

years whereupon the allottees became owners of the Old Flats. Since the time of allotment, some of the erstwhile allottees have transferred their respective rights to their respective transferees for consideration;

- E. The allottees of the Old Flats in the Old Buildings, subsequently, with the consent of MHADA formed a co-operative housing society in the name of "The M.I.G Co-operative Housing Society (Bandra East) Group IV Limited" and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/7595/1981 and having its registered office at MIG Colony, Bandra (East), Mumbai 400 051 ("the said Society") and became members thereof. At present, there are 168 (One Hundred and Sixty-Eight) members of the said Society ("Existing Members"). Thus, the said Society is the lessee / entitled to lease of the said Land and is the owner of the Old Buildings;
- F. Since the Old Buildings required substantial and material repairs, the said Society and the Existing Members decided that in the interest of the Existing Members the said Property shall be re-developed;
- G. By and under a Re-development Agreement dated 17<sup>th</sup> September, 2010 registered with the office of Sub-Registrar of Assurances at Andheri-II under Serial No. BDR4-10647 of 2010 and executed between the said Society (therein referred to as 'the Society') of the first part, Keystone Realtors Limited (therein referred to as 'the Confirming Party'), the Promoter herein of the second part and Rustomjee Constructions Private Limited, hereinafter referred to as the "Company" (therein referred to as 'the Developer') of the third part, the said Society granted development/re-development rights with respect to the said Property to the Company on certain terms and conditions as particularly stated therein. By and under an Order dated 14<sup>th</sup> December, 2017 passed by the National Company Law Tribunal, Mumbai Bench under Company Scheme Petition Nos. 535/2017; 536/2017 and 538/2017, the said Company now stands merged with the Promoter and accordingly, all the debts, borrowings and liabilities present or future and all the properties and assets whether moveable or immovable of the Company



3

बंदर - १८		
२०१५	११	१६
२०२३		

HLST  
New (Took place)

महाराष्ट्र ग्रहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY  
MUMBAI CELL, Greater Mumbai



(A designated Planning Authority for MHADA layouts constituted as per Government regulation No. 1PH/4315/1/67/CR-51/2015/JUD-11 dt:23 May, 2018.)

AMENDED PLAN APPROVAL LETTER  
No.MH/EE(B.P.)/GM/MHADA-94/057/2021  
DATE- 12 JUL 2021

To  
Developer,  
M/s. Rustonjee Constructions Pvt. Ltd.  
CA to MHADA LESSEE 'MIG Group IV CHS'  
702, Nataraj .M.V.Road junction  
Western express highway  
Aandheri East. MUMBAI - 400069.



Sub: Proposed Redevelopment of 'MIG Group IV CHS' on plot bearing C.T.S. No.648 of Village Bandra (E), at Gandhi Nagar, Bandra (E), Mumbai. Amended plans Wing D (Sale wings).

- Ref: 1. Amended Plan issued by EEMHADA SPA under no.MH/EE(B.P.)/GM/MHADA-94/057/2020 dated 21.05.2021.  
2. Further CC issued on by EEMHADA SPA under no.MH/EE(B.P.)/GM/MHADA-94/057/2021 dated. 01.06.2021.  
3. REEMB NOC No. COMB/REEM/NOC/F-457/1323/2021 dtd.23.06.2021  
4. Application Letter for approval of Amended Plans from Smt. Sangita Snyog Sheet of M/s. Mitl. dtd. 25.06.2021.

Dear Applicant,

With reference to your application dated 25.06.2021 for development permission and grant approval for amended plan for redevelopment of 'MIG Group IV CHS' on plot bearing C.T.S.No.648 of Village Bandra (E), at Gandhi Nagar, Bandra (E), Mumbai. Amended plans Wing D (Sale wings) under Reg. 33(5) of DPCR 2034.

The Building Permit is granted subject to compliance of mentioned in IOD dated 25.11.2013 and following conditions:

- 1) All the conditions of I.O.D. issued by MCGM under no. CHEAVS/09S3/H/337(NEW) dated 25.11.2013 shall be applicable and shall be complied with.

