

Date:06.04.2023

To,  
The Manager,  
State Bank of India,  
CBD Belapur Branch.

Dear Sir/ Madam,

We, M/s. Simran Enterprises, hereby certify that:

- 1) We have transferable rights to the property described below, which has been allotted by us to MR./MRS./M/S. SURESH SADASHIV MHATRE & SUREKHA SURESH MHATRE herein after referred to as "The Purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Agreement dated 30.03.2023 (Herein after referred to as "Sale document")

Description of the property:

Flat No.B-1405 on Fourteenth floor in the building no.3, "Uptown Avenue" situated at Survey No.743/2, 743/3A, 743/4, 743/5, 743/8(P), Kasbe:Panvel, Tal:Panvel, Dist : Raigad.

- 2) That the total consideration for this transaction is Rs. 44,00,000/- (Rupees Forty Four Lacs only).
- 3) The title of the property described above is clear, marketable and free from all encumbrances and doubts.
- 4) We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the document by the said purchasers.
- 5) We have not borrowed from any Financial Institution for the purchase/ development of property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/ to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the document by the said purchasers.
- 6) After creation of proper charge/ mortgage and after receipt of the copies thereof and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchasers for the property described above and once the

**Simran Enterprise**

Room No. 16, 3rd Floor, 375, Daria Bldg., Dr. Dadabhai Navroji Road, Flora Fountain, Mum





# HLST - NAVI MUMBAI

Saving A/C No. \_\_\_\_\_ RLMS REF. NO \_\_\_\_\_

CIF NO. \_\_\_\_\_ Tie up no (if applicable) \_\_\_\_\_

LOS Reference No. \_\_\_\_\_ PAL / Take Over / New / REsale/ Top up / LAP \_\_\_\_\_

Applicant Name MR. SURESH MHAIRE

Co-Applicant Name MRS. SUREKHA MHAIRE

Co-Applicant Name \_\_\_\_\_

Co-Applicant Name \_\_\_\_\_

Contract (Resi) \_\_\_\_\_ Mobile 7208043413

Loan Amount 30,00,000 Tenure 15 YEARS

Interest Rate \_\_\_\_\_ EMI \_\_\_\_\_

Loan Type \_\_\_\_\_ SBI LIFE \_\_\_\_\_

Moratorium Require Yes/No \_\_\_\_\_ Moratorium Period \_\_\_\_\_

Property Location - B-1405, BUILD NO.03, UPTOWN AVENUE PANEEL

Property Cost ₹44,00,000

Name of Developer / Vendor SIMRAN ENTERPRISES

RBO - NAVI MUMBAI ZONE - THANE Branch \_\_\_\_\_ (Code No.) \_\_\_\_\_

Contact Person \_\_\_\_\_ Mobile No. \_\_\_\_\_

Name of RACPC Co-ordinator along with Mob No. \_\_\_\_\_

	DATE		DATE
SEARCH - 1	<u>stulpa mangale</u>	ITR VERIFICATION	
SEARCH - 2	<u>18/04/2023</u>	RESIDENCE VERIFICATION	
VALUATION - 1	<u>Vastukala</u>	OFFICE VERIFICATION	
VALUATION - 2	<u>18/04/2023</u>	SITE INSPECTION	

