

516/19102

Tuesday, December 17, 2024
12:23 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 20010 दिनांक: 17/12/2024

गावाचे नाव: मागाठाणे
दस्तऐवजाचा अनुक्रमांक: बरल8-19102-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: भूपण प्रकाश विचारे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:41 PM ह्या वेळेस मिळेल.

सह: दुय्यम निबंधक, बोरीवली - ८
मुंबई उपनगर जिल्हा बोरीवली ८

वाजार मूल्य: रु. 7564034.4 /-
मोबदला रु. 10500000/-
भरलेले मुद्रांक शुल्क : रु. 630000/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224163120711 दिनांक: 17/12/2024
वॅकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012574414202425P दिनांक: 17/12/2024
वॅकेचे नाव व पत्ता:

B. V. M. C.

SISTERED ORIGINAL DOCUMENT
DELIVERED ON 90/12/2024



CHALLAN
MTR Form Number-6



GRN	MH012574414202425P	BARCODE	[Barcode]		Date	13/12/2024-19:32:03	Form ID	25.2			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)	AIEPV9315R						
Office Name	BRL 8_JT SUB REGISTRAR BORIVALI 8			Full Name	MR BHUSHAN PRAKASH VICHARE						
Location	MUMBAI										
Year	2024-2025 One Time			Flat/Block No.	Flat No.1402, 14th Floor, B Wing, Ratna Mohan						
Account Head Details		Amount In Rs.		Premises/Building	Chsl, Triveni						
0030045501	Stamp Duty	630000.00		Road/Street	Rajendra Nagar, Dattapada Road, Borivali (East),						
0030063301	Registration Fee	30000.00		Area/Locality	Mumbai						
				Town/City/District							
				PIN		4	0	0	0	6	6
				Remarks (If Any)	PAN2=AAZPK5037G~SecondPartyName=MR SUNIL PANDURANG KOLGE and other~						
				Amount In	Six Lakh Sixty Thousand Rupees Only						
Total			6,60,000.00	Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	10000502024121309126		8985307370855			
Cheque/DD No.				Bank Date	RBI Date	13/12/2024-19:33:22		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. : 8879183703
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सादर चलान लागू नाही.



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Mumbai, on this 17th day of DECEMBER, 2024;

BETWEEN

1. MR. SUNIL PANDURANG KOLGE, age 67 years, (PAN - AAZPK5037G) and 2. MRS. SAILI SUNIL KOLGE, age 63 years, (PAN - ADOPK4588N) both adult, Indian habitants, having address at C - 1002, Galaxy Heights, Goregaon Link Road, Goregaon (West), Mumbai - 400104 and owners of Flat B/1402, Triveni, Ratna Mohan Chsl, Rajendra Nagar, Borivali (E), Mumbai - 400066; hereinafter referred to as "THE TRANSFEROR'S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, legal representatives and permitted assigns) of the FIRST PART;

AND



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MR. BHUSHAN PRAKASH VICHARE, aged 37 years (PAN - AIEPV9315R) adult Indian Inhabitant, having address at 301, Jai Ambe, Dattapada Road, Rajendra Nagar, Borivali (East), Mumbai - 400066; hereinafter referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and permitted assigns) of the SECOND PART;

B. Vichare

[Signature]

[Signature]



9.9902	680
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WHEREAS:-

1. By virtue of Agreement for Sale, dated 19th day of January, 2017, registered under serial no. BRL-02/551/2017, dated 20/01/2017, in the offices of Sub-Registrar of Assurances at Borivali - 02, made and entered into between M/s. Atul Corporates, a Partnership Firm registered under the provisions of the Partnership Act, 1932 having its Registered Office at 3rd Floor, Nine Square building, R.C. Patel Road, Off Chandavarkar Road, Borivali (West), Mumbai-400092, therein referred to as "The Said Developers", and Mr. Sunil Pandurang Kolge & Mrs. Saili Sunil Kolge, therein referred to as "The Purchasers", the said purchasers purchased a flat being **Flat No.1402, area admeasuring 404 sq. ft. carpet, i.e. 45.05 sq. mt. built up, on the 14th Floor, of "B" Wing, in building commonly known as "Triveni", to be constructed on C.T.S. No. 72/A, 74, situated at Rajendra Nagar, Dattapada Road, Borivali (East), Mumbai - 400066., along with one ground stack car parking no. 32, (hereinafter referred to as "THE SAID FLAT")** and more particularly described in the Schedule hereunder written.

2. That the said Ratna Mohan Co-Operative Housing Society Ltd., a Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. **BOM/HSG/4506 OF 1975; Dated:**

B. Wuse

Sunil Kolge

Saili Kolge



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16/06/1975 (hereinafter referred as "THE SAID SOCIETY"), admitted the said Mr. Sunil Pandurang Kolge & Mrs. Saili Sunil Kolge as its members and vide share certificate no. 091 and member's register no. 091, bearing distinctive nos. from 901 to 910 issued TEN fully paid up new shares of rupees fifty each to the said Mr. Sunil Pandurang Kolge & Mrs. Saili Sunil Kolge, on dated 26/10/2021.

3. By virtue of the aforesaid facts, Mr. Sunil Pandurang Kolge & Mrs. Saili Sunil Kolge, therein became the joint owners having 100% share (50% each) and possessed of and seized of and otherwise well and sufficiently entitled to the said shares and said flat.
4. Vide letter dated 1st day of November 2019, as issued by the said M/s. Atul Corporates, the said Mr. Sunil Pandurang Kolge & Mrs. Saili Sunil Kolge were allotted a new ground stack car parking no. 11 on Podium Area.
5. The said Mr. Sunil Pandurang Kolge & Mrs. Saili Sunil Kolge, herein now referred to as the "TRANSFEROR'S" are thus entitled to that entire residential **Flat No.1402, area admeasuring 404 sq. ft. carpet, i.e. 45.05 sq. mt. built up, on the 14th Floor, of "B" Wing, in building known as Ratna Mohan Co-Operative Housing Society Ltd., commonly known as "Triveni", situated on land bearing**

B. W. D. S.

[Signature]

[Signature]



बदल - ८		
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C.T.S. No. 72/A, 74, at Rajendra Nagar, Dattapada Road, Borivali (East), Mumbai - 400066., along with one ground stack car parking no. 11 on Podium Area, in the Registration District of Mumbai Suburban, together with ten fully paid up shares of the Said Society bearing distinctive nos. 901 to 910, dated 26/10/2021, under share certificate no. 091 and member's register no. 091 of rupees fifty each aggregating to Rs. 500/- issued by Ratna Mohan Co-Operative Housing Society Ltd., a Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/4506 OF 1975; Dated: 16/06/1975, having registered office at Rajendra Nagar, Dattapada Road, Borivali (East), Mumbai - 400066.

