



10/04/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 7385/2021

नोदणी :

Regn:63m

गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15260355
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14589700
(4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॅट नं. 1704, माळा नं: 17 वा मजला, इमारतीचे नाव: राविक (टॉवर 1), पिरामल रेवता टॉवर 1, ब्लॉक नं: निर्मल लाईफस्टाइल मॉल मागे, गोरेगाव मुलुंड लिंक रोड, रोड : मुलुंड पश्चिम मुंबई 400080, इतर माहिती: सदनिकेचे क्षेत्रफळ 755.20 चौ फुट रेरा कारपेट म्हणजेच 70.16 चौ. मी. रेरा कारपेट, अधिक 2.23 चौ मी ड्राय बाल्कनी एरिया, एक कार पार्किंग सहित ((C.T.S. Number : 491 AV5 AND 491 AV6 ;))
(5) क्षेत्रफळ	1) 755.20 चौ.फूट
(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:-पी आर एल डेव्हलोपर्स प्रा.लि तर्फे अधिकृत सहीकर्ती रेशमी पणिकर तर्फे कु.मु. म्हणुन प्रमोद आनंद पवार वय:-47; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 8 वा मजला , इमारतीचे नाव: पिरामल टॉवर, ब्लॉक नं: पेनिन्सुला काँरपोरेट पार्क, गणपतराव कदम मार्ग, रोड नं: लोअर परेल मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAFCP9978E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अरुणा संजय घाग वय:-56; पत्ता:-प्लॉट नं: फ्लॅट नं. बी-6/302, माळा नं: -, इमारतीचे नाव: लोक निसर्ग, वैशाली नगर, ब्लॉक नं: घाटी पाडा, शाम्बीक ग्लास कंपनी जवळ, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AAIPB9010D 2): नाव:-संजय दत्ताराम घाग वय:-60; पत्ता:-प्लॉट नं: फ्लॅट नं बी-6/302, माळा नं: -, इमारतीचे नाव: लोक निसर्ग, वैशाली नगर, ब्लॉक नं: घाटी पाडा, शाम्बीक ग्लास कंपनी जवळ, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AEGPG4600J
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	09/04/2021
(11) अनुक्रमांक, खंड व पृष्ठ	7385/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	458000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणानाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.



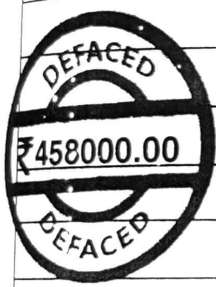


CHALLAN
MTR Form Number-6



GRN	MH013964190202021M	BARCODE	[Barcode]	Date	25/03/2021-14.14.56	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	KRL4_JT SUB REGISTRAR KURLA NO 4			PAN No.(If Applicable)	AAFCP9978E		
Location	MUMBAI			Full Name	PRL DEVELOPERS PRIVATE LIMITED		
Year	2020-2021 One Time			Flat/Block No.	FLAT NO. 1704 17TH FLOOR RAVIK PIRAMAL		
				Premises/Bulding	REVANTA TOWER 1		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	458000.00	BEHIND NIRMAL LIFETYLE MALL M G LINK ROAD	MULUND WEST MUMBAI		4 0 0 0 8 0	PAN2-AA:PB90T0B-SecondPartyName=ARUNA SANJAY GHAG-
						करल 8 6364 990 992 2029
Total	4,58,000.00					Amount In Four Lakh Fifty Eight Thousand Rupees Only Words



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332021032714253	694917737
Cheque/DD No.		Bank Date	RBI Date	27/03/2021-15:17:21	30/03/2021
Name of Bank		Bank-Branch			
Name of Branch		Scroll No. , Date			

Department ID :
NOTE:- This challan validity unknown be registered in Sub Registrar office only. Not valid for unregistered documents.
सदर चलन केवल दुर्य लयात नोदणी करावयाच्या दस्तावाही लागू आहे. बाकी न करावयाच्या दस्तावाही केवळ चलन लागू नाही.

