

Receipt (pavti)

324/13555

पावती

Original/Duplicate

Friday, September 30, 2022

नोंदणी क्र. :39म

11:41 AM

Regn.:39M

पावती क्र.: 15201 दिनांक: 30/09/2022

गावाचे नाव: मालाड

दस्तावेजाचा अनुक्रमांक: बरल-१ -13555-2022

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: अश्विनी नाथबाबा कदम

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:55 AM ह्या वेळेस मिळेल.

दु.निबंधक बोरीवली 1

बाजार मूल्य: रु.8295450.9/-

मोबदला रु.9430000/-

भरणेले मुद्रांक शुल्क : रु. 565800/-

सह मुख्यम निबंधक बोरीवली क्र ३
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2909202207552 दिनांक: 30/09/2022

विकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2909202207040 दिनांक: 30/09/2022

विकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008420347202223E दिनांक: 30/09/2022

विकेचे नाव व पत्ता:

Adesm

1/1

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202209301864			30 September 2022 11:21:46 AM	
बरतन १					
मूल्यांकनाचे वर्ष	2022				
जिल्हा	मुंबई उपनगर				
मुख्य विभाग	०२-मालाड (पूर्व) (बांधीवली)				
उप मुख्य विभाग	भूभाग पूर्वस दूतापती भाग उत्तरेस तोंडे सीमा, दक्षिणेस गाव हद्द व पश्चिमेस रेल्वे				
सह नंबर व भू कागद	डि टी एस नंबर ४०२				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुल्या जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	०.२२%	132420	131910	100000	132420
मोजमापनाचे एकक	चौरस मीटर				
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	59.16 चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.
	बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	० व १० वर्षे	बांधकामाचा दर.
	उद्दोहन सुविधा.	आहे	मजला.	1st floor To 4th floor	Rs 302300/-
रकम संयुक्त					
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट वाढ	= 100% apply to rate = Rs 132420/-				
प्रसा. धनुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * प्रसा. धनुसार टक्केवारी) * खुल्या जमिनीचा दर ; = ((132420 * 0.22%) * (100 / 100 + 1)) * 0.22%) = Rs 132420/-				
A) मुख्या मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 132420 * 59.16 = Rs 7833967.20/-				
B) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (132420 * 25/100) = Rs 461483.70/-				
Applicable Rules	= 10.4.16				
एकत्रित अंतिम मूल्य	मुख्या मिळकतीचे मूल्य + तळाभावे मूल्य + मोक्याहून मजला क्षेत्र मूल्य + लगतच्या मजलीचे मूल्य + वरील मजलीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील अहर्ष तळाचे मूल्य + हंगारची भोक्तीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकणी + भूकेंद्रीकृत वाहनतळा = A + B + C + D + E + F + G + H + I + J = 7833967.2 + 0 + 0 + 0 + 461483.7 + 0 + 0 + 0 + 0 + 0 = Rs 8295450.90/-				

Home | Print

साह. दुबे, सहायक, धारावली रु. - १
मुंबई उपनगर जिल्हा.



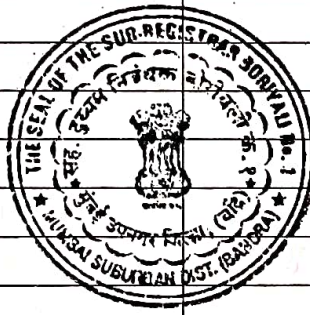
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CHALLAN
MTR Form Number-6



GRN	MH008420347202223E	BARCODE			Date	28/09/2022-12:21:13	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	BRL7_JT SUB REGISTRAR BORIVALI 7			PAN No.(If Applicable)	BGAPK6011L					
Location	MUMBAI			Full Name	Ashwini Nathababa Kadam					
Year	2022-2023 One Time			Flat/Block No.	Flat No 303 Wing A Sale Bldg No 7 Neelyog					
				Premises/Building	Virat					
Account Head Details		Amount In Rs.								
0030045501	Stamp Duty	565800.00		Road/Street	Khot Kuwa Road ,Adjacent to Western Express Highway Malad East					
330063301	Registration Fee	30000.00		Area/Locality	Mumbai					
				Town/City/District						
				PIN	4	0	0	0	9	7
				Remarks (If Any)	PAN2=AAACN1792R~SecondPartyName=Neelyog Construction Pvt Ltd-CA=9430000					
				Amount In	Five Lakh Ninety Five Thousand Eight Hundred Rupee					
Total				5,95,800.00	Words	s Only				
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572022092858098		CKU9147621		
Cheque/DD No.				Bank Date	RBI Date	28/09/2022-12:22:33		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 :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9987203335
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Akadam
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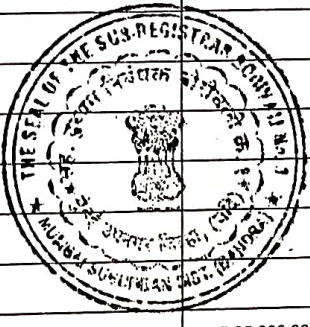
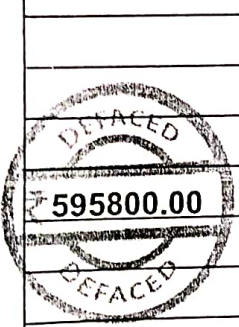
बरल - १
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CHALLAN
MTR Form Number-6



