

UNDERTAKING

To,
The Hon'ble Chief Officer, Mumbai Board,
MHADA, Griha Nirman Bhavan,
Kala Nagar, Bandra East,
Mumbai 400051.

Sub: Proposed redevelopment of existing building. No.58 known as "Kannamwar Nagar Prabhat Co-op. Hsg. Soc. Ltd." on plot bearing C.T.S.No.356 Pt of Village Hariyali, at Kannamwar nagar MHADA layout, Vikhroli (East), Mumbai- 400083.

- **Payment of Stamp duty paid by the Developer.**

Ref: 1) Government Notification issued under No. TPS-1820/ AN – 27/P.K.80/20UD-13 Dated 14.01.2021.
2) Hon. VP & CEO/A's circular No.REE / MB / PARIPATRAK / 424 / 2021 Dated 25.02.2021.

Respected Sir,

I, Mr. Dhilen H. Patel, Authorized signatory of M/s. Ashapura United having registered address Ground Floor, The Rising 58, Building No.58, Kannamwar Nagar Prabhat CHS Ltd., Vikhroli (East), Mumbai 400083. Developer of the above referred property through Development Agreement dated 3rd November 2021 registered with the Society. I/We do hereby undertake as under:

- 1) We have availed the benefit of 50% reduction in FSI Premium for Area admeasuring **4,230.73 Sq. mtr.** as per Government of Maharashtra Notification dated 14.01.2021 and we have passed the benefit of the Stamp Duty for the area admeasuring about **4,236.84 Sq. mtrs.** to the Flat Purchasers. The benefit passed to the Flat Purchaser under Agreement for Sale is mentioned herein below for your kind reference and records.

List of buyers for which stamp duty paid by Developer M/s. Ashapura United								
Bldg. No.58, Kannamwar Nagar PRABHAT CHSL, Kannamwar Nagar, Vikhroli (East), Mumbai400 083.								
Sr. No .	Reg off	Doc No & Year	Stamp Duty Paid	Registr ation Paid	Unit No	Area (Sq. Mtr.)	Name of the parties paid stamp duty	
							Purchaser1	Developer / Seler
RESINDENTIAL USE SOLD UNIT								
1	KRL-2	115702023	₹ 4,06,000	₹ 30,000	A101	37.76	Rasika Dilip Rumde Aniket Anandrao Chavan	M/s. Ashapura United
2	KRL-2	8682/2023	₹ 5,03,000	₹ 30,000	A303	44.49	Akshay K. Jungare Ashish Kishor Jungare	M/s. Ashapura United
3	KRL-2	26531/2024	₹ 5,43,000	₹ 30,000	A403	44.49	Namrata Jagdish shinde Swapnil Dipak Damania	M/s. Ashapura United
4	KRL-2	1063/2025	₹ 5,63,000	₹ 30,000	A503	44.49	Kanchan Suresh Borale Mayur Suresh Borale	M/s. Ashapura United
5	KRL-2	7450/2023	₹ 5,35,000	₹ 30,000	A603	44.49	Satish Sudhakar Rane	M/s. Ashapura United
6	KRL-2	23677/2024	₹ 5,52,000	₹ 30,000	A703	44.49	Sujit Ladba Javkar Vaishali Sujit Javkar	M/s. Ashapura United
7	KRL-2	1280/2024	₹ 5,66,000	₹ 30,000	A803	44.49	Reshma Sohani Anirudha Dinanath Sohani	M/s. Ashapura United
8	KRL-2	616/2024	₹ 5,47,000	₹ 30,000	A903	44.49	Ruchira Shirish Sawant Shirish Sadanand Sawant	M/s. Ashapura United
9	KRL-2	2655/2025	₹ 5,52,000	₹ 30,000	A1003	44.49	Rakesh Shamsundar Rohela Lavina Rakesh Rohela	M/s. Ashapura United
10	KRL-2	4074/2023	₹ 4,32,000	₹ 30,000	A1101	37.76	Rupesh Sunil Kavatkar Swapnali Rupesh Kavatkar	M/s. Ashapura United
11	KRL-2	20641/2023	₹ 4,67,000	₹ 30,000	A1103	44.49	Ruta Avinash Raut Ashwini Avinash Raut	M/s. Ashapura United
12	KRL-2	20048/2023	₹ 5,56,000	₹ 30,000	A1203	44.49	Sneha Siddheshwar Pangam Siddheshwar Vinod Pangam	M/s. Ashapura United
13	KRL-2	4847/2024	₹ 4,76,000	₹ 30,000	A1301	37.76	Milind Shivnath Jadhav Shivnath Ganpat Jadhav	M/s. Ashapura United
14	KRL-2	11700/2023	₹ 6,32,000	₹ 30,000	A1302	51.26	Bhagwan Ramesh Gangawane Minal Bhagwan Gangawane	M/s. Ashapura United
15	KRL-2	20057/2023	₹ 5,19,000	₹ 30,000	A1303	44.49	Kunal Rajendra Sonawane Sharda Rajendra Sonawane Rajendra Yashwant Sonawane	M/s. Ashapura United
16	KRL-2	1196/2024	₹ 4,83,000	₹ 30,000	A1401	37.76	Bhushan Chandrakant Gurav Neeta Bhushan Gurav	M/s. Ashapura United
17	KRL-2	8275/2023	₹ 5,45,000	₹ 30,000	A1402	51.26	Anita Santosh Gulekar Santosh Namdev Gulekar	M/s. Ashapura United
18	KRL-2	18568/2023	₹ 5,55,000	₹ 30,000	A1403	44.49	Rahul Balasaheb Matkar Sapna Rahul Matkar	M/s. Ashapura United
19	KRL-2	19102/2024	₹ 5,60,000	₹ 30,000	A1503	44.49	Suyash Sumant Sirmokadam Shalaka Sumant Sirmokadam	M/s. Ashapura United