Digitally signed by
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.04.10
13:20:53
Reason: Sealed Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-391-7385	0000188408202122	09/04/2021-17:24:02	IGR200	458000.00

CHALLAN
MTR Form Number-6



GRN	MH013262417202021M	BARCODE			
Department	Inspector General Of Registration	Date	16/03/2021-17:28:16	Form ID	25.2
Type of Payment	Stamp Duty	Payer Details			
Office Name	Registration Fee	TAX ID / TAN (If Any)			
Location	KRL4_JT SUB REGISTRAR KURLA NO 4	PAN No.(If Applicable)	AAIPB9010D		
Year	MUMBAI	Full Name	ARUNA SANJAY GHAG		
	2020-2021 One Time	Flat/Block No.	FLAT NO. 1704 17TH FLOOR RAVIK PIRAMAL		
		Premises/Building	REVANTA TOWER 1		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030063301 Registration Fee	30000.00	BEHIND NIRMAL LIFETYLE MALL M G LINK ROAD	MULUND WEST MUMBAI		4 0 0 0 8 0	PAN2=AAFPCP9978E-SecondPartyName=PRL DEVELOPERS PRIVATE LIMITED-
						करल ४
						०३८५१०११९४
						२०३१
						Thirty Thousand Rupees Only
Total	30,000.00					Words



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	69103332021031815289	694518867	
Cheque/DD No.	Bank Date	RBI Date	18/03/2021-17:23:53	19/03/2021	
Name of Bank	Bank-Branch	IDBI BANK			
Name of Branch	Scroll No. , Date	100 , 19/03/2021			

Department ID : 9220350556
 NOTE:- This challan is valid only if it is registered in Sub Registrar office only. Not valid for registered document.
 सदर चलन केवल दुर्य लयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी केलेल्यापत्राचा प्रत नोंदणी कार्यालय तामु नाही.

Digitally signed by
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2021.04.10
 13:21:39 +05'30'
 Reason: See document
 Location: India



Sr. No	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-391-7385	0000188412202122	09/04/2021-17:24:05	30000.00

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांक अहवाल सन - 2021

- A
- 1) महानगरपालिका :- MUMBAI
 1. दस्ताचा प्रकार :- AGREEMENT FOR SALE अनुच्छेद :- 25(B)
क्रमांक
 2. सदरकत्यांचे नाव :- ARUNA SANJAY GHAG
 3. तालुका :- KURLA
 4. गावाचे नाव :- NAHUR
 5. नगरभूमापन क्रमांक :- 491A/5, 491A/6
 6. मूल्य दरविभाग मूल्य (झोन) :- 122 उपविभाग :- 565A-5
 7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मी दर :- 1,53,010/-
+
5%
1,60,660.5/
=
 8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- 755.20 चौ फुट कारपेट / 79.43 चौ मी बिल्ट अप
 9. कार पार्किंग :- 1 गच्ची :- बाल्कनी :- 2.23
 10. मजला क्रमांक :- 17 उद्वाहन सुविधा :-
 11. बांधकाम वर्ष :- घसारा :-
 12. बांधकामचा प्रकार :- आरसीसी कच्चे / अर्धे पक्के / इतके पक्के /
 13. बाजारमूल्यदर तक्त्यातील मार्गदर्शन सूचना क्रमांक :- ज्यान्ध्ये दिलेली घट / वाढ
 14. निर्धारित केलेले बाजारमूल्य :- 1,45,89,700/-
 15. दस्तामध्ये दर्शविलेला मोबदला :- 1,52,60,355/-
 16. देय मुद्रांक शुल्क :- 4,22,900/- भरलेले मुद्रांक शुल्क :- 4,23,000/-
 17. देय नोंदणी फी :- 30,000/

करल ४		
७३८५	९	९९४
२०२१		



सह दुय्यम निबंधक

लिपिक

A) $\frac{755.20 \times 1.1}{10.76} = 77.20 + 2.23 = 79.43 \times 160660.5 \times 1.10 = 1,40,37,400/-$

B) $13.75 \times 160660.5 \times 25\% = 5,52,300/-$

A + B = 1,45,89,700/-

काल ४		
७३८५	५	११४
१०२१		



AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** made and entered into at Mumbai on this 31st day of March in the year Two Thousand Twenty One;

BETWEEN

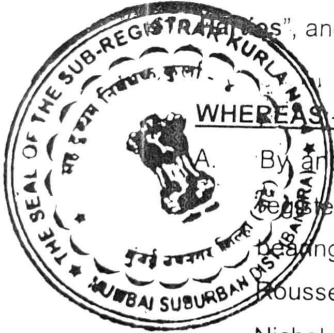
PRL DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having its registered office at 8th Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 (hereinafter referred to as "**the Developer**", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors in title and assigns) of the **ONE PART**;

AND

करल ४		
0314	९	११२

~~Mrs. Aruna Sanjay Ghag~~ and Mr. Sanjay Dattaram Ghag, Adult/s, Indian Inhabitant/s, having their address for the purpose of these presents at B-6/302, Lok Nisarg, Vaishali Nagar, Ghati Pada, Near Shamvik Glass Company, Mulund West, Mumbai - 400 080 hereinafter referred to as "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual/s (his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF and in case of a coparcenary, the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last survivor of them and in case of a company/ body corporate its successors and permitted assigns) of the **OTHER PART**.