6. Further **MR. SUNIL PANDURANG KOLGE & MRS. SAILI SUNIL KOLGE "The TRANSFEROR'S"** herein have agreed to sell the said flat on as is where is basis to **MR. BHUSHAN PRAKASH VICHARE** herein called the "**THE TRANSFEREE**" and the **TRANSFEREE** after taking satisfactory inspection of all the Original Agreement and Share Certificate of the said flat and after meeting the office bearers of the said society have agreed to purchase the said flat from the **TRANSFEROR'S** upon such consideration and upon such terms and conditions herein after appearing :-

B. Vichare

Sunil Kolge

Saili Kolge



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NOW THIS AGREEMENT FOR SALE **W. JESSEPH AND IT'S २४**
HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO

AS FOLLOWS: -

1. The TRANSFEROR'S hereby agrees to sell and the TRANSFEREE agrees to purchase all the share, right, title and interest of the TRANSFEROR'S in the Said Flat Premises being *Flat No.1402, area admeasuring 404 sq. ft. carpet, i.e. 45.05 sq. mt. built up, on the 14th Floor, of "B" Wing, in building known as "Ratna Mohan Co-Operative Housing Society Ltd.", commonly known as "Triveni", situated at Rajendra Nagar, Dattapada Road, Borivali (East), Mumbai - 400066, constructed with lift facility on all that pieces or parcels of land bearing C.T.S. No. 72/A, 74, of Village Magathane, Taluka Borivali, and Registration District: Mumbai Suburban, along with one ground stack car parking no. 11 on Podium Area*, (hereinafter referred to as "THE SAID FLAT") at and for a lump sum total consideration of **Rs. 1,05,00,000/- (Rupees One Crore Five Lakhs Only)** is paid and payable by the TRANSFEREE to the TRANSFEROR'S as follows:-
 - i) The sum of **Rs. 1,05,000/- (Rupees One Lakh Five Thousand Only)** shall be deducted by the TRANSFEREE as Tax Deducted at Source under the provision of

B. W. Mohan

[Signature]

[Signature]



बोरल - ८		
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THE SCHEDULE ABOVE REFERRED TO

Flat No.1402, area admeasuring 404 sq. ft. carpet, i.e. 45.05 sq. mt. built up, on the 14th Floor, of "B" Wing, in building known as "Ratna Mohan Co-Operative Housing Society Ltd.", commonly known as "Triveni", situated at Rajendra Nagar, Dattapada Road, Borivali (East), Mumbai - 400066, constructed with lift facility on all that pieces and parcels of land bearing C.T.S. No. 72/A, 74, of Village Magathane, Taluka Borivali, and Registration District: Mumbai Suburban, together with ten fully paid up shares of rupees fifty each aggregating to Rs. 500/- of the Said Society bearing distinctive nos. 901 to 910, dated 26/10/2021, under share certificate no. 091 and member's register no. 091, issued by the said Ratna Mohan Co-Operative Housing Society Ltd., along with one ground stack car parking no. 11 on Podium Area.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands, the day, month and year first hereinabove written.

B. Vichor

[Signature]

[Signature]



बरेल - 6		
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SIGNED SEALED AND DELIVERED

By the within named **TRANSFEROR'S**

MR. SUNIL PANDURANG KOLGE

PAN No:- AAZPK5037G



001

Sunil Kolge

MRS. SAILI SUNIL KOLGE

PAN No:- ADOPK4588N



In the presence of:

1. K.B. Jani
2. *[Signature]*

SIGNED SEALED AND DELIVERED

By the within named **TRANSFEEEE**

MR. BHUSHAN PRAKASH VICHARE

PAN No: - AIEPV9315R



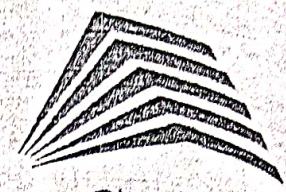
B. Vichare

In the presence of:

1. K.B. Jani
2. *[Signature]*



भारत - ८		
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Atul Corporation
Builders & Developers

Date: 1st November 2019

Mr. Sunil Kolge
Flat No.1402/B
Ratna Mohan CHS Ltd,
Dattapada Road,
Borivali (East)
Mumbai 400066

Sub.: Allotment of 1 nos ground stack car parking for Flat No.1402 on 14th Floor "B" Wing

Dear Sir,

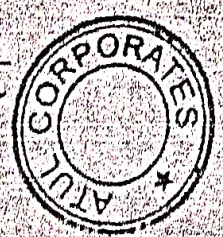
We have agreed to allot you 1nos ground stack car parking against your Flat bearing No. 1402 on 14th floor "B" Wing. As per sale agreement we allotted you parking no.33 on podium area. But after revision in parking plan your ground stack Car Parking Number is 11 on Podium area. Duly marked plan copy of your parking is attached herewith. Your number of car parking is fixed will not be change & same will recorded in society also.

Thanks & Regards,

Yours truly,

For Atul Corporates

Devesh Mothe
(Authorized Signatory)



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7) and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)
(COR/IA-5204/BP/WS/AR/OCC/1/HE/2401/Mar26/2021)

SHRI HITEND MOTTA OF M/S ATUL CORPORATES
9 SQUARE BUILDING KAMDAS SUTRALE MARG OFF CHANDAVARKAR LANE BORIVALI (W) MUMBAI 42.

Chief Applicant/Owners:

The full development work of Residential building comprising of Wing 'A' and Wing 'B' Suit + Podium + 1st to 17th Upper Floors on plot bearing C.S.No./C.TS.No. 72-A & 74 of village MAGATHANE R/C at Borivali, east is completed under the supervision of Shri. TARUN H MOTTA, Licensed Surveyor, Lic. No. M/1167/LS, Shri. HARESH L PATEL, PEO Consultant, Lic. No. STR/P/107 and Shri. Shri. Jinish N. Soni, Site supervisor, Lic. No. S / 550 / SS - II and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer w/no. CHE / A - 5204 / BP (WS) / AR - CEO dated 28 JANUARY 2021. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To:

1. Asstt. Commr. in ch. R/C Ward
2. A.A. & C.O. R/C Ward
3. CE (W) Western Suburb II
4. M.L. R/C Ward
5. A.E.W. W. R/C Ward
6. Licensee Surveyor, TARUN H. MOTTA, 3RD FLOOR, NINE SQUARE BUILDING, KAMDAS SUTRALE MARG, OFF. CHANDAVARKAR LANE, BORIVALI (WEST), MUMBAI-400 692.

For information, please

Name: VHOOD KONDIRAM
KEKAR
Executive Engineer
Engineer
Organization: MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date: 01-MAR-2021 10:45:49

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai

R/C Ward



बरल - 6		
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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
(G.M.A. 5204/BB(VS)/A2, OCC/4/Mar2021/Mar20 2021)

SHRI HITEN T MOTTA OF M/S. RTUL CORPORATES
9 SQUARE BUILDING RAMDAS SUTRALE MARG OFF CHANDAVARKAR LANE BORIVALI (W) MUMBAI 400 092.

Dear Applicant/Owners:

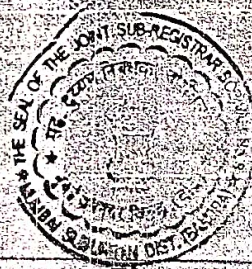
The full development work of Residential building comprising of Wing 'A' and Wing 'B' SHRI T Podium + 1st to 17th Upper Floors on plot bearing C.S.No./CTS No. 72-A & 74 of village MAGATHANE R/C at borivali east is completed under the supervision of Shri. TARUN H MOTTA, Licensed Surveyor, Lic. No. M/162/LS, Shri. HARESH I PATEL, RCC Consultant, Lic. No. STR/P/107 and Shri. Shri. Jivraj N. Soni, Site supervisor, Lic. No. S / 554 / 55 - II and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer w/o. CHE / A - 5204 / SP (VS) / AR - CEO dated 28 January 2021. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To:

1. Asstt. Commissioner, R/C Ward
 2. A.A. & C.O. R/C Ward
 3. BE (W), Western Suburb II
 4. M.I., R/C Ward
 5. A.E.W.A., R/C Ward
 6. Licensed Surveyor, TARUN H MOTTA, 3RD FLOOR, 9 SQUARE BUILDING, RAMDAS SUTRALE MARG, OFF. CHANDAVARKAR LANE, BORIVALI (WEST), MUMBAI 400 092.
- For information please

