

367/3472

पावती

Original/Duplicate

Thursday, March 06, 2025

नोंदणी क्र. :39म

4:12 PM

Regn.:39M

पावती क्र.: 3774 दिनांक: 06/03/2025

गावाचे नाव: कान्हेरी

दस्तावेजाचा अनुक्रमांक: मबई17-3472-2025

दस्तावेजाचा प्रकार: रिलीज डीड

सादर करणाऱ्याचे नाव: नवनीत मधुसूदन भांडारे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

एकूण:

रु. 31080.00

आपणास मूळ दस्त ,यंबनेल प्रिंट,सूची-२ अंदाजे

4:31 PM ह्या वेळेस मिळेल.

सह दु.नि.मुंबई 17

बाजार मूल्य: रु.3635499.46 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 218200/-

सह दुय्यम मिळणारे मुंबई-१७  
मुंबई

1) देयकाचा प्रकार: DHC रक्कम: रु.1080/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0325066915288 दिनांक: 06/03/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016967704202425E दिनांक: 06/03/2025

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 7.13.25

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202503067301			06 March 2025,03:34:00 PM	
मूल्यांकनाचे वर्ष	2024				
विरस	पुर्वा (मरण)				
मूल्य विभाग	85-बनोपि ( बांधीवली )				
उप मूल्य विभाग	पुर्वाग-उमोस गाव सीमा, पुर्वत कुलगती घाटगाव, वडिलोस गाव सीमा व पश्चिमोस रेल्वे लाईन.				
सर्व्हे नंबर / व. पू क्रमांक :	सि टी एस- नंबर#444				
वार्षिक मूल्य दर तक्रारानुसार मूल्यदर रु.	विचारी सरविका	बागांजण	सुकाने	औद्योगिक	मोक्यादनाचे एकक
सुती बांधीव	48920	118780	147500	211700	118780
बांधीव क्षेत्राची बांधीव	26.77चौरस मीटर	मिळकतीचा वापर-	निवासी सरविका	मिळकतीचा प्रकार-	बांधीव
बांधकाम क्षेत्र (Built Up)-	1-आग सी सी	मिळकतीचे वय-	0 TO 2वें	बांधकामाचा दर -	Rs 30250/-
बांधकामाचे वर्गीकरण-	आहे	मजला -	11th floor To 20th floor		
उदाहरण सुविधा-					
प्रथम हस्तगत -	First Sale Date - 27/11/2024				
Sale Type - Resale	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
घरला निहाय परत/वाढ	= 110% apply to rate= Rs.130658/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केजारी )+ खुल्या जमिनीचा दर )				
	= (((130658-48920) * (100 / 100 ))+48920)				
	= Rs 130658/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 130658 * 26.77				
	= Rs 3497714.66/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	4.64चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 4.64 * ( 118780 * 25/100 )				
	= Rs 137784.8/-				
Applicable Rules	= .10,4,16				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तक्रारगण मूल्य + मर्यादित मजला क्षेत्र मूल्य + लागवडी गळ्याचे मूल्य + बारीत मजलीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + स्मार्टी भावतीच्या खुल्या जगाचे मूल्य + बंदिस्त बातकनी + रिकॉन्सिल बातकना				
	= A + B + C + D + E + F + G + H + I + J				
	= 3497714.66 + 0 + 0 + 0 + 137784.8 + 0 + 0 + 0 + 0 + 0				
	=Rs.3635499.46/-				

Home Print



मबई - १७  
 ३०७२ १ ५४  
 २०२५



**CHALLAN**  
**MTR Form Number-6**



GRN	MH016967704202425E	BARCODE	[Barcode]		Date	28/02/2025-16:28:09	Form ID	52(b)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)				
Office Name	MBI-17_JT SUB REGISTRAR MUMBAI 17			PAN No.(If Applicable)	AAGPB8678K			
Location	MUMBAI			Full Name	Mr. Navnit Madhusudan Bhandare			
Year	2024-2025 One Time			Flat/Block No.	Flat No. 1703, 17th Floor, 71/P			
Account Head Details		Amount In Ro.		Premises/Building	Kasturba Cross Road No. 4, Borivali East			
0030045501	Stamp Duty	218200.00		Road/Street				
0030063301	Registration Fee	30000.00		Area/Locality	Mumbai			
				Town/City/District				
				PIN	4 0 0 0 6 6			
				Remarks (If Any)	PAN2=FEBPB5986N-SecondPartyName=Mr. Gaurang Navnit Bhandare-			
				Amount In Words	Two Lakh Forty Eight Thousand Two Hundred Rupees Only			
Total			2,48,200.00					
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	69103332025022820326	2917202642		
Cheque/DD No.			Bank Date	RBI Date	28/02/2025-16:29:30	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुय्यम निवचक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