The Developer and the Purchaser are hereinafter collectively referred to as "the Parties", and individually as a "Party".



- WHEREAS -
- A. By and under a Deed of Conveyance dated 30th September, 1998 and registered with the Office of the Sub-Registrar of Assurance at Bandra bearing Serial No. BDR-3-2519 of 1998 executed by Hoechst Marion Roussel Limited, therein referred to as the Transferor of the One Part and Nicholas Piramal India Limited, therein referred to as the Transferee of the Other Part, Hoechst Marion Roussel Limited sold transferred conveyed assigned assured unto Nicholas Piramal India Limited inter alia all that pieces and parcels of land, ground, hereditaments and premises bearing CTS Nos. 525(Part), CTS No. 524(Part), CTS No. 526(Part), CTS No. 504(Part) and admeasuring in the aggregate 17000 square meters situate lying and being at Village Nahur, Taluka Kurla in the Registration Sub-District Kurla and District Mumbai Suburban District ("the First Property") for the consideration and on the terms and consideration contained therein.
- B. By and under a Deed of Conveyance dated 7th February, 2000 and registered with the Office of the Sub-Registrar of Assurance at Bandra bearing Serial No. BBJ-1862 of 2000 ("the Second Sale Deed") executed



PAY SF

रुपये RUPEES

का.स. 540
A/c No.

MULTI-CITY

करल 8		
0314	5	998
2029 consideration and on the terms and conditions as set out therein.		

G. By and under a Deed of Revocation of Power of Attorney dated 31st July, 2015 ("the Deed of Revocation") made between Piramal Enterprises Limited, therein referred to as the Company and Topzone Mercantile Company LLP, therein referred to as the Developer, and registered with the Sub-Registrar of Assurances under Serial No.KRL1-8171 of 2015, Piramal Enterprises Limited revoked the Power of Attorney dated 21st December, 2011, executed in favour of the Topzone Mercantile Company LLP.

H. By and under a Deed of Assignment of Development Rights Agreement dated 31st July, 2015 ("the said Assignment Agreement"), executed between Topzone Mercantile Company LLP therein referred to as the Assignor, Piramal Enterprises Limited, therein referred to as the Confirming Party and PRL Developers Private Limited the Developer herein, therein referred to as the Assignee and registered with the Office of the Sub-Registrar of Assurances at Bandra under Serial No. KRL-1-8172-2015, TMC LLP transferred and assigned in favour of Developer, the development rights in the PEL Land obtained by it under the Development Agreement and Piramal Enterprises Limited confirmed unto and in favour of Developer, the development rights in the PEL Land on the terms and conditions contained therein. Further, Piramal Enterprises Limited has released and relinquished rights, title and interest in respect of an area admeasuring 75,000 square feet (built up) and 50 car parks proposed to be constructed on the PEL Land under the Development Agreement, absolutely and irrevocably in favour of Developer.



I. By and under the Power of Attorney dated 31st July, 2015 executed by Topzone Mercantile Company LLP and registered with the Office of the Sub Registrar of Assurances at Bandra under Serial No. KRL-1-8173-2015, TMC LLP granted to Developer, powers and authority to obtain the approvals and also to undertake the development of the PEL Land in the manner provided under the said Assignment Agreement.

J. By and under the Power of Attorney dated 31st July, 2015 executed by Piramal Enterprises Limited and registered with the Office of the Sub Registrar of Assurances at Bandra under Serial No. KRL-1-8174-2015, Piramal Enterprises Limited granted to the Developer, powers and authority to obtain the approvals and also to undertake the development of the PEL Land in the manner provided under the said Assignment Agreement.

करल ४		
७३८५	१०	११२
२०२१	Larger Land as per tower namely "Ravik - (Tower-1)"	

The Project has been registered with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA/ACT") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of the Projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules"). The Authority has duly issued the Certificate of Registration No. **P51800005983** dated **14th August 2017** for the Project and a copy of the RERA Certificate is annexed and marked as **Annexure "A"** hereto.