Name: VINOD KONDIBAN
SHEKAR
Designation: Executive
Engineer
Organization: MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date: 01-Mar-2021 11:45:20

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
R/C Ward



बरल - ८		
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बुरल - ८
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BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')
No. CHE/A/5204/PP/WS/AR
COMMENCEMENT CERTIFICATE

54 DEC 2013

उपरोक्त अभियंता इमारत (प्रस्ताव) पत्र देन
 महापालिका इमारत, सी विंग, संस्कृती कॉम्प्लेक्स,
 १० कुद सी.पी. रोड, सेंट्रल बोरिसवली,
 कर्दिवली (पूर्व), मुंबई-४०० १०१.
 दुरधनी नं. 28543497

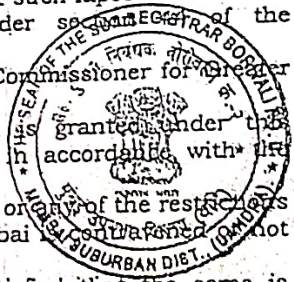
To,
 Shri-Hiten T. Motta
 Of M/s. Atul Corporates
 C.A. to Owner.
 Sir;

With reference to your application No. 1690 dated 16.11.2012 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 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed re-development of building on plot bearing C.T.S. No. 72-A & 74 at premises at Street:

Village : Magathane Plot No. : --
 situated at : Borivali (East) Ward : R/Central

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act. 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - (a) The development work in respect of which permission 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 are not complied with.
 - (c) The Municipal Commissioner for 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 by or his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri A.B. Kulkarni, Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

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This C.C. is restricted for work up to Podium + Stilt slab above podium (within Bldg. line) level only.

For and on behalf of Local Authority
 Brihanmumbai Mahanagarपालिका

Ex: Eng. Bldg. Prop. (W.S.) 'R' Wards
 FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI



17/12/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 8

दस्त क्रमांक : 19102/2024

नोंदणी :

Regn:63m

गावाचे नाव : मागाठाणे

(1) विलेखाचा प्रकार	करारनामा
(2) भोवदला	10500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते सुद्ध करावे)	7564034.4
(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका 1402, बी विंग, त्रिवेणी, माळा नं: 14 वा मजला, इमारतीचे नाव: रत्न मोहन को ओप हौ सो ली., ब्लॉक नं: राजेंद्र नगर, दत्तपाडा रोड, रोड : बोरीवली पूर्व, मुंबई 400066, इतर माहिती: सोबत 1 ग्रांड स्टॅक कार पार्किंग न. 11 ((C.T.S. Number : 72/अ, 74 ;))
(5) क्षेत्रफळ	1) 45.05 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सुनिल पांडुरंग कोलगे वय:- 67 पत्ता:- प्लॉट नं: सी 1002, माळा नं: -, इमारतीचे नाव: गॅलेक्सी हायइट्स, ब्लॉक नं: गोरगांव लिक रोड, रोड नं: गोरगांव पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:- 400104 पॅन नं:- AAZPK5037G 2): नाव:- साईली सुनिल कोलगे वय:- 63 पत्ता:- प्लॉट नं: सी 1002, माळा नं: -, इमारतीचे नाव: गॅलेक्सी हायइट्स, ब्लॉक नं: गोरगांव लिक रोड, रोड नं: गोरगांव पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:- 400104 पॅन नं:- ADOPK4588N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- भूषण प्रकाश विचारे वय:- 37 पत्ता:- प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: जय अंबे, ब्लॉक नं: दत्तपाडा रोड, राजेंद्र नगर, रोड नं: बोरीवली पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:- 400066 पॅन नं:- AIEPV9315R
(9) दस्तऐवज करून दिल्याचा दिनांक	17/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	17/12/2024
(11) अनुक्रमांक, खंड व पृष्ठ	19102/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	630000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

दस्तावेजस सूची क्र. II
खरी प्रत

Mule

सह दुय्यम निबंधक को गिबरी क्र. ८

मुंबई उपनगर जिल्हा

BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')
No. CHE/A-5204/BP(WS)/AR
COMMENCEMENT CERTIFICATE

4 DEC 2013

कमालाक्षी अग्रियंता इमारत (दस्ताव) प.उ. प्र.प.
समाप्तीच्या इमारत, सी विंग, संस्कृती कॉम्प्लेक्स,
१०० फुट डी.पी. रोड, सेंट एडव्हिन्स शाळेजवळ,
बनवेली (पूर्व), मुंबई-४०० १०१.
दुरध्वनी क्र. 28542497

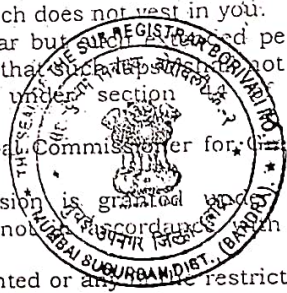
Shri Hiten T. Motta
Of M/s. Atul Corporates
C.A. to Owner.
Sir,

With reference to your application No. 1690 dated 16.11.2012 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 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed re-development of building on plot bearing C.T.S. No. 72-A & 74

at premises at Street : --
Village : Magathane Plot No. : --
situated at : Borivali (East) Ward : R/Central

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but the period shall be in no case exceed three years provided further that this 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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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.



449	30	22
30.12.13		

The Municipal Commissioner has appointed Shri A.K. Kulkarni, Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Podium + Still slab above podium (i.e. within Bldg. line) level only.

TRUED TRUE COPY

For and on behalf of Local Authority
Brihanmumbai Mahanagarpalika

[Signature]
CONSULTANTS
Square Building,
Indias Sutrale Marg,
Chandavarkar Rd,
(W), Mumbai - 400 001.

[Signature]
Ex.Eng.Bldg.Prop.(W.S.) 'R' Wards
FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

CAP DAT

8]

CHE/A-S204/BP/M.S.MARIAO

This C.C. is now valid & further extended wing 'A' - ground + podium + stillt + 1st to 4th upper floors and wing 'B' - ground + podium + stillt + 1st to 5th upper floors as per approved plan dtd. 14.8.2013.

24 JUN 2014

AB Mulla
EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) R-WARD

9] This C.C. is now valid & further extended for wing A & wing B - stillt + podium + 1st to 6th + 7th (P1) upper floors as per approved amended plan dtd. 02/09/2014.



5 SEP 2014

AB Mulla
EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) R-WARD

10] This C.C. is now further extended for work of wing A & wing B - stillt + podium + 1st to 11th upper floors as per approved amended plan dtd. 01/01/2015.

20 JAN 2015

AB Mulla
EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) R-WARD

11] This C.C. is now further extended for work of wing A & wing B - stillt + podium + 1st to 13th upper floors as per approved amended plan dt. 16/12/2015.

ब्रल - २/ -		
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DEC 2015

AB Mulla
EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) R-WARD

This C.C. is now further extended for work of wing A & wing B - silt + podium + 1st to 15th + 16th (Pt.) upper floor as per approved amended plan dtd. 09/09/2016.

127 OCT 2016

Abhona
27.10.16
ASSISTANT ENGINEER
BUILDING PROPOSAL (W.S.) 2-WARD

CERTIFIED TRUE COPY

[Signature]
For TEEARCHARCHITECTS & CONSULTANTS PVT. LTD.
9, Square Building,
Ramdas Sutrale Marg,
Off. Chandavarkar Road,
Borivali (W), Mumbai - 400 092.