20	KRL-2	19929/2023	₹ 5,74,000	₹ 30,000	A1601	53.83	Prakash Ramkishor Vishwakarma Akash Prakash Vishwakarma Kiran Akash Vishwakarma	M/s. Ashapura United
21	KRL-2	22614/2023	₹ 6,89,000	₹ 30,000	A1602	53.92	Rohan Krishnan Iyer Sreevani Krisihnan Iyer	M/s. Ashapura United
22	KRL-2	8452/2023	₹ 4,56,000	₹ 30,000	A1603	44.49	Aniket Anil Bhokare Kusum Anil Bhokare Ashwini Aniket Bhokare	M/s. Ashapura United
23	KRL-2	9086/2023	₹ 6,00,000	₹ 30,000	A1701	51.14	Digambar Mahadev Prabhu Sandeep Digambar Prabhu	M/s. Ashapura United
24	KRL-2	19477/2023	₹ 5,86,000	₹ 30,000	A1702	51.26	Swati Bhushan Jalvi Bhushan Sudhachandra Jalvi	M/s. Ashapura United
25	KRL-2	22407/2024	₹ 5,66,000	₹ 30,000	A1703	44.49	Savita Sachin Bhogate Sachin Vijay Bhogate	M/s. Ashapura United
26	KRL-2	9160/2023	₹ 6,18,000	₹ 30,000	A1802	51.26	Pradeep Madhukar Raut Shraddha Pradeep Raut	M/s. Ashapura United
27	KRL-2	4425/2023	₹ 5,40,000	₹ 30,000	A1803	44.49	Smitesh Shankar Suryaji Shruti Smitesh Suryaji	M/s. Ashapura United
28	KRL-2	18054/2023	₹ 5,92,000	₹ 30,000	A1901	51.14	Chandrakant Vithhal Pujari Saurav Chandrakant Pujari	M/s. Ashapura United
29	KRL-2	17169/2023	₹ 6,55,000	₹ 30,000	A1902	51.26	Pritish Vasant Pawar Vasant Jagannath Pawar	M/s. Ashapura United
30	KRL-2	11573/2023	₹ 4,56,000	₹ 30,000	A1903	44.49	Sunil Ramlal Katare Asha Ramlal Katare	M/s. Ashapura United
31	KRL-2	21586/2024	₹ 5,72,000	₹ 30,000	A2003	44.49	Rakesh Dashrath Khaire Sonali Rakesh Khaire	M/s. Ashapura United
32	KRL-2	12635/2024	₹ 5,89,000	₹ 30,000	A2101	51.14	Arun Kumar Sahu Deepali Arun kumar Sahu	M/s. Ashapura United
33	KRL-2	12672/2024	₹ 6,46,000	₹ 30,000	A2202	51.26	Siddhesh Ganesh Mahadik Sheetal Siddhesh Mahadik	M/s. Ashapura United
34	KRL-2	13489/2024	₹ 4,75,000	₹ 30,000	B102	36.48	Ashok Subhana Devarkar Shakuntala Ashok Devarkar Poonam Vikrant Ambole Shradha Ashok Devarkar	M/s. Ashapura United
35	KRL-2	3219/2023	₹ 3,27,000	₹ 30,000	B104	35.36	Shatrughna Atmaram Satelkar	M/s. Ashapura United
36	KRL-2	20312/2024	₹ 4,63,000	₹ 30,000	B201	36.48	Vikrant Kacharu wavhal Asha Kacharu Wavhal	M/s. Ashapura United
37	KRL-2	6683/2023	₹ 4,13,000	₹ 30,000	B301	36.49	Siddhi Harshal Petkar Harshal Rasik Petkar	M/s. Ashapura United
38	KRL-2	13749/2023	₹ 4,18,000	₹ 30,000	B302	36.48	Jitendra Shantaram Dhamapurkar Akshata Jitendra Dhamapurkar	M/s. Ashapura United
39	KRL-2	7853/2023	₹ 4,01,000	₹ 30,000	B401	36.49	Trupti Vikram Jadhav Vikram Popat Jadhav	M/s. Ashapura United
40	KRL-2	3606/2023	₹ 3,46,000	₹ 30,000	B402	36.48	Vaishali Shankar Mandavkar	M/s. Ashapura United
41	KRL-2	13818/2023	₹ 4,29,000	₹ 30,000	B501	36.49	Manoj Narendra Borade Bhagyashri Tukaram Katake	M/s. Ashapura United

