390/19863

पावती

Original/Duplicate

Wednesday, December 22, 2021

नोंदणी क्रं. :39म

4:21 PM

Regn.:39M

पावती क्रं.: 21115

दिनांक: 22/12/2021

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल3-19863-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: संतोष रामण्णा शेट्टी

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

पृष्ठांची संख्या: 150

₹. 3000.00

DELIVERED

एकूण:

₹. 33000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 4:40 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.12381125.55 /-

मोबदला रु.13893570/-

भरलेले मुद्रांक शुल्क : रु. 694700/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2212202109393 दिलांक: 22/12/2021

बॅकेचे नाव व पत्ताः

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2212202109201 दिनांव्: 22/12/2021

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010512646202122E दिनांक: 22/12/2021

बॅकेचे नाव व पत्ताः



मूळ दस्त मिळाला

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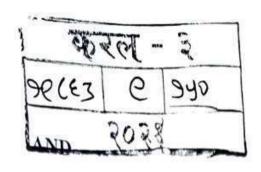
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 22nd day of <u>December</u>, Two Thousand and Twenty One, BETWEEN

MESSRS. ASHAR REALTORS, [Pan No. AAHFA1708J] a partnership firm, registered under Indian Partnership Act 1932 through its Partner Shri. AJAY ASHAR and having its Head office at Ashar IT Park, Eleventh Floor, Road No. 16Z, Wagle Estate Near Agriculture Office, Thane (West) 400 604 hereinafter referred to as "THE DEVELOPERS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners or partner for the time being of the said firm the survivor/s of them and the heirs, executors and administrators of the last surviving partner and their/his/her assigns) of the ONE PART:

M

Gel.



MR. SANTOSH RAMANNA SHETTY [Pan No. BANPS3597N] residing at B-205, Oxford Chambers, Saki Vihar Road, Powai, Andheri (East), Mumbai, Maharashtra – 400 072. hereinafter called "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs executors, administrators and assigns).

WHEREAS:

i. Prior to 1972, one Anant Pandurang Pandit was the owner of and one Cajanan Appaji Bhatta was the lessee of the lands bearing Survey No.250, Survey No.251 Hissa No.1A and Survey No.251 Hissa No.1B and Factor Research to 1972, 337.60 sq.

rs. or thereabouts situate, lying and being at Bal Rajeshwar Road, next Ganesh Flour Mills, Mulund (West), Mumbai - 400 080 ("Original

Shankardas Gupta and Santokh Singh Uppal were desirous of obtaining leasehold rights in respect of the Original Lands directly from the Owner namely Anant Pandurang Pandit and for that purpose they approached Gajanan Appaji Bhatta with a request to surrender his leasehold rights in respect of the Original Lands back to the Lessor namely Anant Pandurang Pandit to enable the Lessor to in turn grant a fresh lease in respect of the Original Lands directly in favour of Lakhpatrai Shadiram Agarwal and others;

By an Indenture dated 1st August, 1972 ("Head Lease") made between Anant Pandurang Pandit therein referred to as "the Lessor" of the First Part, Harishchandra Anant Pandit and others therein referred to as "the First Confirming Party" of the Second Part, Gajanan Appaji Bhatta therein referred to as "the Second Confirming Party" of the Third Part and Lakhpatrai Shadiram Agarwal, Ramesh Lakhpatrai Agarwal, Pyarelal Shankardas Gupta and Santokh Singh Uppal therein collectively referred to as "the Lessees" of the Fifth Part and registered with the office of the

Secret Spril, 2016 certifying the title of the Developers to the said large.

office at 801, Skyline Epitome, Kirol Road, Near Jolly Gymkhan Office at 801, Skyline Epitome, Kirol Road, Near Jolly Gymkhan Vidhyavihar (West), Mumbai – 400 086, as their Architects and have also appointed J W Consultants LLP having their office at Sai Radhe, Office No 201, 2nd floor, 100 Kennedy Road, Behind Hotel Le Meridien, Pune 411001 as Structural Engineers for preparing designs, drawings Pune 411001 as Structural Engineers for preparing designs, drawings and specifications for the construction of the said building; The eveloper accepts the professional supervision of the Architect and the structural engineer till the completion of the building/s. The Developers are informed that the building shall be constructed by reputed Contractor appointed by the Developers. The particulars of contracts given are provided to the purchaser. The Developer may change or replace the advisors or contractor in course of work as the Developer may deem fit.

b. The Developer on demand from Purchaser has made available copies of approved plan, copies of proposed plan for which approval shall be obtained in due course to the Purchaser.

