



महाराष्ट्र MAHARASHTRA

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23 JUN 2023

BZ 241495



17 JUL 2023

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

Date 15th July 2023

Subject :- Proposed redeveloped residential existing Building No.82,
Kannamwar Nagar Shree Krishna 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 14th Jan. 2021.
2. Hon, VP & CEO / A's Circular No. REE / MB / PARIPATRAK / 424 / 2021 dated 25th Feb. 2021.

PL

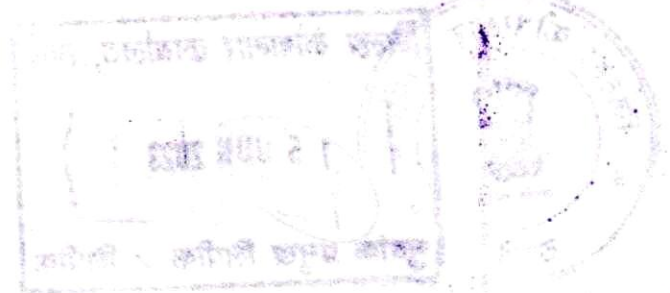
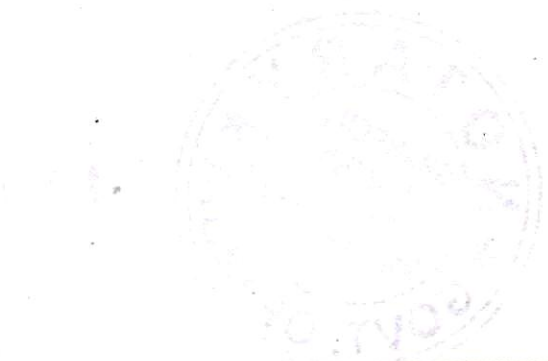
23 JUN 2023



१. मुद्रांक विधी नोंदवही अनु. क्रमांक / दिनांक	68670
२. वसुधाय भंडार	Agg
३. वरत नीतणी करणार आहेत का ?	होय / नाही
४. भिन्नकारीचे थोडक्यात वर्णन	
५. मुद्रांक विकत घेणाऱ्याचे नाव व सही	
६. हर्ते असल्यास त्याचे नाव, पत्ता व सही	
७. दुसऱ्या पक्षाकाराचे नाव	
८. मुद्रांक शुल्क रक्कम	
९. परवानगारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता ई. ६/१-१, सेक्टर-१, वाशी, नवी मुंबई	सौ. रोहिणी आर. खिरादार परवाना क्र. १२०१०२४
जग करणाऱ्यांनी ज्यांनी मुद्रांक खरेदी केला त्याच करणाऱ्यांनी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.	



prakash





3. MHADA NOC Letter No. MHADA NOC Letter No. CO/MB/REE/NOC/F-1080/1161/2021 date 25th May 2021

Respected Sir,

I, Mr. Rokcy Rajkumar Khushalani age 44 Authorised signatory the owner / developer for proposed Reconstruction of Bldg 82 known as "KANNAMWAR NAGAR SHREE KRISHNA 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 24th July 2018 dated KRL 3 - 8737 - 2018 with society I / We do hereby undertake as under :-

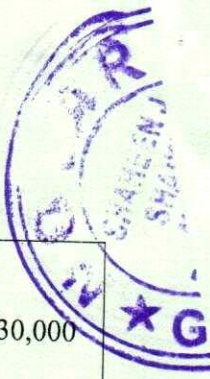
1. We have availed the benefit of 50% reduction in FSI Premium for area admeasuring 3,607.94 Sq. Mtr. As per Government of Maharashtra Notification dated 14th January 2021 and we have passed the benefit of the Stamp Duty for the area admeasuring about 3697.78 Sq. Mtr to the Flat Purchasers, The benefit passed to the Flat Purchaser under Agreement for sale to mentioned herein below for your kind reference and records.