गृहनिर्माण मंत्रालय, महाराष्ट्र, नवी मुंबई, वी.ए. रोड  
दफ्तारी : 400060  
दूरध्वनी : ०२२-२६५१४०१२

Gina Niman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.  
Phone : 66406000  
F. X. No. : 022-25520258  
Website : www.mhahda.maharashtra.gov.in



# 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 :  
P51800021028

Project: *Rustomjee Seasons - Wing D Plot Bearing / CTS / Survey / Final Plot No. : 648, 648-1, 2, 3, 4, 5, 6 at Andheri, Andheri, Mumbai Suburban, 400051.*

1. *Keystone Realtors Limited* having its registered office / principal place of business at *Tehsil: Andheri, District: Mumbai Suburban, Pin: 400069.*

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 (f) 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 **27/05/2019** and ending with **30/12/2025** 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

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 provisions of the Act and the rules and regulations made there under.



Signature valid  
Digitally signed by  
Dr. Pratik Premchand Prabh  
Secretary, MahaRERA)  
Date: 11-08-2022 13:27:31

11/08/2022  
Mumbai

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

[Handwritten Signature]	
2022	11/08
2023	

stands transferred and vested in the Promoter;

H. Subsequent to the Re-Development Agreement dated 17<sup>th</sup> September, 2010, the said Society, the Promoter and the Company entered into (i) the First Supplemental Agreement dated 14<sup>th</sup> February, 2011 registered with the office of Sub-Registrar of Assurances at Andheri-2 under serial no. BDR4-1482 of 2011 ("the First Supplemental Agreement"), (ii) the Second Supplemental Agreement dated 1<sup>st</sup> July, 2013 ("Second Supplemental Agreement"), (iii) Revised Second Supplemental Agreement dated 27<sup>th</sup> April, 2015 ("the Revised Second Supplemental Agreement"), the Third Supplemental Agreement dated 3<sup>rd</sup> April, 2019 ("Third Supplemental Agreement") and the Revised Third Supplemental Agreement dated 16<sup>th</sup> February, 2021 ("Revised Third Supplemental Agreement"). The Re-development Agreement dated 17<sup>th</sup> September, 2010, First Supplemental Agreement, Second Supplemental Agreement, Revised Second Supplemental Agreement, Third Supplemental Agreement and the Revised Third Supplemental Agreement are hereinafter collectively referred to as "said Re-Development Agreement";

I. By an Indenture of Lease dated 19<sup>th</sup> October, 2010 executed by and between MHADA and the said Society and registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR-4-9745 of 2010, MHADA leased/granted a lease of a portion of the land comprised in the said Land to the said Society for an area measuring 9,322.42 square meters in favour of the said Society for a period of 99 years at a monthly lease rent and on the terms and conditions therein contained;

By a Deed of Sale also dated 19<sup>th</sup> October, 2010 executed by and between MHADA and the said Society and registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR-4-9746 of 2010, MHADA transferred and conveyed all the Old Buildings of the said Society comprised in the said Land in favour of the said Society for the consideration and on the terms and conditions therein contained;



बंदर - १८		
२०१५	१२	१९५
२०२३		

09/02/2023

सूची क्र.2

दुय्यम निबंधक : सह. न. नि. अंधेरी 7

दस्ता क्रमांक : 2465/2023

नोंदणी :

