

28/04/2023

गावाचे नाव : मालवणी

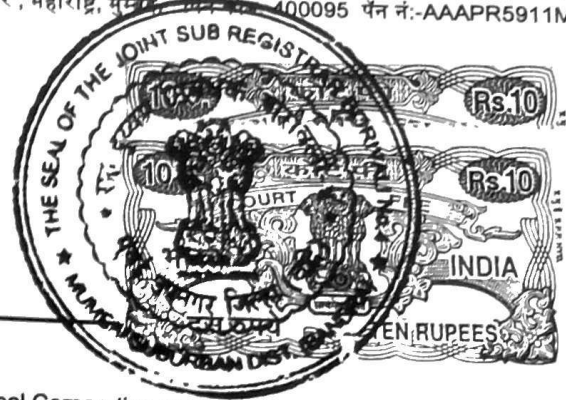
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4400000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4357322.97
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 2003 ए विंग, माळा नं: 20 वा मजला, इमारतीचे नाव: ग्रोमोर ब्लिस मालवणी फेमी को-ऑप हीऊसिंग सोसा.लि, ब्लॉक नं: मालवणी मालाड (पश्चिम) मुंबई -400095, रोड : प्लॉट नं 153, आरएससी -4, इतर माहिती: बांधीव मिळकतीचे क्षेत्र 365 चौ.फूट रेरा कार्पेट एरिया म्हणजेच 37.31 चौ.मीटर बांधीव ((C.T.S. Number : 3525, PLOT NO.153, RSC-4 ;))
(5) क्षेत्रफळ	1) 37.31 चौ.मीटर
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.	1): नाव:- मेसर्स.ग्रोमोर स्पेस सोल्युशन प्रा.लि.चे संचालक कयबन नरेंद्र नंदू तर्फे मुखत्यार संदिप छेडा वय:-54; पत्ता:- प्लॉट नं: ऑफिस नं. ६/४६, माळा नं: -, इमारतीचे नाव: जुना आनंद नगर, ब्लॉक नं: सांताक्रूझ पूर्व मुम्बई, रोड नं: आनंद नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400055 पॅन नं:-AADCG6756F
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-समीरा सय्यदरजा रिज़वी वय:-37; पत्ता:- प्लॉट नं: सदनिका नं. ए-301, माळा नं: -, इमारतीचे नाव: स्वेता शेल्टर, ब्लॉक नं: जवळ भूमी पार्क, मालाड पश्चिम मुंबई, रोड नं: जनकल्याण नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400095 पॅन नं:-ANVPR9881Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-सयद मोहम्मद रजा वय:-71; पत्ता:- प्लॉट नं: सदनिका नं. ए-३०१, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: स्वेता शेल्टर, रोड नं: जनकल्याण नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400095 पॅन नं:-AAAPR5911M
(9) दस्तऐवज करून दिल्याचा दिनांक	27/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	28/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	5637/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	264000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-४,
मुंबई उपनगर जिल्हा.



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: **P51800029432**

Project: **Growmore Bliss A Wing phase II**, Plot Bearing / CTS / Survey / Final Plot No.: **153/3525/263** at **Borivali, Mumbai Suburban, 400095;**

1. **Growmore Space Solutions Private Limited** having its registered office / principal place of business at **Tehs. Mumbai City, District: Mumbai City, Pin: 400055.**

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, as the case may be, of the apartment or the common areas as per Rule 9 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;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule 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 29/05/2021 and ending with 30/06/2023 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.