लदल - २/		
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२०१९		

TAC/563

BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')
No. CHE/A-5204/BP(WS)/AR
COMMENCEMENT CERTIFICATE

14 DEC 2013

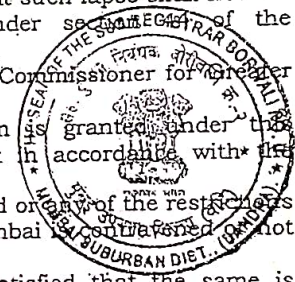
उपपमुख अभियंता इमारत (प्रस्ताव) प.उ. येम
व्यापारिका इमारत, सी विंग, संस्कृती कॉम्प्लेक्स,
६० फुट डी.पी. रोड, वॉर्ड सेंट्रल शांतेनगर,
बोरीवली (पूर्व), मुंबई-४०० १०१.
दुरधनी क्र. 28543497

To,
Shri Hiten T. Motta
Of M/s. Atul Corporates
S.A. to Owner.
Sir,

With reference to your application No. 1690 dated 16.11.2012 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 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed re-development of building on plot bearing C.T.S. No. 72-A & 74 situated at Street : --
Village : Magathane
Plot No. : --
Ward : R/Central

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

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



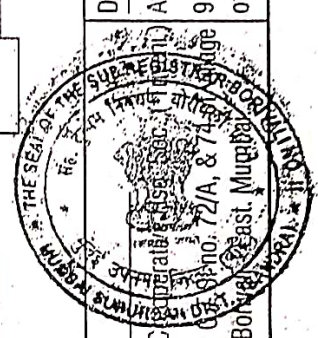
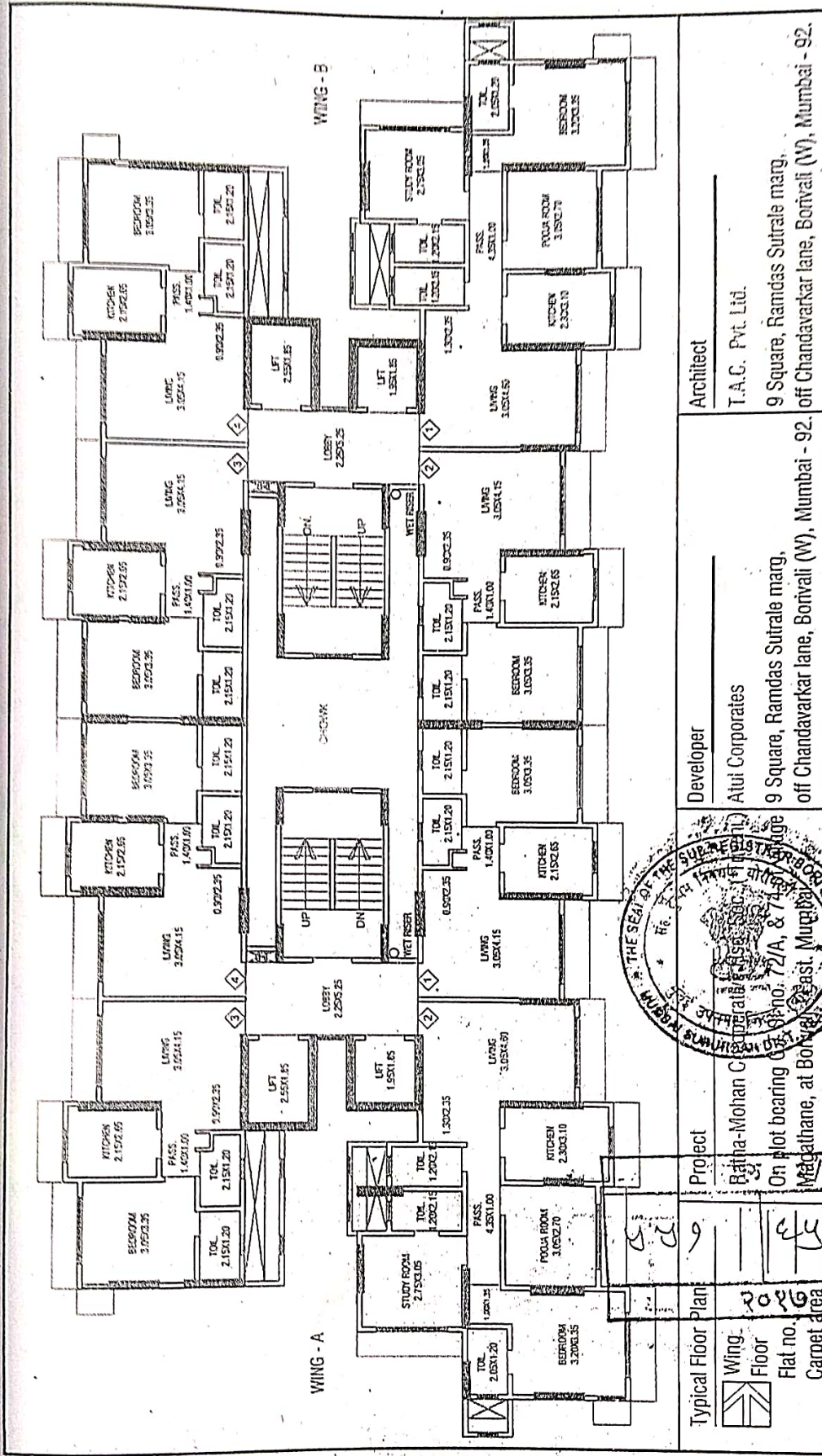
The Municipal Commissioner has appointed Shri A.B. Kulkarni Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