Regn:83m

गावाचे नाव : वांद्रा

(1) विविधाचा प्रकार	कारनामा	
(2) मोबदला	55115082	
(3) बाजारभावाबाधितपट्टावाच्य वाचनिकपट्टाकार आकारणी देणेची पट्टेदार व नमुद करणे	38232363.05	
(4) भू-साधन, पॉटहिंग्गा व धरुक्रमांक(अनपना)		1) पानिकेचे नाव, Mumbai Ma.na.pa. इतर वर्णन :- इतर माहिती: रिचल इन्स्टे प्रोजेक्ट-"स्वयंमयी मित्रम्-बिंग डी",----मदनिका न- 1805,मजला -17,बिंग- डी2,स्वयंमयी मीजन्म,वांधी नगर,वांद्रा पूर्व,मुंबई 400051--मी.टी एम. न- 648,648/1 to 6,बिल्डिंग- वांद्रा पूर्व -- मदनिकाचे मूळ क्षेत्र - 93 27 ची सी कार्पोरेशन मजलेन 1003 96 ची फुट कार्पोरेशन ---मोबल 2 साहजक ---इतर माहिती देण्यात समुद कालापरमाणे ( ( C.T.S Number : 648, 648/1 to 6 ; ) ) इतर हद्द :-
(5) क्षेत्रफळ		1) 102.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तर		1): नाव:-किशोर रिचलमेंट लिमिटेड चे संभावक बंधन मेहता तर्फे मुख्यालय अदीप गावचे - बंग-44; पत्ता:-प्लॉट नं: 702, माळा नं: 7, इमारतीचे नाव: नटराज, ब्लॉक नं: एम व्ही रोड जेकसन, वेस्टर्न कॉम्पेस हाथ, रोड नं अंधेरी (पूर्व) मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-AAACK2499Q
(7) दस्तऐवज करण देणा-या पधकारणे व किंवा पधकारणे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत अनपनाम,प्रतिवादिचे नाव व पत्ता.		1): नाव:-जवंद राधनिधानी वय:-47; पत्ता:-प्लॉट नं: ए/303, माळा नं: -, इमारतीचे नाव: अरिस्टो भागदार, ब्लॉक नं: -, रोड नं: 2 रा हनुवावाड लेन, सांताक्रुज वेस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-ADTPR9909F
(8) दस्तऐवज करण देणा-या पधकारणे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत अनपनाम,प्रतिवादिचे नाव व पत्ता		2): नाव:-रवीशा राधनिधानी वय:-47; पत्ता:-प्लॉट नं: ए/303, माळा नं: -, इमारतीचे नाव: अरिस्टो भागदार, ब्लॉक नं: -, रोड नं: 2 रा हनुवावाड लेन, सांताक्रुज वेस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-ARDPP5367D
(9) दस्तऐवज करण देणा-या दिनांक	09/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	09/02/2023	
(11) अनुक्रमांक, खंर व पृष्ठ	2465/2023	
(12) बाजारभावापरमाणे मुद्रांक शुल्क	3307100	
(13) बाजारभावापरमाणे नोंदणी शुल्क	30000	
(14) शेर		

मुंबईकरनामाची विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा नियमनेला अनुषंगाने :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्तासोबत सूची क्र. II

खरी प्रत

सह. दुय्यम निबंधक, अंधेरी क्र. 7  
मुंबई उपनगर जिल्हा.

HLST  
New (Jodi Jal)

Please Tick

Saving A/C No :	Branch FILE No.:
CIF NO. :	Tie up no. (if applicable)
LOS Reference No. :	PAL/Take Over/NEW/Resale/Top up

Applicant Name : Anand Chandra Raisinghani  
 Co-Applicant Name : Rachita Raisinghani

Contract (Resi.) : \_\_\_\_\_ Mobile : \_\_\_\_\_  
 Loan Amount : 9 Crores Tenure : Max  
 Interest Rate : \_\_\_\_\_ EMI : \_\_\_\_\_  
 Loan Type : New SBI LIFE : \_\_\_\_\_

Hsg. Loan \_\_\_\_\_ Maxgain \_\_\_\_\_  
 Realty \_\_\_\_\_ Home Top up \_\_\_\_\_

Property Location : BKC  
 Property Cost : \_\_\_\_\_  
 Name of Developer / Vendor : Rustomjee

RBO - ZONE - Branch : \_\_\_\_\_ (Code No)  
 Contact Person : Kuldip (1022008) Mobile No. 8709990474  
 Name of RACPC Co-ordinator along with Mob No: \_\_\_\_\_

	DATE		DATE
SEARCH - 1	<u>Vs legal</u>	RESIDENCE VERIFICATION	
SEARCH - 2	<u>Shilpa Mangal</u>	OFFICE VERIFICATION	
VALUATION - 1	<u>SV valuation</u>	SITE INSPECTION	
VALUATION - 2	<u>Thakre</u>		

HLST / MPST / BM / FS / along with Mob No. : \_\_\_\_\_



RASMECCC - PANVEL  
 Sharda Terrace, Plot No. 55,  
 Sector 11, CBD Belapur,  
 Navi Mumbai 400 614

HL TO BE PARKED AT \_\_\_\_\_ BRANCH

45 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. Dinesh D Mahajan, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 02 November, 2022