Dated: 29/05/2021

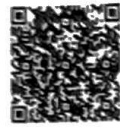
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 29-05-2021 11:24:05

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

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CHALLAN
MTR Form Number-6



Barcode		Date	27/04/2023-12:11:57	Form ID	25.2
Instruction: General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee		PAN No.(If Applicable)	ANVPR9681Q		
BRL4_JT SUB REGISTRAR BORIVALI NO 4		Full Name	SAMEERA SAYYEDRAZA RIZVI		
MALWANI		Flat/Block No.	FLAT NO 2003 A WING GROWMORE BLISS		
2023-2024 One Time		Premises/Building	MALWANI FEMI CHSL		
Account Head Details		Amount In Rs.			
Stamp Duty		264000.00	Road/Street	PLOT NO 153 MALWANI	
Registration Fee		30000.00	Area/Locality	MALAD WEST	
			Town/City/District		
			PIN	4 0 0 0 9 5	
		Remarks (If Any)			
		PAN2=AADCG6756F-SecondPartyName=GROWMORE SPACE SOLUTION PVT LTD-			
		Amount In	Two Lakh Ninety Four Thousand Rupees Only		
		2,94,000.00	Words		
Details		FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA		Bank CIN	Ref. No.	10000502023042702605	1951560837239
Cheque/DD Details		Bank Date	RBI Date	27/04/2023-12:12:07	Not Verified with RBI
		Bank-Branch	STATE BANK OF INDIA		
		Scroll No. , Date	Not Verified with Scroll		



This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No.: 8928760717
 नोंदणी करवावयाच्या दस्तासाठी लागू आहे. नोंदणी न करवावयाच्या दस्तासाठी सदर चलन लागू

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 27 day
of April, 2023;

BETWEEN

(1) M/S. GROWMORE SPACE SOLUTIONS PVT. LTD., a Company registered under the provisions of Companies Act, 1956, having PAN AADCG6756F, having its registered office at 6/46 Old Anand Nagar, Off Western Express Highway, Santacruz (East), Mumbai 400 055, through its Director Kayvan Narendra Nandu, aged about 38 years, hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include its successors and assigns) of the One Part

AND

(2) (a) SAMEERA SAYYEDRAZA RIZVI aged about 37 years old, having PAN ANVPR9881Q and Aadhar Card No. 6851 7414 9833 (b) MR: SAYED MOHAMMED RAZA aged about 71 years old having Pan AAAPR5911M and Aadhar Card No. 3785 0791 2568 both Indian Inhabitant of Mumbai, having address at A-301, Sweta Shelter, Marve Road, Near Bhoomi, Park, Jankalyan Nagar, Malad (West), Mumbai - 400 095 hereinafter referred at as "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors administrators and assigns) of Other Part.

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WHEREAS:

- A. The Maharashtra Housing and Area Development Authority (i.e. 'MHADA') is owner of or otherwise well and sufficiently entitled to a piece or parcel of land being part of the MHADA's layout being Survey No. 263(pt), C.T.S. No. 3525A, Village - Malwani, Taluka - Borivali, Dist.-Mumbai Suburban situate at Malwani, Malad (West), Mumbai - 400 095;
- B. The said Land bearing Cluster plot No. 153, RSC- 4 at Malwani, Malad (West), consisting of 25 developed plots of "C" type each admeasuring

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30.00 Sq.mtrs. and 6 developed plots D type admeasuring 40 Sq.mtrs. and has been provided with the necessary infrastructural facilities (hereinafter referred to as "said Developed Plots");

- C. The said MHADA had by an advertisement published in news papers invited applications from the public for the allotment of the said Developed plots in the Authorities land to the successful drawees in the draw of lots for the purpose of constructing, maintaining and locating a building for bonafide residential use and occupation;
- D. The said Developed plots on the said land have been allotted by the Authority under its sites and services Scheme prepared under the Mumbai Urban Development Project aided by World Bank to the persons/allottees as specified in Allotment letter;
- E. The said Allottees have on allotment of the Developed Plots formed themselves into Co-operative Housing Society in the name of Malwani Femi Co-operative Housing Society Ltd., bearing Registration No. MUM/MHADDB/HSG/(TC)12440/2007-2008 Dt. 31/05/2007 (hereinafter referred to as "the said Society") under the provisions of Maharashtra Co-operative Societies Act- 1960 for dealing with problems and matters connected with common facilities and amenities;