GRN	MH008420347202223E	BARCODE		Date	28/09/2022-12:21:13	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	BRL7_JT SUB REGISTRAR BORIVALI 7		PAN No.(If Applicable)	BGAPK6011L			
Location	MUMBAI		Full Name	Ashwini Nathababa Kadam			
Year	2022-2023 One Time		Flat/Block No.	Flat No 303 Wing A Sale Bldg No 7 Neelyog			
			Premises/Building	Virat			

Account Head Details	Amount In Rs.								
0030045501 Stamp Duty	565800.00	Road/Street	Khot Kuwa Road Adjacent to Western Express Highway Malad East						
0030063301 Registration Fee	30000.00	Area/Locality	Mumbai						
		Town/City/District							
		PIN		4	0	0	0	9	7
		Remarks (If Any)	PAN2=AAACN1792R-SecondPartyName=Neelyog Construction Pvt Ltd-CA=9430000						
		Amount In	Five Lakh Ninety Five Thousand Eight Hundred Rupee						
		Words	s Only						
Total	5,95,800.00								
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	00040572022092858098	CKU9147621				
Cheque/DD No.		Bank Date	RBI Date	28/09/2022-12:54:36	Not Verified with RBI				
Name of Bank		Bank-Branch		STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date		272 , 29/09/2022					



Department ID :
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
याचलाने केवळ दुरुगम निवाराक कार्यालयात नोंदणी करायच्या दस्तावेजाची लागू आहे. नोंदणी न करायच्या दस्तावेजाच्या दस्तऐवजात याचलाने नोंदणी करू नये.

Mobile No. : 9987203335

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2022		

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-324-13555	0004226172202223	30/09/2022-11:41:44	IGR190	30000.00



N. Kadam
A. Kadam

THIS AGREEMENT FOR SALE made at Mumbai this 28th day of September 2022 ;

BETWEEN

NEELYOG CONSTRUCTION PRIVATE LIMITED., a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at office No-1037, 10th Floor, Hubtown Solaris, N.S. Phadke Marg, Andheri (E), Mumbai 400 069, hereinafter referred to as **"THE PROMOTERS"**, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the One Part;

AND

~~Mr./Mrs. Ashwini Nathbaba Kadam &~~
~~Mr. Nathbaba Maruti Kadam~~

N. Kadam
A. Kadam

of
Mumbai Indian Inhabitant, residing at C/409, Parichay Co-op. Hsg. Soc., Vidhyamandir Road, Near Misquite Nagar, Dahisar (East), Mumbai - 400068.

hereinafter referred to as **"THE ALLOTTEE/S"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean his/her heirs, executors and administrators) of the Other Part;

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WHEREAS:

1. (a) The Trustees of F. E. Dinshaw Charities by virtue of two Deed of Settlement both dated 20th December, 1973 registered with the Office of Sub-Registrar of Assurances at Bombay Sr. No. S-3355 of 1973 and S/3356 of 1973 were well and sufficiently seized and possessed of the property lying and being at Village Malad, Taluka Borivali bearing Survey No.284 and 290 Hissa No. 1 (pt) bearing CTS Nos. 482, 482/1 to 10, 483, 483/1 to 10, 484, 484/1 to 15, 485, 485/1 to 34, 489, 489/1 to 10, 490, 490/1 to 21, 491, 491/1 to 22, 492, 492/1 to 28, 493, 493/1 to 21, 494, 494/1 to 18, 495, 495/1 to 22, 496, 496/1 to 57, 497, 497/1 to 40, 498, 498/1 to 21, 499, 499/1 to 16, 500, 500/1 to 15, 501, 501/1 to 24, 502, 502/1 to 236, 237 (pt), 238 (pt), 239 to 248 (pt), 249 (pt), 250 (pt), 251 and 252 to 302, 503, 504, 504/1 to 43, 505, 505/1 to 37, 506, 506/1 to 27, 507, 507/1 to 16, 508, 509, 509/1, 514, 514/1 to 12 admeasuring 35.006 sq. yds. equivalent to 29,269 Sq. Mtrs. which is more particularly described in the Schedule annexed hereto and marked as ANNEXURE "A".
- (b) F. E. Dinshaw Charities advertised for sale of the property admeasuring 35,006 sq. yds. equivalent to 29,269 Sq. Mtrs. wherein, Dhanjiwadi Chawl Group Co-op. Hsg. Soc. Ltd.(hereinafter referred to as " the said Society") was declared as the highest bidder and the sale was confirmed by the Office of the Charity Commissioner, Bombay vide his Order dated 20th June, 1995. Upon Dhanjiwadi Chawl Group Co-op. Hsg. Soc. Ltd. effecting the full payment, F.E. Dinshaw Charities executed a Deed of Conveyance on 30th July, 1986 registered with the Office of Sub-Registrar of Assurances at Bombay, under Sr. No. BBJ/3192 of 1986 in favour of Dhanjiwadi Chawl Group Co-op. Hsg. Soc. Ltd. of the property more particularly described in Annexure-A hereto which has been declared as slum under the provisions of Maharashtra Slum Areas (Improvement Clearance and Redevelopment) Act, 1971.
- (c) By a Development Agreement dated 17th September, 1993 executed between the said Society therein referred to as the Owner and the Promoters herein therein referred to as the Developers read with the Supplemental Agreement dated 22nd August, 2002 executed between the said Society therein referred to as the Owner and the Promoters herein therein referred to as the Developer; the said Society granted development rights unto the Promoters herein for re-development of the property more particularly described in Annexure-A hereto for the consideration and on the terms and conditions set out therein.