HLST / BST / BM / ALOMG WITH Mob No. \_\_\_\_\_

A/C NO : \_\_\_\_\_

SBI LIFE A/C NO. \_\_\_\_\_

NAME : 1. \_\_\_\_\_

2. \_\_\_\_\_

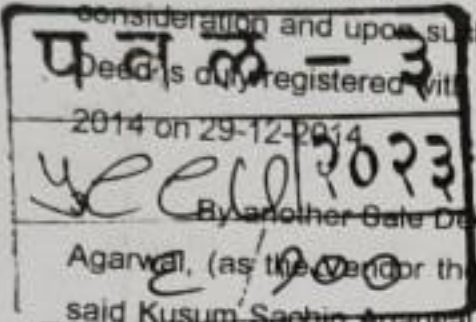
3. \_\_\_\_\_

CERSAI NO. : ASSET ID : \_\_\_\_\_

SI ID : \_\_\_\_\_ COMPACTOR NO. : \_\_\_\_\_

FILE NO. : \_\_\_\_\_

2. By another Sale Deed dated 29<sup>th</sup> December, 2014 executed between Mr. Sachin Omprakash Agarwal (HUF) (as the Vendor therein) and the Promoters herein (as the Purchaser therein), the said Mr. Sachin Omprakash Agarwal (HUF) sold, transferred and conveyed to the Promoters herein all that piece or parcel of land bearing (i) Survey no. 743, Hissa No. 3A, admeasuring 3760 Square meters and (ii) Survey no. 743, Hissa no. 5, admeasuring 1210 Square meters, situate, lying and being at Village Kasbe-Panvel, Taluka Panvel, District - Raigad, cumulatively admeasuring 4970 Square meters or thereabouts (hereinafter for brevity's sake to be referred to as the "said Second property") for such consideration and upon such terms and conditions as are mentioned therein. The said Sale Deed is duly registered with the Sub-Registrar of Assurances under Serial no. PVL2 - 9739 - 2014 on 29-12-2014.



By another Sale Deed dated 29<sup>th</sup> December, 2014 executed between Kusum Sachin Agarwal, (as the Vendor therein) and the Promoters herein (as the Purchaser therein), the said Kusum Sachin Agarwal sold, transferred and conveyed to the Promoters herein all that piece or parcel of land bearing (i) Survey no. 743, Hissa No. 4 (Part), admeasuring 1950 Square meters and (ii) Survey no. 743, Hissa no. 8 (Part), admeasuring 2124 Square meters, situate, lying and being at Village Kasbe-Panvel, Taluka Panvel, District - Raigad, cumulatively admeasuring 4074 Square meters or thereabouts (hereinafter for brevity's sake to be referred to as the "said Third property") for such consideration and upon such terms and conditions as are mentioned therein. The said Sale Deed is duly registered with the Sub-Registrar of Assurances under Serial no. PVL2 - 9738 - 2014 on 29-12-2014.

4. By another Sale Deed dated 29<sup>th</sup> December, 2014 executed between the said Mr. Sagar Sachin Agarwal (as the Vendor therein) and the Promoters herein (as the Purchaser therein), the said Mr. Sagar Sachin Agarwal sold, transferred and conveyed to the Promoters herein all that piece or parcel of land bearing Survey no. 743, Hissa No. 4 (P), admeasuring 2200 Square meters, situate, lying and being at Village Kasbe-Panvel, Taluka Panvel, District - Raigad (hereinafter for brevity's sake to be referred to as the "said Fourth property"), for such consideration and upon such terms and conditions as are mentioned therein. The said Sale Deed is duly registered with the Sub-Registrar of Assurances under Serial no. PVL2 - 9736 - 2014 on 29-12-2014.

5. The said First Property, Second Property, Third Property and Fourth Property cumulatively admeasuring 11754 Square meters is hereinafter, for brevity's sake, to be collectively referred to as "the said Property".

6. The 7/12 Extracts in respect of the said property stands in the name of the Promoters herein. The copies of 7/12 Extracts in respect of the said Property are annexed hereto and marked **Annexure-A (Colly)**.