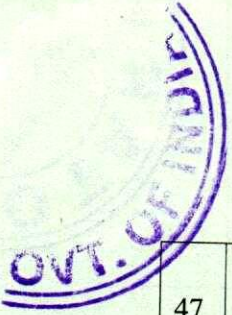
Sr. no	Wing	Flat no	Floor	Area Sq. Mt.	Area Sq. Ft.	Client Name	Doc No. And Year	Satamp Duty Paid	Registration Charges Paid
1	A	203	2nd	37.83	370	Mr. Chandrakant Sahebrao Kamble & Mrs. Aruna Chandrakant Kamble	KRL5-15637-2021	Rs. 2,50,000	Rs. 30,000
2	A	303	3rd	37.83	370	Mr. Santosh Raghunath Dhayalkar & Mrs. Komal Santosh Dhayalkar	KRL5-8623-2022	Rs. 2,50,000	Rs. 30,000
3	A	304	3rd	39.87	390	Mrs. Saroja Sukappa Karnam, Ms. Shweta Sukappa Karnam, Ms. Rani Sukappa Karnam, Ms. Shruti Sukappa Karnam & Ms. Jyoti Sukappa Karnam	KRL1-2068-2023	Rs. 3,42,000	Rs. 30,000
4	A	403	4th	37.83	370	Ms. Navjyot Kaur Jassal & Mrs. Manpreet Kaur Jasal	KRL5-8795-2021	Rs. 2,75,000	Rs. 30,000

5	A	404	4th	39.87	390	Mr. Tushar Suresh Chavan & Mrs. Divya Tushar Chavan NEE Ms. Divya Bhau Yerapale	KRL1-21223-2022	Rs. 3,90,000	Rs. 30,000
6	A	603	6th	37.83	370	Smt. Kamal Prashant Dahake	KRL1-14591-2021	Rs. 2,60,000	Rs. 30,000
7	A	604	6th	39.87	390	-	-	-	-
8	A	703	7th	37.83	370	Mrs. Pranita Prakash Parab & Mr. Prakash Budhaji Parab	KRL1-16740-2020	Rs. 2,75,000	Rs. 30,000
9	A	704	7th	39.87	390	-	-	-	-
10	A	803	8th	37.83	370	Mr. Salman Mohammad Anwar Shaikh & Mrs. Heena Salman Shaikh NEE Miss Heena Ayyub Khan	KRL1-18883-2021	Rs. 2,80,000	Rs. 30,000
11	A	804	8th	39.87	390	Mr. Nikhil Panditrao Papal & Mrs. Pratibha Nikhil Papal	KRL1-13107-2022	Rs. 3,54,000	Rs. 30,000
12	A	904	9th	39.87	390	Mr. Rupesh Gautam Hire & Mr. Gautam Kisan Hire	KRL1-3289-2022	Rs. 2,75,000	Rs. 30,000
13	A	1003	10th	37.83	370	Mr. Sachin Krishna Navele & Mrs. Megha Sachin Navele	KRL5-11958-2021	Rs. 2,75,000	Rs. 30,000
14	A	1004	10th	39.87	390	Mrs. Shubhada Rajesh Kharade & Mr. Rajesh Narhari Kharade	KRL5-2777-2022	Rs. 2,90,000	Rs. 30,000
15	A	1103	11th	37.83	370	Mr. Mohammad Haroon Abdul Razak Khatri & Mr. Mohammad Nabeel Mohammad Haroon Khatri	KRL5-11609-2021	Rs. 2,72,500	Rs. 30,000
16	A	1104	11th	39.87	390	Mr. Sandeep Ashok Walunj & Mrs. Deepa Sandeep Walunj	KRL5-3010-2023	Rs. 3,72,000	Rs. 30,000
17	A	1201	12th	54.49	533	Mr. Bhaskar Ramchandra Shinde, Mrs. Taramati Bhaskar Shinde & Mr. Kisan Bhaskar Shinde	KRL1-4261-2022	Rs. 3,95,000	Rs. 30,000
18	A	1203	12th	37.83	370	Mr. Burzin Farokh Suratia & Ms. Delrine Jimmy Fitter	KRL1-9490-2021	Rs. 2,94,000	Rs. 30,000
19	A	1204	12th	39.87	390	Mrs. Supriya Sushil Jadhav, Mr. Sushil	KRL1-19319-	Rs. 3,72,000	Rs. 30,000