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	150	herein
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1) *Handwritten signature*

- (d) Slum Rehabilitation Authority (SRA) appointed under Maharashtra Slum Areas (Improvement, Clearance and Re-development) Act, 1971 has issued Letters of Intent dated 25th September, 1997 which has been amended vide Letter of Intent dated 22nd June, 2004, 30th October, 2007, 30th June, 2009, 9th September, 2009, 18th June, 2014 and 28th September, 2017 for re-development of the property more particularly described in Annexure-A hereto on the terms and conditions set out therein.
- (e) The Promoters have informed the Allottee/s and the Allottee/s is/are aware that the Promoters herein have received the layout plan of the property on 21st November, 1994 which has been amended/varied/modified on 26th February, 2006, 26th October, 2007, and 21st August, 2012. on the terms and conditions set out therein, and the Promoters have submitted the amended layout plan to SRA in pursuance of latest LOI dated 28/09/2017.
- (f) On the application of the said Society, an order for sub-division and amalgamation has been passed and accordingly, separate property Cards have been issued bearing CTS Nos. 502B, 502 B/ 1 to 5 in aggregate admeasuring 29,190.90 sq. mtrs. equivalent to 34912.30 sq. yards; which is more particularly described in the Schedule annexed hereto and marked as ANNEXURE "B" and delineated with Blue colour boundary line on the plan annexed hereto and marked as ANNEXURE "C". (For the sake of brevity hereinafter referred to as "the said property").
- (g) The promoters have obtained/executed a conveyance of a land locked piece and parcel of land bearing Survey No. 290(pt) of Malad corresponding CTS No. 502 Chalta No. 97 to 112 admeasuring 334 sq. yards equivalent to 279.22 sq. mtrs vide registered Conveyance bearing 6544/2019 dated 25th May, 2019 which portion is more particularly described in the schedule annexed hereto and marked as ANNEXURE "D". The promoters have applied to SRA to add/amalgamate the said piece and parcel of land with the existing SR project which is being considered by the SRA which will form part of the project land once approved by the SRA.
- II. A portion admeasuring 3748.86 Sq. Mtrs. forming part of the said property which portion is more particularly described in the schedule annexed hereto and marked as ANNEXURE "D-1" hereto and delineated with red colour boundary line on the plan annexed hereto and marked as Annexure "C" whereon the Sale Building No. 7 to be known as "Neelyog Virat" is being constructed by the Promoters which for the sake of brevity and convenience hereinafter referred to as "the project land".



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III. The necessary building plans have been sanctioned by SRA vide their Intimation of Approval (IOA) bearing No. SRA/ENG/1886/PN/PL/AP dated 30th March, 2007 and the plans in respect of which were amended from time to time and lastly on 15/6/2022 and has also issued Commencement Certificate on 23rd July, 2014 in respect of building No. 7 to be known as "Neelyog Virat" to be constructed on the project land. A copy of the Commencement Certificate dated 23rd July, 2014 is annexed hereto and marked as ANNEXURE "E". Full Commencement Certificate for Wing A and B has been granted by the SRA. The SRA has issued Full Occupation Certificate with respect to -Wing B of the Building No. 7 vide its letter bearing No. SRA/ENG/1886/PN/PL/AP dated 24.12.2020 and Full Occupation Certificate with respect to Wing A of Building No. 7 vide its letter bearing No. SRA/ENG/ 1886/ PN/PL/AP dated 15/6/2022 which is annexed hereto and marked as ANNEXURE "E-1 & E-2" respectively.



IV. The Promoters have shown the lay-out plan of the said property as also of the Buildings Plans to be constructed on the project land as sanctioned by the Slum Rehabilitation Authority and the Allottee/s is/are made aware that the same is subject to further variation/amendment thereto by the Promoters subject to (i) the sale component available to Developer under Rule 33 (10) of DCR 1991 and/or any amendment and/or replacement thereof and/or DCR 2034 (ii) by utilization of compensatory fungible FSI (iii) by utilization of the FSI available on amalgamation / clubbing of another slum rehabilitation scheme as would be sanctioned by S.R.A/ M.C.G.M. and/or any other Competent Authority/Authorities from time to time. (iv) Eligibility of Additional Slum Dwellers in Appeal or otherwise and/or provision of Project Affected Persons (PAP). The Allottee/s are specifically put to the notice that;

(a) In process of ongoing scheme for Re-development of the said property the Promoters have constructed Re-habilitation building No.1 consisting of Wing-A to Wing-E, Re-habilitation Building No.3 consisting of Wing-A to Wing-E, Re-habilitation Building No.4 consisting of Wing-A, B & C (Jain Temple) , Re-habilitation Building No.5 consisting of Wing A and Wing-B, Re-habilitation Building No.5A, Rehabilitation Building No. 6A, Building no 8 Rehabilitation wing A, Building No.11 consisting of Rehab Wing-B, C & D, & Sale Wing A, Sale Building No.8, sale Wing B, C & D known as Neelyog Towers Sale Building No. 11 Wing A known as "Neelyog Samruddhi" & Sale Building No. 7 Wing A & B known as "Neelyog Virat". Composite Building Nos. 9 and more/or less

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Buildings as may become necessary and approved by SRA to complete the Re-development of the said property.