मबई - १७		
३०५२	२	५४
२०२५		



**CHALLAN**  
**MTR Form Number-6**



GRN	MH016967704202425E	BARCODE			Date	28/02/2025-16:28:09	Form ID	52(b)	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)					
				PAN No.(If Applicable)	AAGPB8678K				
Office Name	MBI-17_JT SUB REGISTRAR MUMBAI 17			Full Name	Mr. Navnit Madhusudan Bhandare				
Location	MUMBAI			Flat/Block No.	Flat No. 1703, 17th Floor, 71/P				
Year	2024-2025 One Time			Flat/Block No.	Flat No. 1703, 17th Floor, 71/P				
Account Head Details		Amount In Rs.		Premises/Building					
0030045501	Stamp Duty	218200.00		Road/Street	Kasturba Cross Road No. 4, Borivali East				
0030063301	Registration Fee	30000.00		Area/Locality	Mumbai				
				Town/City/District					
				PIN	4 0 0 0 6 6				
Remarks (If Any)									
PAN2=FEBPB5986N~SecondPartyName=Mr. Gaurang Navnit Bhandare~									
Total				Amount In	Two Lakh Forty Eight Thousand Two Hundred Rupees 0				
				Words	nly				
Payment Details				FOR USE OF THE REGISTRAR					
IDBI BANK				FOR USE OF THE REGISTRAR					
Cheque-DD Details				Bank CIN	Ref. No.	69183332025022820861284202642			
Cheque/DD No.				Bank Date	RBI Date	28/02/2025-16:29:30			
Name of Bank				IDBI BANK					
Name of Branch				Scroll No., Date					

**DEFACTED**  
**₹ 248200.00**  
**DEFACTED**



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दस्तावेज निबंधक कार्यालय में नोंदणी करावयाच्या दस्तावेजासाठी ताली आहे. नोंदणी न करता येईल. नोंदणी न करता येईल. नोंदणी न करता येईल.

Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURY, MUMBAI 1  
Date: 2025.03.06 17:08:39 IST  
Reason: GRAS Secure Document  
Location: India

Challan Defaced Details

**मई - १७**

3002	3	य
------	---	---

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-367-3472	0009588713202425	06/03/2025-16:11:57	IGR191	30000.00
2	(IS)-367-3472	0009588713202425	06/03/2025-16:11:57	IGR191	218200.00
Total Defacement Amount					2,48,200.00

M  
GB  
2

**DEED OF RELEASE**

THIS DEED OF RELEASE made and entered into at Mumbai this 06<sup>th</sup> day of ~~February~~ **MARCH** 2025;

**BETWEEN**

**Mr. Gaurang Navnit Bhandare** aged 23 Years (PAN – FEBPB5986N), Indian Inhabitant, addressed Flat No. 202, 2<sup>nd</sup> Floor, "E" Wing, Madhuban Co-operative Housing Society Limited, Opp. Dahisar Telephone Exchange, Ketki Pada, Dahisar (East), Mumbai – 400 068. Hereinafter referred to as the **"Releasing Owner / Releasor"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

**AND**

**Mr. Navnit Madhusudan Bhandare** aged 59 Years (PAN – AAGPB8678K) & **Mrs. Nrupa Navnit Bhandare**, aged 56 Years (PAN – ALNPB7906J), Indian Inhabitants, addressed at Flat No. 202, 2<sup>nd</sup> Floor, "E" Wing, Madhuban Co-operative Housing Society Limited, Opp. Dahisar Telephone Exchange, Ketki Pada, Dahisar (East), Mumbai – 400 068. Hereinafter referred to as the **"Remaining Owners / Releasees"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

**AND**

**M/s. URNA EVOLVED LIVING PRIVATE LIMITED** (A formerly known as Living Habitats Pvt Ltd), a company registered under the Companies Act, 1956, which is now deemed to be registered under the Companies Act 2013, having its office at 171, Mittal Towers, A -wing, Nariman Point, Mumbai, 400021, Hereinafter referred to as the **"Promoter / Confirming Party"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its directors for the time being, administrators, successors and assigns) of the **OTHER PART.**