42	KRL-2	23322/2023	₹ 3,84,000	₹ 30,000	B502	36.49	Shraddha Sachin Kadam Rajashree shripat Kadam	M/s. Ashapura United
43	KRL-2	11462/2023	₹ 4,07,000	₹ 30,000	B601	36.48	Kiran Gulabrao More Sangeeta Kiran More Aaryan Kiran More	M/s. Ashapura United
44	KRL-2	11463/2023	₹ 4,07,000	₹ 30,000	B602	36.48	Kiran Gulabrao More Sangeeta Kiran More Aaryan Kiran More	M/s. Ashapura United
45	KRL-2	15540/2023	₹ 4,40,000	₹ 30,000	B701	36.48	Deepika Shashikant Jadhav Ankit Suhas Mane	M/s. Ashapura United
46	KRL-2	18069/2023	₹ 3,65,000	₹ 30,000	B702	36.48	Shweta Ashok Mundhe Prajakta Ashok Mundhe Priyanka Ashok Mundhe	M/s. Ashapura United
47	KRL-2	22433/2024	₹ 4,98,000	₹ 30,000	B901	36.48	Rakesh Yallappa Bisore Laxmi Yallappa Bisore	M/s. Ashapura United
48	KRL-2	4901/2023	₹ 4,13,000	₹ 30,000	B902	36.48	Sangeeta Sairam Sairam Venkata Subramanian	M/s. Ashapura United
49	KRL-2	3094/2025	₹ 4,06,000	₹ 30,000	B1001	36.48	Suraj Sanjay Dalvi Sanjay Sakharam Dalvi	M/s. Ashapura United
50	KRL-2	11349/2023	₹ 3,66,000	₹ 30,000	B1002	36.48	Sunil Chandrakant Thakkar Chandrakant Devji Thakkar Shreya Sunil Thakkar	M/s. Ashapura United
51	KRL-2	21770/2024	₹ 4,92,000	₹ 30,000	B1101	36.48	Manoj Devidas Mansukh	M/s. Ashapura United
52	KRL-2	6697/2023	₹ 4,25,000	₹ 30,000	B1102	36.48	Prafullkumar Jagannath Jadhav Sheetal Prafullakumar Jadhav	M/s. Ashapura United
53	KRL-2	4587/2023	₹ 4,20,000	₹ 30,000	B1104	35.36	Namrata Prathamesh Surve Prathamesh Prabhakar Surve	M/s. Ashapura United
54	KRL-2	13800/2024	₹ 4,75,000	₹ 30,000	B1201	36.48	Satish Ashok Owhal Ashok Sonu Owhal Sangita Ashok Owhal	M/s. Ashapura United
55	KRL-2	6898/2023	₹ 4,23,000	₹ 30,000	B1202	36.48	Trupti Sadanand Bamne	M/s. Ashapura United
56	KRL-2	11146/2023	₹ 3,89,000	₹ 30,000	B1204	35.36	Minakshi Manoj Parab Manoj Bhiva Parab	M/s. Ashapura United
57	KRL-2	16954/2024	₹ 4,72,000	₹ 30,000	B1301	36.48	Vinayak Swami Chilukamari Aruna Swami Chilukamari	M/s. Ashapura United
58	KRL-2	9314/2023	₹ 4,18,000	₹ 30,000	B1302	36.48	Ashok Balkrishna Kaspale Ashutosh Ashok Kaspale	M/s. Ashapura United
59	KRL-2	4595/2023	₹ 6,00,000	₹ 30,000	B1303	51.27	Bhavesh Madhukar Zende Sarita Madhukar Zende Madhukar Vithoba Zende	M/s. Ashapura United
60	KRL-2	24518/2023	₹ 4,46,000	₹ 30,000	B1304	35.36	Arun Yashwant Kamble Ashwini Arun Kamble	M/s. Ashapura United
61	KRL-2	12308/2024	₹ 4,58,000	₹ 30,000	B1401	36.48	Dhruvesh Balu Papade Jasvanda Balu Papade	M/s. Ashapura United
62	KRL-2	7256/2023	₹ 4,27,000	₹ 30,000	B1402	36.48	Sushama Sunil Sawant Shruti Sunil Sawant	M/s. Ashapura United
63	KRL-2	3626/2023	₹ 6,00,000	₹ 30,000	B1403	51.27	Swati Shankar Salunkhe Prasad Dajiram Pakhare	M/s. Ashapura United