- . "Ravik (Piramal Revanta - Tower-1)" (Wing-A as per sanctioned plan) in the Project shall hereinafter be referred to as the "said Building". The Developer will also be developing further phases on the remaining portion of the Larger Land comprising of towers and/or wings and/or building(s) for residential, commercial and/or such other user as the Developer may deem fit, subject to receipt of necessary approvals ("Future Buildings"). The Developer is undertaking the development of the said Building, ie the Project and the Larger Project by exploiting the full development potential of the Larger Land by way of inter-alia (a) utilising, consuming and loading Floor Space Index ("FSI") and also FSI by way of Transfer of Development Rights and/or FSI nomenclated in any manner whatsoever including fungible FSI, additional FSI, special FSI, compensatory FSI, incentive FSI, premium FSI available under development control regulations applicable to Mumbai ("DCR") and any other FSI/TDR including TDR that may be required in any manner, (b) utilising, consuming and exploiting all the benefits, potential, yield, advantages presently available and/or that may be available in future for any reason whatsoever and/or any other rights, benefits or any floating rights which is or are and / or may be available in respect of the Larger Land or elsewhere and/or any potential that is or may be available on account of the existing provisions and/or by change of law and/or change of policy and/or any other rights and benefits including on account of undertaking incentive FSI schemes under the applicable law, or elsewhere and/or any potential that is or may be available on account of the existing provisions or any amendments thereto under applicable law including in DCR and the Act/regulations therein.



करल ४		
७३८५	५८	२०२१
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures the day and year first hereinabove written.		

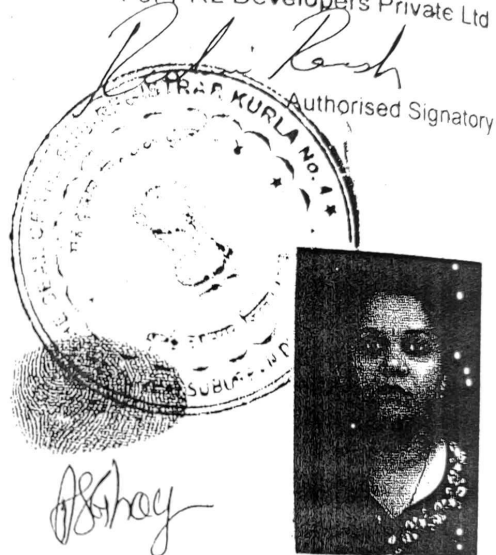


Signed and Delivered
 By the within named the Developer
PRL Developers Private Limited
 Through its Authorised Signatory
Mrs. Reshmi Panicker

For PRL Developers Private Ltd

in the presence of

- 1) [Signature] Vinod Pester
- 2) [Signature] Mahesh Pester



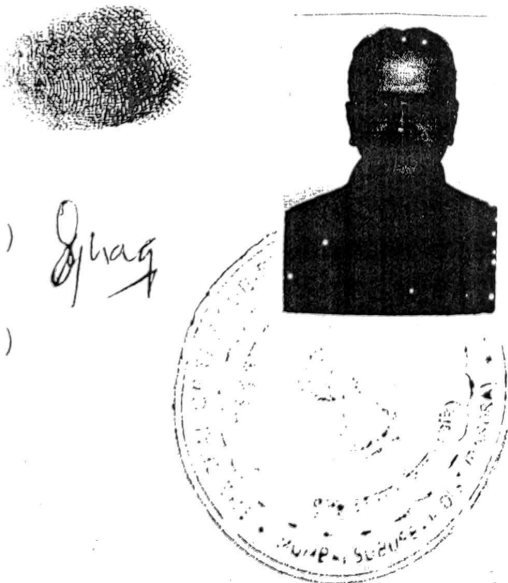
Signed and Delivered
 By the within named the Purchaser
Mrs. Aruna Sanjay Ghag



Mr. Sarjay Dattaram Ghag

in the presence of ...