(b) The Promoters have completed the free sale component Building No.8 consisting of Wing B, Wing C and D known as "Neelyog Towers" & Sale Wing A, Building No. 11 known as "Neelyog Samruddhi" and Wing A & B of Sale Building No. 7 known as "Neelyog Virat" and composite building No. 9 and New Rehabilitation Building/s or new free sale Building/s as may be necessary and required to be constructed as per the Plan that are sanctioned by SRA or that may be varied / amended hereafter by SRA.

(c) The Promoters have informed the Allottee/s and the Allottee/s are made aware that the Promoters shall be constructing the free sale Building No. 7 with Wings A and B (for the sake of brevity and convenience hereinafter referred to as "the said building") to be known as "Neelyog Virat" on the project land in two phases. The Plans for the said building have been sanctioned and the IOA is dated on 30th March, 2007 which is received occupation permission on 15th June, 2022 for construction of 2 Levels of the Basement, Ground/Stilt, Service Floor, Podium and 22 Upper Floors for Wing 'A' & 'B'. Further, approval/ Commencement Certificate of plans upto 22 Floors for Wing 'A' (for RCC) and Wing 'B' have been approved and issued in a phased wise manner by the SRA on payment of premium for loading Fungible FSI and/or loading FSI of the said property on the said building. Sale Wing 'B' has also received Occupation Certificate vide SRA letter SRA/ENG/1886/PN/PL/AP dated 24.12.2020 and Full Occupation Certificate with respect to Wing A of sale Building No. 7 vide its letter bearing No. SRA/ENG/ 1886/ PN/PL/AP dated 15.06.2022. The said building is being completed in 2 phases, the Promoters have registered Wing A & B as 2 separate projects with RERA and having 2 separate registration nos. bearing no. P51800004052 dtd. 07/08/2017 for Wing A and no.P51800003560 dtd. 05/08/2017 for Wing B. Despite being registered as 2 separate projects for RERA) it will be one building for all practical purposes and will share all common facilities. The 2 Levels of the Basement, Stilt/ Ground, Podium and Service Floor of the entire said building is complete.

(d) The Promoters have informed the Allottee/s and Allottee/s is/are made aware that Wing A and Wing B have been registered as separate projects in lieu of varying stages of completion



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all common amenities on the project land like open spaces, still, podium, basement, entry/exit ramps, parking, gymnasium, terrace, society office and/or any other common areas are indivisible and are for the common use, enjoyment and benefit of all the Allottee/s of both Wings A & B.

- (e) The Allottee/s has/have been informed and is/are made aware that the Promoters shall be constructing a Gymnasium on the first floor/podium level of the said building which will be common for the occupants/Allottee/s of both the wings i.e. to say Wing A and Wing B of Sale Building No-7.



- (f) The Allottee/s have been informed and are made aware that at present the first floor i.e. Podium Level of the said building is shown partly as sanctioned for gymnasium and partly for residential flats and partly for commercial users. The Allottee/s hereby gives his irrevocable consent to such change of user of first floor i.e. Podium Level of the said building as may be sanctioned by the planning authority/authorities from time to time and undertakes to not raise any objection in respect of the same.

- (g) In the said building a part of the area on the 8th and 15th floors have been earmarked as "Refuge Area", user whereof shall not be changed by the Allottee/s and/or anybody claiming by through under or in trust of the Allottee/s without prior approval in writing of the Promoters, S.R.A, M.C.G.M., State of Maharashtra and/or Competent authority in that respect.

- (h) Agreed that the Promoters shall be entitled to re-locate and/or shift the refuge area/ floor/s from the place where it has been earmarked at present and/or (increase/decrease refuge areas and/or floor/s at their sole discretion) if required by S.R.A and/ or MCGM and/or any Competent Authority (as applicable) and/or certified by the Architect / Engineer from time to time; to which the Allottee/s doth hereby accord his/her/their irrevocable consent for the same.

- (i) The Allottee/s has/have been informed and is/are made aware that the Society Office for the said building "Neelyog Virat" shall be located on the Podium Floor. PROVIDED HOWEVER, the Promoters may at their own sole discretion shift/re-locate the society office as per the planning constraints and/or as may be required by the Planning Authority/ Authorities and/or certified by the Architect / Engineer from time to time.