64	KRL-2	578/2024	₹ 4,43,000	₹ 30,000	B1404	35.36	Vandana Rupesh Kalyankar Rupesh Mahadeo Kalyankar	M/s. Ashapura United
65	KRL-2	12909/2024	₹ 4,55,000	₹ 30,000	B1501	36.48	Santosh Krushna Kambli Sampada Santosh Kambli	M/s. Ashapura United
66	KRL-2	3877/2024	₹ 4,63,000	₹ 30,000	B1502	36.48	Shweta Santosh Pawar Santosh Subhash Pawar	M/s. Ashapura United
67	KRL-2	12862/2024	₹ 4,58,000	₹ 30,000	B1601	36.48	Bharati Rajendra Shinde Rajendra Ravindra Shinde	M/s. Ashapura United
68	KRL-2	6662/2024	₹ 3,90,000	₹ 30,000	B1602	36.48	Siddhi Suresh Chavan	M/s. Ashapura United
69	KRL-2	20032/22023	₹ 5,28,000	₹ 30,000	B1603	51.27	Ajay Jaysing Shirawale Supriya Ajay Shirawale	M/s. Ashapura United
70	KRL-2	7856/2023	₹ 6,09,000	₹ 30,000	B1604	53.83	Shreedhar Subhash Tole Priya Shreedhar Tole	M/s. Ashapura United
71	KRL-2	25940/2024	₹ 4,63,000	₹ 30,000	B1701	36.48	Kajal Kiran Gadade Kiran Baliram Gadade	M/s. Ashapura United
72	KRL-2	10004/2024	₹ 4,64,000	₹ 30,000	B1702	36.48	Manohar Balkrishna Jadhav Priyankita Manohar Jadhav	M/s. Ashapura United
73	KRL-2	19932/2023	₹ 5,28,000	₹ 30,000	B1703	51.27	Manohar Ramkrishna Shirkar Namrata Manohar Shirkar	M/s. Ashapura United
74	KRL-2	21336/2024	₹ 3,87,000	₹ 30,000	B1801	36.48	Shweta Ashok Matkar Vrushali Ashok Matkar	M/s. Ashapura United
75	KRL-2	6644/2024	₹ 4,09,000	₹ 30,000	B1802	36.48	Dhiraj Timappa Shetty Nidhi Dinesh Shetty	M/s. Ashapura United
76	KRL-2	15134/2023	₹ 6,49,000	₹ 30,000	B1803	51.27	Abhishek Bhaskar Jilla	M/s. Ashapura United
77	KRL-2	5487/2023	₹ 6,04,000	₹ 30,000	B1804	51.14	Suresh Kalyan Natekar Ratna Suresh Natekar	M/s. Ashapura United
78	KRL-2	12865/2024	₹ 4,58,000	₹ 30,000	B1901	36.48	Ujwala Santosh Kamble Santosh Maruti Kamble	M/s. Ashapura United
79	KRL-2	7412/2023	₹ 6,12,000	₹ 30,000	B1903	51.27	Harsh Rajendra Kawale Ritha Rajendra Kawale Rajendra Dasharath Kawale	M/s. Ashapura United
80	KRL-2	7089/2023	₹ 6,29,000	₹ 30,000	B1904	51.14	Sitaram Kashinath Desai Trupti Sitaram Desai	M/s. Ashapura United
81	KRL-2	18470/2024	₹ 4,00,000	₹ 30,000	B2001	36.48	Manaswi Mandar Shirwadkar Mandar Ramchandra Shirwadkar	M/s. Ashapura United
82	KRL-2	12659/2024	₹ 4,00,000	₹ 30,000	B2002	36.48	Miss: Darshana Hemant Thakkar Mr. Hemant Laxmidas Thakkar Priti Hemant Thakkar	M/s. Ashapura United
83	KRL-2	24179/2023	₹ 6,55,000	₹ 30,000	B2003	51.27	Pareekshit Vaibhav Rautrao Minal Vaibhav Rautrao Vaibhav Manohar Rautrao	M/s. Ashapura United
84	KRL-2	5303/2024	₹ 6,49,000	₹ 30,000	B2004	51.14	Sachin Suresh Chavan Sanvi Sachin Chavan	M/s. Ashapura United
85	KRL-2	3252/2024	₹ 3,25,000	₹ 30,000	B2101	36.48	Dhanwanti Sanjay Bhat	M/s. Ashapura United
86	KRL-2	3069/2024	₹ 4,68,000	₹ 30,000	B2102	36.48	Ashutosh Kisan Kadam Sangeeta Kisan Kadam	M/s. Ashapura United