Xxxviii. The developer is entitled for sale, transfer assignment or to otherwise deal with the Flat No. <u>B-3001</u> admeasuring <u>63.76</u> sq.mtrs, and developer has also provided area of open balcony of <u>1.89</u> sq.mtrs. on the <u>30th</u> floor of the said residential building known as "Ashar Maple Birch" being constructed on the said property. The area is measured as defined in RERA.

xxxix. The aforesaid Flat No. <u>B-3001</u> and the car parking space if allotted are more particularly described in the Second Schedule hereunder written and hereinafter collectively referred to as "the said premises" and the said Flat as sanctioned by local authority is shown by red hatched lines on the floor plan annexed hereto and marked as Annexure "F";

1 Ost

MA.

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THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land admeasuring 11,000 sq.yards equivalent 9,197.10 sq.mtrs and 9072.00 sq.mtrs as per property card or thereabouts bearing CTS No.18B, formerly forming part of the land bearing Survey No.250, bearing corresponding CTS No.18, of Mulund within Greater Bombay in the Registration Sub-District and District of Bombay City and Bombay Suburban and bounded as follows:

On or towards the North: By a road known as D.P. Road 13.40 mt. wide

or towards the West: by C.T.S. No.18-A

towards the East: by C.T.S. No.17

dr towards the South: by C.T.S. No.18-A & 18-C

THE SECOND SCHEDULE ABOVE REFERRED TO

lat bearing No. <u>B-3001</u> admeasuring <u>63.76</u> sq. mtrs. carpet area and also open balcony area of 1.89 sq. mtrs. or thereabouts, on the 30th Floor in the building "Ashar Maple Birch" to be constructed along with car parking space 1(One) on the said property bearing CTS No.18B, formerly forming part of the land bearing Survey No.250, bearing corresponding CTS No.18, of Mulund within Greater Bombay in the Registration Sub-District and District of Bombay City and Bombay Suburban.

THE ANNEXURES:

Annexures A: Plan of Larger Property as described in Schedule I above

Annexure B: Property Card

Annexure C: IOD dated 04/01/2016 & Amended IOD dated 21/12/19.

Annexure D: Commencement Certificate dated dated 10/01/2020 and 9th June 2021 and 16th November 2021.

Annexure E: Title Certificate issued by Kanga and Co. & Adv. S.P Kalantri

Annexure F: Floor Plan with flat shown in Red hatched lines.

Annexure G: List of Internal and Common Amenities

D



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1821/T/337(NEW)/FCC/1/Amend

COMMENCEMENT CERTIFICATE

To. Shri. Ajay Pratap Ashar of M/s. Ashar Realtors Ashar IT park, ground floor, road no 16-Z, Wagle Estate, near Agriculture office, Thane (W)-400604

Sir.

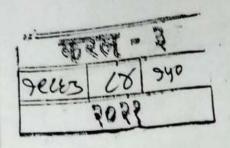
With reference to your application No. CHE/ES/1821/T/337(NEW)/FCC/1/Amend Dated. 00 Dated. for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Managashrost. Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 06 Dec 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 18-B Division / Village / Town Planning Scheme No. MULUND-W situated at Balrajeshwar 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 setback line/ road widening line shall form part of the public street
- 2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4. This permission does not entitle you to develop land which does not vest in you.
- 5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- 6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - 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 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.
 - 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 Sect on 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. Assistant Engineer S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Acc.

This CC is valid upto 6/4/2017



Issue On: 07 Apr 2016

Valid Upto:

06 Apr 2017

Application Number:

CHE/ES/1821/T/337(NEW)/CC/1/New

Remark

& B as per approved plans dtd. 04/01/2016

Approved By

A.G Tambewagh

Executive Engineer

Valid Upto :

06 Apr 2017

Application Number:

CHE/ES/1821/T/337(NEW)/FCC/1/New

Remark:

Further full C.C. as per approved plan dtd.04/01/2016 for wing 'A' only.

Approved By

10 Siddhpura

Assistant Engineer (BP)

Issue On: 14 Jul 2017

Valid Upto:

06 Apr 2018

Application Number:

CHE/ES/1821/T/337(NEW)/FCC/1/New

Remark:

C.C. up to 5th Floor for wing- A, as per the approved amended plans dtd.26/05/2017.