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[Handwritten signatures]

the parties hereto based on the rules and regulations and the market scenario as on the date of execution of this agreement. The Allottee/s is/are made fully aware and the Allottee/s confirm/s and agree/s that many of the approvals are sanctioned in a phase wise manner but the planning is crystallized in the beginning on the assumption that the same set of rules and regulations as are applicable as on date and will continue to prevail in the future at the time of sanction of such further approvals as required from time to time. It is expressly clarified and agreed upon by the Allottee/s that in the event the rules and regulations are amended by the concerned authority making it mandatory/ imperative to amend the plans and / or rendering the same impossible/unviable within the parameters on the date of sanction of this agreement then in that event the Promoters at their sole discretion shall be entitled to amend the plans as per new rules and regulations and endowments to provide the best possible alternative and/or closest solution as may be possible in the light of the new rules and regulations which shall be accepted by the Allottee/s without any objections. The final authority to decide the best alternate solution shall always rest with the Promoters and the Allottee/s shall not be entitled to object regarding the same.



4. INVESTIGATION OF THE TITLE BY THE ALLOTTEE/S:

The Allottee/s has prior to the execution of this Agreement satisfied himself/herself/themselves about the entitlement and the right of the Promoters to re-develop the said property and the Allottee/s shall not be entitled to further investigate the same and/or raise requisition of objection upon any matter relating thereto.

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5(a) APARTMENT AND COVERED CAR PARKING SPACE AGREED TO BE PURCHASED:

- (i) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee/s; the Apartment No. 303 admeasuring 53.78 of Sq. Mtrs. of carpet area as defined under the Rera Act on the 3rd floor in Wing A in the sale building No.7 to be known as "Neelyog Virat" (hereinafter referred to as "the said Apartment") as shown in the Floor plan thereof hereto annexed and marked as Annexure "J" (with variation of not more than 3% of the carpet area) for the consideration of Rs. 89,30,000/- (Rupees Eighty nine lache thirty thousand only.)

Madan
Asodhin

36. JURISDICTION:

The Competent Authority /courts in Mumbai alone will have the jurisdiction for this Agreement.

37. STAMP DUTY AND REGISTRATION CHARGES:

The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/s alone.



IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day first above written.

SIGNED SEALED AND DELIVERED

By the withinnamed "The Promoter"

) For M/s Neelyog Construction

Pvt. Ltd.

M/s. Neelyog Construction Pvt. Ltd., through
its Director Mr. Yogesh B. Mehta

Yogesh

Director



IN THE PRESENCE OF

1) Shashikala K. Poojari

2)



Akadash



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SIGNED SEALED AND DELIVERED

by the withinnamed "Allottee"