						Kashinath Jadhav, Ms. Kanchan Sushil Jadhav & Mr. Karan Sushil Jadhav	2022		
20	A	1303	13th	37.83	370	Mr. Dattaram Babaji Satam & Mrs. Manasi Dattaram Satam	KRL1- 4426- 2022	Rs. 2,75,000	Rs. 30,000
21	A	1304	13th	39.87	390	Mr. Vijay Mahadev Nikam & Mr. Omkar Vijay Nikam	KRL5- 20703- 2022	Rs. 3,72,000	Rs. 30,000
22	A	1404	14th	39.87	390	Mr. Rohit Vithal Keluskar & Mrs. Shruti Rohit Keluskar NEE Miss. Shruti Deepak Shivalkar	KRL5- 6312- 2021	Rs. 1,80,000	Rs. 30,000
23	A	1502	15th	54.28	531	Mrs. Geeta Mansukh Dulera & Mr. Mansukh Palji Dulera	KRL1- 1506- 2022	Rs. 3,90,200	Rs. 30,000
24	A	1503	15th	37.83	370	Mr. Ganesh Suresh Jogle & Ms. Sonal Sadanand Davande	KRL5- 20732- 2022	Rs. 3,69,000	Rs. 30,000
25	A	1504	15th	39.87	390	Mr. Pranit Vinayak Khot & Miss. Tejasvi Atul Wani	KRL5- 16020- 2021	Rs. 2,87,500	Rs. 30,000
26	A	1603	16th	37.83	370	Mr. Mahesh Laxman Kuperkar & Mrs. Namrata Mahesh Kuperkar	KRL1- 3764- 2022	Rs. 2,90,000	Rs. 30,000
27	A	1604	16th	39.87	390	Miss. Rajashri Jayaram Girap	KRL1- 19075- 2022	Rs. 3,84,000	Rs. 30,000
28	A	1703	17th	37.83	370	Mr. Anand Sudhakar Burange & Mrs. Sonam Vijay Sancheti	KRL5- 9507- 2022	Rs. 2,75,000	Rs. 30,000
29	A	1704	17th	39.87	390	Mr. Anil Hindurao Shinde & Mrs. Rupali Anil Shinde	KRL1- 18601- 2022	Rs. 3,72,000	Rs. 30,000
30	A	1803	18th	37.83	370	Mr. Rajesh Laxman Keny & Mrs. Priya Rajesh Keny	KRL1- 8535- 2022	Rs. 3,72,000	Rs. 30,000
31	A	1903	19th	37.83	370	Mrs. Mamta Sanjay Pal & Mr. Sanjay Rambahadur Pal	KRL1- 4448- 2023	Rs. 3,90,000	Rs. 30,000
32	A	1904	19th	39.87	390	-	-	-	-
33	A	2001	20th	54.49	533	Mr. Aditya Vijay Prabhu & Mrs. Sumati Aditya Prabhu NEE Ms. Sumati Mangesh Tawde	KRL1- 3491- 2023	Rs. 5,64,000	Rs. 30,000