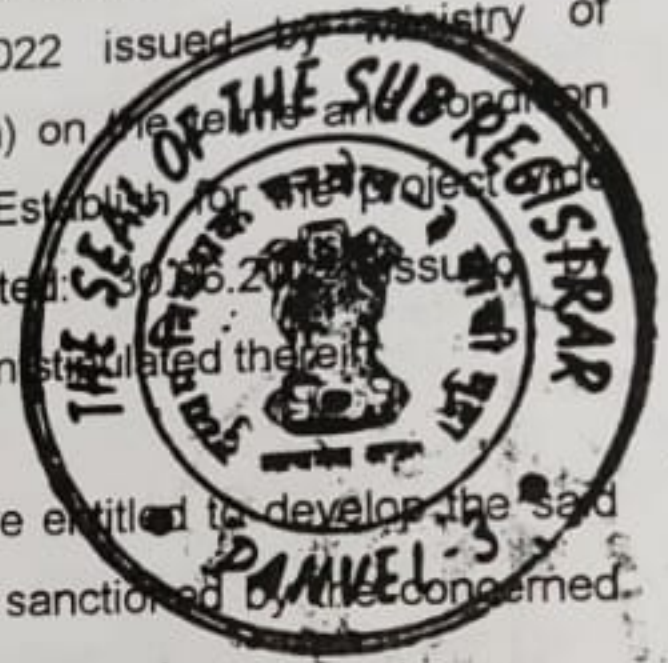
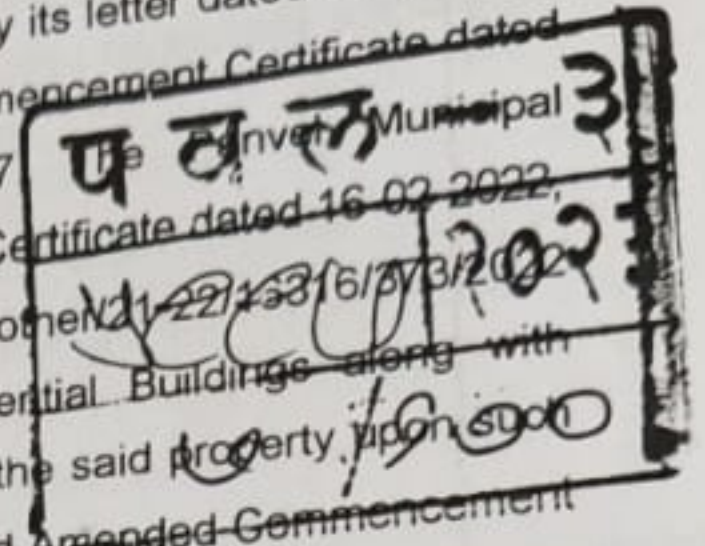
7. The Collector, Raigad has granted its Non Agricultural permission in respect of the said property, vide its three Orders namely, (i) Order dated 30-05-1997 in respect of Survey no. 743, Hissa no. 8, (ii) Order dated 22-02-2007 in respect of Survey no. 743, Hissa no. 4 and Survey no. 743, Hissa no. 5 and (iii) Order dated 13-03-2007 in respect of Survey no. 743, Hissa no. 3A and Survey No. 743, Hissa No. 2, upon such terms and conditions as are mentioned in the said Orders.

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8. The Architects for the above Project shall be "VASTUKALP" and the RCC Consultant shall be YATEESHTARE. The Panvel Municipal Council has granted the Building permission for constructing a Complex for residential purpose, by its letter dated 29-12-2014 bearing Ref. no. 2014/PNP/SABA./7695/14 and Amended Commencement Certificate dated 26-09-2017, having reference no. 2017/PMC/BP/8425/2017. The Panvel Municipal Corporation has further granted the Amended Commencement Certificate dated 16-02-2022, having reference no. PMC/TP/Panvel/ 743/2, 743/3A, 743/4 & others along with the said property upon such amenities (hereinafter referred to as the "entire layout") on the said property upon such terms and conditions as are mentioned therein. The copy of said Amended Commencement Certificate issued by the Panvel Municipal Corporation is annexed hereto & marked as **Annexure "B"**. The Promoter has obtained Environment Clearance for the project vide permission no. SIAMH/MIS/230198/2021 dated: 13.03.2022 issued by Ministry of Environment, Forest & Climate change (SEIAA, Maharashtra) on the terms and conditions stipulated therein. The Promoter has obtained Consent to Establish for the project vide permission no. UAN No.0000134469/CE/2206001659 dated: 30.06.2022 issued by Maharashtra Pollution Control Board on the terms and conditions stipulated therein.
9. In the above circumstances, the Promoters herein are entitled to develop the said property by constructing Buildings as per the building plans sanctioned by the concerned authority.
10. The Promoters had initially registered under RERA separate Projects for Building no. 2 and thereafter Building no.1 comprising the said Residential Complex Known as "UPTOWN AVENUE" on the said Property and had completed the construction of the said Projects i.e., Building No. 1 and Building No. 2 in accordance with the sanctioned plans and in accordance with the applicable Development Control Rules and Regulations. The Promoters had also obtained from the Panvel Municipal Corporation the Occupancy Certificates, vide their letter dated 09-10-2019 bearing reference no. 2019/PMC/TP/BP/3180/2019 and letter dated 06-04-2018 bearing reference no. 2018/PMC/BP/4017/2018 for the said Building No. 1 and Building no.2 together with the area earmarked for the development of Building No.3 on the said Property.
11. The said property is earmarked for the purpose of building a Residential Complex Known as "Uptown Avenue" comprising 3 (Three) Buildings and the aforesaid **Building No. 3** forming the part of the said Residential Complex shall be hereinafter referred to as "**the said Building**".
12. The Promoters have registered the said Building, i.e., Building no. 3, under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Mumbai on **23/01/2020** under registration no. **P52000024151**. The copy of Registration Certificate of the said Building is annexed hereto and marked as **Annexure "C"**.
13. The said Building No. 3 consists of Ground + 14 Upper Floors in accordance with the sanctioned revised building plans or in accordance with such further revised plans that shall