Mr/Ms/Mrs. Ashwini Nathbaba Kadam
Mr. Nathbaba Maruti Kadam



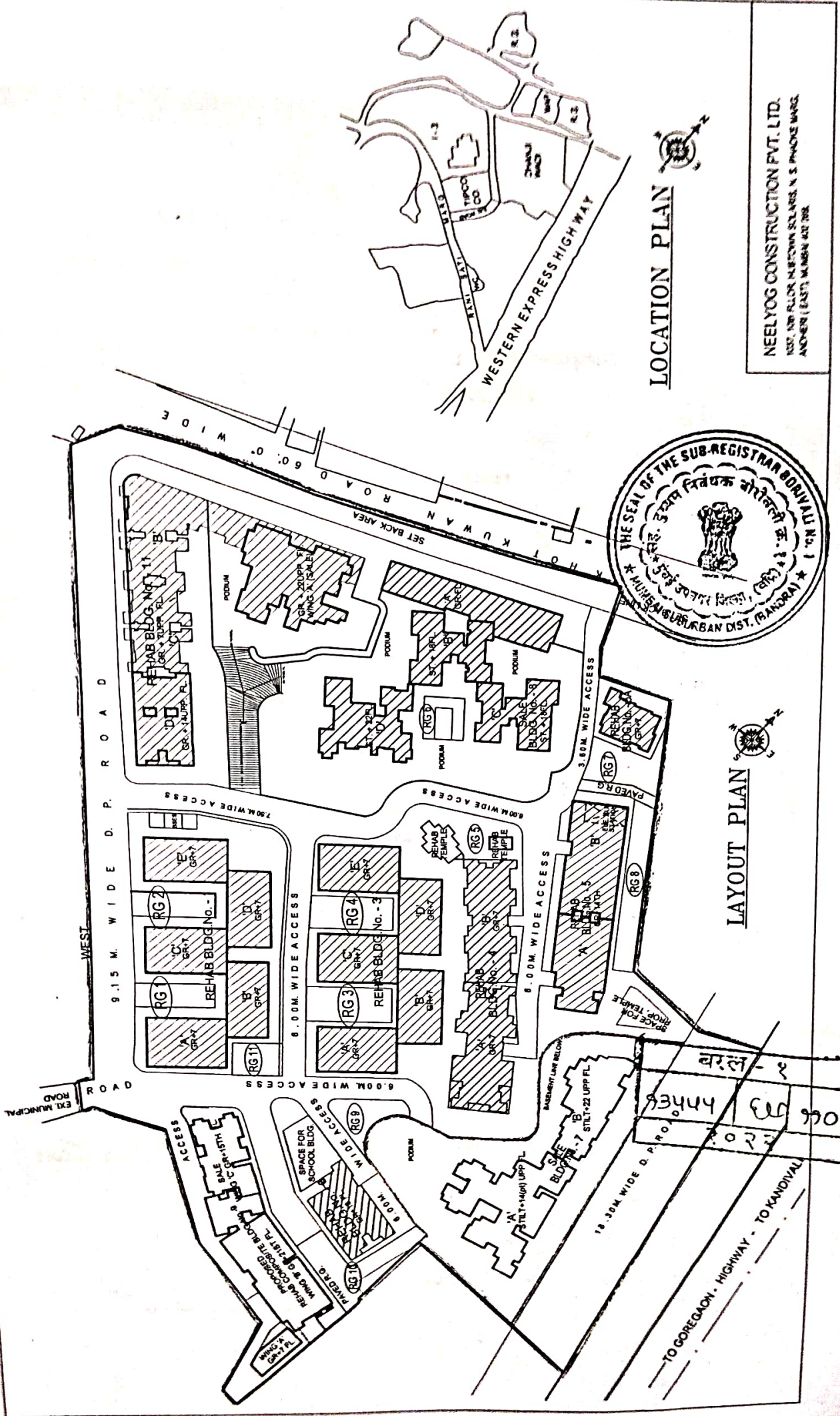
Kadam



IN THE PRESENCE OF

1) Santosh Kadam

2) Cherun Ponnusamy



LOCATION PLAN



NEELYOG CONSTRUCTION PVT. LTD.
 103, 104 FLOOR, NARAYAN SQUARE, N. S. PHOENIX WING,
 ANDHERI (EAST), MUMBAI 400 088.



LAYOUT PLAN



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 TO GOREGAON HIGHWAY - TO KANDIVALI



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/ENG/1886/PN/PL/AP

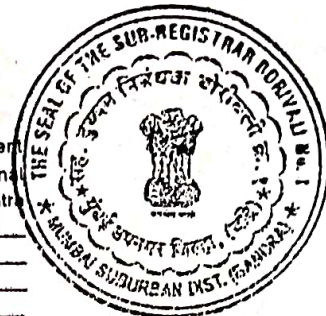
COMMENCEMENT CERTIFICATE

SALE BLDG. NO. 7

TO: M/S. New World Construction Ltd.,

107/402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
Mumbai-400 057

12.3 JUL 2014



Sir

With reference to your application No. 17 dated 30/03/2007 for Development Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 46 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 482 to 485, 489 to 492 & 514 C.T.S. No. 482 to 485, 489 to 492 & 514

of village Maled T.P.S. No. -
ward P/N Situated at Dhanjiwadi, Khotkuwa Road, Maled (E)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
I/R No. SRA/ENG/54/PN/PL/LOI (Revised) dt. 18/06/2014
IDA I/R No. SRA/ENG/1886/PN/PL/AP dt. 30/03/2007
and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extension 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.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - 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.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) 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 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
- 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 C.E.O. (SRA) has appointed SHRI A.S. RAO
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

This C.C. is granted for work up to plinth i.e. Upper/Lower basement, Stilt, podium for Sale Bldg. No. 7 as per amended plan dtd. 20/06/2014.

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For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA) (W.S.)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

No. SRA/Eng/1886/PN/PL/AP 11 JAN 2016

This C.C. is further extended up to 10th floor (i.e. top slab of 10th floor) for wing B of sale bldg No. 7 as per amended plan dt 20/06/2014



11/1/16

Executive Engineer
Slum Rehabilitation Authority

No. SRA/Eng/1886/PN/PL/AP 06 FEB 2016

This C.C. is further extended up to 4th upper floor for sale wing A of sale bldg No. 7 as per approved amended plan dt 20/06/2014

11/1/16

Executive Engineer
Slum Rehabilitation Authority

No. SRA/Eng/1886/PN/PL/AP 20 MAR 2017

This C.C. is further extended for 11th to 13th upper floors of sale wing B of sale bldg No. 7 as per approved amended plan dt 20/06/2014.

20/3/17

Executive Engineer
Slum Rehabilitation Authority

SRA/Eng/1886/PN/PL/AP 30 NOV 2017

This C.C. is further extended for 17th to 18th upper floors (except flat No. B. 41 and 5 on 18th floor) of sale wing of sale building No. 7 as per approved amended plan dt 30 NOV 2017

30/11/17

Executive Engineer
Slum Rehabilitation Authority

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SRA/ENG/1886/PN/PL/AP

21 AUG 2018

C.C. is further extended for flat No. 3, 4, & 5 on 11th floor and full C.C. from 19th to 22nd upper floors in O.H.W. Tank & Lift machine room of sale wing 'A' of sale building No. 7 as per approved amended plan dt. 01.08.2018.

Seah
21-07-18
Executive Engineer
Slum Rehabilitation Authority



SRA/ENG/1886/PN/PL/AP 21 FEB 2019

This C.C. is further extended for 2nd to 7th upper floors of sale wing 'A' of sale bldg no. 7 as per approved amended plan dt. 21 FEB 2019.

Seah
21-02-19
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/1886/PN/PL/AP 18 JAN 2020

This C.C. is further extended for 8th, 9th & 10th upper floors & sale wing 'A' of sale building No. 7 as per approved plan dated 21/02/2019.