34	A	2003	20th	37.83	370	Mr. Hitendra Kumar Bhikhabhai Parmar & Mr. Kishorchandra Bhikhabhai Parmar	KRL1-4443-2023	Rs. 3,72,000	Rs. 30,000
35	A	2004	20th	39.87	390	Mr. Suresh Magan Sonawane, Mrs. Sangita Suresh Sonawane & Miss. Divya Suresh Sonawane	KRL1-22228-2022	Rs. 3,72,000	Rs. 30,000
36	A	2101	21th	54.49	533	Mr. Karthik Sundaresan & Mr. Sundaresan Anantanarayan	KRL1-14100-2022	Rs. 5,34,000	Rs. 30,000
37	A	2102	21th	54.28	531	Mr. Naeem Mohmad Salehim Shaikh & Mrs. Sana Naeem Shaikh	KRL1-9788-2022	Rs. 5,25,000	Rs. 30,000
38	A	2103	21th	37.83	370	Mr. Ninad Narendra Naik	KRL1-16408-2022	Rs. 3,66,000	Rs. 30,000
39	A	2104	21th	39.87	390	Mr. Sujitkumar Chalu Hodage & Mrs. Supriya Sujitkumar Hodage	KRL1-7492-2023	Rs. 3,90,000	Rs. 30,000
40	A	2202	22nd	54.28	531	Mr. Aniruddha Ashok Salvi & Mrs. Sayali Aniruddha Salvi	KRL1-4852-2023	Rs. 5,28,000	Rs. 30,000
41	A	2203	22nd	37.83	370	Mr. Shishir Pabrekar	KRL1-10212-2023	Rs. 3,66,000	Rs. 30,000
42	B	101	1st	38.23	374	Mrs. Nanda Vilas Salunkhe & Mr. Gaurav Vilas Salunkhe	KRL1-6243-2023	Rs. 3,48,000	Rs. 30,000
43	B	201	2nd	38.23	374	Mrs. Shobha Chandrakant Bhosale & Ms. Indrayani Chandrakant Bhosale	KRL1-15631-2022	Rs. 3,72,000	Rs. 30,000
44	B	202	2nd	38.54	377	Mr. Vishal Dilip Sawant & Mrs. Suchita Vishal Sawant	KRL1-20395-2022	Rs. 3,24,000	Rs. 30,000
45	B	204	2nd	39.67	388	Mr. Rajan Vishnu Manjrekar & Mrs. Prajakta Rajan Manjrekar	KRL5-2612-2022	Rs. 2,60,000	Rs. 30,000
46	B	301	3rd	38.23	374	Mr. Sandeep Mahadeo Chavan & Mrs. Pooja Sandeep Chavan	KRL1-478-2022	Rs. 2,70,000	Rs. 30,000





47	B	401	4th	38.23	374	Mrs. Asmita Sujit Khochre & Mrs. Trupti Rahul Waghdhare	KRL1-18024-2022	Rs. 3,21,000	Rs. 30,000
48	B	402	4th	38.54	377	Mrs. Nikita Nitin Jadhav & Mr. Nitin Shashikant Jadhav	KRL5-18522-2021	Rs. 2,70,000	Rs. 30,000
49	B	501	5th	38.23	374	Mrs. Shubhada Shailesh Mulaye & Mr. Shailesh Mohan Mulaye	KRL1-2494-2022	Rs. 2,65,000	Rs. 30,000
50	B	503	5th	39.15	383	Mr. Sunil Motiram Ahire	KRL1-7974-2021	Rs. 2,85,000	Rs. 30,000
51	B	601	6th	38.23	374	Mr. Gurudas Pandurang Sawant	KRL1-8514-2021	Rs. 2,75,000	Rs. 30,000
52	B	604	6th	39.67	388	Mr. Sajid Suleman Hussain & Mrs. Shahida Sajid Hussain	KRL1-19722-2021	Rs. 2,80,000	Rs. 30,000
53	B	701	7th	38.23	374	Mrs. Sakshi Samrat Patil & Mr. Samrat Narendra Patil	KRL1-17860-2021	Rs. 2,80,000	Rs. 30,000
54	B	702	7th	38.54	377	Mr. Farhan Ahmed Ali Hasan Rayin	KRL1-4388-2022	Rs. 2,85,000	Rs. 30,000
55	B	704	7th	39.67	388	Mrs. Shweta Sagar Raskar & Mr. Sagar Ramchandra Raskar	KRL1-8501-2022	Rs. 3,54,000	Rs. 30,000
56	B	801	8th	38.23	374	Mrs. Ashwini Ganesh Tupe & Mr. Ganesh Sadashiv Tupe	KRL1-19713-2021	Rs. 2,80,000	Rs. 30,000
57	B	802	8th	38.54	377	Mr. Sagar Shashikant Jadhav & Mrs. Varsha Sagar Jadhav	KRL5-10871-2022	Rs. 3,54,000	Rs. 30,000
58	B	803	8th	39.15	383	Mrs. Mamta Bajirao Patil	KRL5-15376-2021	Rs. 2,87,500	Rs. 30,000
59	B	902	9th	38.54	377	Mr. Vinayak Laxman Pisal & Mrs. Swati Vinayak Pisal NEE Miss. Swati Mahadev Jadhav	KRL1-19717-2021	Rs. 2,65,000	Rs. 30,000
60	B	1001	10th	38.23	374	Mr. Pankaj Madhukar Gadade	KRL5-15060-2022	Rs. 2,75,000	Rs. 30,000
61	B	1002	10th	38.54	377	Miss. Pooja Gopal Dafale & Mr. Rajesh Gopal Dafale	KRL3-18151-2021	Rs. 2,77,500	Rs. 30,000
62	B	1004	10th	39.67	388	Mr. Kaustubh Sadashiv Amdoskar and Mrs. Samiksha Sadashiv Amdoskar	KRL1-17417-2021	Rs. 2,90,000	Rs. 30,000