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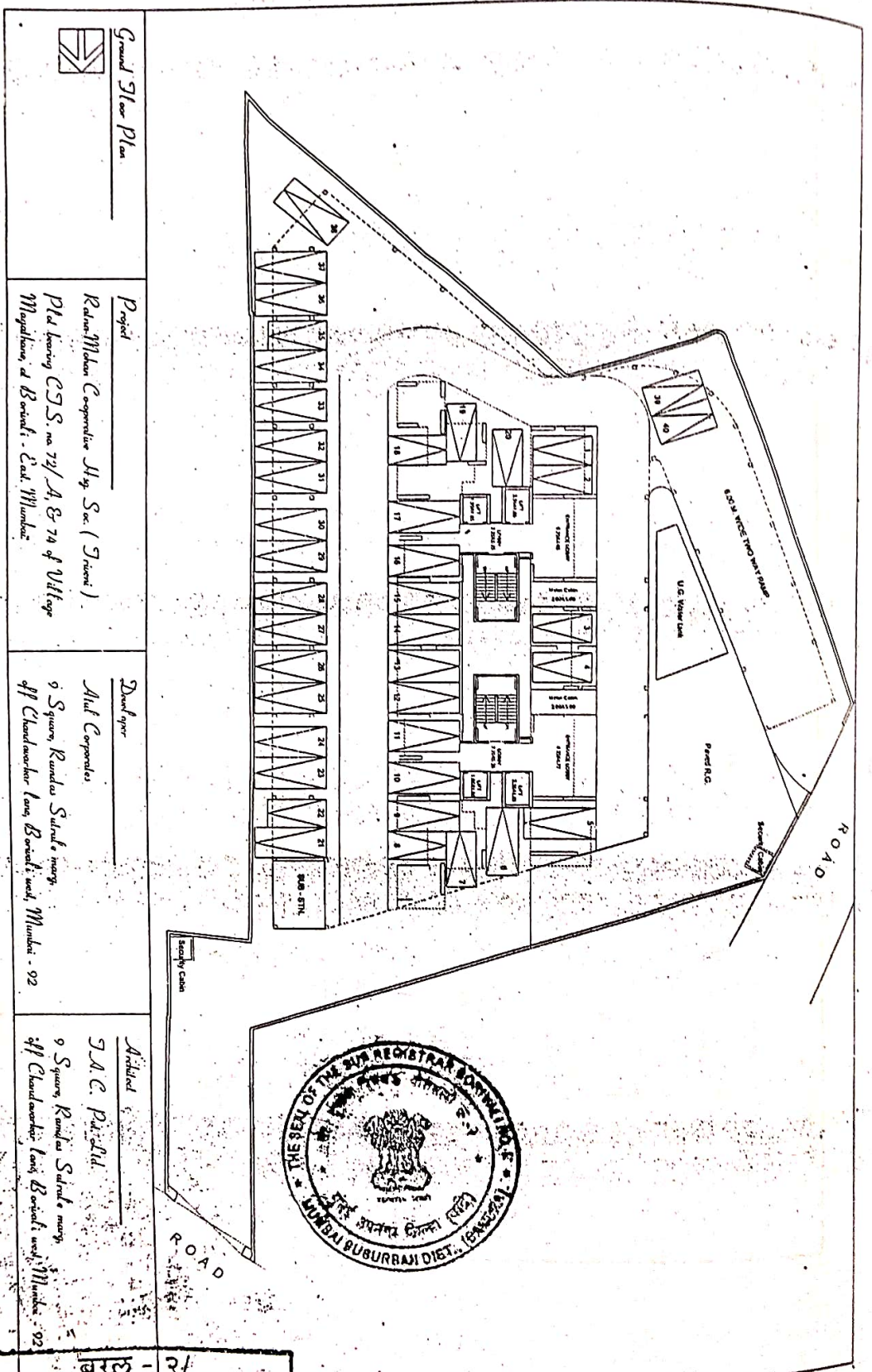
This C.C. is restricted for work up to Podium + Stilt slab above podium (i.e. within Bldg. line) level only.

For and on behalf of Local Authority
Brihanmumbai Mahanagar Palika

Ex.Eng.Bldg.Prop.(W.S.) 'R' Wards
FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI



Typical Floor Plan	Project	Developer	Architect
Wing - A	Balra-Mohan Corporation	Atul Corporates	T.A.C. Pvt. Ltd.
Floor	On plot bearing G.P. No. 72/A, & 7/A	9 Square, Ramdas Sutrale marg,	9 Square, Ramdas Sutrale marg,
Flat no.	Medathane, at Borivali (W), Mumbai - 92.	off Chandavarkar lane, Borivali (W), Mumbai - 92.	off Chandavarkar lane, Borivali (W), Mumbai - 92.
Carpet area			



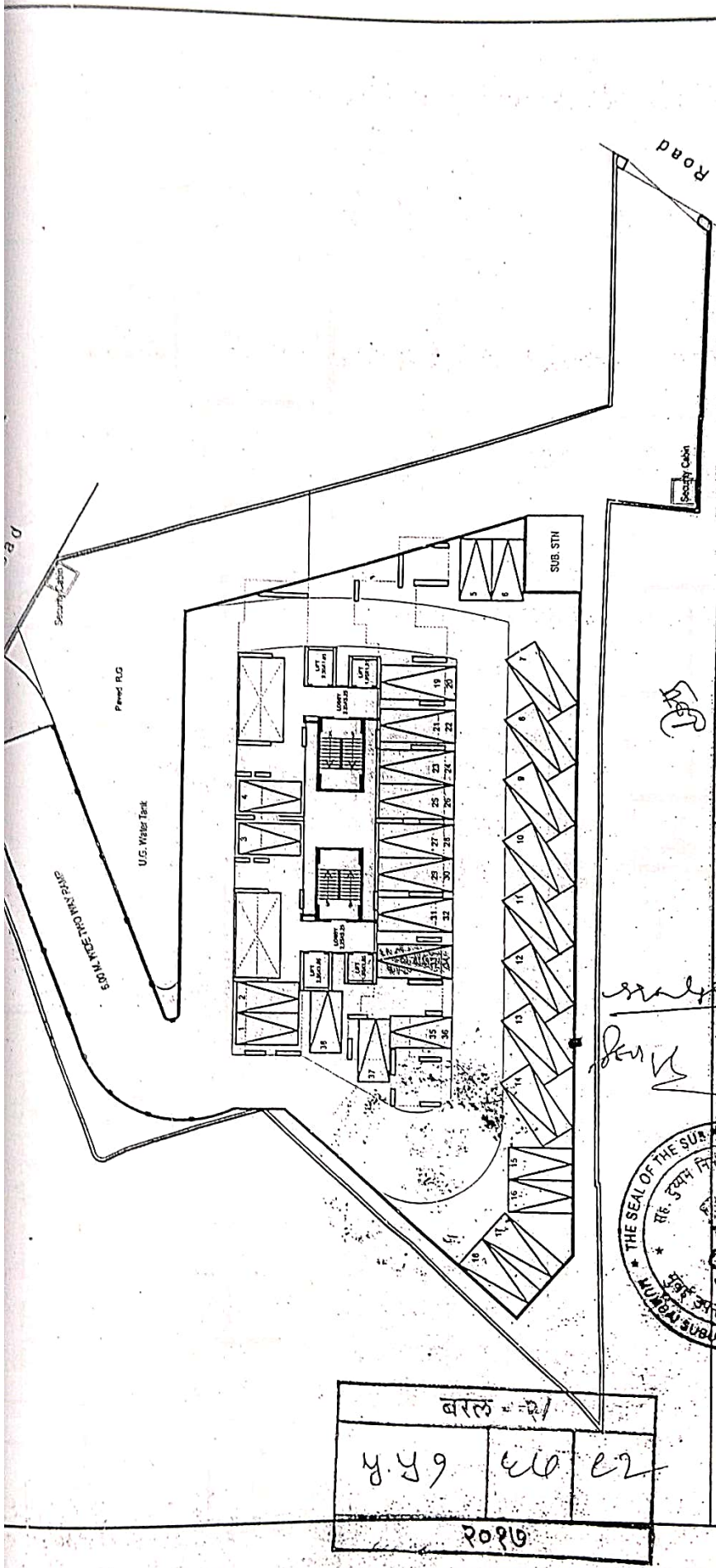
Ground Floor Plan

Project
 Ratan Millon Expenditure Htg. Soc. (Private)
 Plot bearing G.S. no 74/A, B, 74 of Village
 Munglur, of District - East, Mumbai.

