



महाराष्ट्र MAHARASHTRA

2023

08 AUG 2023

CA 368782



To,  
The Residential Executive Engineer,  
Mumbai Housing Executive Engineer,  
3<sup>rd</sup> Floor, Grih Nirman Bhavan,  
Kalanagar, Bandra (E),  
Mumbai – 400 051.

Date 24<sup>th</sup> July 2023

Subject :- Proposed redeveloped residential existing Building No.88,  
Kannamwar Nagar Indradhanusha C.H.S. Ltd., Kannamwar  
Nagar, Vikhroli (East), Mumbai – 400083, Survey No. 113  
(Part), City Survey No. 356 (Part)

Grant of your consent for OC and payment of Stamp duty by the Developer

- Reference :-
1. Government Notification issued under No. TPS – 1820 / A37P – K – 80 / 20UD 13 dated 14<sup>th</sup> Jan. 2021.
  2. Hon, VP & CEO / A's Circular No. REE / MB / PARIPATRAK / 424 / 2021 dated 25<sup>th</sup> Feb. 2021.

08 AUG 2023

१. मुद्रांक गिरी नोंदवही अनु. क्रमांक / दिनांक	88846
२. वस्तुवस्तु प्रकार	१९९
३. वस्तु नोंदणी करणार आहेत का ?	होय / नाही
४. विक्रयकर्त्याची शोधव्यवस्था केल्या	
५. विक्रय करिता घोषणावजाही जात व सही	
६. वस्तु अधिकाऱ्याला तक्रारी जात, पत्रा व सही	
७. मुद्रांक वस्तुवस्तुवही नोंद	
८. मुद्रांक वस्तुवस्तु वस्तुवस्तु	
९. वस्तुवस्तुवस्तु मुद्रांक गिरीवजाही सही व परवाना	
१०. वस्तुवस्तुवस्तु मुद्रांक गिरीवजाही ठिकाण/पत्ता	
११. मुद्रांक, पोस्ट-१, वायसी, नवी मुंबई	सी. <del>वस्तुवस्तु</del> आर. खिरादार परवाना क्र. १२०५०२४
ज्या कारणामुळे वस्तुवस्तु मुद्रांक खरेदी करणारी व्यक्ती त्याच कारणामुळे मुद्रांक खरेदी केल्यापासून व वस्तुवस्तुवस्तु वस्तुवस्तु आहे.	



Nite89



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3. MHADA NOC Letter No. CO/MB/REE/NOC/F-1084/1160/2021 date 25th May 2021 and CO/MB/REE/NOC/F-1084/1817/2021 date 12<sup>th</sup> August 2021

Respected Sir,

I, Mr. Rajkumar G. Khushalani age \_\_\_\_ Authorised signatory the owner / developer for proposed Reconstruction of Bldg 88 known as "KANNAMWAR NAGAR INDRADHANUSHA CO. OP. HSG. SOC. LTD." on plot bearing Survey No. 113 (Part), City Survey No. 356 (Part) of village - Hariyali at Kannamwar Nagar, Vikhroli (East), Mumbai - 400083. Developer of the above referred property through Development Agreement dated 7<sup>th</sup> September 2018 dated KRL 2 - 11092 - 2018 with society I / We do hereby undertake as under :-

1. We have availed the benefit of 50% reduction in FSI Premium for area admeasuring **3598.28** Sq. Mtr. As per Government of Maharashtra Notification dated 14<sup>th</sup> January 2021 and we have passed the benefit of the Stamp Duty for the area admeasuring about **3,627.75** Sq. Mtr to the Flat Purchasers, The benefit passed to the Flat Purchaser under Agreement for sale to mentioned herein below for your kind reference and records.

Sr. no	Doc No. And Year	Satamp Duty Paid	Registration Charges Paid	Wing	Flat no	Floor	Area Sq. Mt.	Area Sq. Ft.	Client Name
1	KRL5-12456-2023	Rs. 3,81,000	Rs. 30,000	A	103	1st	39.46	386	Mrs. Pradnya Vijay Wagh & Mr. Vijay Balu Wagh
2	KRL1-6956-2022	Rs. 2,60,000	Rs. 30,000	A	203	2nd	39.46	386	Mr. Harbhajan Singh Dilip Singh Pannu, Mrs. Harjeet Kaur Harbhajan Singh Pannu, Ms. Jaspreet Kaur Harbhajan Singh Pannu & Ms. Khushpreet Kaur Harbhajan Singh Pannu
3	KRL5-7243-2022	Rs. 2,60,000	Rs. 30,000	A	303	3rd	39.46	386	Mr. Sandip Vijay Khedekar & Mr. Vijay Pandurang Khedekar
4	KRL1-9103-2021	Rs. 2,34,000	Rs. 30,000	A	402	4th	54.08	529	Mrs. Shraddha Mahesh Prabhu & Mr. Mahesh Anand Prabhu
5	KRL1-7424-2022	Rs. 2,80,000	Rs. 30,000	A	403	4th	39.46	386	Mrs. Krupa Vishal Mane NEE Ms. Krupa Suresh Bhosale & Mr. Vishal Shirish Mane
6	KRL5-24381-2022	Rs. 3,54,000	Rs. 30,000	A	503	5th	39.46	386	Mrs. Geeta Nandkishor Nagarkar & Mr. Nandkishor Sarjerao Nagarkar
7	KRL4-2728-2022	Rs. 2,85,000	Rs. 30,000	A	703	7th	39.46	386	Mr. Umesh Uday Pawar

