Defaced Details				
No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
(IS)-318-5919		0004598008202425	16/09/2024-16:21:23	30000.00

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0924169703056	Date 16/09/2024
Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.	
Payment Details	
Bank Name SBIN	Date 16/09/2024
Bank CIN 10004152024091602919	REF No. 426039621888
This is computer generated receipt, hence no signature is required.	



वर्क - १	
येगे ४	९३४
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AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 16th day of September in the Christian Year

Two Thousand Twenty Twenty Four (2024)

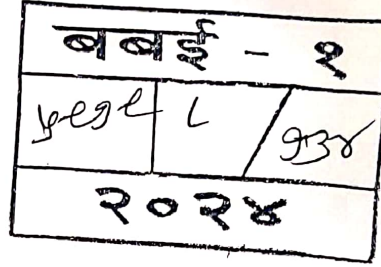
Jiya
Sakshi
Kalpana

BETWEEN

M/S. VARDHMAN DEVELOPERS LIMITED, a Company registered under the Companies Act, 1956 through any of its Directors having its registered office at 113. Commerce House, 140, Nagindas Master Road, Fort, Mumbai 400 023 hereinafter referred to as "THE OWNERS/DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their successors in title and assigns) of the ONE PART;

AND

1. JIYA RAJESH JAIN
2. SAKSHI RAJESH JAIN
3. KALPANA RAJESH JAIN



Indian Inhabitant, having his/her/their/it's address at 5th Floor, Shankeshwar Darshan, Seth Motishah Lane, Behind Mazgaon Telephone Exchange, Mazgaon, Mumbai -400010; hereinafter referred to as "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their successors in title and assigns) of the OTHER PART:

WHEREAS:

- 1) By a Deed of Conveyance dated 1st July, 2010 and registered with the Sub-registrar of Assurances under Sr. No. BBE-1/5496 of 2010 made between one 1) SHRI SHANTILAL RAVJI AND 2) SMT. SARLA SHANTILAL as the Vendors therein and the Owners /Developers herein as Purchasers therein, the

Jiya Sakshi Kalpana

said Vendors did thereby sell and convey unto the Purchasers therein being the Owners/Developers herein all that piece or parcel of land bearing Cadastral Survey No. 751 of Mazgaon Division admeasuring 3219.92 sq. mtrs or thereabouts situate at Ghorupdeo Road, together with chawls and structures standing thereon known as "Ravji Sojpal Chawl" and more particularly described in the Schedule thereunder written which corresponds to the property described as Firstly in the First Schedule hereunder written at the price and on the terms and conditions therein contained.

2) By a Joint Development Agreement dated 23rd April, 2015 and registered with the Sub-registrar of Assurances under Sr. No. BBE-1/5477 of 2015 made between one [1] SHRI VIJAY KASHIRAM BHINGARDE and [2] SHRI KAMLESH BASANTKUMAR KOTHARI as the Owners therein and the Owners/Developers herein as Developers therein, the said Owners did thereby grant unto the Developers therein being the Owners/Developers herein development rights in respect of all that piece or parcel of land bearing C. S. No. 1/750 and 1A/750 of Mazgaon Division, situate lying and being at Rambhan Bhogle Marg, Ferbunder, Mumbai-400 033, admeasuring 596.11 sq. mtrs. and 885.08 sq. mtrs. respectively comprising an area of 1481.19 sq. mtrs. in the aggregate, together with two buildings and structures thereon known as Bharat Bhuvan No 1 & 2 and more particularly described in the First Schedule thereunder written which corresponds to the property described as Secondly in the First Schedule hereunder written at the price and on the terms and conditions therein contained.