Developer
 Milt Corporate
 9 Square, Runda Surt & many,
 off Chaudwari Lane, Bandra, west, Mumbai - 92

Architect
 J.A.C. Patil
 9 Square, Runda Surt & many,
 off Chaudwari Lane, Bandra, west, Mumbai - 92

बरल - २/	
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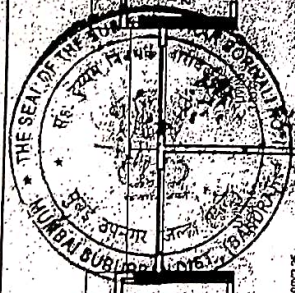
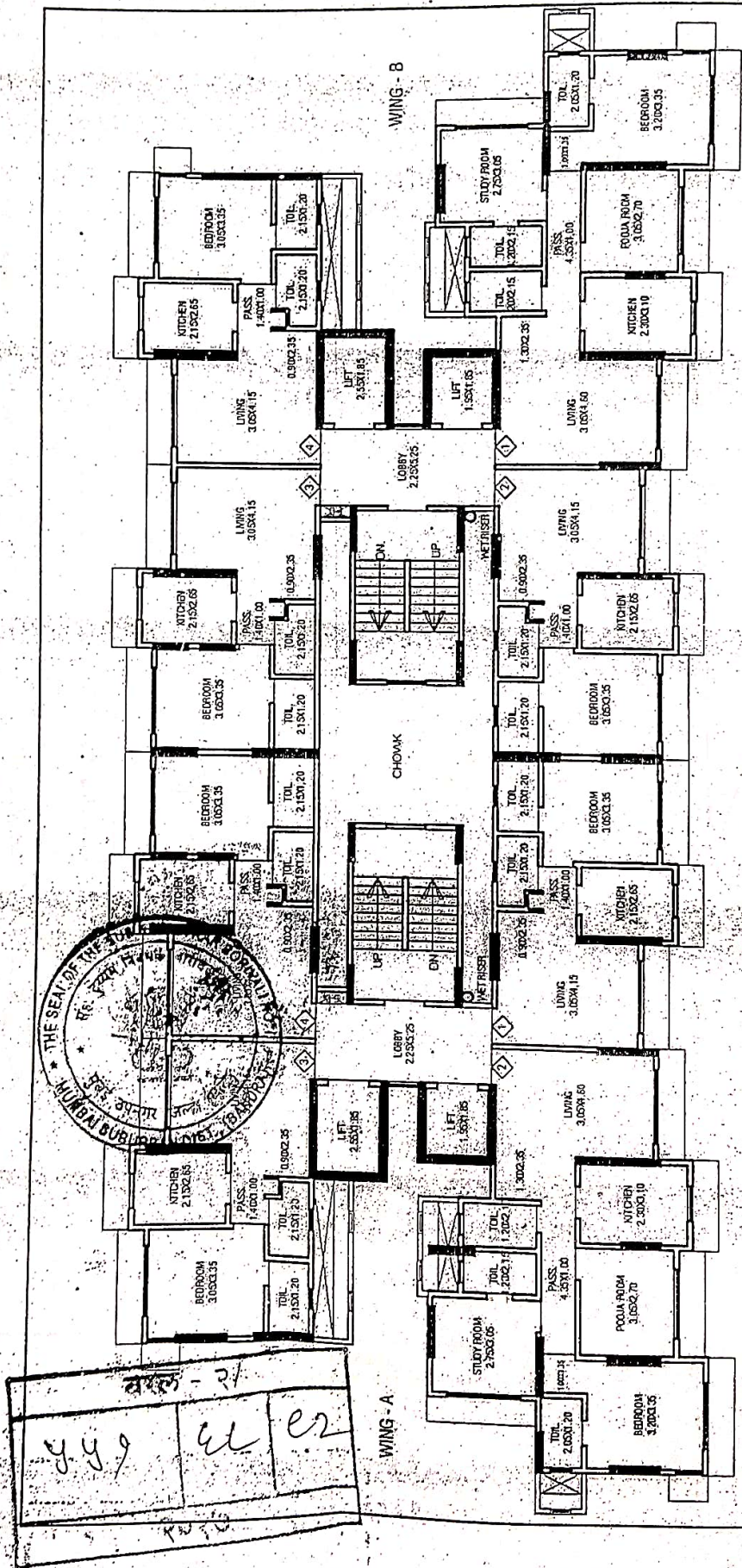
२०१७		
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
Architect
 J.A.C. Pat. Ltd.
 9 Square, Ramdas Salunkhe Marg
 Off Chhatrapati Shivaji Maharaj, Mumbai - 400 002

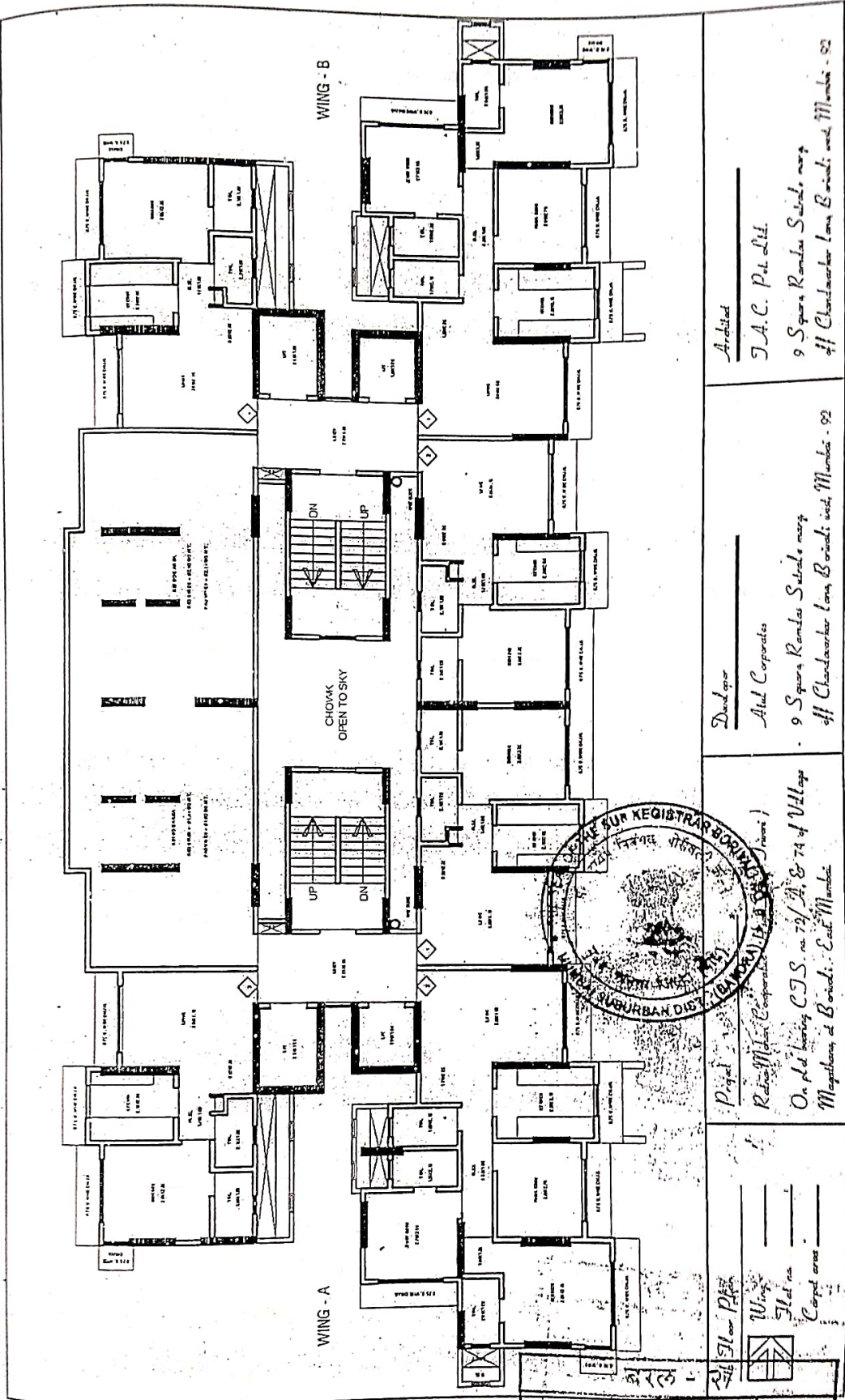
Developer
 Anil Corporation
 9 Square, Ramdas Salunkhe Marg
 Off Chhatrapati Shivaji Maharaj, Mumbai - 400 002

