



21 October, 2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 8490/2014

नोदणी 63

Regn. 63m

गावाचे नाव : अंधेरी

(1) जिल्हेखाचा प्रकार	विकसनकरारनामा
(2) मोवदला	रु.326,544,944/-
(3) बाजारभाव(भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.182,276,208/-
(4) भू-भापन,पोटहिस्सा व घरक्रमांक(असल्यास)	195 pl, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: वीकसन करारनामा जमीन आणि बांधकाम समुद्र दर्शन को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड विल्डींग नं 9,12,13,14 अँड ओ.बी नं.4 प्लाट नं 101 डी एन नगर जे पी रोड,अंधेरी वेस्ट मुंबई 400053
(5) क्षेत्रफळ	3,898.56 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:- समुद्र दर्शन को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड तर्फे चेयरमन हरीश अल्वा ;वय: 64; पत्ता :-प्लॉट नं: 332, माळा नं: - , इमारतीचे नाव: समुद्र दर्शन को ऑपरेटिव हाउसिंग सोसायटी लीमीटेड , ब्लॉक नं: नगर आंधेरी वेस्ट, रोड नं: जे पी रोड, , पिन कोड:- 400053 पॅन नंबर: AIQPA6064J 2) नाव:- समुद्र दर्शन को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड तर्फे सेक्रेट्री निकुंज व्ही चंभापणेरी ;वय: 58; पत्ता :-प्लॉट नं: 176, माळा नं: - , इमारतीचे नाव: समुद्र दर्शन को ऑपरेटिव हाउसिंग सोसायटी लीमीटेड , ब्लॉक नं: नगर आंधेरी वेस्ट, रोड नं: जे पी रोड, , पिन कोड:- 400053 पॅन नंबर: ADBPC8511E 3) नाव:- समुद्र दर्शन को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड तर्फे ट्रेझरर ए.जी.एस. एस राव ;वय: 80; पत्ता :-प्लॉट नं: 161, माळा नं: - , इमारतीचे नाव: समुद्र दर्शन को ओपी हाउसिंग सोसायटी लीमीटेड , ब्लॉक नं: डी नगर आंधेरी वेस्ट, रोड नं: जे पी रोड, , पिन कोड:- 400053 पॅन नंबर: AEUPR2136J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- समुद्र दर्शन गृहप्रवेश एल.एल.पी भागिदार विशाल नवीनचंद्र रतनघायरा ; वय:35; पत्ता:-बी/106, पहीला मजला , कॉर्पोर्ड को-ऑपरेटिव हाउसिंग सोसायटी , अंधेरी वेस्ट, 2 क्रॉस रोड, अंधेरी, MAHARASHTRA/ MUMBAI, Non-Government!; पिन कोड:- 400053; पॅन नं:- AAPFP5184M;
(9) दस्तऐवज करून दिल्याचा दिनांक	21/10/2014
(10) दस्त नोंदणी केल्याचा दिनांक	21/10/2014
(11) अनुक्रमांक,खंड व पृष्ठ	8490/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.16,330,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेर	

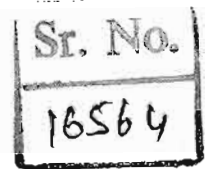
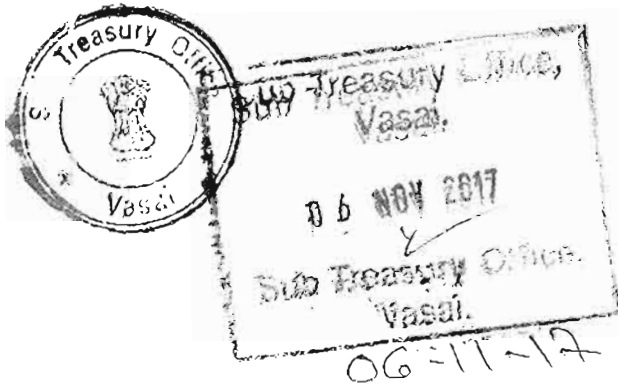


मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Gurminder Singh Seera , Partner of M/s Samudra Darshan Gruhpravesh LLP duly authorized by the promoter of the proposed project, vide their authorization dated 13th November, 2017

I, Mr. Gurminder Singh Seera duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1 That promoter have a legal title Report to the land on which the development of the project is proposed
AND
a legally valid authentication of title of such land is provided / uploaded by the promoter with the Application for Registration of Project with the Authority.