- 1) [Signature] Vinod Pester
- 2) [Signature] Mahesh Pester



FIRST SCHEDULE

Larger Land
The First Property

करल ४		
634	YR	992
२०२१		

All that piece or parcel of land bearing CTS No. 485(pt.) admeasuring 4820.81 square meters, CTS No. 500 (pt.) admeasuring 7852.34 square meters, CTS No. 504(pt.) admeasuring 15397.12 square meters, CTS No. 524 (pt.) admeasuring 147.38 square meters, CTS No. 525(pt.) admeasuring 90.20 square meters and CTS No. 526 (pt.) admeasuring 1365.25 square meters in all aggregating to 17,000 square meters and now forming part of CTS Nos. 491A/5 and 491A/6 all situate lying and being at Village Nahur, Taluka Kurla in the Registration Sub-District Kurla and District Mumbai Suburban District and bounded as follows;

On or towards the North by : Remaining parts of CTS No. 525, CTS No. 524 and CTS No. 526

On or towards the South by : Portion of remaining part of CTS No. 504

On or towards the East by : Remaining part of CTS No. 504

On or towards the West by : Portion of remaining part of CTS No. 504 and beyond that existing Tansa Pipe Line

The Second Property



All that piece or parcel of land bearing CTS No. 485(pt.) admeasuring 4820.81 square meters, CTS No. 500 (pt.) admeasuring 7852.34 square meters, CTS No. 504(pt.) admeasuring 4151 square meters admeasuring in the aggregate 16824.15 square meters and now forming part of CTS Nos. 491A/5 and 491A/6 all situate lying and being at Village Nahur, Taluka Kurla in the Registration Sub-District Kurla and District Mumbai Suburban District and bounded as follows;

On or towards the North by : CTS No. 504(pt.)

On or towards the South by : Part of the CTS No. 485(pt.) which is the set-back area earmarked for widening of Goregaon-Mulund Link Road and retained by Hoechst

On or towards the East by : CTS No. 504(pt), 500(pt) and 485(pt)

On or towards the West by : Tansa pipeline and proposed D.P. Road.

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कुरला ४		
७३८५	६०	११४
२०२१		

The Third Property

All that piece and parcel of admeasuring 13,008 square metres bearing CTS Nos. 491A (part) and 491A/4 (part), lying and being at Village Nahur, Taluka and Registration Sub District Kurla and Registration District of Mumbai Suburban ("Plot") and the absolute and exclusive ownership, benefit and use of all the present and future floor space index, transferable development rights, development rights, and other development potential in respect thereof and/or arising therefrom of whatsoever nature and by whatever name called and which Plot is bounded as follows:

On the North by: CTS No. 491A/4

On the South by: CTS No. 491 A

On the East by: CTS No. 491 A/5

On the West by: CTS No. 491 A



४३८५

४३८५ | १२ | १९९४

FOURTH SCHEDULE

Sr. No.	Terms and Expressions	Meaning
1	Project Name	Piramal Revanta - Tower 1
2	Building /Wing No.	Ravik (Tower-1) (Wing A As defined in the sanctioned plan as approved by MCGM)
3	Tower Name	Ravik
4	The said Flat	Flat No. 1704 admeasuring about 70.16 sq. mtrs. (as defined under the provisions of RERA) equivalent to approximately 755.20 sq. ft. carpet area on the 17 th habitable floor of the said Building along with dry balcony area admeasuring 2.23 sq.mtrs.
5	The Sale Consideration	Rs. 1,52,60,355/- (Rupees One Crore Fifty Two Lakhs Sixty Thousand Three Hundred Fifty Five Only)
6	Number of the Car Parking Space(s)	1 (One)
7	Name of the Account for payment of Sale Price	"PRL Developers Private Limited-Revanta Tower 1- Collection Escrow Account"
8	Address of the Purchaser/s for the purposes of this Agreement	B-6/302, Lok Nisarg, Vaishali Nagar, Ghati Pada, Near Shamvik Glass Company, Mulund West, Mumbai - 400 080
9	Permanent Account Number	Developer's PAN : AAFCP9978E Purchaser/s PAN : AAIPB9010D, AEGPG4600J





पत्र क्र ४		
८०३०५	६६	१९९४
२०२१		

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 :
P51800005983

Project: **Piramal Revanta - Tower 1, Plot Bearing / GTS / Survey / Final Plot No.: CTS No. 491 A/5 and 491 A/6 at Kurla, Kurla, Mumbai Suburban, 400080.**

1. **Pri Developers Private Limited** having its registered office / principal place of business at Tehsil: **Mumbai City**, District: **Mumbai City**, Pin: **400013**.
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 (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated 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 **14/08/2017** and ending with **30/09/2022** and shall be 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. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 14-06-2020 11:29:21