Proprietor
 Corporation of Mumbai
 C.S. No. 79 of A.S. 74 of Village
 of Mumbai, Mumbai - 400 002



849 ul er

Detailed Floor Plan  Wing  Floor Flat no. Carpet area	Project Rattan Mahan Cooperative Hsg Soc. (Trustee) On plot bearing C.D.S. no. 79/A, E of 7th of Village Magadhara at B. road, East, Mumbai.	Developer Anil Corporation 9 Square, Ramdas Saitale marg off Chandrahar Lane, Borivali, west, Mumbai - 92	Architect D.A.C. Piy. Ltd. 9 Square, Ramdas Saitale marg off Chandrahar Lane, Borivali, west, Mumbai - 92
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२०१७		

Architect

J.A.C. Patil Ltd.

9 Square Ramesh Surtale nagar
off Chandrahar Lane, Borivali west, Mumbai - 92

Dedicator

Atul Corporation

9 Square Ramesh Surtale nagar
off Chandrahar Lane, Borivali west, Mumbai - 92

Project

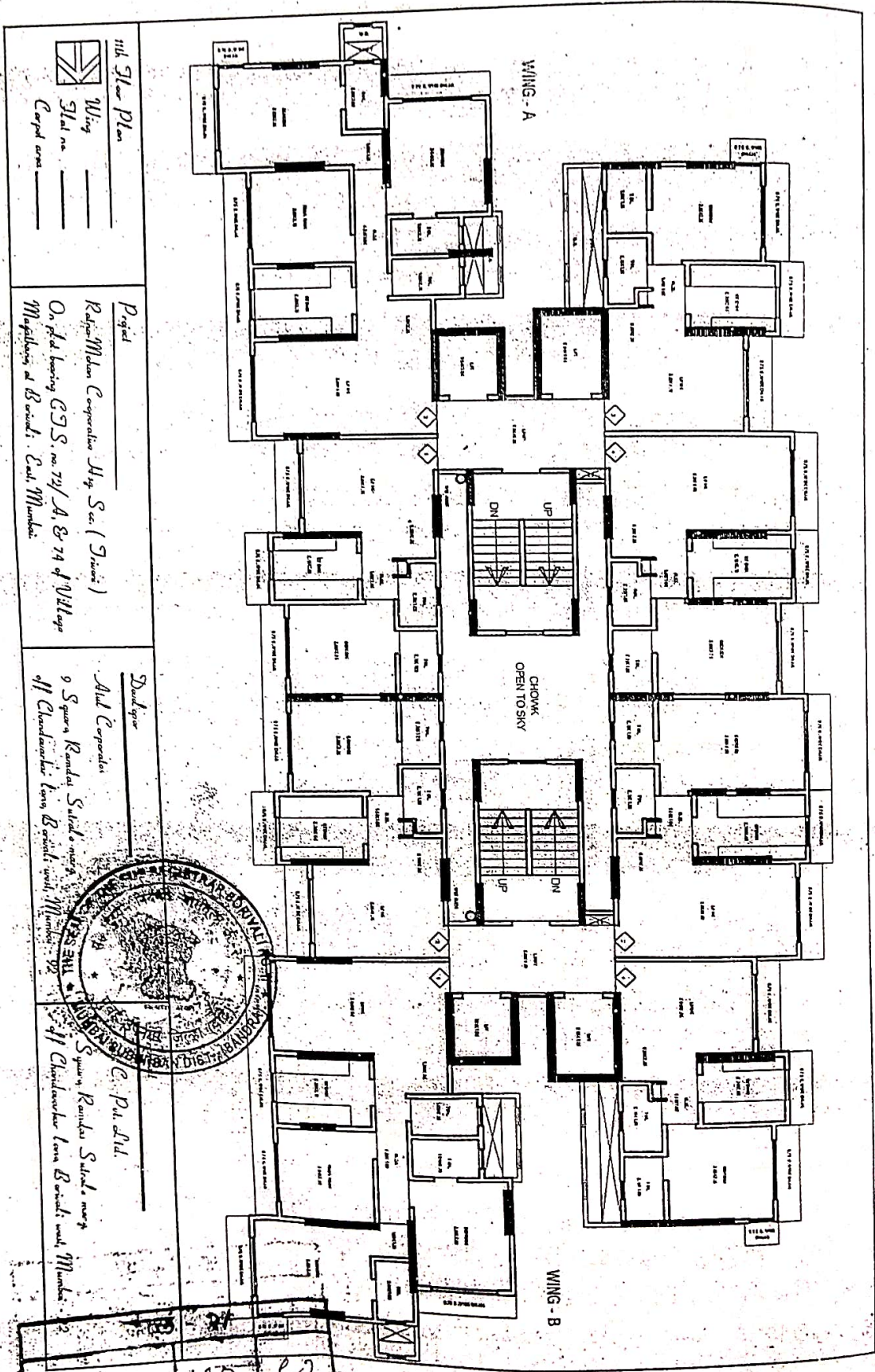
Ratna Modern Corporation (Private Limited)


On plot bearing C.J.S. no 79/A, B, & 74 of Village
Manganthana at Borivali, East Mumbai.

Wing

51st floor

Corridor areas



 Wing
 11th St. Plan
 Wing _____
 Stal no. _____
 Corridor name _____

Project
 Rajon M. D. Corporation, High Sec. (7/1/11)
 On the location G.S. no 71/ A & B 74 of Village
 Magadhara at B. road. Civil Mumbai.

Designer
 A. D. Corporation
 9 Square Randas S. road magadhara
 11 Chaudhary lane B. road. magadhara.