Seah
17-01-20
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/1886/PN/PL/AP 12 2 JUL 2020

This C.C. is further extended for R.C.C. frame work, excluding finishing work from 11th to 22nd upper floor including L.M.R. O.H.W.T. for Sale Wing 'A' of Sale Bldg. No. 7, as per approved amended plans dtd. 21/02/2019.

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Manoj
21.07.2020
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/1886/PN/PL/AP 7 SEP 2021

This C.C. is further extended from 11th to 17th upper floor for finishing work of sale wing -A of sale building no-7 as per approved amended plans dated 24/12/2020.

Manoj
07.09.
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/1886/PN/PL/AP

20 OCT 2021

This C.C. is further extended from 18th to 20th upper floors as per approved amended plans dated 24/12/2020 i.e. 2nd to 22nd upper floors and re-endorsed as per approved cum part occupation plans dated 20/10/2021 i.e. Ground (pt) + 1st (pt) upper floors.



[Signature]
Dy. Ch. Engineer
Slum Rehabilitation Authority

SRA/ENG/1886/PN/PL/AP

03 JUN 2022

This C.C. further granted for finishing work of 21st & 22nd floors including LMR & OHWT by regularizing for sale wing-A of sale Bldg. No. 7 as per approved amended plans dated 24/12/2020. (i.e. Lower & Upper Basement + Ground/Stilt + 1st (Part) floor & (Part) Podium + 2nd to 22nd upper floors + LMR & OHWT for wing-A of sale Bldg. No. 7)

[Signature]
Executive Engineer
Slum Rehabilitation Authority

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SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1886/PN/PL/AP

Date :- 15 JUN 2022

To,
M/s Tandel & Associates (Architect)
17, Zaoba wadi, Ground Floor,
Thakar Dwar, Mumbai - 400002

Subject: Full Occupation Permission to Sale Wing 'A' of Sale bldg. no.7 under S.R. Scheme on plot bearing C.T.S No. 502(pt.), 482 to 485, 489 to 509, 514, new corresponding CTS no. 502B, 502B/1 to 5 of Village Malad, Rani Sati Marg, Malad (E), Mumbai- 64, in "Dhanyawadi Chawls Group CTS Ltd"

- Ref:**
1. Your letter dated 01/06/2022.
 2. Earlier Part Occupation permission dated 24/12/2020.
 3. Earlier Part Occupation permission dated 20/10/2021.



Gentleman,

With reference to your above letter this is to inform you that, the permission to occupy Sale wing 'A' of Sale Building No.7 from 2nd to 22nd upper floor including O.H.T & Lift machine room is completed under the supervision of Architect Shri. Sandip W. Tandel, (Reg. No. CA/95/19270), Consulting Structural Engineer M/S. J.W. Consultants LLP. (Reg.No. TP/W/10), Site Supervisor Shri. K.O. (License No. D/104/SS-I) and shown in red color in the plans submitted by, you on 01/06/2022 is hereby granted subject to the following conditions,

1. This Full occupation permission is in continuation of earlier part occupation permission granted to sale Building no. 07 under reference dtd. 20/10/2021. i.e Lower and upper basement + Ground + 1st floor (part) & Podium (part) floors + 2nd to 22nd upper floor including O.H.W.T & Lift machine room
2. That this Full occupation permission is granted for 143 nos. of Sale Residential tenements, 01 no. of Society Office, 07 nos. of Sale Shop, 06 nos. of Sale Office, 01 no. of Nursing Home, in continuation to earlier OCC dated 20/10/2021.

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SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1886/PN/PL/AP

Date :- 15 JUN 2022

To,
M/s Tandel & Associates (Architect)
E, Zaola wadi, Ground Floor,
Thakur Dwar, Mumbai 400002

Subject: Full Occupation Permission to Sale Wing 'A' of Sale bldg. no.7 under S.R. Scheme on plot bearing C.T.S No. 502(pt.), 482 to 485, 489 to 509, 514, new corresponding CTS no. 502B, 502B/1 to 5 of Village Malad, Rani Sati Marg, Malad (E), Mumbai- 64, for "Dhampwadi Chawls Group CTS Ltd"

- Ref:**
1. Your letter dated 01/06/2022.
 2. Earlier Part Occupation permission dated 24/12/2020.
 3. Earlier Part Occupation permission dated 20/10/2021.

Gentleman,

With reference to your above letter this is to inform you that, the permission to occupy Sale wing 'A' of Sale Building No.7 from 2nd to 22nd upper floor including O.H.T & Lift machine room is completed under the supervision of Architect Shri. Sandip W. Tandel.(Reg. No. CA/95/19270), Consulting Structural Engineer M/S. J.W. Consultants LLP. (Reg.No. CTS/AW/10), Site Supervisor Shri. K.O. (License No. D/104/SS-I) and shown in red color in the plans submitted by you on 01/06/2022 is hereby granted subject to the following conditions,

1. This Full occupation permission is in continuation of earlier part occupation permission granted to sale Building no. 07 under reference dtd. 20/10/2021. i.e Lower and upper basement + Ground + 1st floor (part) & Podium (part) floors + 2nd to 22nd upper floor including O.H.W.T & Lift machine room
2. That this Full occupation permission is granted for 143 nos. of Sale Residential tenements, 01 no. of Society Office, 07 nos. of Sale Shop, 06 nos. of Sale Office, 01 no. of Nursing Home, in continuation to earlier OCC dated 20/10/2021.