Under Indenture of Lease dated 22.10.2007, the said Authority granted lease of the said cluster Plot No. 153, RSC- 4 out of Survey No. 263 (Part) CTS. No. 3525A, Village- Malwani, Taluka- Borivali, Dist. Mumbai suburban totally admeasuring about 1314.51 Sq.mtrs. at Malwani, Malad (West), Mumbai - 400 095 (hereinafter referred to as "said cluster plot" and more particularly described in the Schedule - I hereunder written), for the period of 90 years commencing from 22.10.2007 for the premium and

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on payment of lease rent and on other terms and conditions as stated therein. The said Indenture of Lease is registered with Sub-Registrar of Assurance, Borivali - Taluka, Borivali, under Sr. No. BDR-7665/2007 Society through its members is absolutely seized and possessed of the said cluster Plot No. 153, RSC- 4 out of Survey No. 263 (Part) CTS. No. 3525A, Village- Malwani, Taluka- Borivali, Dist. Mumbai suburban totally admeasuring about 1314.51 Sq.mtrs. situate at Malwani, Malad (West), Mumbai - 400 095 and more particularly described in the First Schedule hereunder written (hereinafter for brevity's sake referred to as "the said



cluster plot"). The copy of property card is attached herewith and marked as Annexure "A" to the Agreement;

H. By and under Development Agreement dated 03/05/2010 executed by and between the said Society of One Part and the Promoter herein of Other Part (hereinafter referred to as the said Development Agreement), the Society entrusted to the Promoter the work of development of the said cluster plot for consideration and on the terms and conditions therein mentioned. The said Development Agreement dated 03/05/2010 is duly registered with Sub-Registrar of Assurances, Borivali Taluka, under Sr. No. BDR-2-04186-2010;

I. Pursuant to the said Development Agreement dated 03/05/2010, the Society has also executed a Power of Attorney Dt. 03/05/2010 in favour of the said Promoter with respect to the development of the said cluster plot. The said Power of Attorney is also registered with Sub-Registrar of Assurances, Borivali No. 1. Mumbai Suburban District, Mumbai, dated 03/05/2010 under Sr. No.4187/2010;

J. As per the terms and conditions of Development Agreement dated 03/05/2010, the Promoter is authorised to develop the said property at its own costs, risks, expenses and responsibility and on "principal to principal" basis and not as agent of the Owner by putting building plans that may be sanctioned by M.C.G.M. / MHADA, and as per the terms and conditions that may be imposed by the concerned authorities while sanctioning the said plans and shall be entitled to utilize the entire floor space index [F.S.I.] as available in respect of the said Property and the F.S.I. of other properties by way of transfer of development rights [T.D.R.] and Fungible FSI to the maximum extent permissible under the Development Control Regulations, free from all encumbrances, claims and demands;

K. The Promoter has declared and represented to the Allottee and the Allottee/s have verified the following:

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i) The said cluster plot/property admeasures about २३ 1314.51 square meters. The Floor Space Index arising from the said cluster plot stands at 1000.79 square meters. The aggregate proposed FSI including, premium FSI, Fungible FSI which can be used on the said plot stands at 5404.27 square meters. The proposed FSI may vary in future due to changes in construction laws and policies. The Promoter has notionally divided the said

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cluster plot into two parts to develop the said plot into two phases namely "Wing B" (herein after referred to as "Wing B" or "Building B") and then "Wing A" or more Wings as may be possible within the framework of the construction laws.

- ii) By and under the said Development Agreement it has been inter alia agreed by the Promoter that within 24 months (with grace period of 12 months) from the date of grant of Commencement Certificate from M.C.G.M. MHADA for the purpose of reconstruction of the society building, the Promoter shall handover to the Society duly constructed and completed in workmen like manner 31 flats as per the plans and specifications, and modifications if any, approved by the Municipal Corporation of Greater Mumbai (M.C.G.M.) MHADA with the amenities mentioned in the said Development Agreement so as to enable the Society to allot the flats to each of its 31 members. The said 31 members will be rehabilitated in Wing B.



Accordingly the construction of "Wing B" is completed and the Promoters have obtained Occupation Certificate bearing No. MH/EE/(B.P)/GM/MHADA-65/408/2019 Dt. 13 11 2019 in this regards and handed over possession of the flats to the said 31 members of the society.