13 NOV 2017

1. संख्या - 9/1/1974

FOR DEPOSITION / ONLY FOR AFFIDAVIT

02.27

131119

9. पुस्तक किती नोंदली आहे, तारीख - दिनांक
(Serial No. / Date)

2. सुरक्षित डिजिटल हस्ताक्षरकर्ता नाम, विवरण, पृष्ठ 3 देखें
(Signature) (Details) (Page 3)
Name Details Page 3

1. 1990年12月15日

9202490, 9202490, 9202490 (11)

[illegible]

SAMUDRA BARGHAN GRUHPRAVESH LLP

1st Floor, Premsons Shopping Centre,
Premsons Compound, Opp. Jain Temple,
Caves Road, Jogeshwari (East).
Mumbai - 400 060. Tel : 022 - 28271000



2. That project is free from all encumbrances and litigation save and except the litigations uploaded by the promoter with the Application for Registration of Project with the Authority.
3. That the time period within which the project shall be completed by promoter from the date of registration of project is 31st December, 2024
4. That seventy per cent 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 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.
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant, in practice, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

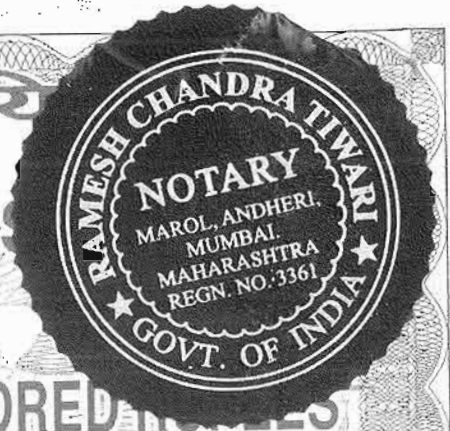
Verified by me at Mumbai this _____



BEFORE ME



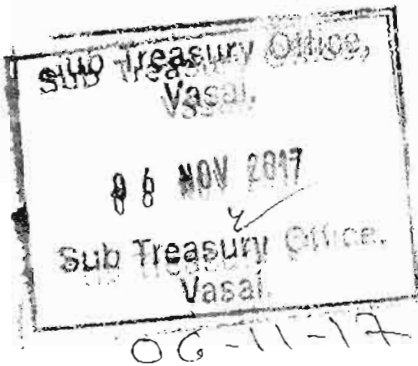
24/11/24
RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res. 129, A-Wing, Appli Ekta Hsg. Soc
Chandivda, Waka, A. K. Road



महाराष्ट्र MAHARASHTRA

2017

SN 840146



FORM 'B'
[See rule 3(6)]

Sr. No.

16562

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shrivatsa Pradeep Vakil , Partner of M/s Samudra Darshan Gruhpravesh LLP duly authorized by the promoter of the proposed project, vide their authorization dated 13th November, 2017

I, Mr. Shrivatsa Pradeep Vakil duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1 That promoter have a legal title Report to the land on which the development of the project is proposed
AND
a legally valid authentication of title of such land is provided / uploaded by the promoter with the Application for Registration of Project with the Authority.

Handwritten signature

13 NOV 2017

परीक्षण - १/Annexure - I

कमल प्रमाणपत्र / ONLY FOR AFFIDAVIT

026

18/11/17

१. कृपया निम्नी लेखनी अनु. क्रमांक - / दिनांक
(Date / Date)

२. कृपया निम्नी लेखनी अनु. क्रमांक - / दिनांक
(Date / Date)

३. कृपया निम्नी लेखनी अनु. क्रमांक - / दिनांक
(Date / Date)

४. कृपया निम्नी लेखनी अनु. क्रमांक - / दिनांक
(Date / Date)

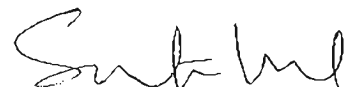
(कृपया निम्नी लेखनी अनु. क्रमांक - / दिनांक
(Date / Date)

SAMUDRA DARSHAN GRUHPRAVECH LLP
1st Floor, Premsons Shopping Centre,
Premsons Compound, Opp. Jain Temple,
Caves Road, J. Goshwari (East).
Mumbai - 400 030. Tel: 022 - 28271000





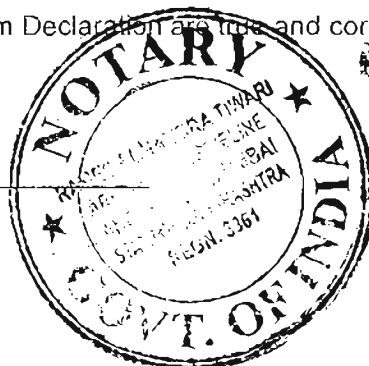
2. That project is free from all encumbrances and litigation save and except the litigations uploaded by the promoter with the Application for Registration of Project with the Authority.
3. That the time period within which the project shall be completed by promoter from the date of registration of project is 31st December, 2024
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9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.