Approved By

J C Siddhpura

Assistant Engineer (BP)

CHE/ES/1821/T/337(NEW)/FCC/1/Amend

Page 2 of 4 On 10-Jan-2020

THE SUB-REGIO

C - 3



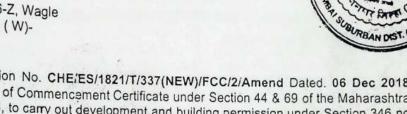
MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A' MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1821/T/337(NEW)/FCC/2/Amend

COMMENCEMENT CERTIFICATE

Shri. Ajay Pratap Ashar of M/s. Ashar Realtors Ashar IT park, ground floor, road no 16-Z, Wagle Estate, near Agriculture office, Thane (W)-400604 Sir.



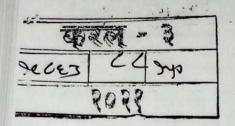
With reference to your application No. CHE/ES/1821/T/337(NEW)/FCC/2/Amend Dated. 06 Dec 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 06 Dec 2018 of the Mumbai Mun cipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 18-B Division / Village / Town Planning Scheme No. MULUND-W situated at Balrajeshwar 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 setback line/ road widening line shall form part of the public street.
- 2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4. This permission does not entitle you to develop land which does not vest in you.
- 5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- 6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - 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 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.
 - 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. 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 CC is valid upto 6/4/2017



Issue On: 07 Apr 2016

Valid Upto :

06 Apr 2017

CHE/ES/1821/T/337(NEW)/CC/1/New

A & B as per approved plans dtd. 04/01/2016

WWW (?

Approved By

A.G Tambewagh

Executive Engineer

Issue On: 02 Mar 2017

Valid Upto :

06 Apr 2017

Application Number:

CHE/ES/1821/T/337(NEW)/FCC/1/New

Remark:

Further full C.C. as per approved plan dtd.04/01/2016 for wing 'A' only.

Approved By

W.O. Siddhpura

Assistant Engineer (BP)

Issue On: 14 Jul 2017

Valid Upto:

06 Apr 2018

Application Number:

CHE/ES/1821/T/337(NEW)/FGC/1/New

Remark:

C.C. up to 5th Floor for wing- A, as per the approved amended plans dtd.26/05/2017.

Approved By

J C Siddhpura

Assistant Engineer (BP)

3038

on: 01 Sep 2017

Application Number :

Valid Upto :

06 Apr 2018

CHE/ES/1821/T/337(NEW)/FCC/1/New

Remark :

Further full C.C. for wing-A, as per approved amended plans dtd.26/05/2017

Approved By J. C. Siddhpura

Assistant Engineer (E

Issue On: 21 Mar 2018

Valid Upto :

06 Apr 2018

Application Number:

CHE/ES/1821/T/337(NEW)/FCC/1/New

Remark:

Re endorsement of C.C. for wing-A, B and further Plinth C.C. for wing C up to top of Podium i.e. 2 level Basement + Still + 1st level Podium as per the approved Amended plans dated 14-12-2017. Basement + Stilt + 1st level Podium as per the approved Amended plans dated 14-12-2017.

Approved By

P. S. Patil

Assistant Engineer (BP)

Issue On: 10 Jan 2020

Valid Upto:

09 Jan 2021

Application Number:

CHE/ES/1821/T/337(NEW)/FCC/1/Amend

Remark:

Full C.C. is re-endorsed for wing A & upto top of 1st podium of wing 'B' as per last approved amended/IOD plans dtd. 21.12.2019, as proposed.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On: 09 Jun 2021

Valid Upto:

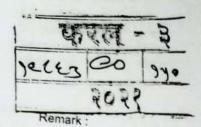
06 Apr 2022

Application Number:

CHE/ES/1821/T/337(NEW)/FCC/2/Amend

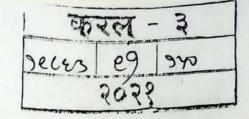
CHE/ES/1821/T/337(NEW)/FCC/2/Amend

Page 3 of 4 On 09-Jun-2021



FCC for wing B is extended upto 6th residential upper floors (by restricting 7th and 8th floor in lieu of instalment facility availed and physical handing over of amenity area) as per IOD/last amended plan dtd 21-12-2019 and in view of Architects clarification vide letter dtd 07-06-2021.







C - 3

MUNICIPAL CORPORATION OF GREATER MUMBAI

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 THE SUB-REGIONAL AND TOWN PLANNING ACT, 1966 THE SUB-REGIONAL

No CHE/ES/1821/T/337(NEW)/FCC/3/Amend

COMMENCEMENT CERTIFICATE

To,
Shri. Ajay Pratap Ashar of M/s. Ashar Realtors
Ashar IT park, ground floor, road no 16-Z, Wagle
Estate, near Agriculture office, Thane (W)400604.