**WHEREAS :-**

a. By an Agreement for Sale dated 27<sup>th</sup> November 2024 registered under Registration No. BRL – 2 – 19318 - 2024. M/s. Urna Evolved Living Private Limited, the Promoters therein had sold the Flat No. 1703, 17<sup>th</sup> Floor, 71 / P, Kasturba Cross Road No. 4, Borivali (East), Mumbai – 400 066 (hereinafter referred to as the "said Flat") admeasuring 786 Sq. Feet Rera Carpet with One Car Parking to Mr. Navnit Madhusudan Bhandare, Mrs. Nrupa Navnit Bhandare & Mr. Gaurang Navnit Bhandare.

b. By virtue of the above Agreement for Sale dated 27<sup>th</sup> November 2024, the **Releasor** and The **Releasees** are the joint owners of the property situated at Flat No. 1703, 17<sup>th</sup> Floor, 71 / P, Kasturba Cross Road No. 4, Borivali (East), Mumbai – 400 066.

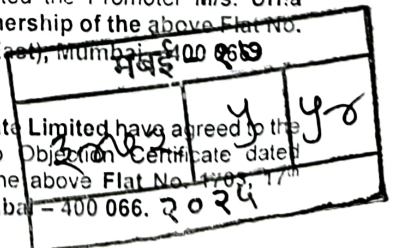
c. The above property situated at project "P71" Kasturba Cross Road No. 4, Borivali (East), Mumbai – 400 066 is still under construction.

d. The **Releasor** desires to release his proportionate share of 33.33% in the property in favour of the **Remaining Owners/ Releasees** and have accordingly informed the Promoter, M/s. Urna Evolved Living Private Limited of his intention to release himself from the ownership of the above Flat No. 1703, 17<sup>th</sup> Floor, 71 / P, Kasturba Cross Road No. 4, Borivali (East), Mumbai – 400 066.

e. The **Releasor** vide his letter dated 04.02.2025 have requested the Promoter M/s. Urna Evolved Living Private Limited to release himself from the ownership of the above Flat No. 1703, 17<sup>th</sup> Floor, 71 / P, Kasturba Cross Road No. 4, Borivali (East), Mumbai – 400 066.

f. The Promoter / confirming party M/s. Urna Evolved Living Private Limited have agreed to the request made by **Releasor** and accordingly granted their No Objection Certificate dated 11.02.2025 for release of the **Releasor** from the ownership of the above Flat No. 1703, 17<sup>th</sup> Floor, 71 / P, Kasturba Cross Road No. 4, Borivali (East), Mumbai – 400 066.

g. The parties hereto are desirous of recording the terms and conditions agreed to by and between them.



✓

GB

M



**NOW, THESE PRESENTS WITNESSETH AND THE PARTIES HERETO HEREBY AGREE AND UNDERTAKE AS FOLLOWS:**

**1. The Releasing Owner (Releasor) hereby covenants with the Remaining Owner (Releasees) as follows:**

a. That the **Releasor** hereby releases and relinquishes all his rights, title and interest in the property in favor of the **Releasees**.

That the **Releasor** has confirmed and declared that the said Flat is free from all encumbrances, mortgage, hypothecation and hereby further undertakes to indemnify and always keep the **Releasees** indemnified of and from the same.

The **Releasor** undertakes to indemnify and keep indemnified the **Releasees** against any loss, costs, charges and expenses the **Releasees** may incur or suffer on account of any claim being made and established by any person or persons or institute found interested in the said Flat.

That the **Releasor** shall whenever required to do so from time to time and at all the time hereafter at the cost of the **Releasees**, execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said Flat unto and to the use of the **Releasees** forever.

**2. The Remaining Owner (Releasor) hereby covenants with the Releasing Owner (Releasees) as follows:**

i. From and after the date of execution of this Deed of Release in respect of the said Flat, the **Releasees** shall pay to the Promoters / Builder the balance amount as per the Agreement for Sale dated 27<sup>th</sup> November 2024 as per the stages of construction and all taxes and outgoings charges payable in respect of the above Flat.

ii. The charges for execution of this Deed of Release shall be borne by the **Releasees** only.

**3. The Promoter/ Confirming Party hereby covenants with the Releasing Owner/ Releasor and Remaining Owners / Releasees as follows:**

From and after the date of execution of this Deed of Release in respect of the said flat, the Releasing Owner/ Releasor, releases and relinquishes all his rights, title and interest in the property and the Remaining Owners / Releasees will be the joint owners of the property.