- iv) Under the provisions of the Real Estate Regulation and Development Act, 2016, each phase of the project is to be termed as a standalone project. To lend as much clarity and stability as possible to the purchasers of units in Wing A, the Promoter has finalised the plans for Wing A with the following specifications :

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The land underneath and appurtenant to Wing A admeasures 416.32 square meters and will be as per the plan of Wing "A" enclosed herewith and forming integral part of this Agreement for Sale. The said Wing "A" is also referred to in this Agreement as the Building "A" as the context may require. The said land underneath and appurtenant to the Wing A is herein after referred to as "the said Project land" or "the said Property" as the context may require".



- L. It is hereby specifically stated that the said Society is the lessee of the said Plot, and the title of the Promoter is as the Developer;

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M. Under the terms of the said Development Agreement, the Promoter is entitled to sell, assign and transfer in the manner it deems appropriate the residential flats and such purchasers would be admitted as members of the Society. By virtue of said Development Agreement, the Promoter has right to develop the said property and to sell the flats in the building to be constructed by the Promoter on the said property and for the purpose to enter into the agreements with the Allottee of the flat and to receive the sale price in respect thereof. It is therefore agreed that the Allottee of the flats out of Promoter's sale portion would be entitled to become member of the said Society and shall become the member of the said Society in terms of the said Development Agreement.

N. The Society and the Promoter have jointly appointed M/s. Space Moulders, having its office at 281/2229, Motilal Nagar No. 1, Goregaon (West), Mumbai: 400 104, registered with M.C.G.M. and Council of Architects, as the Architect for the construction of the Society building with whom Promoter has executed standard Agreement as per the Agreement prescribed by the Council of Architects. Similarly the society and Promoter have appointed Narendra Desai having address at 6, Prasad Apartment, Manchhubhai Road, Malad (East), Mumbai - 400 097 as the Structural Engineers for preparation of structural designs and drawings for the construction of new building;



O. The Promoter had got plans prepared and submitted through their Architect and Municipal Corporation of Greater Mumbai / MHADA has already sanctioned the plans and issued I.O.D. No. CHE/9688/BP(WS)/AP of 2014-2015 DT. 12/06/2014. The copy of said IOD is enclosed herewith and marked as **Annexure "B"**. The Promoter has further pursued the matter with the M.C.G.M. and obtained Commencement Certificate No. CHE/9688/BP(WS)/AP dt.18/04/2017. The copy of said Commencement Certificate is enclosed herewith and marked as **Annexure "C"**.

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P. However, after obtaining the said Commencement Certificate dated 18.04.2017, the Promoter decided to develop the said cluster plot into two phases that is to say first Wing-B and then Wing-A or more Wings as may be permissible under the construction laws in a manner that the development of each wing is done as stand-alone project as hereinbefore mentioned. In pursuance of such decision of the Promoter, the Promoter submitted the amended plans for the purpose of obtaining fresh approvals

K. N. Shrivastava
 11/04/2017

and obtained revised Commencement Certificate No. MH/EE/(BP)/GM/MHADA-65/408/2021/FCC/1/AMEND Dt 27/04/2022. The copy of said revised Commencement Certificate is enclosed herewith and marked as **Annexure "C-1"**.

Q. It is, therefore, abundantly made clear and emphasized that for the purpose of real estate project comprised in Wing-A the revised Commencement Certificate as contemplated herein will form the basis and integral part of the Agreement for Sale in respect of the allottees purchasing apartments in the real estate project viz. the Wing-A;

R. The Allottee/s has demanded from the Promoter and the Promoter has given inspection to the Allottee all the documents of title relating to the said property and the various permissions, the Development Agreement and the building specifications prepared by the Architect M/s. Space Moulders. and such other documents as specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the rules made there under;