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J14A

R.K.
Kamlesh Kelpar



3) In the premises the Owners/Developers herein became seized and possessed of property bearing Cadastral Survey No. 751 of Mazgaon Division admeasuring 3219.92 sq. mtrs or thereabouts situate at Ghorupdeo Road, together with chawls and structures standing thereon known as "Ravji Sojpal Chawl" as absolute Owners thereof and property bearing C.S.Nos 1/750 AND 1A/750 of Mazgaon Division, situate lying and being at Rambhau Bhogle Marg, Ferbunder, Mumbai-400 033, admeasuring 596.11 sq. mtrs. and 885.08 sq. mtrs. respectively comprising an area of 1481.19 sq. mtrs., in the aggregate, together with two buildings and structures thereon known as Bharat Bhuvan No 1 & 2 as the Developers thereof and which properties are more particularly described as Firstly and Secondly in the First Schedule hereunder written and hereinafter collectively referred to as 'the said Property'.

4) The buildings in the said property being in the exclusive use and occupation of various Tenants, the Owners/Developers herein have arrived at an arrangement with the said Tenants who have granted their consent to the redevelopment as required by MHADA.

बळवंत	
येजे	90 / 238
२०२४	

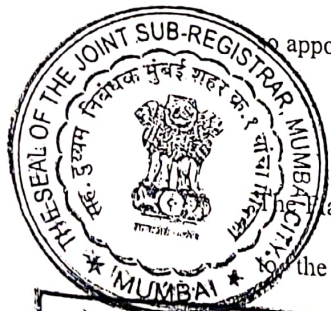


The Owners/Developers herein having formulated a comprehensive scheme for re-development by amalgamating the said two properties described in the First Schedule hereunder written have obtained Composite Redevelopment NOC from Mumbai Building Repairs and Reconstruction Board (MBRRB) bearing No. R/NOC/F-2067&2300/3985/MBRRB-15 dated 4th June, 2015 and have also obtained from the Municipal Corporation of Greater Mumbai sanction of Building Plans and IOD bearing No. E.B/6713/E/A dated 3rd July, 2013 and

Jiya Sakshi Keltanar PW

Commencement Certificate bearing No. EEBPC/6713/E/A dated 12th May 2015 and having obtained the said requisite sanctions from the Competent Authorities have vacated the occupants from the said properties and commenced construction of a new multi storied building to be known as "Vardhman Flora" in accordance with the sanctioned building plans and permissions. The Owner/ Developers hereby inform the Purchaser/ Flat Holder that they are in process of acquiring adjoining properties and intend to amalgamate them with these properties in order to have a complete development.

6) The Owners/Developers have appointed an Architect registered with the Council of Architects and have also appointed a structural Engineer for the preparation of the structural designs and drawings of the buildings and the Owners/Developers accept the professional supervision of the Architect and the Structural Engineer appointed in respect of the buildings to be constructed on the said property.



वर्धमान - २	
५९९२	९९
२०२४	

That the Flat Holder/Purchaser has applied to the Owners/Developers for allotment of a premises in the Building known as "VARDHMAN FLORA" to be constructed on the said property described in the First Schedule hereunder written;

8) Accordingly, the Owners/Developers herein have allotted to the Flat Holder/Purchaser a premises admeasuring 75.52 sq. mts. RERA carpet area bearing No. 3601 on the 36th floor in AAA wing in the 1st Phase of the building to be known as "VARDHMAN FLORA" in the said property described in the First Schedule.

Jiya
Ravi
Kulkarni

hereunder written and presently the carpet area is determined on the basis of net usable floor area of the Flat, including the area covered by the internal partition walls or columns of the Apartment and is as per RERA;

- 9) The Flat Holder/Purchaser has taken inspection of the aforesaid Conveyance, Development Agreement, MHADA NOC, Intimation of Disapproval, Commencement Certificate and all amendments issued by the Municipal Corporation of Greater Mumbai and all other necessary permissions and in token of having taken inspection, has executed the present Agreement and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") Rules and Regulations made thereunder

काशी		
येगे	१२	१३४
२०२४		

- 10) A copy of each Certificates of title issued by Kishore Thakordas & Co. and Kanga & Co. , Advocates & Solicitors in respect of the said properties described in the First Schedule hereunder written are annexed hereto and marked Annexure "A" and "B" respectively. The Flat Holder/Purchaser further confirms that the copies of the Title Certificates annexed hereto are True Copies of the Original Certificates inspected by the Flat Holder/Purchaser. The Flat Holder/Purchaser accepts the said Title Certificates and agrees not to raise any further or other requisitions or objections to the title of the said Owners/Developers, to the said property. A copy each of the Property Register Cards in respect of the said properties described in the First Schedule hereunder written reflecting the Owners/Developers as Holders of the property described as Firstly in the First Schedule and reflecting the names of [1] SHRI VIJAY KASHIRAM