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

**THE SCHEDULE ABOVE REFERRED TO**

Flat No. 1703, 17<sup>th</sup> Floor, 71 / P, Kasturba Cross Road No. 4, Borivali (East), Mumbai – 400 066 admeasuring 786 Sq. Feet Rera Carpet with One Car Parking on the land bearing CTS No. 444-B of Village – Kanheri, Taluka – Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban

SIGNED AND DELIVERED )

By the within named "Releasing Owner / Releasor"

Mr. Gaurang Navnit Bhandare

In the presence of )

SIGNED AND DELIVERED )

By the within named "Remaining Owner/ Releasees"




Mr. Navnit Madhusudan Bhandare)

Mrs. Nrupa Navnit Bhandare )

In the presence of )

SIGNED AND DELIVERED )

By the within named

*J. Bhandare*   
*N. Bhandare*   
*N. N. Bhandare* 



AGREE

ining Owner

interest in the

cumbrances,  
ays keep the

st any loss,  
claim being  
aid Flat.

all the time  
d signed all  
e perfectly  
Releasees

g Owner

Flat, the  
ement for  
utgoings

ly.

leasor

lat, the  
in the

ective

0 066  
444-  
mbai

Promoter / Confirming Party  
M/s. URNA EVOLVED LIVING PRIVATE LIMITED

(A formerly known as Living Habitats Pvt Ltd)

Through its authorised signatory,

Shri. Sanjay Parmeshwar Mittal

as per the Board Resolution passed on dated 01.09.2023.

At ~~February~~ <sup>6th MARCH</sup> 2025



For Urna Evolved Living Pvt. Ltd.  
*Sanjay Mittal*  
Authorised Signatory

In the presence of WITNESSES:

1. Name: Nilesh Tiwari

Signature: N.S. Tiwari

2. Name: Chinmay Patil

Signature: C. Patil



मबई - १७  
३००२ ७  
२०२५



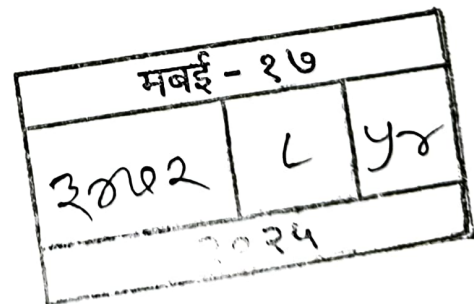
**IT MAY WHOSOEVER CONCERN**

This is to certify that Mr. Navnit Madhusudan Bhandare, Mrs. Nrupa Navnit Bhandare & Mr. Gaurang Navnit Bhandare are the owners of Flat No. 1703, 17<sup>th</sup> Floor, 71 / P, Kasturba Cross Road No. 4, Borivali (East), Mumbai – 400 066, admeasuring 80.32 Sq. Mtrs Rera Carpet with One Car Parking.

The building situated at CTS No. 444. Sq. Feet of Village – Kanheri, Taluka – Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and we have no objection to transfer shares of Mr. Gaurang Navnit Bhandare in the names of Mr. Navnit Madhusudan Bhandare & Mrs. Nrupa Navnit Bhandare.

For M/s. Urna Evolved Living Private Limited,

  
Authorized Signatory





Date: 11-02-2025

We, **M/s. Urna Evolved living Private limited**, hereby certify that,

1. Flat No. 1703 on the 17<sup>th</sup> floor admeasuring 786 sq.ft (Rera Carpet 73.02 sq.mtr) with one car parking in the Building Project 'P71' situated at Kasturba Cross Road No.4, Borivali East Mumbai.400066 has been sold to Mr. Navnit Madhusudan Bhandare, Mrs. Nrupa Navnit Bhandare and Mr. Gaurang Navnit Bhandare vide Agreement for Sale dated 27.11.2024 duly registered with Sub Registrar Borivali vide Registration no. BRL-2 – 19818/2024.

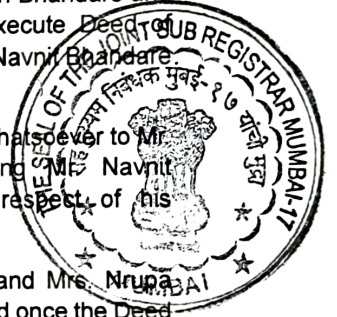
2. That the title to the said land and building thereon is clear, marketable, and free from all encumbrances and doubts.

3. We have now received representation from Mr. Gaurang Navnit Bhandare S/o Mr. Navnit Madhusudan Bhandare and Mrs. Nrupa Navnit Bhandare to release his proportionate share in the aforesaid premises/flat citing technical issue faced by Mr. Navnit Bhandare and Mrs. Nrupa Bhandare in availing Housing Loan from State Bank of India under the Staff Housing Loan Scheme of the bank.