S. Copy of the Certificate of Title issued by M/s. Kirti Nagda & Associates Advocates & Notary Dt.16/04/2021 for the Promoter, copies of the property card No. 112 extract and revenue records of title to the said property in which the said flats are to be constructed and copies of the plans and specifications of flats agreed to be purchased by the Allottee approved by the Municipal Corporation of Greater Mumbai have been inspected by the Purchaser. A copy of the Certificate of Title in respect of the said property of Society issued by M/s Kirti Nagda & Associates, Advocates & Notary is annexed and marked as **Annexure "D"**;



T. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai bearing Registration No. P51800029432 authenticated copy of RERA registration certificate is annexed and marked as **Annexure "E"**;

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While sanctioning the plans the MHADA (B.P) has laid down certain terms and conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said property and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the MHADA (B.P);



K.N. Gromore

V. The Promoters has availed Construction Finance from AU SMALL FINANCE BANK LIMITED upon the sanctioned terms and conditions for which they have created charge on Property being Project known as "Growmore Bliss A Wing Phase II" ("Said Building"/ "Said Project") constructed on all that piece and parcel of leasehold land bearing Plot No. 153, RSC- 4 Survey No. 263(Pt), admeasuring about 1314.51 sq. mtrs., Village- Malwani, Taluka -Borivali, District Mumbai Suburban situate at Malwani, Malad (West), Mumbai - 400 095. In pursuance of the sanctioned terms and conditions, an Indenture of Mortgage dated 30-12-2021 executed between the Promoters as Mortgagor and AU Small Finance Bank Ltd. As Mortgagee and have created a Mortgage on the Project "Growmore Bliss A Wing Phase II" upon the terms and conditions mentioned therein. The said Indenture of Mortgage dated 30-12-2021 is registered with Office of Joint Sub Registrar of Assurances under registered document no. BRL-6/20690 of 2021 .

W. The Allottee/s has requested the Promoter for allotment of the flat No. 2003 on 20th floor, "A" wing admeasuring 365 sq. ft. RERA carpet in the building equivalent to 365 sq. ft. RERA carpet in the building to be known as "GROWMORE BLISS WING - A" on the said property which will become a part of the existing said Society namely "MALWANI OPERATIVE HOUSING SOCIETY LIMITED situated at Malwani, Malad (West), Mumbai - 400 095 (hereinafter referred to as "the said flat" and more particularly described in the **Second Schedule** attached hereto).



X. At the request of the Allottee/s the Promoter has agreed to sell to the Allottee/s the flat at the price and on the terms and conditions hereinafter appearing;

Y. Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said flat with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

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Z. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the flat :

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

K.N. Kani
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1. The Promoter shall construct the said building/s consisting of ground/stilt, and 22 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the flat of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

2. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee flat No. 2003 on 20th floor, "A" wing admeasuring 365 Sq.ft. Carpet equivalent to 365 sq. ft. RERA carpet in the building to be known as "GROWMORE BLISS - WING 'A'" on the said property which will become a part of the existing said Society namely "MALWANI FEMI CO-OPERATIVE HOUSING SOCIETY LIMITED situated at Malwani, Malad (West), Mumbai - 400 095 (hereinafter referred to as "the said flat" and more particularly described in the **Second Schedule** attached hereto) as shown in the Floor plan thereof

hereto annexed and marked **Annexure "F"** for the consideration of Rs. 44,00,000/- including proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the **Third Schedule** annexed herewith.

3. The Allottee has paid on or before execution of this agreement sum of Rs.

21,00,000/- (Rupees Twenty One Lakh only) being 47.72% of the total

consideration) as advance payment or application fee and hereby agrees to

pay to that Promoter the balance amount of Rs.23,00,000/- (Rupees

Twenty Three Lakh Only) in the following manner :-

Payment Schedule	% of total consideration
On Booking	10
On Piling	10
On Completion of Plinth	15
On Completion of 1st Slab	2
On Completion of 2nd Slab	2
On Completion of 3rd Slab	2
On Completion of 4th Slab	2
On Completion of 5th Slab	2
On Completion of 6th Slab	2
On Completion of 7th Slab	2



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V. N. [Signature]