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8	KRL1-9174-2021	Rs. 2,75,000	Rs. 30,000	A	803	8th	39.46	386	Mrs. Ekta Eknath Gaonkar & Mr. Eknath Janardan Gaonkar
9	KRL1-14587-2021	Rs. 3,94,000	Rs. 30,000	A	902	9th	54.08	529	Mr. Sohankumar Tilakchand Patle & Mr. Tilakchand Mahadeo Patle
10	KRL5-13089-2021	Rs. 2,75,000	Rs. 30,000	A	1003	10th	39.46	386	Mr. Vilas Kashinath Gawade & Mrs. Anita Vilas Gawade
11	KRL1-6227-2022	Rs. 2,85,000	Rs. 30,000	A	1103	11th	39.46	386	Mr. Ramesh Nivrutti Kamble, Mrs. Seema Ramesh Kamble, & Mr. Aniket Ramesh Kamble
12	KRL1-19505-2021	Rs. 3,00,000	Rs. 30,000	A	1203	12th	39.46	386	Mrs. Likhita mandar Lumaji & Mr. Mandar Vijay Lumaji
13	KRL5-10366-2021	Rs. 2,85,000	Rs. 30,000	A	1303	13th	39.46	386	Mr. Ramesh Narayan Injapuri
14	KRL1-16221-2021	Rs. 2,85,000	Rs. 30,000	A	1403	14th	39.46	386	Mr. Ganesh Vasant Yadav
15	KRL1-4194-2022	Rs. 2,85,000	Rs. 30,000	A	1503	15th	39.46	386	Mrs. Sheetal Chetan Sawant NEE Ms. Sheetal Madhukar Jadhav & Mr. Chetan Sadashiv Sawant
16	KRL5-12958-2022	Rs. 3,00,000	Rs. 30,000	A	1603	16th	39.46	386	Mr. Vaibhav Ganesh Rode
17	KRL1-22292-2022	Rs. 3,66,000	Rs. 30,000	A	1703	17th	39.46	386	Mr. Sandeep Arvind Singh & Mrs. Ranjana Sandeep Singh NEE Ms. Ranjana Tejbhan Singh
18	KRL5-9094-2022	Rs. 3,22,500	Rs. 30,000	A	1803	18th	39.46	386	Mr. Pritam Mahipat Mohite
19	KRL1-16155-2022	Rs. 4,10,000	Rs. 30,000	A	1902	19h	54.08	529	Mr. Vinayak Shantaram Parab
20	KRL1-13786-2022	Rs. 3,66,000	Rs. 30,000	A	1903	19th	39.46	386	Ms. Shalaka Gajanan Sawant
21	KRL1-13745-2021	Rs. 4,10,000	Rs. 30,000	A	2001	20th	54.08	529	Mr. Satish Balasubramanian & Mrs. Rajitha Satish
22	KRL1-12823-2022	Rs. 3,93,600	Rs. 30,000	A	2003	20th	39.46	386	Mrs. Swati Prashant Chikane & Mr. Prashant Ramchandra Chikane
23	KRL1-16554-2021	Rs. 4,10,000	Rs. 30,000	A	2102	21st	54.08	529	Mr. Chandrakant Shankar Ghume, Mrs. Chaitali Chandrakant Ghume & Mr. Chinmay Chandrakant Ghume
24	KRL1-21242-2022	Rs. 3,80,750	Rs. 30,000	A	2103	21st	39.46	386	Mr. Akhil Mohan & Mrs. Vinya Akhil
25	Unsold			B	105	1st	40.48	396	
26	KRL5-1205-2023	Rs. 3,42,000	Rs. 30,000	B	103	1st	40.18	393	Mr. Mayur Tanaji Patil & Mr. Tanaji Appa Patil