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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 5997/2023

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4084780.7
(4) भू-मापन, पोटोहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: , इतर माहिती: सदनिका क्र.1405 14 वा मजला बी-विंग, बिल्डिंग नं. 3, अपटाउन अवेन्यू सर्व्हे न 743 हिस्सा न 2,3 ए,4,5 आणि 8(पी), मौजे कसबे पनवेल ता. पनवेल जि. रायगड, क्षेत्र 33.8 चौ मी कारपेट ( ( Survey Number : 743 ; ) )
(5) क्षेत्रफळ	1) 33.8 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे सिमरन इंटरप्रायजेस तर्फे भागिदार सागर एस अग्रवाल यांच्या तर्फे कु मु म्हणून दीपेनकुमार ठक्कर - - वय:-34; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं 16 , तिसरा मजला , दरिया बिल्डींग , 375 , डॉ दादाभाई नवरोजी रोड, फ्लोरा फॉउंटन, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-ABFFS4183E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सुरेश सदाशिव म्हात्रे - - वय:-54; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर ६ टाईप ३ बिल्डिंग न. २०१ रूम न. २४०९ सी जि एस कॉलनी काणे नगर अँटॉप हिल सायन पूर्व मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-AJVPM9178P 2): नाव:- सुरेखा सुरेश म्हात्रे - - वय:-47; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर ६ टाईप ३ बिल्डिंग न. २०१ रूम न. २४०९ सी जि एस कॉलनी काणे नगर अँटॉप हिल सायन पूर्व मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-BVBPM0438B
9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2023
10) दस्त नोंदणी केल्याचा दिनांक	03/04/2023
1) अनुक्रमांक, खंड व पृष्ठ	5997/2023
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	308000
3) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) शेरा	

न्यांकनासाठी विचारात घेतलेला तपशील:-

तांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.





# PANVEL MUNICIPAL CORPORATION

Tal.- Panvel, Dist.- Raigad, Panvel - 410 206.

E mail - [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel - (022) 27458040/41/42

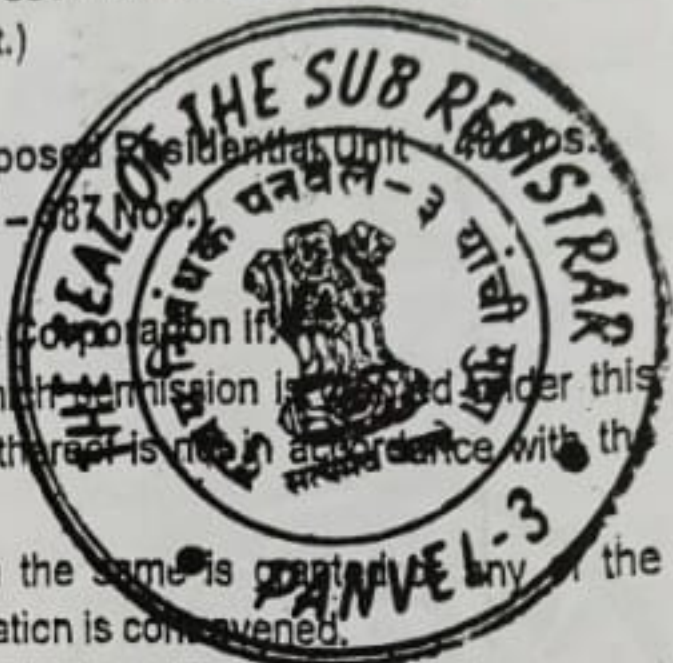
No PMC/TP/Panvel/743/2, 743/3A, 743/4 & other/21-22/16316/3/3