15/11/2023

On Completion of 8th Slab	2
On Completion of 9th Slab	2
On Completion of 10th Slab	2
On Completion of 11th Slab	2
On Completion of 12th Slab	2
On Completion of 13th Slab	2
On Completion of 14th Slab	2
On Completion of 15th Slab	2
On Completion of 16th Slab	2
On Completion of 17th Slab	2
On Completion of 18th Slab	2
On Completion of 19th Slab	2
On Completion of 20th Slab	2
On Completion of 21th Slab	2
On Completion of 22th Slab	2
On Completion of 23th Slab	1
On Completion of Brick Work & Internal Plaster	3
On Completion of External Plaster	3
On Completion of Flooring	3
On Completion of Electric Work	3
On Completion of Plumbing Work	3
Balance amt. at the time of handing over of the Possession of the flat to the Allottee	5



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4. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Service Tax, Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the flat .It is therefore clarified that in addition to consideration mentioned above, the Allottee shall also be liable to pay to the Promoter the taxes including

K. N. Givri, १, ११२५६ रस्ता



SCHEDULE OF THE PROPERTY

All that Plot of land admeasuring about 1314.51 Sq. mtrs. or thereabouts to be utilized on the Plot No. 153, RSC- 4 Survey No. 263(Pt), Village- Malwani, Taluka –Borivali, Dist.- Mumbai Suburban situate at Malwani, Malads (west), Mumbai – 400 095. And bounded as Follows that is to say:

On or towards the North by : Adj 30 Mtrs Cluster No.152.

On or towards the South by : 9.00m wide Road, RSC-4.

On or towards the East by : Adj 30 Mtrs Cluster No.154.

On or towards the West by : Adj 30 Mtrs Cluster No.163.

THE SECOND SCHEDULE

flat No. 2003 on 20th floor, "A" wing admeasuring 365 Sq.ft. Carpet equivalent to 365 sq. ft. RERA carpet in the building to be known as "GROWMORE BLISS WING –A" of Malwani Femi Co-operative Housing Society Ltd to be constructed on the property more particularly stated in First Schedule



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Kin
Bliss
27/2/24

THE THIRD SCHEDULE

COMMON AREAS AND FACILITIES

- (a) The ground floor consisting of a, mechanical parking lot in the stilt area, compound etc.
- (b) The following facilities located throughout the building/structure and is treated as Common Areas and facilities.;
- Elevator.
 - An Elevator shaft of 3.00 sq.mtrs approx. for two elevators extending from the ground floor upto the terrace floor
 - Lift Machine Room
 - A Stairway which leads from the ground floor to the roof of the building.
 - Water tank/s located on the roof of the building.
 - Plumbing net-work throughout the building.
 - Electric wiring net-work throughout the building.
 - Checkered tiles in the compound
 - Necessary light, telephone and public water connections.
 - The foundations and main walls, columns girders, beams and roofs of the building as described in the plans which form part of this Deed.
 - Tanks, pumps, motors, fans, fire fighting equipments and in general all apparatus and installation existing for common use.
- (c) The Following facilities located in each of the upper floors are restricted common areas and facilities restricted to the Family Flat of each respective floors:-

- a. A lobby/passage which gives access to the Elevator and stairway to the Family Flat



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K.N.
Dhimi
1/12/23

SIGNED AND DELIVERED BY THE WITHIN NAMED

Wottee. (including joint buyers)

(1) SAMEERA SAYYED RAZA RIZVI

Sameera Rizvi



(2) MR. SAYED MOHAMMED RAZA

Sayed Raza



At MUMBAI on _____

in the presence of WITNESSES:

1 Name S.R. Chhel Signature

2 Name *[Signature]* Signature

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter: GROWMORE SPACE SOLUTIONS PVT. LTD.,
Through its Director

(1) MR. KAYVAN NARENDRA NANDU



(Authorized Signatory)



For **GROWMORE SPACE SOLUTIONS PRIVATE LIMITED**

in the presence of WITNESSES:

K. Nandu
DIRECTOR

1. Name S. R. Chhel Signature

2. Name *[Signature]* Signature



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RECEIPT

Received from within named of (1) Sameera Sayyed Raza Rizvi and (2) Mr. Sayed Mohammed Raza the sum of Rs.21,00,000/- (Rupees Twenty One Lakh Only) being part Payment toward sale consideration of Flat No. A-2003, 20th Floor, GROW MORE BLISS, MALWANI FEMI CO-OPERATIVE HOUSING SOCIETY LIMITED, Plot No. 153, RSC No. 04, Survey no. 263 (Part), Malwani, Malad (West), Mumbai 400 095.