E. P. D. Ltd.
 9 Square Randas S. road magadhara
 11 Chaudhary lane B. road. magadhara.



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 2002

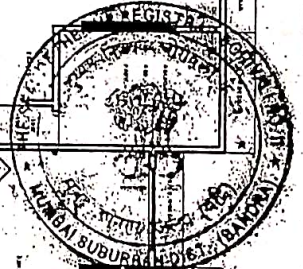
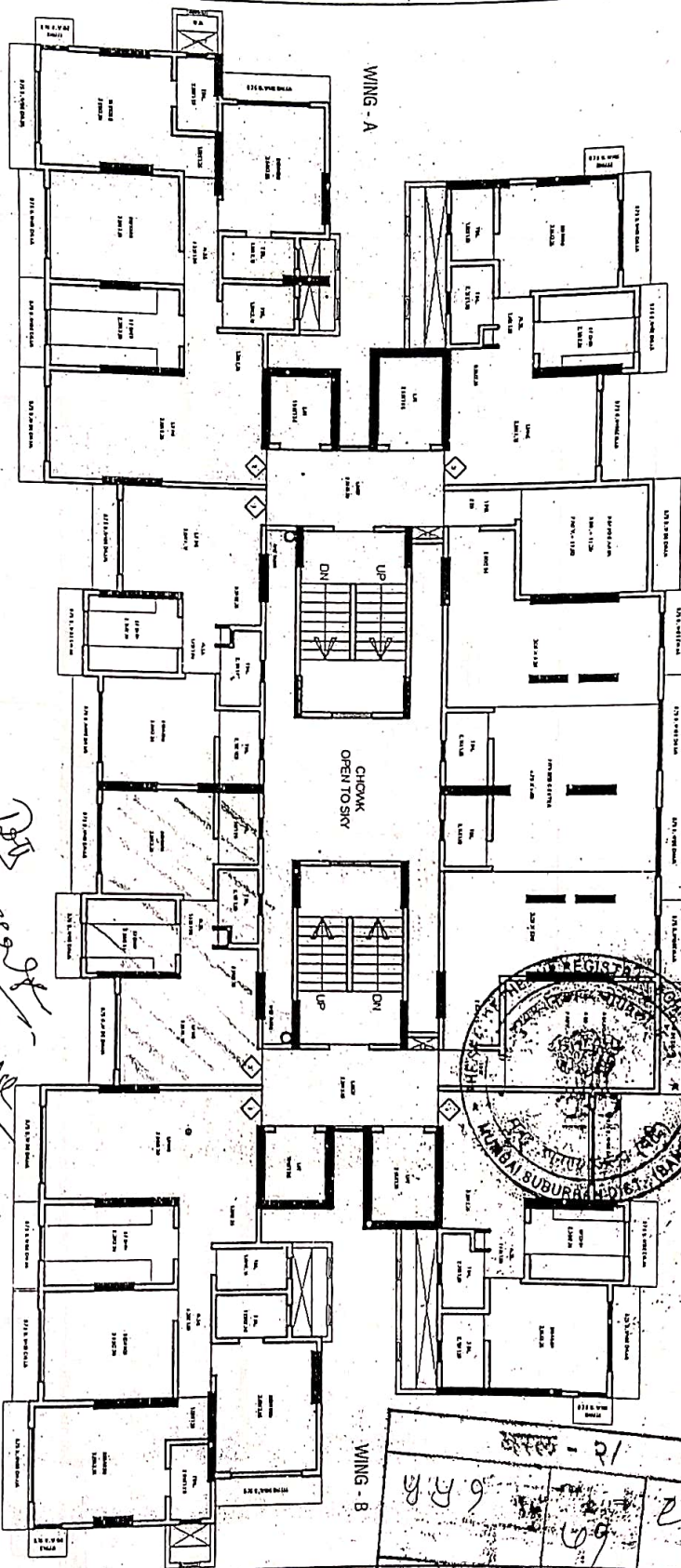


14th St. Plan
 Wing 23
 Stair 1402
 Carpet area 4,045 sq. ft.

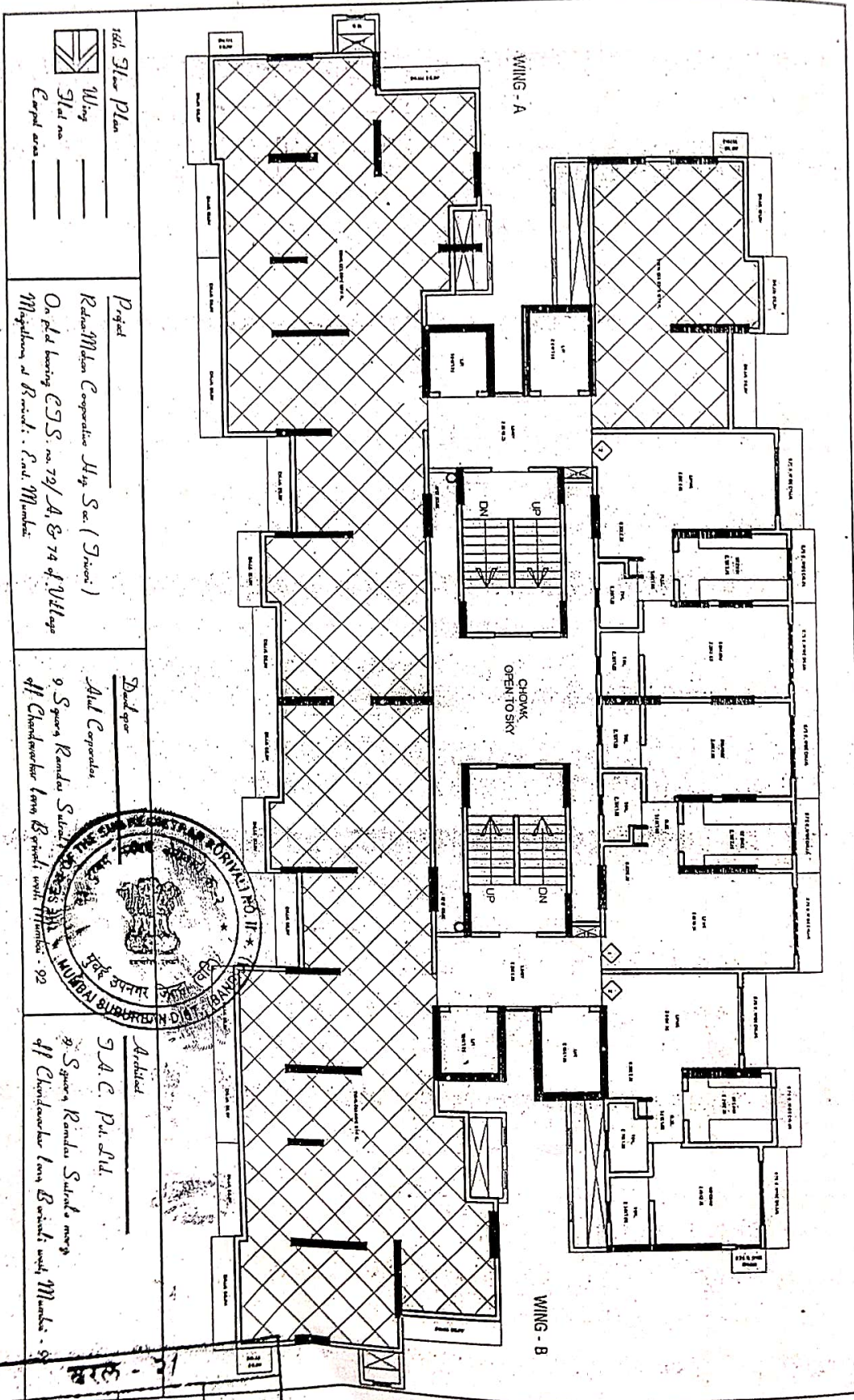
Project
 Radnor Madison Cooperative Hsg. Soc. (Straw)
 On old bearing CGS. nos. 79/A, B, 74 of Village
 Mpholbun, at B. street. Cont. Mpholbun.

Designer
 A.L. Carpenter
 9 S. Spruce, Radnor, Strada mery
 off Chandelver from B. street, west, Mpholbun. - 92

Architect
 J.A.C. P.L. A.L.
 9 S. Spruce, Radnor, Strada mery
 off Chandelver from B. street, west, Mpholbun. - 92



22
 6
 2020
 21
 22
 2020



1st Floor Plan
 Wing _____
 Grid no. _____
 Carpet areas _____

Project
 Radwa Madia Cooperative Htg Soc (7 stories)
 On plot bearing EGS no 79/A, B & 78 of Village
 Madhaya el Rimali - P.O. Madhaya

Designer
 Aid Corporation
 9 Square Ramada Sidi
 41 Chaussees Ibn Boudi with Moudia - 92



Architect
 G.A.C. P.I. S.I.L.
 9 Square Ramada Sidi
 41 Chaussees Ibn Boudi with Moudia - 92

Handwritten numbers in a box:
 559 62 e2