4. That Mr. Gaurang Navnit Bhandare, Son of Mr. Navnit Madhusudan Bhandare and Mrs. Nrupa Navnit Bhandare has expressed his willingness to execute Deed of Release favoring Mr. Navnit Madhusudan Bhandare and Mrs. Nrupa Navnit Bhandare in respect of his proportionate share in the aforesaid premises/flat.

5. We **M/s. Urna Evolved living Private limited**, have no objection whatsoever to Mr. Gaurang Navnit Bhandare executing Deed of Release favoring Mr. Navnit Madhusudan Bhandare and Mrs. Nrupa Navnit Bhandare in respect of his proportionate share in the aforesaid premises/flat.

6. We are agreeable to accept Mr. Navnit Madhusudan Bhandare and Mrs. Nrupa Navnit Bhandare as the joint owners of the aforesaid premises / flat and once the Deed of Release is executed by Mr. Gaurang Navnit Bhandare favouring Mr. Navnit Madhusudan Bhandare and Mrs. Nrupa Navnit Bhandare and registered with the sub registrar, we note to register Mr. Navnit Madhusudan Bhandare and Mrs. Nrupa Navnit Bhandare as the joint owners of the aforesaid premises / flat for all future record.



For **Urna Evolved living Private limited**.

  
Authorised signatory

मबई - १७		
३००२	e	५४
२०२५		

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No CHE/WSII/0050/R1/337(NEW)/FCC/1/Amend

**COMMENCEMENT CERTIFICATE**

To,  
 M/S Living Habitats Private Limited  
 171, Mittal Tower, A-wing, Nariman Point,  
 Mumbai- 400021

Sir,

With reference to your application No. CHE/WSII/0050/R1/337(NEW)/FCC/1/Amend Dated. 21 Sep 2013 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 21 Sep 2013 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. \_\_\_\_\_ C.T.S. No. 444B Division / Village / Town Planning Scheme No. Borivali situated at Road / Street in R/N Ward Ward .

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

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

The Municipal Commissioner has appointed Shri. Exe.Engr.(BP)WS-II R-2 Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 19/5/2018

अरुण - २१		
१९९८५३	५३	५४
२०२४		

मवई - १७		
३०५२	१०	५४
२०२५		

# 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 : P51800051332

Project: 71P , Plot Bearing / CTS / Survey / Final Plot No : 444B at Kanheri, Borivali, Mumbai Suburban, 400066;

1. Living Habitats Private Limited having its registered office / principal place of business at Tehsil: Ward ABCD District: Mumbai City, Pin: 400021.

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 for 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 08/06/2023 and ending with 30/09/2025 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. Vasant Premchand Prabhu  
 (Secretary, Maharashtra)  
 Date: 08-06-2023 16:55:21

2024

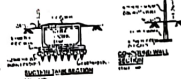
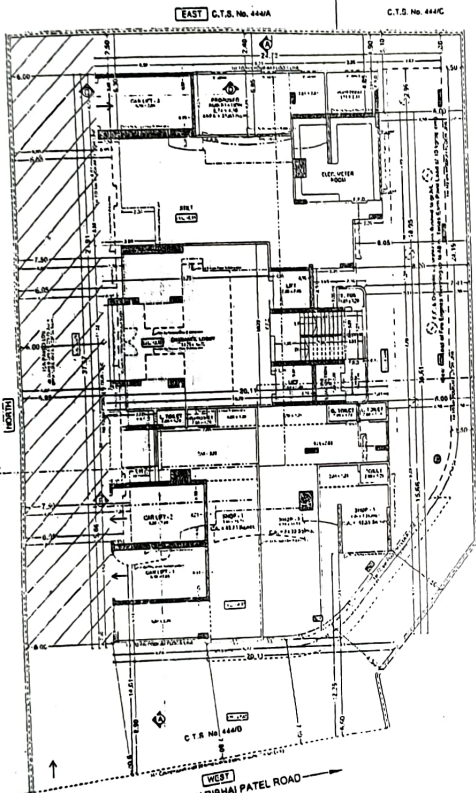
Dated: 08/06/2023