Date	Amount	Cheque No	Bank/Branch
10.12.2022	1,00,000.00	534208	State Bank of India
05.03.2023	10,00,000.00	534209	State Bank of India
12.04.2023	5,00,000.00	534211	State Bank of India
15.04.2023	5,00,000.00	534212	State Bank of India

I /WE SAY RECEIVED

M/S. GROWMORE SPACE SOLUTIONS PVT.LTD.

For GROWMORE SPACE SOLUTIONS PRIVATE LIMITED



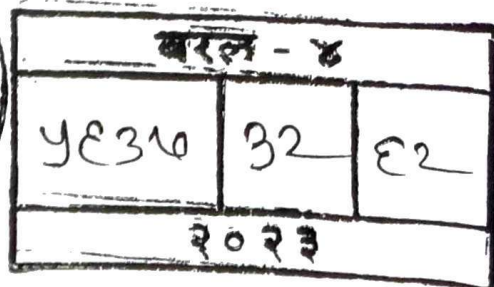
K. Nandu

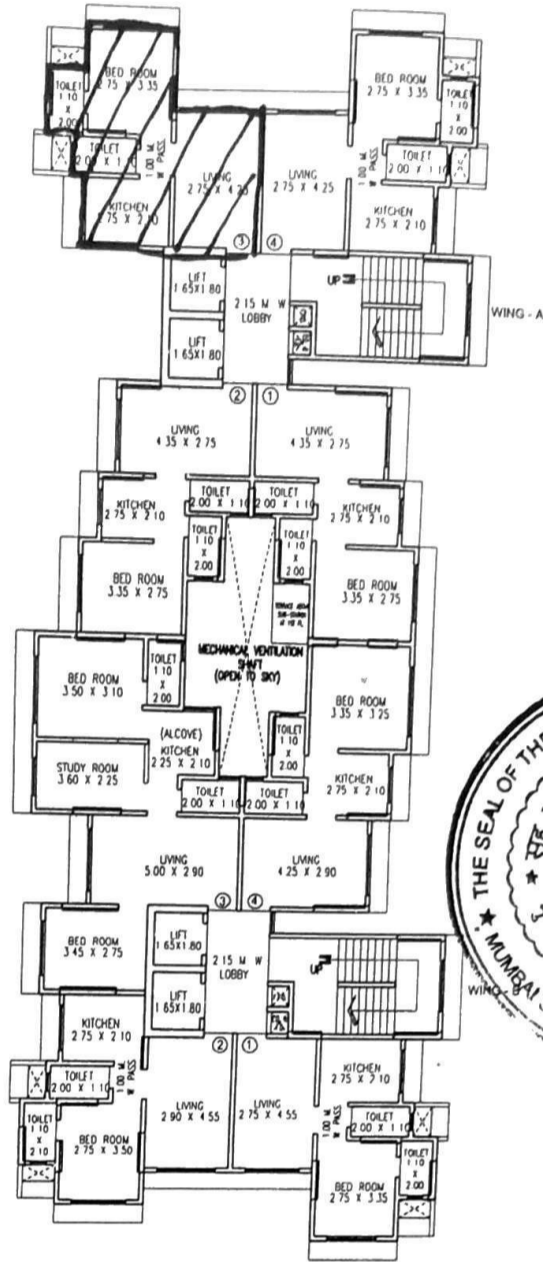
DIRECTOR

(KAYVAN NARENDRA NANDU)

Annexure "F"