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27	KRL1-9000-2023	Rs. 3,78,000	Rs. 30,000	B	201	2nd	39.46	386	Mrs. Manasi Mahesh Gurav & Mr. Mahesh Balkrishna Gurav
28	KRL5-1942-2023	Rs. 3,48,000	Rs. 30,000	B	202	2nd	40.38	395	Mr. Prasad Chhagan Kamble & Mrs. Alka Chhagan Kamble
29	KRL5-2502-2023	Rs. 3,42,000	Rs. 30,000	B	203	2nd	40.18	393	Mrs. Sanchita Sanjay Gurav & Mr. Ramesh Sakharam Walve
30	KRL1-7913-2023	Rs. 3,36,000	Rs. 30,000	B	301	3rd	39.46	386	Adv. Premnath Keruji Pawar, Mrs. Rachana Premnath Pawar & Adv. Pratik Premnath Pawar
31	KRL5-11172-2022	Rs. 3,39,000	Rs. 30,000	B	302	3rd	40.38	395	Mr. Ashok Shrinath Musadkar & Mrs. Archana Ashok Musadkar
32	KRL1-11211-2023	Rs. 3,42,000	Rs. 30,000	B	303	3rd	40.18	393	Mrs. Janhavi Jayant Kumbhar NEE Miss. Swapnali Shripat Mandavkar & Mr. Jayant Chandrakant Kumbhar
33	KRL5-10657-2021	Rs. 2,70,000	Rs. 30,000	B	402	4th	40.38	395	Mr. Hemant Prabhakar Sawant
34	KRL1-780-2022	Rs. 2,70,000	Rs. 30,000	B	403	4th	40.18	393	Mrs. Shubhangi Deepak Wani & Mr. Deepak Dharma Wani
35	KRL5-17713-2022	Rs. 3,42,000	Rs. 30,000	B	404	4th	40.38	395	Mr. Shashikant Trimbak Kadam & Mrs. Yogita Shashikant Kadam
36	KRL5-12188-2022	Rs. 3,54,000	Rs. 30,000	B	501	5th	39.46	386	Mr. Akash Ravindra Amin
37	KRL5-12187-2022	Rs. 3,60,000	Rs. 30,000	B	502	5th	40.38	395	Mr. Akshay R Amin
38	KRL1-6290-2022	Rs. 2,80,000	Rs. 30,000	B	503	5th	40.18	393	Mrs. Asha Ravi Sandhi
39	KRL1-23258-2022	Rs. 3,60,000	Rs. 30,000	B	601	6th	39.46	386	Mr. Shidhesh Shriram Kadam & Ms. Sanjana Chandrakant Patil
40	KRL5-12650-2021	Rs. 2,80,000	Rs. 30,000	B	602	6th	40.38	395	Mrs. Nutan Hemant Sutar & Mr. Hemant Maruti Sutar
41	KRL1-5367-2022	Rs. 2,80,000	Rs. 30,000	B	603	6th	40.18	393	Mr. Kushal Nilimkumar Jagushte & Mrs. Pranjal Kushal Jagushte
42	KRL5-24958-2022	Rs. 3,60,000	Rs. 30,000	B	604	6th	40.38	395	Mrs. Shital Kiran Salvi & Mr. Kiran Jagannath Salvi
43	KRL5-10109-2021	Rs. 1,66,500	Rs. 30,000	B	702	7th	40.38	395	Mr. Hoshiyar Singh Dehiya
44	KRL1-2545-2023	Rs. 3,54,000	Rs. 30,000	B	703	7th	40.18	393	Miss Tejasvi Naresh Salve
45	KRL1-1077-2023	Rs. 3,78,000	Rs. 30,000	B	705	7th	40.48	396	Mr. Sachin Baburao Gawde
46	KRL5-19593-2022	Rs. 3,48,000	Rs. 30,000	B	801	8th	39.46	386	Mr. Sanjay Ganpat Khandekar & Mrs. Mansi Sanjay Khandekar