Place: Mumbai

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

2024

9

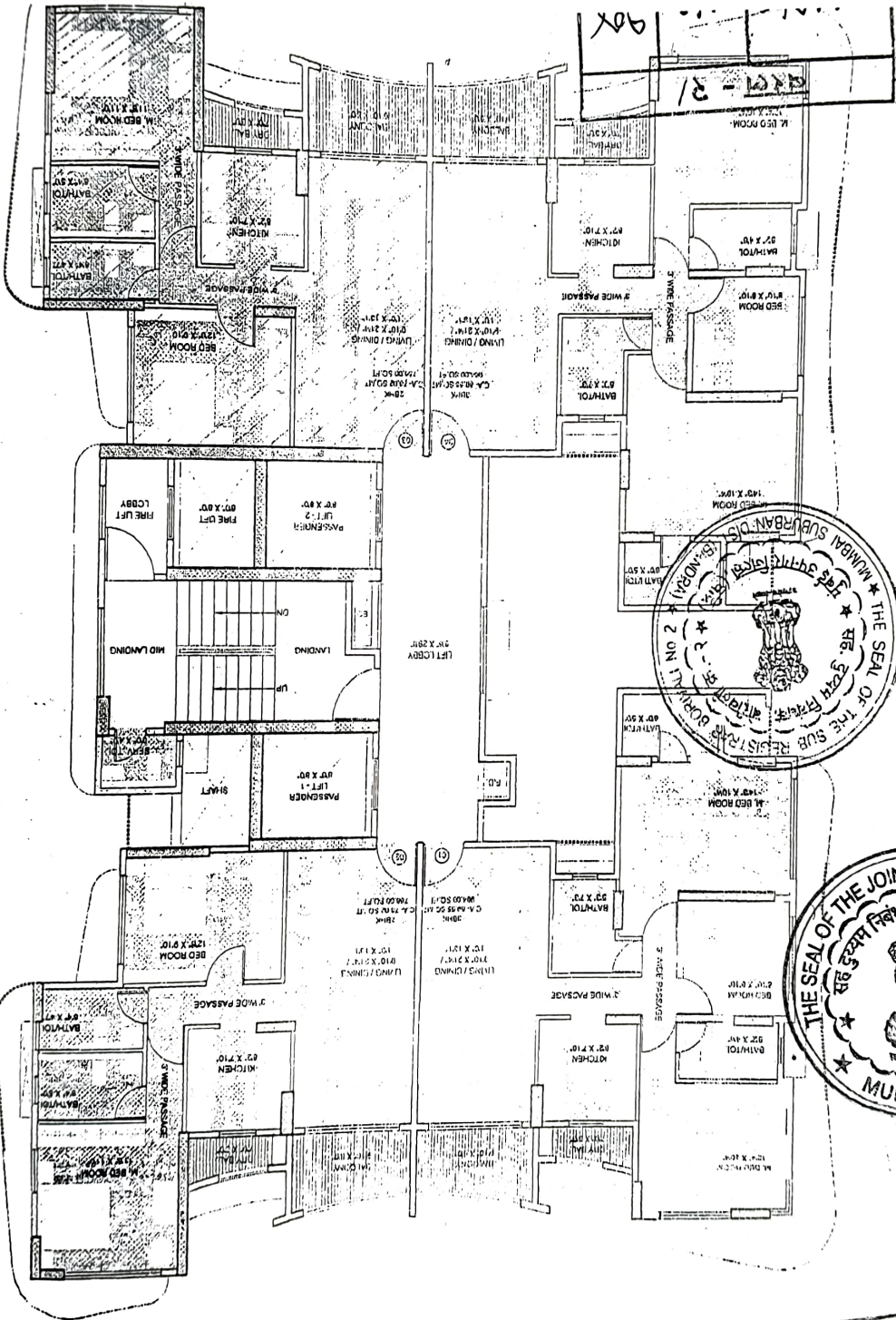


PROPERTY PARTICULARS	
1. Name of the Property	
2. Nature of the Property	
3. Area of the Property	
4. Nature of the Interest	
5. Name of the Applicant	
6. Name of the Proprietor	
7. Name of the Agent	
8. Name of the Valuer	
9. Name of the Surveyor	
10. Name of the Engineer	
11. Name of the Architect	
12. Name of the Surveyor	
13. Name of the Engineer	
14. Name of the Architect	
15. Name of the Surveyor	
16. Name of the Engineer	
17. Name of the Architect	
18. Name of the Surveyor	
19. Name of the Engineer	
20. Name of the Architect	
21. Name of the Surveyor	
22. Name of the Engineer	
23. Name of the Architect	
24. Name of the Surveyor	
25. Name of the Engineer	
26. Name of the Architect	
27. Name of the Surveyor	
28. Name of the Engineer	
29. Name of the Architect	
30. Name of the Surveyor	
31. Name of the Engineer	
32. Name of the Architect	
33. Name of the Surveyor	
34. Name of the Engineer	
35. Name of the Architect	
36. Name of the Surveyor	
37. Name of the Engineer	
38. Name of the Architect	
39. Name of the Surveyor	
40. Name of the Engineer	
41. Name of the Architect	
42. Name of the Surveyor	
43. Name of the Engineer	
44. Name of the Architect	
45. Name of the Surveyor	
46. Name of the Engineer	
47. Name of the Architect	
48. Name of the Surveyor	
49. Name of the Engineer	
50. Name of the Architect	
51. Name of the Surveyor	
52. Name of the Engineer	
53. Name of the Architect	
54. Name of the Surveyor	
55. Name of the Engineer	
56. Name of the Architect	
57. Name of the Surveyor	
58. Name of the Engineer	
59. Name of the Architect	
60. Name of the Surveyor	
61. Name of the Engineer	
62. Name of the Architect	
63. Name of the Surveyor	
64. Name of the Engineer	
65. Name of the Architect	
66. Name of the Surveyor	
67. Name of the Engineer	
68. Name of the Architect	
69. Name of the Surveyor	
70. Name of the Engineer	
71. Name of the Architect	
72. Name of the Surveyor	
73. Name of the Engineer	
74. Name of the Architect	
75. Name of the Surveyor	
76. Name of the Engineer	
77. Name of the Architect	
78. Name of the Surveyor	
79. Name of the Engineer	
80. Name of the Architect	
81. Name of the Surveyor	
82. Name of the Engineer	
83. Name of the Architect	
84. Name of the Surveyor	
85. Name of the Engineer	
86. Name of the Architect	
87. Name of the Surveyor	
88. Name of the Engineer	
89. Name of the Architect	
90. Name of the Surveyor	
91. Name of the Engineer	