	Amount	Payable on
	44,00,000/-	TOTAL CONSIDERATION AMOUNT
LESS	21,00,000/-	RECEIVED TILL DATE
BALANCE	23,00,000/-	TO BE PAID AS PER PAYMENT SCHEDULE





TYPICAL FLOOR PLAN

PROPOSED 'MALWANI FEMI C.H.S.L.' BEARING CLUSTER NO. -153, S. NO - 263 (PT)
 MALWANI MHADA LAYOUT MALAD (WEST) MUMBAI.
 PLAN OF THE PROPOSED FLAT BEARING NO. A-2003 ON 20TH FLOOR, WING
 HATCHED IN RED LINE TO BE ACQUIRED BY THE ALLOTTEE.

Promoter / Developer Sign

Flat Purchaser Sign

For **GROWMORE SPACE SOLUTIONS PRIVATE LIMITED**

K. Nondur
 2)

DIRECTOR

Ami
अमि



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भा. बंदीयार्थीय क्र. ३ ६. ३५
 भा. बंदीयार्थीय क्र. ३ ६. ३५
 भा. बंदीयार्थीय क्र. ३ ६. ३५



153F
 भा. उपस्थित प्रतिनिधित्व के अधीन
 दिनांक २०/०५/२०२२
 भा. उपस्थित प्रतिनिधित्व के अधीन
 दिनांक २०/०५/२०२२

भा. उपस्थित प्रतिनिधित्व के अधीन
 दिनांक २०/०५/२०२२
 भा. उपस्थित प्रतिनिधित्व के अधीन
 दिनांक २०/०५/२०२२

भा. उपस्थित प्रतिनिधित्व के अधीन
 दिनांक २०/०५/२०२२



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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per Government of Maharashtra No. 7963/51/207/2015/UD-11 Dt. 23 May, 2012.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-65/408/2022/FCC/2/Amend

Date: 17 June, 2022

To
M/s. Growmore Space Solutions
Pvt. Ltd C.A. to Malwani Ferni
C.H.S.L.

201, Acme shopping Arcade,
Cinemax Theatre Compound,
Kandivali (West) Mumbai

Sub : Proposed Redevelopment of Malwani Ferni C.H.S.L. on plot bearing Cluster No.153, Road No. RSC-4, S. No. 263(pt.) at Malwani village, Malad (W) Mumbai.

Dear Applicant,

With reference to your application dated 24 December 2021 for grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to Proposed Redevelopment of Malwani Ferni C.H.S.L. on plot bearing Cluster No.153, Road No. RSC-4, S. No. 263(pt.) at Malwani village, Malad (W) Mumbai.

The Commencement Certificate/Building permission is granted on the following conditions.

1. The land vacated in consequence of endorsement of road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall be issued on the following conditions.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - 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.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an



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श्री Sandeep P. Chheda

याद्वारे घोषित करतो की,

व्यवसाय विबंधक

होती आहे ती मला याचे कार्यालय

कोणीस नाही

मा शिर्षकांचा दरत नोंदणी मधील सादर करण्यात आला आहे.

नामोदर शिर्षक लि. ब्युशन

मा. लि. ची शिर्षकांचा व इतर मागील नि.

28/04/2023

रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर

दरत नोंदणी करू सादर केला आहे

/निष्ठादीत करून कायदाबाब विजा आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी

कोणीही भयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र

रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती

करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी

अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव

आहे.

दिनांक : 28/4/2023

S.R. Chheda

कुलमुखत्यारपत्र रद्द करणेबाबचे



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Rejju
8/5/23

Vastu ka 9
8/5/23

GROW
MORE

B | SS

AFFORDABLE LIFE SPACES
MALAD WEST

LIVING



SALES AGREEMENT

Name of the Purchaser: SAMEERA

SAYYEDRAZA Rizvi &

MR. SAYED MOHAMMED

RAZA.

Wing: A Flat No.: 2003 Floor: 20TH

Site / Sales Office Address.

Grow More Bliss

Plot No. 153, RSC-4, Malwani, Malad (W), Mumbai 400095

Phone 93209 02040 / 60 | Email: enquiry@growmorespace.com

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