VIJA Lakshi kelhankar

RSW

BHINGARDE and [2] SHRI KAMLESH BASANTKUMAR KOTHARI
Holders who have granted development rights to the Owners/Developers herein
in respect of the property described as secondly in the First Schedule hereunder
written are annexed as Annexure "C" & "D" respectively hereto;

11) The Flat Holder/Purchaser in view of the said allotment has requested the
Owners/Developers herein to enter into this Agreement agreeing to sell to the
Flat Holder the said premises No. 3601 admeasuring 75.52 sq. meters RERA
carpet on the 36th floor in AAA wing, being constructed in the 1st Phase of the
building known as "VARDHMAN FLORA" at the price strictly upon and
subject to the terms, conditions and provisions hereinafter contained;

12) Prior to the execution of these presents the Flat Holder has paid to the
Owners/Developers herein, a sum of Rs. 45,00,101/- (Rupees Forty Five Lakhs
One Hundred One Only) as an advance money or an Earnest Money or deposit
(the payment and receipt whereof the Owners/Developers doth hereby admit and
acknowledge) towards the sale price of the premises agreed to be sold to the Flat
Holder/Purchaser and the Flat Holder/Purchaser has agreed to pay to the Owners

बबई		balance of the Sale price in the manner hereinafter appearing;
93	93	038
२०२५		

The Owners have informed the flat purchaser that this project is a layout and

Further FSI is available in various forms and the same will be utilized by the

owners for future development and the Purchaser hereby covenants with the

owner that he/she/they shall not raise any objection for the same and will

cooperate with the owner during the construction period. It is further info...

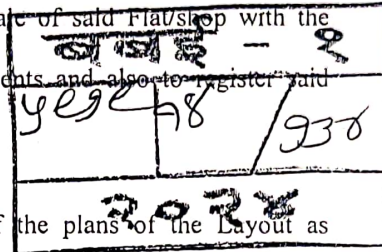


Jiya Babli Ravi
Kulkarni

by the Owner to the purchaser that after the entire development potential of the layout is utilized and possession is handed over to the prospective purchaser. The owner shall execute a Lease Deed in favour of the Apex body of the Society;

AND WHEREAS, the Owners/Developer have registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 (RERA) with the Real Estate Regulatory Authority at Maharashtra no. P51900008829 authenticated copy is attached in Annexure "E"

AND WHEREAS under section 13 OF RERA, the owner/ Developer are required to execute a written Agreement for sale of said Flat/shop with the Purchaser/Flat Holder, being in fact these presents and also to register said Agreement under the registration Act, 1908



AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure "F"

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Developer and according to which the construction of the building and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure "G"

AND WHEREAS THE Purchaser/ Flat Holder is offered flat bearing no. 3601 on the 36th floor.(herein referred to as the said "Flat") in the - wing of the Building called "Vardhman Flora" (herein after referred to as the said "Building") being constructed in the 1st phase of the said project, by the Developer.

AND WHEREAS The authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Purchaser/ Flat holder, as sanctioned and approved by the local authority have been annexed and marked as Annexure "H"