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

Dated: 18/05/2020

Place: Mumbai

ANNEXURE - B

C-3

**MUNICIPAL CORPORATION OF GREATER MUMBAI**
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1968
No CHE/ES/1930T/337(NEW)
COMMENCEMENT CERTIFICATE

ch
0304 | 6
2029

To,
M/s. PRL DEVELOPERS PVT. LTD
Prasad Realty, 8th Floor, Peninsula Corporate Park,
Lower Panel, Mumbai

On,
With reference to your application No. CHE/ES/1930T/337(NEW) Dated, 21/3/2018 for Development Permission and grant of Commencement Certificate under Section 44 & 59 of the Maharashtra Regional and Town Planning Act, 1968, to carry out development and building permission under Section 34B no 337 (New) dated 21/3/2018 of the Mumbai Municipal Corporation Act 1968 to erect a building in Building development work of on plot No. M.A. C.T.S. No. 491 A/8 and 491 A/8 Division / Village / Town Planning Scheme No. M.A.H.100 - Y situated at GOREGAON MULUND LINK ROAD Road / Street in T Ward Ward.

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

1. The land vacated on consequence of the endorsement of the set back 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, 1968
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, 1968
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 Sr. Assistant Engineer S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

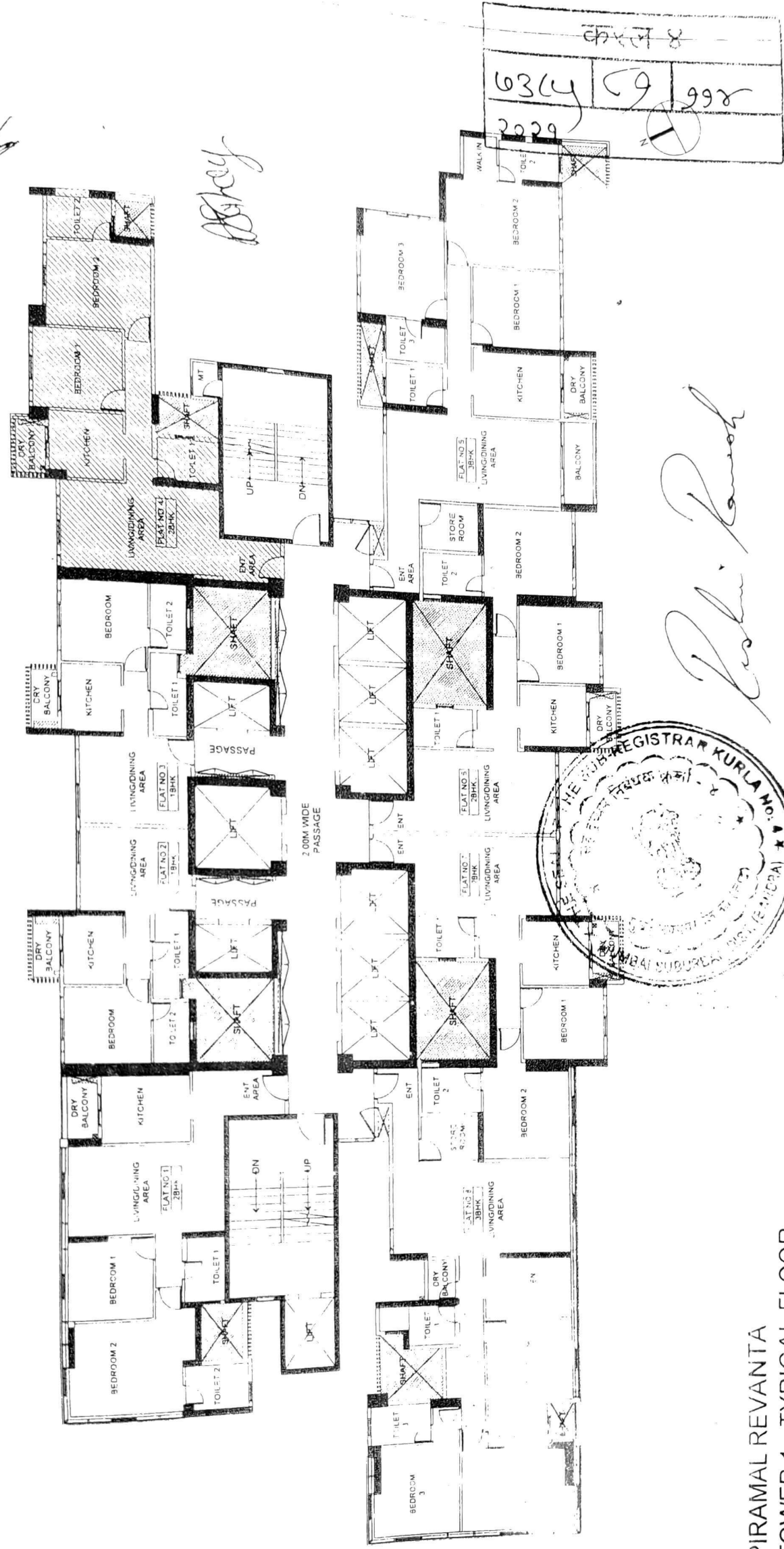
This C.C. is valid upto 24/7/2018



ANNEXURE E

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PIRAMAL REVANTA
 TOWER 1 - TYPICAL FLOOR
 FLAT NO: 1704 FLOOR LEVEL: 17th

BILL NO.(GGN): 000002683194729

ग्राहक क्रमांक : 000091965721

मोबाईल/ईमेल : 98xxxxxx98

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 08-12-2024
देयक रक्कम रु : 4060.00

देय दिनांक : 30-12-2024
या तारखे नंतर : 4110.00
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.

वीज वापर
डिसेंबर - 2023 99
डिसेंबर - 2024 249

आम्ही येथेही उपलब्ध आहोत



Electricity Bill neither reflects a title not is to be used as a proof of ownership of any Property or Premises