Deponent

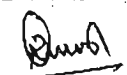
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

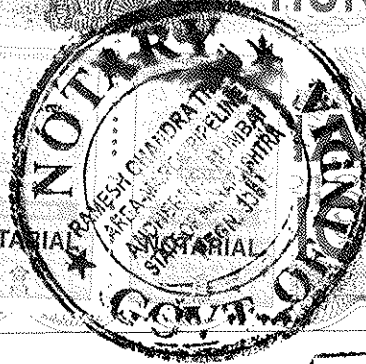
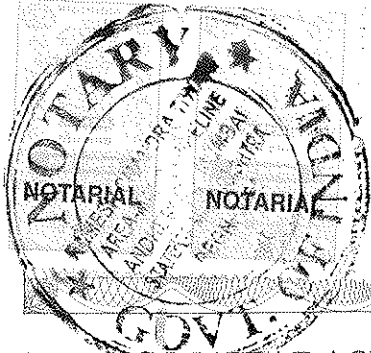
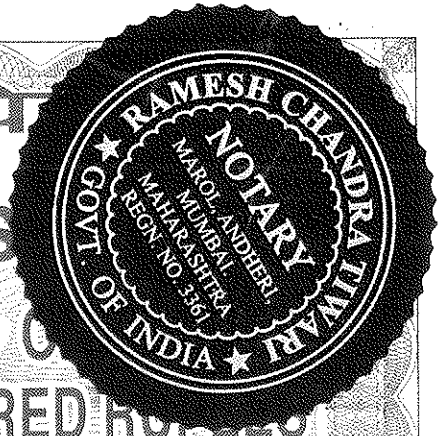
Verified by me at Mumbai this _____



BEFORE ME


04/12/24
RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res. 129, A-Wing, Apptl Ekta Hsg. Soc
Nay Park, Marol Naka, A. K. Road
Mumbai-400 057

1175 VOM E L.



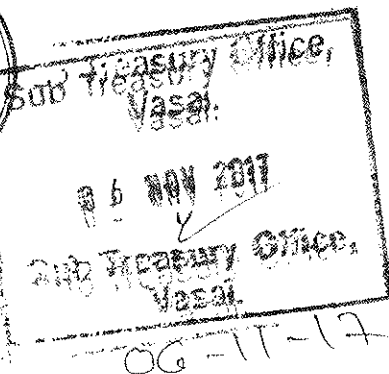
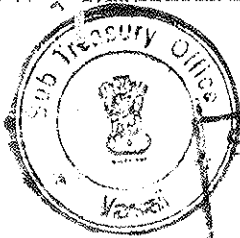
महाराष्ट्र MAHARASHTRA

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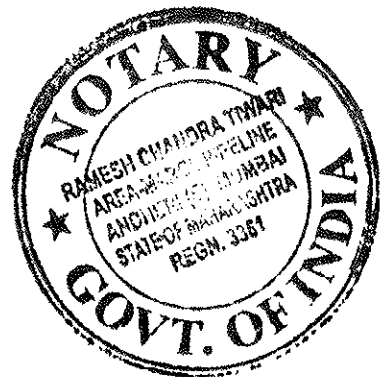
Sr. No.

SN 840145

16563



FORM 'B'
[See rule 3(6)]



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vishal N. Ratanghayra , Partner of M/s Samudra Darshan Gruhpravesh LLP duly authorized by the promoter of the proposed project, vide their authorization dated 13th November, 2017

I, Mr. Vishal N. Ratanghayra duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1 That promoter have a legal title Report to the land on which the development of the project is proposed
AND
a legally valid authentication of title of such land is provided / uploaded by the promoter with the Application for Registration of Project with the Authority.

13 NOV 2017

जोड़पत्र - १/Annexure - 1

025

समस्त प्रमाणपत्रासाठी / ONLY FOR AFFIDAVIT

13/11/17

१. समस्त प्रमाणपत्रासाठी अर्ज, क्रमांक - / दिनांक
(Case No. / Date)

२. समस्त प्रमाणपत्रासाठी अर्ज, क्रमांक - / दिनांक
(Case No. / Date)

३. समस्त प्रमाणपत्रासाठी अर्ज, क्रमांक - / दिनांक
(Case No. / Date)

४. समस्त प्रमाणपत्रासाठी अर्ज, क्रमांक - / दिनांक
(Case No. / Date)

५. समस्त प्रमाणपत्रासाठी अर्ज, क्रमांक - / दिनांक
(Case No. / Date)

SAMUDRA DARSHAN GRUHPRAVESH LLP

1st Floor, Premsons Shopping Centre,
Premsons Compound, Opp. Jain Temple,
Caves Road, Jogeshwari (East)
Mumbai - 400 060. Tel: 022 - 28271000

श्री. शोभा विमोदराय

पत्ता: १२०२०१०, नाकाजीवाडी (प)





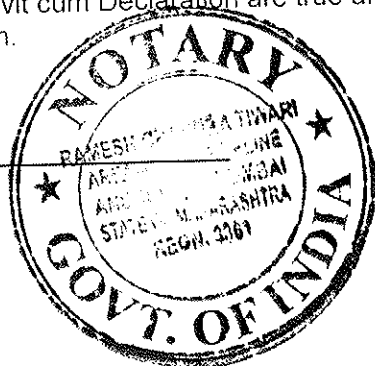
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Ramesh Chandra Tiwari
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai this



BEFORE ME

Ramesh Chandra Tiwari
RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res. 129, A-Wing, Appli Ekta Hsg. Soc.
Nav Pada, Marol Naka, A. K. Road
Mumbai - 400 050