Jiya Lakshi Kulkarni





दस्त मोतबारा भाग-2

पुस्तक क्रमांक: 6919/2024

738/738

16/09/2024 4 34:51 PM

दस्त क्रमांक : बबई 1/5919/2024

दस्ताचा प्रकार :- अॅप्रीमेट दू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:भोसले बंधूभाऊ देवदत्तपुत्र ति तर्फे गंवासाक राजेश बाबूसा न बंधन तर्फे कु मु अमित एच. पेशाणी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस 113, कॉमर्स हाउस, 140 नागीनदास मास्टर रोड, फोर्ट मुंबई, ब्लॉक नं: -, रोड नं: -, पिन नंबर: AAACV1745Q	विहून वेणार वय :-47 स्वाक्षरी:-		
2	नाव:जिया राजेश जैन . पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 508/बी, 5 वा मजला, शंकेश्वर दर्शन , सेठ मोतिशा सेन, माझगाव टेलिफोन एक्सचेंज च्या भागे, माझगाव, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर: CMMPJ1152J	विहून वेणार वय :-21 स्वाक्षरी:-		
3	नाव:साधी राजेश जैन .. पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 508/बी, 5 वा मजला, शंकेश्वर दर्शन , सेठ मोतिशा सेन, माझगाव टेलिफोन एक्सचेंज च्या भागे, माझगाव, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन नंबर: BQMPJ2359C	विहून वेणार वय :-25 स्वाक्षरी:-		
4	नाव:कल्पना राजेश जैन . पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 508/बी, 5 वा मजला, शंकेश्वर दर्शन , सेठ मोतिशा सेन, माझगाव टेलिफोन एक्सचेंज च्या भागे, माझगाव, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन नंबर: AJOPJ1361L	विहून वेणार वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयारकीत अॅप्रीमेट दू सेल चा दस्त ऐवज करून दिल्याचे कतबुल करतात.
शिक्का क्र.3 ची वेळ: 16 / 09 / 2024 04 : 23 : 20 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:- अजित घाडगे - वय:52 पत्ता:बिना चेम्बर्स, 3 रा मजला, फोर्ट मुंबई पिन कोड:400033		
2	नाव:- सुरेश जैन - वय:53 पत्ता:बी एम सी विन्डींग, बाप्पी रोड, मुंबई पिन कोड:400008		

प्रमाणित करणेत जे की वा
दस्तामध्ये एकूण.....738.....पाने आहेत.
पुस्तक क्रमांक १, बबई-१/५९१९/२०२४
अन्वेष नोंदला. 16 SEP 2024
दिनांक

शिक्का क्र.4 ची वेळ: 16 / 09 / 2024 04 : 23 : 51 PM

शिक्का क्र.5 ची वेळ: 16 / 09 / 2024 04 : 33 : 00 PM नोंदणी पुस्तक 1 मध्ये

सह दय्यम निबंधक
मुंबई शहर क्र. १,
Sr. Purchaser

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface
1	JIYA JAIN AND OTHERS	eChallan	02300042024091647317	MH008303300202425E	1300000.00	SD	0004598008202425	16/09/2024
2		DHC		0924162103145	680	RF	0924162103145D	16/09/2024
3		DHC		0924169703056	2000	RF	0924169703056D	16/09/2024
4	JIYA JAIN AND OTHERS	eChallan		MH008303300202425E	30000	SD	0004598008202425	16/09/2024

(SD:Stamp Duty) [RF:Registration Fee] [DHC: Document Handling Charge]

5919 / 2024

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318/5919

बुधवार, 16 सप्टेंबर 2024 4:21 म.नं.

दस्त गोपवारा भाग-1

बबई

933/938

दस्त क्रमांक: 5919/2024

दस्त क्रमांक: बबई 5919/2024

बाजार मूल्य: रु. 1,58,34,378/- मोबदला: रु. 2,60,00,000/-

भरलेले मुद्रांक शुल्क: रु.13,00,000/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

ड. नि. सह. ड. नि. बबई 1 यांचे कार्यालयात

पावती.7914

पावती दिनांक: 16/09/2024

क्र. क्र. 5919 वर दि.16-09-2024

सादरकरणाराने नाव: जिया राजेश जैन .