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47	KRL1-3435-2022	Rs. 2,85,000	Rs. 30,000	B	802	8th	40.38	395	Mr. Vishwajeet Vishnu Lanjekar & Mr. Vishnu Gangaram Lanjekar
48	KRL5-13362-2022	Rs. 2,76,500	Rs. 30,000	B	803	8th	40.18	393	Mrs. Sneha Ramesh Labhane & Mr. Kapil Naresh Salve
49	KRL5-7906-2022	Rs. 2,72,500	Rs. 30,000	B	901	9th	39.46	386	Mrs. Janvi Jagdish Parulekar & Mr. Jagdish Shrikrishna Parulekar
50	KRL5-18957-2022	Rs. 3,72,000	Rs. 30,000	B	905	9th	40.48	396	Ms. Pallavi Vijaykumar Darade
51	KRL5-14881-2021	Rs. 2,75,000	Rs. 30,000	B	1001	10th	39.46	386	Mr. Nilesh Jaywant Patil & Mrs. Swati Nilesh Patil
52	KRL1-5362-2022	Rs. 2,90,000	Rs. 30,000	B	1002	10th	40.38	395	Mr. Gaurish Vijay Tamanekar & Mrs. Gauri Gaurish Tamanekar
53	KRL1-4621-2022	Rs. 2,90,000	Rs. 30,000	B	1003	10th	40.18	393	Mr. Hitesh Suresh Juwatkar, Mr. Suresh Pandurang Juwatkar & Mrs. Kanchan Suresh Juwatkar
54	KRL1-10293-2022	Rs. 3,66,000	Rs. 30,000	B	1101	11th	39.46	386	Mr. Onkar Ajit Nevrekar
55	KRL1-6228-2022	Rs. 2,90,000	Rs. 30,000	B	1103	11th	40.18	393	Mr. Prashant Ashok Govale, Mrs. Mrinmayee Prashant Govale & Mr. Ashok Ganpat Govale
56	KRL1-8885-2021	Rs. 3,00,000	Rs. 30,000	B	1105	11th	40.48	396	Ms. Sonali Babasaheb Shirsat & Mr. Kalpesh Dinesh Jain
57	KRL1-13183-2023	Rs. 3,64,200	Rs. 30,000	B	1201	12th	39.46	386	Mr. Amey Vilas Lad
58	KRL1-10247-2021	Rs. 2,05,500	Rs. 30,000	B	1202	12th	40.38	395	Ms. Anshu Kumari & Mr. Jiwant Parashar
59	KRL1-3007-2022	Rs. 2,90,000	Rs. 30,000	B	1203	12th	40.18	393	Mrs. Kalpana Dilip Bali & Mr. Dilip Jaysingh Bali
60	KRL1-20339-2022	Rs. 3,78,000	Rs. 30,000	B	1301	13th	39.46	386	Miss. Shriya Suresh Bagul & Mr. Akash Baban Birhadi
61	KRL1-10999-2022	Rs. 3,72,000	Rs. 30,000	B	1303	3th	40.18	393	Mr. Sourabh Narayan Kokane
62	KRL5-2184-2022	Rs. 3,00,000	Rs. 30,000	B	1304	13th	40.38	395	Mr. Prasad Yashwant Gaonkar
63	Unsold			B	2004	20th	40.38	395	
64	KRL1-4617-2022	Rs. 2,95,000	Rs. 30,000	B	1403	14th	40.18	393	Mrs. Sushma Surajkumar Dubey & Mr. Surajkumar Keshav Dubey
65	KRL5-15056-2022	Rs. 3,74,000	Rs. 30,000	B	1405	14th	40.48	396	Mr. Ninad C Bendkhale & Mrs. Megha Ninad Bendkhale
66	KRL5-1290-2023	Rs. 3,66,000	Rs. 30,000	B	1501	15th	39.46	386	Mr. Maruti Dnyanu Sapkal & Mrs. Hirabai Dnyanu Sapkal