87	KRL-2	3345/2024	₹ 5,92,000	₹ 30,000	B2104	51.14	Mahesh Sadashiv Jaitapkar Manali Mahesh Jaitapkar	M/s. Ashapura United
88	KRL-2	20874/2024	₹ 4,92,000	₹ 30,000	B2201	36.48	Akhil Dureja	M/s. Ashapura United
89	KRL-2	25260/2024	₹ 4,06,500	₹ 30,000	B2202	36.48	Pooja Tanaji Bargode Ajay Kantilal Pol	M/s. Ashapura United
90	KRL-2	2605/2024	₹ 6,46,000	₹ 30,000	B2203	51.27	Tejashree Mohan Devale Amey Prabhakar Mahajan	M/s. Ashapura United
91	KRL-2	7310/2024	₹ 6,75,000	₹ 30,000	B2204	51.14	Prakash Bhimrao Bhandare Rushikesh Prakash Bhandare	M/s. Ashapura United
1	KRL-3	24153/2023	₹ 6,55,000	₹ 30,000	B1704	51.14	Sampada Sanjeev Revankar Sanjeev Chandrashekhar Revankar	M/s. Ashapura United
2	KRL-3	17602/2023	₹ 6,52,000	₹ 30,000	A-1801	51.14	Priyanka Wendrich Soares Wendrich Vincent Soares	M/s. Ashapura United
3	KRL-3	9140/2024	₹ 6,53,000	₹ 30,000	A2001	51.14	Yogesh Rajendra Shetye Smita Rajendra Shetye	M/s. Ashapura United
RESINDENTIAL USE SOLD UNIT (A)						3993.26		
COMMERCIAL USE SOLD UNIT								
92	KRL-2	1554/2024	₹ 3,76,000	₹ 30,000	Wing-A Shop No. 04	11.89	Dipti Bharat Kudtarkar Bharat Prabhakar Kudtarkar	M/s. Ashapura United
93	KRL-2	6006/2024	₹ 2,85,000	₹ 30,000	Wing-A Shop No.05	9.63	Archana shinde	M/s. Ashapura United
4	KRL-3	14344/2023	₹ 2,52,000	₹ 30,000	Wing-A Shop no. 02	8.00	Dhanashree Nitin Gore	M/s. Ashapura United
5	KRL-3	2442/2024	₹ 3,05,000	₹ 30,000	Wing-A Shop No. 06	9.30	Neha Bhaskar Lad Bhaskar Laxman Lad	M/s. Ashapura United
6	KRL-3	3194/2024	₹ 3,89,000	₹ 30,000	Wing-A Shop No.03	11.65	Swapnil Ashok Jadhav	M/s. Ashapura United
COMMERCIAL USE SOLD UNIT (B)						50.47		
Grand Total (A) + (B)						4043.73		