रोजी 4:20 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2680.00

पृष्ठांची संख्या: 134

एकूण: 32680.00

Jiya Jain

दस्त हजर करणाऱ्याची सही:

Jiya Jain

दुय्यम निबंधक, मुंबई-1

सह. दुय्यम निबंधक

सर्वेक्षक: अशोक डे सेल

Jiya Jain

दुय्यम निबंधक, मुंबई-1

सह. दुय्यम निबंधक

मुंबई शहर क्र. १,

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

शेड्या क्र. 1 16 / 09 / 2024 04 : 20 : 05 PM ची वेळ: (सादरीकरण)

शेड्या क्र. 2 16 / 09 / 2024 04 : 21 : 10 PM ची वेळ: (फी)

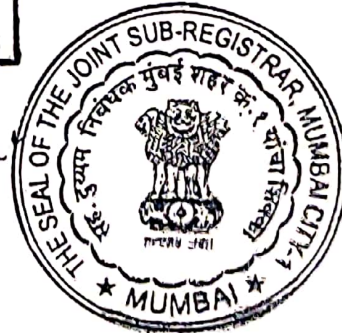
प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी करण्यासाठी सादर केलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तऐवज सादर करणाऱ्या व्यक्ती, ताकीदार व सोबत जोडलेल्या कागदपत्रांना तपासणी करून घ्यावी. सत्यता, वैधता कायदेशीर बाबीसाठी वस्तुनिष्ठपणे तपासणी करून घ्यावी. तपासणी जबाबदार राहतील,

Jiya Jain
लिहून देणारे:

Jiya Jain
लिहून घेणारे:

Substair
Kelfana





MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. EB/6713/E/A/337/2/Amend dated 31.12.2021

To, **CC (Owner),**
KALPESH LAXMIDAS SHAH **VARDHAMAN DEVELOPERS LTD.**
79-81, BHAGYODAY BLDG., R-20/21, **113, COMMERCE HOUSE, 140,**
3RD FLOOR, NAGINDAS MASTER **N.M.ROAD, FORT, MUMBAI - 400023**
ROAD, FORT

Subject : Proposed redevelopment of property bearing C.S.No.1750, 1A/750 &751 of Mazgaon Division known as Ravji Sojpal Chawl and Bharat Bhuvan situated at Rambhau Bhogle Marg (Ghodapdeo Road), Mazgaon, Mumbai 400 010 'E' Ward.

Reference : Online submission of plans dated 20.10.2021

Dear Applicant/ Owner/ Developer,
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction subject to the following conditions

- 1) That all the conditions of TOD under even No. dated 3-7-2013 shall be complied with
- 2) That all condition and direction specified in the order of Honble Supreme Court dated 15.3.2018 in dumping ground case shall be complied with
- 3) That the drainage layout shall be revised and be got approved from this office before carrying out further drainage work.
- 4) That the C.C. shall be got endorsed as per the amended plan.
- 5) That adequate safeguards shall be employed in consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall be deposited in specific sites inspected and approved by MCGM
- 6) That the work shall be carried out between 6.00 am to 10.00 pm only in accordance with Rule 5A(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 7) That the revised structural design / calculations / details / drawings shall be submitted before extending C.C.
- 8) That the debris shall be managed in accordance with the provisions of construction and demolition waste Management Rules 2016

✓
Name : Dinkesh Shivram Hale
Designation : Executive
Engineer
Organization : Municipal
Corporation Greater Mumbai
Date : 31-Dec-2021 23: 04:39

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Executive Engineer Building Proposal
City

Copy to

- 1) Assistant Commissioner, E.Ward
 - 2) A E W W, E Ward
 - 3) D O E Ward
- Forwarded for information please.

C-3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No EB/6713/EIA/FCC/2/Amend

COMMENCEMENT CERTIFICATE

To,
M/s. Vardhman Developers Ltd
58/64, Hari Chambers, 1st Floor, Fort,
Mumbai-400001

Sir,

With reference to your application No EB/6713/EIA/FCC/2/Amend Dated 12 Jul 2017 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 12 Jul 2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 00 C.T.S. No. 1/750, 1A/750 & 751 Division / Village / Town Planning Scheme No. Mazgaon situated at Rambhau Bhogle Marg Road / Street in E Ward Ward .