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67	KRL1-11071-2021	Rs. 1,91,500	Rs. 30,000	B	1503	15th	40.18	393	Mrs. Surekha Mangesh Naik NEE Ms. Surekha Sanjay Pawaskar & Mr. Mangesh Dilip Naik
68	KRL5-11173-2022	Rs. 3,72,000	Rs. 30,000	B	1603	16th	40.18	393	Mrs. Sneha Kishore Matkar & Mr. Kishore Shantaram Matkar
69	KRL1-23195-2022	Rs. 3,66,000	Rs. 30,000	B	1701	17th	39.46	386	Mr. Sudalaimani Marimuthu & Mrs. Kanaga Lakshmi Manickam
70	KRL5-10656-2021	Rs. 2,90,300	Rs. 30,000	B	1702	17th	40.38	395	Mr. Sagar Gajanan Manjrekar & Mrs. Reshma Sagar Manjrekar NEE Ms. Reshma Suresh Chavan
71	KRL1-13246-2022	Rs.3,78,000	Rs. 30,000	B	1704	17th	40.38	395	Mr. Mahadeo Raosaheb More & Mrs. Snehal Vinayak Parab
72	KRL5-5221-2022	Rs. 2,95,000	Rs. 30,000	B	1705	17th	40.48	396	Mr. Pramod Ramchandra Sawant & Mrs. Pooja Pramod Sawant
73	KRL5-9199-2023	Rs. 3,66,000	Rs. 30,000	B	1801	18th	39.46	386	Mr. Akshay Arvind Wayangankar
74	Unsold			B	2202	22nd	40.38	395	
75	KRL1-14718-2022	Rs. 3,72,000	Rs. 30,000	B	1803	18th	40.18	393	Mrs. Nita Kishore Joshi & Mr. Kishore R Joshi
76	KRL1-7441-2023	Rs. 3,72,600	Rs. 30,000	B	1804	18th	40.38	395	Mr. Sanjay Laxman Dalvi & Mrs. Shraddha Sanjay Dalvi
77	KRL5-381-2022	Rs. 2,92,500	Rs. 30,000	B	1805	18th	40.48	396	Mr. Rahul Ankush Gavali
78	KRL1-8998-2023	Rs. 4,02,000	Rs. 30,000	B	1901	19th	39.46	386	Mr. Roshan Kumar Kuriya
79	KRL1-14308-2022	Rs. 4,02,000	Rs. 30,000	B	1902	19th	40.38	395	Ms. Aparna Ashok Parab
80	KRL5-5529-2022	Rs. 3,15,000	Rs. 30,000	B	1905	19th	40.48	396	Mr. Yogesh Dinkar Gholap & Mrs. Renuka Yogesh Gholap
81	KRL1-2905-2023	Rs. 3,66,000	Rs. 30,000	B	2001	20th	39.46	386	Mr. Ram Ramesh Masand Mrs. Ambica Jitu Mangtani
82	KRL5-13361-2022	Rs. 3,73,500	Rs. 30,000	B	2002	20th	40.38	395	Mr. Vinod Jagdish Sharma & Mrs. Priti Vinod Sharma
83	KRL1-21735-2022	Rs. 3,72,000	Rs. 30,000	B	2003	20th	40.18	393	Mr. Patrick Sylvester Gomes & Ms. Ankita Anil Sonawane
84	KRL1-17744-2022	Rs. 3,78,000	Rs. 30,000	B	2005	20th	40.48	396	Mr. Suraj Shivaji Sonulkar & Mrs. Shobha Shivaji Sonulkar
85	KRL4-10058-2023	Rs. 3,84,000	Rs. 30,000	B	2101	21st	39.46	386	Miss. Snehal Pandurang Dhumal
86	KRL1-16182-2022	Rs. 3,90,000	Rs. 30,000	B	2102	21st	40.38	395	Mrs. Pradnya Atmaram Khapane & Mr. Aniket Atmaram Khapane

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87	KRL1-8792-2023	Rs. 3,90,000	Rs. 30,000	B	2104	21st	40.38	395	Miss. Kirti Rajaram Gurav
88	KRL1-18105-2022	Rs. 3,91,500	Rs. 30,000	B	2105	21st	40.48	396	Mrs. Shaila Ramesh Khandagale & Mr. Aakash Ramesh Khandagale
89	KRL1-6298-2023	Rs. 3,90,000	Rs. 30,000	B	2204	22nd	40.38	395	Mr. Prathamesh Ramesh Batwal & Mr. Ramesh Haribhau Batwal
							3,627.75	35,486.00	

The said flat purchaser have issued their certificate, confirming the Stamp Duty amount is paid by us. i.e. the Developer in terms of Government Notification dated 14<sup>th</sup> January 2021 Vide No. TPS – 1820 / AN37P K – 80 / 20UD -13 and same is submitted to your office along with Index –II.

We have already followed all the procedure as per the guild lines of Government Notification dated 14th January 2021 vide No. TPS – 1082 / AN37P.K – 80 / 20UD – 13 and MHADA Letter dated 23rd June 2022.

In this regard, we herewith confirm and assure you that above Stamp Duty amount is paid by us and in case of Occurrence of any additional liabilities towards the aforesaid Stamp Duty, we hereby undertake to indemnify you and further undertake that we shall pay the same as and when the same will be intimated to us by the concerned Government Department / Authorities.

Solemnly affirmed at Mumbai

This 8 day of AUG 2023

Thanking you,  
Your's Faithfully  
For M/s. Adityaraj Builders

*(Signature)*



Partner / Authorized signatory



BEFORE ME  
*(Signature)*  
**DINESH G. BHOIR**  
B.A.L.L.B.  
ADVOCATE & NOTARY  
D-1/4, RIDDHI SIDDHI C.H.S.,  
RAJAWADI, VIDYAVIHAR (E)  
MUMBAI - 400 077.  
Reg. No. 8329

- 8 AUG 2023