63	B	1101	11th	38.23	374	Mr. Swapnal Narendra Patil	KRL5-8954-2022	Rs. 2,77,500	Rs. 30,000
64	B	1102	11th	38.54	377	Mrs. Manjusha Arun Matkar & Mr. Arun Kashinath Matkar	KRL5-4906-2021	Rs. 1,72,500	Rs. 30,000
65	B	1201	12th	38.23	374	Mr. Vishwesh Vitthal Redkar & Mrs. Vrunda Vishwesh Redkar	KRL5-1517-2022	Rs. 2,95,000	Rs. 30,000
66	B	1202	12th	38.54	377	Mrs. Shilpa Bhushan Pawar & Mr. Bhushan Shankar Pawar	KRL3-18154-2021	Rs. 2,77,500	Rs. 30,000
67	B	1301	13th	38.23	374	Mr. Rupendra Suresh Mane & Mrs. Shweta Rupendra Mane	KRL3-17852-2021	Rs. 2,75,000	Rs. 30,000
68	B	1302	13th	38.54	377	Mrs. Manjiri Milind Narvekar & Mr. Milind Anant Narvekar	KRL2-17535-2021	Rs. 2,77,500	Rs. 30,000
69	B	1401	14th	38.23	374	Mr. Tushar Tukaram Rane & Mrs. Sushma Tushar Rane NEE Miss. Sushma Dilip Angre	KRL3-17845-2021	Rs. 2,77,500	Rs. 30,000
70	B	1402	14th	38.54	377	Mrs. Pooja Satyen Parab & Mr. Satyen Krishna Parab	KRL2-17603-2021	Rs. 2,77,500	Rs. 30,000
71	B	1403	14th	39.15	383	Mr. Satish Sudam Mane	KRL5-11476-2021	Rs. 2,85,000	Rs. 30,000
72	B	1501	15th	38.23	374	Mr. Ameet Sivadas Mepadath & Mrs. Smitha N	KRL1-4699-2021	Rs. 1,80,000	Rs. 30,000
73	B	1503	15th	39.15	383	Mr. Dipchand Bhaskar Nirbhavne & Mrs. Gauri Dipchand Nirbhavne	KRL1-6709-2022	Rs. 2,81,500	Rs. 30,000
74	B	1602	16th	38.54	377	Mr. Rushabh Arvind Chheda & Mrs. Anita Arvind Chheda	KRL5-22231-2022	Rs. 3,60,000	Rs. 30,000
75	B	1702	17th	38.54	377	-	-	-	-
76	B	1703	17th	39.15	383	Mr. Joseph Sebastian Franklin & Mrs. Philomena Franklin	KRL1-5566-2023	Rs. 3,66,000	Rs. 30,000
77	B	1704	17th	39.67	388	Mr. Sammy Lodhwar	KRL5-21057-2022	Rs. 4,20,000	Rs. 30,000
78	B	1801	18th	38.23	374	Mr. Vishal Manohar Raorane & Mr. Kalpana Vishal Raorane	KRL5-16893-2022	Rs. 3,54,000	Rs. 30,000