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

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

The Municipal Commissioner has appointed Shri. Asst. Eng. (BP) City IV E Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act

This CC is valid upto 11/3/2016





VADIVAN

Issue On 12 Mar 2015

Valid Upto 11 Mar 2016

Application Number

Remark

This CC is issued upto plinth level only as per approved amended plan vide No. EB/6713/E/W dt. 11.12.2013.

Approved By

Issue On 20 Jan 2017

Valid Upto 20 Jan 2018

Application Number

Remark

Further C.C. for Wing AAA upto 10th(part) floor for rehab which is part plinth of Phase-I and Plinth C.C. (Part) for Phase-II (Wing C&D) as per last approved plans dated 23.12.2015.

Approved By

Issue On 29 Dec 2017

Valid Upto 28 Dec 2018

Application Number

Remark

This C.C. is endorsed as per last amended approved plans dated 22-12-2017, extension of further C.C. for Wing AAA from 10th floor to 29th floor & further CC for Wing A & B from Ground to 23rd floor as per last amended approved plans dated 22-12-2017.

Approved By

EB/6713/E/A/FCC/2/Amend

Page 2 of 4 On 03-Mar-2022



Issue On : 29 Dec 2017

Valid Upto : 28 Dec 2018

Application Number :

Remark :

Approved By

Issue On : 04 Oct 2018

Valid Upto : 03 Oct 2019

Application Number :

Remark :

This full plinth CC is granted for Wing C & D as per the amended approved plans dated 22.12.2017

Approved By

Issue On : 06 Oct 2018

Valid Upto : 05 Oct 2019

Application Number :

Remark :

This C.C. extended upto 17th floor for Rehab Wing C and D as per last amended approved plan dated 22.12.2017.

Approved By

Issue On : 08 Mar 2022

Valid Upto : 12 Mar 2023

Application Number :

EB/6713/EIA/FCC/2/Amend


EB/6713/EIA/FCC/2/Amend

Page 3 of 4 On 08-Mar-2022



Remark :

This CC is endorsed and extended further for Wing AAA upto top of 54th floor as per last amended approved plan dated 31.12.2021

 Registration - Assistant Engineer
Municipal Corporation of Greater Mumbai

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Assistant Engineer Building Proposal
City E Ward Ward

BRIHANMUMBAI MUNICIPAL CORPORATION

No. EB/6713/E/A

To,
Kalpesh L Shah,
79-81, Bhagyoday Building,
R-20/21, 3rd Floor, N.M. Road,
Fort, Mumbai 400 001.

Sub: Revalidation of C.C. redevelopment of property bearing C.S No.1/750, 1A/750 & 751 of Mazgaon Division known as Ravji Sojpal Chawl and Bharat Bhuvan situated at Rambhau Bhogle Marg (Ghodapdeo Road), Mazgaon, Mumbai 400 010 'E' Ward.

Ref: Your online application

With reference to the above, the C.C. issued under No. EB/6713/E/A is revalidated for the further period upto 12-03-2025. Copy of revalidation digitally signed herewith and same downloaded from your console or from <http://www.autodcr.mcgm.gov.in/citizensearch.aspx>.

SWAPNIL
V PATIL

Sub.Eng.(B.P.)City-VII

RAHUL
LANDGE

Asst. Eng.(B.P.) City-IV

EB/6713/E/A

Copy to: The owner,
M/S Vardhman Developers Ltd.,
58/64, Hari Chambers, 1st floor,
Shahid Bhagat Singh Marg,
Fort, Mumbai 400 001.

SWAPNIL
V
PATIL

Sub.Eng.(B.P.)City-VII

RAHUL
LANDGE
E

Asst. Eng.(B.P.) City-IV



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
PS1900008829

Project **VARDHMAN FLORA PHASE** Plot Bearing: CTS / Survey / Final Plot No. 1/750, 1A/750, 751 at Mumbai
City, Mumbai City, Mumbai City, 400023

1. Vardhman Developers Ltd. having its registered office / principal place of business at Tehsil: Ward ABCD District
Mumbai City, Pin: 400023

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 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.

- The Registration shall be valid for a period commencing from 19/06/2017 and ending with 29/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 29/02/2024
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Yashant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 29-02-2024 16:47:52

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