92. Name of the Architect	
93. Name of the Surveyor	
94. Name of the Engineer	
95. Name of the Architect	
96. Name of the Surveyor	
97. Name of the Engineer	
98. Name of the Architect	
99. Name of the Surveyor	
100. Name of the Engineer	



बवल - २१  
 १८१८ ६८ १०४  
 २०२४

मजई - १७  
 ३०६२ १४ ४०



मई - १७		
2002	22	Y0
14		



28/11/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

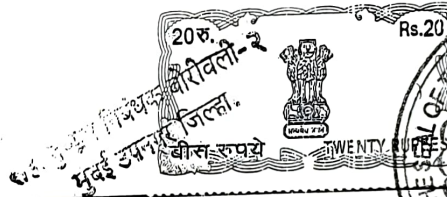
दस्ता क्रमांक : 19818/2024

नोंदणी :

Regn.63m

गावाचे नाव : कान्हेरी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	18170600
(3) बाजारभावा/भावेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	10908398.86
(4) भू-मापन, पोटोहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं. 1703, माळा क्र.17 वा मजला, इमारतीचे नाव. 71/पी.व्हि.जे.कान्हेरी, कस्तुरबा क्रॉस रोड नं.4, बोरीवली पूर्व, मुंबई -400068, सदनिकेचे एरूण क्षेत्रफळ 786 चौ.फुट रेंगा कापेट एरिया सोबत 1 कार पार्किंग व इतर वर्णन दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 444-8 ; ) )
(5) क्षेत्रफळ	1) 80.32 चौ.मीटर
(6) आकारणी किंवा जुबी 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 ऊर्णा ईन्डोल्हू लिमिटेड प्रायव्हेट लिमिटेड फर्मली नोन एस मेसर्स लिमिटेड प्रायव्हेट लिमिटेड चे संचालक संजय परमेश्वर मित्तल तर्फे मुखत्यार उमेश गोसावी बय:-42; पत्ता:- प्लॉट नं: 171, ए विंग, माळा नं: -, इमारतीचे नाव: मित्तल टावर्स, ब्लॉक नं: नरीमन पॉईंट, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400021 पॅन नं:-AACCL8081F
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- नवनीत मधुबन भांडारे - बय:-59; पत्ता:- प्लॉट नं: फ्लॅट नं 202/ई विंग, माळा नं: -, इमारतीचे नाव: मधुबन, सीएचएस लिमिटेड, ब्लॉक नं: दहिसर टेलिफोन एक्सचेंज समोर, केतकी पाडा, रोड नं: दहिसर पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-AAGPB8678K 2): नाव:- नृपा नवनीत भांडारे - बय:-58; पत्ता:- प्लॉट नं: फ्लॅट नं 202/ई विंग, माळा नं: -, इमारतीचे नाव: मधुबन, सीएचएस लिमिटेड, ब्लॉक नं: दहिसर टेलिफोन एक्सचेंज समोर, केतकी पाडा,, रोड नं: दहिसर पूर्व मुंबई,, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-ALNBP7906J 3): नाव:- गौरांग नवनीत भांडारे - बय:-23; पत्ता:- प्लॉट नं: फ्लॅट नं 202/ई विंग, माळा नं: -, इमारतीचे नाव: मधुबन, सीएचएस लिमिटेड, ब्लॉक नं: दहिसर टेलिफोन एक्सचेंज समोर, केतकी पाडा, रोड नं: दहिसर पूर्व मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400068 पॅन नं:-FEBPB5986N
(9) दस्तऐवज करून दिल्याचा दिनांक	27/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	27/11/2024
(11) अनुक्रमांक, खंड व पृष्ठ	19818/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1090236
(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