79	B	1802	18th	38.54	377	Mr. Santosh Hirba Dalvi & Mrs. Anupama Santosh Dalvi	KRL1-2386-2022	Rs. 2,77,500	Rs. 30,000
80	B	1803	18th	39.15	383	Mrs. Poonam Rupchand Nirbhavne & Mr. Rupchand Bhaskar Nirbhavne	KRL1-6702-2022	Rs. 2,81,500	Rs. 30,000
81	B	1804	18th	39.67	388	Mr. Dinesh Narain Ahuja	KRL1-8987-2023	Rs. 3,72,000	Rs. 30,000
82	B	1901	19th	38.23	374	Ms. Kaniz Banu Sayed & Mr. Shadab Khan Pathan	KRL1-4402-2023	Rs. 3,60,000	Rs. 30,000
83	B	1902	19th	38.54	377	Mr. Jagdish Ganpat Gudewar	KRL1-2384-2022	Rs. 2,90,000	Rs. 30,000
84	B	1903	19th	39.15	383	Mrs. Diksha Dinesh Mappaonkar & Mr. Dinesh Shantaram Mappaonkar	KRL5-9984-2022	Rs. 3,78,000	Rs. 30,000
85	B	1904	19th	39.67	388	Ms. Janet Felix Mathias & Ms. Jasmine Felix Mathias	KRL5-10969-2022	Rs. 2,90,000	Rs. 30,000
86	B	2001	20th	38.23	374	Mr. Pankaj Anil Sakpal & Mrs. Shaila Anil Sakpal	KRL5-3848-2023	Rs. 3,60,000	Rs. 30,000
87	B	2002	20th	38.54	377	Ms. Niyati Sudhakar Kamble	KRL1-3983-2023	Rs. 3,90,000	Rs. 30,000
88	B	2003	20th	39.15	383	Mr. Sagar Chandrakant Shrungare & Mrs. Anuksha Sagar Shrungare	KRL1-5303-2022	Rs. 3,00,000	Rs. 30,000
89	B	2004	20th	39.67	388	Miss. Apeksha Ashok Lad & Mr. Ashok Pandurang Lad	KRL1-8503-2023	Rs. 3,72,000	Rs. 30,000
90	B	2101	21st	38.23	374	1. Mrs. Priyanka Krupesh Kukde and 2. Mr. Krupesh Dilip Kukde	KRL1-7426-2023	Rs. 3,72,000	Rs. 30,000
91	B	2201	22nd	38.23	374	Mrs. Sujata Sanjay Shakyawar & Mr. Sanjay Ramprasad Shakyawar	KRL1-8246-2023	Rs. 3,78,000	Rs. 30,000
92	B	2202	22nd	38.54	377	Ms. Arati Shiram Kudtarkar & Mrs. Bharati Suresh Pednekar	KRL1-8531-2023	Rs. 3,84,000	Rs. 30,000

93	B	2203	22nd	39.15	383	Mr. Sanket Deepak Chavan, Mrs. Vidya Deepak Chavan & Mrs. Pranjal Sanket Chavan	KRL1-17947-2022	Rs. 3,78,000	Rs. 30,000
Total				3697.78	36171				

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 14th 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 ____ day of ____

Thanking you,
Your's Faithfully

For M/s. Adityaraj Builders and Promoters

Rochy

Partner / Authorized signatory



BEFORE ME

Shaheen J. Shaikh
SHAHEEN J. SHAIKH
NOTARY GOVT. OF INDIA
Regd. No. 11117
3/14, Sai Prasad Shopping Centre Below,
Vikhroli Court, Kannamwar Nagar No. 2,
Vikhroli (East), Mumbai - 400 083.

17 JUL 2023