Sir.

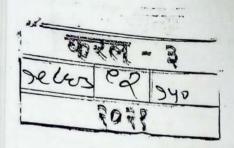
With reference to your application No. CHE/ES/1821/T/337(NEW)/FCC/3/Amend Dated. 06 Dec 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 06 Dec 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. C.T.S. No. 18-B Division / Village / Town Planning Scheme No. MULUND-W situated at Balrajeshwar Road Road / Street in T Ward Ward.

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

- The land vacated on consequence of the 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 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.
- 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.
 - 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 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. AE BP S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 6/4/2017



Issue On: 07 Apr 2016

Valid Upto:

06 Apr 2017

CHE/ES/1821/T/337(NEW)/CC/1/New

wing A & B as per approved plans dtd. 04/01/2016

Approved By

A.G Tambewagh

Executive Engineer

Issue On: 02 Mar 2017

Valid Upto: 06 Apr 2017

Application Number:

OHE/ES/1821/T/337(NEW)/FCC/1/New

Remark:

Further full C.C. as per approved plan dtd.04/01/2016 for wing 'A' only.

Approved By

O Siddhpura

tant Engineer (BP)

Issue On: 14 Jul 2017

Valid Upto : 06 Apr 2018

Application Number:

CHE/ES/1821/T/337(NEW)/FCC/1/New

Remark:

C.C. up to 5th Floor for wing- A, as per the approved amended plans dtd.26/05/2017.

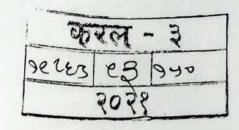
Approved By

J C Siddhpura

Assistant Engineer (BP)

CHE/ES/1821/T/337(NEW)/FCC/3/Amend

Page 2 of 4 On 16-Nov-2021



Issue On: 01 Sep 2017

Valid Upto:

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Application Number:

CHE/ES/1821/T/337(NEW)/FCC/1/New

Remark:

Further full C.C. for wing-A, as per approved amended plans dtd.26/05/2017

Approved By J. C. Siddhpura

Assistant Engineer (BP)

द्वाम निर N SUBURBAN DE

Issue On: 21 Mar 2018

Valid Upto: 06 Apr 2018

Application Number:

CHE/ES/1821/T/337(NEW)/FCC/1/New

Remark:

Re endorsement of C.C. for wing-A, B and further Plinth C.C. for wing C up to top of Podium i.e. 2 level Basement + Stilt + 1st level Podium as per the approved Amended plans dated 14-12-2017.

Basement + Stilt + 1st level Podium as per the approved Amended plans dated 14-12-2017.

Approved By

P. S. Patil

Assistant Engineer (BP)

Issue On: 10 Jan 2020

Valid Upto :

09 Jan 2021

Application Number:

CHE/ES/1821/T/337(NEW)/FCC/1/Amend

Remark :

Full C.C. is re-endorsed for wing A & upto top of 1st podium of wing 'B' as per last approved amended/IOD plans

dtd. 21.12.2019, as proposed.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On: 09 Jun 2021

Valid Upto:

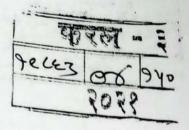
08 Jun 2022

Application Number:

CHE/ES/1821/T/337(NEW)/FCC/2/Amend

CHE/ES/1821/T/337(NEW)/FCC/3/Amend

Page 3 of 4 On 16-Nov-2021



Remark:

FCC for wing B is extended upto 6th residential upper floors (by restricting 7th and 8th floor in lieu of instalment facility availed and physical handing over of amenity area) as per IOD/last amended plan dtd 21-12-2019 and in view of Archiv view of Architects clarification vide letter dtd 07-06-2021.

> Approved By Assistant Engineer S&T ward Assistant Engineer (BP)

Issue-On: 16 Nov 2021

Valid Upto

06 Apr 2022

Application Number:

CHE/ES/1821/T/337(NEW)/FCC/3/Amend

Remark:

as per last approved amended plan did 19.08.2021 (By restricting 18 th to 21 st floor).

SUBURBAN CIST

Cc to:

1117

or and on behalf of Local Authority Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal

Eastern Suburb T Ward Ward

Collector Mumbai Suburban /Mumbai District.

CHE/ES/1821/T/337(NEW)/FCC/3/Amend

Page 4 of 4 On 16-Nov-2021