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3. That the balance LOI & IOA conditions shall be complied with before granting full OCC to sale wing 'C' of Composite Bldg. no. 9.

That you shall hand over road to MCGM before granting full OCC to sale wing 'C' of Composite Bldg. no. 9.

That the layout R.G. shall be developed before granting full OCC to sale wing 'C' of Composite Bldg. no. 9.

That the A.A. & Collector NOC shall be submitted before granting full OCC to sale wing 'C' of Composite Bldg. no. 9.

7. That the full SWD Completion certificate shall be submitted before granting full OCC to sale wing 'C' of Composite Bldg. no. 9.

8. That the certificate under section 270A of MMC Act shall be obtained from A.E. (WW)-P/N ward and a certified copy of the same shall be submitted to this office.

One set of plans of Sale Building no. 7 is returned herewith as token of approval.

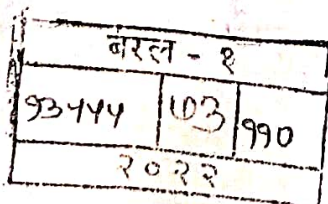
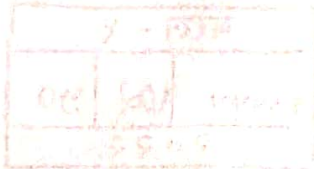
Yours faithfully,

Executive Engineer
Slum Rehabilitation Authority

Copy to :

- 1) M/s. Neelgog Construction Ltd.
- 2) Asstt. Comm. P/N Ward
- 3) A.E. (W.W.) P/N-Ward
- 4) A.A. & C, P/N-Ward
- 5) I-card section (SRA).

Executive Engineer
Slum Rehabilitation Authority





Annexure-H

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 :
R&I/00004052
Name: Neelgong Virat - A Wing, Plot bearing / CTS / Survey / Final Plot No.: 482 to 488, 489 to 500, 514 at Borivall,
Borivall, Mumbai Suburban, 400097;

1. Neelgong Construction Pvt Ltd having its registered office / principal place of business at Tehsil: Andheri, District: Mumbai Suburban, Pin: 400069.

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 allottees 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, Rules of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realized 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 (f) of sub-section (2) of section 4 read with Rule 8.
- That entire of the amounts to be realized 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 07/08/2017 and ending with 31/12/2025 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.

Signature valid
Digitally signed by
Dr. Vasantrao Pramanand Prabhu
(Secretary, Maharashtra RERA)
Date: 8/7/2017 3:08:33 PM

Date: 07/08/2017
Place: Mumbai

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



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03/10/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 13555/2022

नोंदणी :

Regn.63m

गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9430000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8295450.9
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 303, माळा नं: 3 रा मजला, इमारतीचे नाव: नीलयोग विराट, ब्लॉक नं: विल्डिंग नं-7, विंग-रे, रोड : खोत कुवा रोड, धनजीवाडी, मालाड पुर्व, इतर माहिती: वन कार पार्किंग (C.T.S. Number : 502 ;)
(5) क्षेत्रफळ	1) 59.16 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 नीलयोग कन्स्ट. प्रा.ली. चे संचालक श्री. योगेश वी मेहता त्याचे मुखत्यार मीनाक्षी आर शाह वय:-55; पत्ता:- प्लॉट नं: १०३७, माळा नं: १० वा मजला, इमारतीचे नाव: हब टाउन मोलारिस, ब्लॉक नं: -, रोड नं: एन एस फडके मार्ग, अंधेरी पुर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-AAACN1792R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अश्विनी नाथबाबा कदम वय:-34; पत्ता:- प्लॉट नं: सी/४०९, माळा नं: -, इमारतीचे नाव: परिचय को ओप हाउसिंग सोसायटी, ब्लॉक नं: जवळ मिसकीटा नगर, रोड नं: विद्या मंदिर रोड, दहिसर पुर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-BGAPK6011L 2): नाव:- नाथबाबा मारुती कदम वय:-44; पत्ता:- प्लॉट नं: सी/४०९, माळा नं: -, इमारतीचे नाव: परिचय को ओप हाउसिंग सोसायटी, ब्लॉक नं: जवळ मिसकीटा नगर, रोड नं: विद्या मंदिर रोड, दहिसर पुर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-BANPK1000J
(9) दस्तऐवज करून दिल्याचा दिनांक	28/09/2022
(10) दस्त नोंदणी केल्याचा दिनांक	30/09/2022
(11) अनुक्रमांक, खंड व पृष्ठ	13555/2022
(12) बाजारभावाप्रमाणे सुद्रांक शुल्क	565800
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई 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 30/09/2022) to Municipal Corporation of Greater Mumbai.

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

सह दुय्यम निबंधक बोरीवली क्र १
मुंबई उपनगर जिल्हा