बिलिंग युनिट : 4703/SARVODAY S/DN./MULUND DIVISION
दर संकेत ** : 92/LT I Res 3-Phase
पोल क्रमांक : 00000000
फ्रे.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 2/19/9022/0013/4703121
मिटर क्रमांक : 0650E075222
रिडिंग ग्रुप : C2

पुरवठा दिनांक : 17-05-2023
मंजुर भार : 5.50 KW
सुरक्षा ठेव जमा (रु) : 5500.00
चालू रिडिंग दिनांक : 03-12-2024
मागील रिडिंग दिनांक : 03-11-2024

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
642	393	1.00	249	50	299

Meter Status: Normal
Bill Period: 1.00/

महिना	युनिट
नोव्हेंबर-2024	327
ऑक्टोबर-2024...	327
सप्टेंबर-2024	262
ऑगस्ट-2024	242
जुलै-2024	301
जून-2024	333
मे-2024	310
एप्रिल-2024	244
मार्च-2024	189
फेब्रुवारी-2024	191
जानेवारी-2024	214

छपील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रूपांचा गो-ग्रीन डिस्कॉउंट मिळवा. नोंदणी करण्यासाठी :-
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छपील बिलावर वरच्या बाजूला खऱ्या कोपऱ्या मध्ये उपलब्ध आहे.)

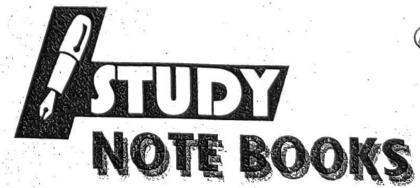
पुढील महिन्याचे रिडिंग साधारणतः 03-01-2025 ह्या तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकित असायल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

ऑनलाईन पॅमेंट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाईन पॅमेंट सुविधेचा अवलंब करा आणि 0.25%(जास्त जास्त रू500)सवलत मिळवा संबंधित प्रश्नांसाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा.

विशेष संदेश

महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये. गरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.



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स्थळप्रत बिलिंग युनिट : 4703	ग्राहक क्रमांक : 000091965721	फी.सी. : C2	दर : 92	या तारखे पर्यंत भरल्यास	17-12-2024	Rs. 4030.00
अंतिम तारीख	30-12-2024	Rs. 4060.00		या तारखे नंतर भरल्यास	30-12-2024	Rs. 4110.00

बँकेची स्थळप्रत:	डिजिटल क्र. : 4703121	अंतिम तारीख	30-12-2024	Rs. 4060.00
बिलिंग युनिट : 4703	फी.सी. C2 दर: 92	या तारखे पर्यंत भरल्यास	17-12-2024	Rs. 4030.00
47032000091965721301220240000040600050001712240030		या तारखे नंतर भरल्यास	30-12-2024	Rs. 4110.00