पंचल - ३	
7/2022	Date १६/०२/२०२२
AMENDED COMMENCEMENT CERTIFICATE	
2023	900

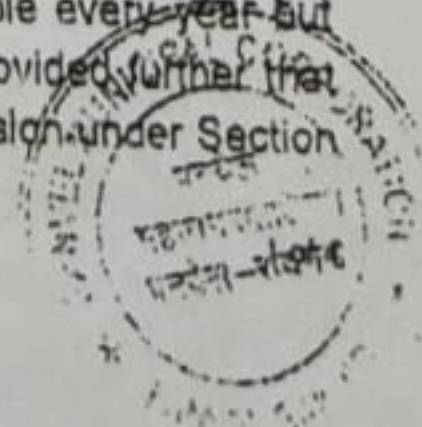
## AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, M/s. Sigran Enterprises, Partner Mr. Akash Sachin Agarwal. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Building no. 03 (Ground + 12<sup>th</sup>, 13<sup>th</sup> & 14<sup>th</sup> Floor) on Survey No.- 743/2, 743/3A, 743/4, 743/5, 743/8(P), At.- Panvel, Tal.- Panvel, Dist.- Raigad. (Plot Area = 10190.00 Sq.mt., Existing Residential Built Up Area = 14171.41 sq.mt., Proposed Residential Built Up Area = 3673.96 sq.mt., Total Built Up Area = 17845.37 sq.mt.)

(No. of Existing Residential Unit - 339 Nos. & Proposed Residential Unit - 400 Nos.)  
 No. of Total Residential Unit - 739 Nos.



1. This Certificate is liable to be revoked by the Corporation if:
  - 1(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.
  - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
  - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and / or any person deriving title 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.
2. The applicant shall:-
  - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
  - 2(d) Obtain Occupancy Certificate from the Corporation.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act.- 1966. 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 be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.



*(Signature)*



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५६६७	२०२३
६४	१००

## Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P52000024151**

Project: **Building No.3, Uptown Avenue Plot Bearing / CTS / Survey / Final Plot No.: Survey no.743/2,3A,4,5,8P at Panvel, Panvel, Raigarh, 410206;**

1. **Simran Enterprises** having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400020**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, and the common areas as per Rule 9 of Maharashtra Real Estate Agents, Rates (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **23/01/2020** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid

Digitally Signed by

Dr. Vasant Premanand Prabhu

(Secretary, MahaRERA)

Date:04-05-2022 17:46:49

Dated: 23/01/2020

Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority







## HLST - NAVI MUMBAI

Saving A/C No. \_\_\_\_\_ RLMS REF. NO \_\_\_\_\_

CIF NO. \_\_\_\_\_ Tie up no (if applicable) \_\_\_\_\_

LOS Reference No. \_\_\_\_\_ PAL / Take Over / New / REsale/ Top up / LAP \_\_\_\_\_

Applicant Name MR. SURESH MHAIRE

Co-Applicant Name MRS. SUREKHA MHAIRE

Co-Applicant Name \_\_\_\_\_

Co-Applicant Name \_\_\_\_\_

Contract (Resi) \_\_\_\_\_ Mobile 7208043413

Loan Amount 30.00000 Tenure 15 YEARS

Interest Rate \_\_\_\_\_ EMI \_\_\_\_\_

Loan Type \_\_\_\_\_ SBI LIFE \_\_\_\_\_

Moratorium Require Yes/No \_\_\_\_\_ Moratorium Period \_\_\_\_\_

Property Location - B-1405, BUILD NO.03, UPTOWN AVENUE PANNEL

Property Cost ₹ 4400000

Name of Developer / Vendor SIMRAN ENTERPRISES

RBO - NAVI MUMBAI ZONE - THANE Branch \_\_\_\_\_ (Code No) \_\_\_\_\_

Contact Person \_\_\_\_\_ Mobile No. \_\_\_\_\_

Name of RACPC Co-ordinator along with Mob No. \_\_\_\_\_

	DATE		DATE
SEARCH - 1	<u>Swilpa mangale</u>	ITR VERIFICATION	
SEARCH - 2	<u>18/04/2023</u>	RESIDENCE VERIFICATION	
VALUATION - 1	<u>Vastukala</u>	OFFICE VERIFICATION	
VALUATION - 2	<u>18/04/2023</u>	SITE INSPECTION	

HLST / BST / BM / ALOMG WITH Mob No. \_\_\_\_\_

A/C NO : \_\_\_\_\_

SBI LIFE A/C NO. \_\_\_\_\_

NAME : 1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

CERSAI NO. : ASSET ID : \_\_\_\_\_

SI ID : \_\_\_\_\_

FILE NO. : \_\_\_\_\_ COMPACTOR NO. : \_\_\_\_\_