- 2) The above said Flat Purchasers have issued their certificate, confirming the Stamp Duty amount for the above flats is paid by us. i.e., the Developer in terms of Government Notification dated 14th Jan, 2021 vide No. TPS-1820/AN – 27/P.K.80/20UD-13 and same is submitted to your office along with Index-II.
- 3) we have already uploaded the details of Flat Purchasers on our website "www.ashapurarealty.com" as per the guidelines of Government Notification dated 14th Jan, 2021 vide No.TPS-1820/AN37P.K-80/20UD-13 and MHADA Letter dated 09/04/2025.
- 4) However, some flats for the area admeasuring **193.11 Sq mtr** have not been sold out yet the details of the flats are as under:

Sr. No.	Unit / Flat No.	Area [Sq.Mt.]	“Purchaser Name”	“Seller Name” [Developer]
1	A-103	44.49		M/s. Ashapura United
2	A-203	44.49		M/s. Ashapura United
RESINDENTIAL USE UNSOLD UNIT		88.98		
3	Wing-A Shop No.01	26.13		M/s. Ashapura United
4	Wing-B Shop No.10	17.20		M/s. Ashapura United
5	Wing-B Shop No.11	60.80		M/s. Ashapura United
COMMERCIAL USE UNSOLD UNIT		104.13		
Total unsold Unit Sq Mtrs. = 88.98+ 104.13		= 193.11		

5) We hereby undertake, whenever the above said flats will sell out, we will pass the benefit of stamp duty to unit purchaser.

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 **May 2025**

M/s. Ashapura United

Authorized Signatory
(Mr. Dhilen H Patel)