For Advt.: enquiry@saffronindia.net

Bureau NAME

OFFICE ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)			SBI, Mulund West Branch.
PERMANENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	B6/302, Lok Nisarg, Vaishali Nagar, Mulund (W), Mumbai-80.	B6/302, Lok Nisarg, Vaishali Nagar, Mulund (W), Mumbai-80.	B6/302, Lok Nisarg, Vaishali Nagar, Mulund (W), Mumbai, 80.
CONTACT NUMBER	9757223578	9969585718	9869247298
MOBILE NUMBER	9757223578		
E-MAIL ID	ghagsanika99@gmail.com	sanjayghag67@gmail.com	ghagaruna123@gmail.com
ADDRESS FOR CORRESPONDENCE CHECK (V) OPTIONS AS APPLICABLE]	RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS		

(II) PRESENT BANKER DETAILS

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
NAME OF THE BANK	State Bank of India	State Bank of India	State Bank of India
BANK BRANCH WITH IFSC	SBIN0003225	SBIN0003225	SBIN0003225
SB / OD ACCOUNT NO.	64183295725	51015445548	54022320479
DIRECT / INDIRECT LIABILITY DETAILS	-	-	-
WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP	Daughter of employee (6160662)		

(III) DETAILS OF THE COURSE / STUDY [TICK (V) OPTIONS WHEREVER APPLICABLE]

ADMISSION TYPE	MERIT / MANAGEMENT QUOTA
COURSE CATEGORY	GRADUATION / POST-GRADUATION/ PHD / DEGREE / DIPLOMA/ CERTIFICATE
NAME OF THE COURSE	Master of Business Adminstr ⁿ in Intl. Business
NAME OF THE INSTITUTION & UNIVERSITY	Cologne Business School
WHETHER COURSE IS FOR STUDIES ABROAD	YES / NO
ADDRESS OF THE INSTITUTION (CITY, PIN, DISTRICT, STATE, COUNTRY)	CBS, cologne University of Applied Sciences, Bahnsraße, 50916, Köln, Germany
RANKING OF THE INSTITUTION / COURSE	
DURATION OF COURSE	2 years / 24 months
DATE OF COMMENCEMENT OF COURSE	01.09.2025
DATE OF COMPLETION OF COURSE	31.08.2027

(IV) COST OF COURSE / SOURCE OF FINANCE: (ALL AMOUNTS IN Rs.)

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
1. TUITION FEES	139862/-	139862/-	-			279724/-
2. OTHER FEES PAYABLE TO INSTITUTION						
3. BOOKS/STATIONERY						
4. EQUIPMENT / COMPUTER						
5. HOSTEL/ BOARDING/ LODGING EXPENSES	108393/-	108393/-	-			216786/-
6. SUNDRIES / TRAVEL						
7. TOTAL	2482552/-	2182552/-	-			4965104/-
8. OWN SOURCE / SCHOLARSHIP	500,000/-	500,000/-	-			10,00,000/-
9. INSURANCE PREMIUM FOR FULL LOAN TENURE						
10. LOAN REQUIRED						39.65104/-

Bureau
 CRIF High Mark
 ID VARIATIONS
 NAME
 DOB



STATE BANK OF INDIA

Branch 03225 Mulund West

Branch Code _____

CIF No. 1
CIF No. 2
CIF No. 3
Existing SBI A/C No. <u>64183295725</u>

PMAY	YES/NO	LOS Reference No.:
Applicant Name : <u>Samika Ghog</u>		
Co-Applicant Name : <u>Aruna Ghog</u>		
Co-Applicant Name :		
Contract (Resi.) Mobile : <u>9757223578</u>		

Loan Amount : <u>3965104</u>	Tenure :
Interest Rate :	EMI :
Loan Type :	SBI LIFE : YES / NO
Home Loan Type <u>Education loan Global Ed</u>	
Moratorium _____	

Property Location :
Property Cost :
Name of Developer / Vendor :
SBI BUILDER TIE UP : Y/N
OPAS NO.:-

Name of Branch Manager / BST/ HLST/SSL/HLC
Name of Dealing Officer at Branch Along with Mob No.:

	DATE		DATE
SEARCH- 1		RESIDENCE VERIFICATION	<u>6/3/25</u>
SEARCH- 2		OFFICE VERIFICATION	<u>SEARCHED</u>
VALUATION- 1	<u>07/03/25</u>	SITE INSPECTION	
VALUATION- 2	<u>Vastukala</u>		