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 27/11/2024 ) to Municipal Corporation of Greater Mumbai. No need to spend your valuable time and energy to submit this documents in person.

मजई - १७		
३०२२	२४	५४
२०२४		
11/28/2024		

http://10.10.246.39/MarathiReports/HTMLReports/HTMLReportSuchiKramank2.aspx



खरो प्रत

सह. दुय्यम निबंधक, बोरीवली क्र.-२  
मुंबई उपनगर जिल्हा.



07/03/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई 17

दस्त क्रमांक : 3472/2025

नोंदणी :

Regn.63m

गावाचे नाव : कान्हेरी

(1) विलेबाबा प्रफार	रिलीज डीड
(2) मोबदला	0
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3635499.46
(4) भू-मापन, पोटहिस्ता व धरकमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1703, माळा नं: 17 वा मजला, इमारतीचे नाव: 71/पी, ब्लॉक नं: बोरीवली पूर्व, मुंबई-400068, रोड : व्हिलेज, कान्हेरी, कस्तुरबा क्रॉस रोड नं.4, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 786 चौ फूट रेटा कारपेट व एक कार पार्कींग मधील 33.33% अविभाजित हिस्सा .( ( C.T.S. Number : 444-B ; ) )
(5) क्षेत्रफळ	1) 26.77 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:-गौरांग नवनीत गांधारे बय:-23; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं 202ई विंग, मधुबन सीएचएस लिमिटेड, ब्लॉक नं: दहिसर टेलिफोन एक्सचेंज समोर, केतकी पाडा, रोड नं: दहिसर पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-FEBPB5986N 2): नाव:-मान्यता देणार- मेसर्स ऊर्णा ईन्व्होल्व्ह लिव्हिंग प्रायव्हेट लिमिटेड फर्मीली नोन एस मेसर्स लिव्हिंग हॅबिटॅटस प्रायव्हेट लिमिटेड चे संचालक संजय परमेश्वर मित्तल तर्फे मुखत्यार उमेश गोसावी बय:-42; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 171, ए विंग, मित्तल टावर्स, ब्लॉक नं: मुंबई, रोड नं: नरीमन पॉईंट, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AACCL8081F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नवनीत मधुसूदन गांधारे बय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं 202ई विंग, मधुबन सीएचएस लिमिटेड, ब्लॉक नं: दहिसर टेलिफोन एक्सचेंज समोर, केतकी पाडा, रोड नं: दहिसर पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-AAGPB8678K 2): नाव:-नूपा नवनीत गांधारे बय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं 202ई विंग, मधुबन सीएचएस लिमिटेड, ब्लॉक नं: दहिसर टेलिफोन एक्सचेंज समोर, केतकी पाडा, रोड नं: दहिसर पूर्व, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-ALNPPB7906J
(9) दस्तऐवज करून दिल्याचा दिनांक	06/03/2025
(10) दस्त नोंदणी केल्याचा दिनांक	06/03/2025
(11) अनुक्रमांक, खंड व पृष्ठ	3472/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	218200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणगाचा 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 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 07/03/2025 ) toMunicipal Corporation of Greater Mumbai.

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

<http://10.10.246.39/MarathiReport/HMReport/ReportSuchiKramank2.aspx>

3/7/2025



खरी प्रत

सह दुय्यम निबंधक मुंबई क्र. १७  
मुंबई