Issue On : 03 November, 2015 Valid Upto : 02 November, 2015  
Application No. : MH/EE/(BP)/GM/MHADA-94/0057CC/1/Old  
Remark :  
C.C. upto top of part 2nd basement marked A-B-C-D-E-F-G-H-I-J as per condition constructed area within 20000 sqm. as per approved plan dtd 27.11.2014 i.e. 3rd B 2 (pt) 2nd basement as per approved plans dtd. 27.11.2014

Issue On : 06 June, 2016 Valid Upto : 02 November, 2016  
Application No. : MH/EE/(BP)/GM/MHADA-94/0057/2018/FCC/1/Old  
Remark :  
Further CC is now Extended up to top of still i.e. (3.60 mt) above ground for B.C.D.E.F as per approved plan dated.19.12.2015

Issue On : 22 November, 2016 Valid Upto : 02 November, 2017  
Application No. : MH/EE/(BP)/GM/MHADA-94/0057/2016/FCC/1/Old  
Remark :  
Further C.C. is now extended up to C.C. up to full Height i.e. 63.60 mt. + LMR+ OHT for Wing 'B' And upto 65.75 mt. + LMR + OHT for Wing 'C' as per Last Approved Plans dtd. 14.10.2016

Issue On : 23 January, 2017 Valid Upto : 22 January, 2018  
Application No. : MH/EE/(BP)/GM/MHADA-94/0057/2017/FCC/1/Old  
Remark :  
Further C.C. is now extended up to C.C. re-endorsed upto top of still for wings A to F and Further C.C. up to top of 4th floor of wing F i.e. height 63.35 mt. as per amended plans dtd. 14.10.2016.

Issue On : 05 March, 2017 Valid Upto : 22 January, 2018  
Application No. : MH/EE/(BP)/GM/MHADA-94/0057/2017/FCC/1/Old  
Remark :  
Full C.C. for Wing E along with re-endorsement of Plinth C.C. i.e. Plinth C.C. to re-endorsed and Full C.C. upto top of 20 floor + LMR + OHT i.e. height upto 71.52 mt. for Wing E, as per last approved plans dtd.14.10.2016 is approved as proposed



चदर-१८		
२०२५	१३३	१६५
२०२३		



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this  
09<sup>th</sup> day of February, 2023




BETWEEN

**KEYSTONE REALTORS LIMITED** a company, incorporated under the provisions of the Companies Act, 1956 and deemed existing under the provisions of Companies Act, 2013, and having its registered office at 702, Natraj, M.V. Road Junction, Western Express Highway, Andheri (East), Mumbai 400069, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

**MR. ANAND RAISINGHANI & MRS. RACHITA RAISINGHANI** resident of A/303 Ariisto Sapphire, 2<sup>nd</sup> Hasnabad Lane, Santacruz West, Mumbai-400054, hereinafter referred to as "the Allottee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) of the **OTHER PART**;

(The Promoter and the Allottee are hereinafter collectively referred to as "the Parties" and individually as a "Party").

बदर - १८		
२०६५	६	१६५
२०२३		



K. The said Society and MHADA are in the process of executing a formal lease deed to record the leasehold rights of the said Society with respect to the balance portion of the said Land (15,445.08 – 9,322.42) being 6123.28 square meters which includes the N.T.B.N.I.B. area admeasuring 4,801.96 square meters, Tri-Bit land admeasuring 204.32 square meters and R.G. area admeasuring 1,117.00 square meters. The Promoter and/or the Society, as the case may be shall be making all the requisite payments to the competent authorities and shall also comply with all the necessary formalities for the purpose of executing the lease deed before handing over the possession of the flats to the allottees;

L. By and under a Letter of Offer dated 10<sup>th</sup> October, 2012 bearing Ref. No. CO/MB/RDC/NOC/F-457/1608/2012 read with Letter of No-objection dated 7<sup>th</sup> October, 2013 bearing reference no. CO/MB/REF/NOC/F-457/1892/2013 and the Offer Letter dated 16<sup>th</sup> February, 2021 bearing reference no. CO/MB/REE/NOC/F-457/350/2021 by MHADA for the redevelopment of the said Land, MHADA has allowed and sanctioned the development of the said Land under the provisions of Regulation 33(5) of the Development Control Regulations for Greater Mumbai, 1991 ("DCR") on the terms and conditions therein mentioned;

M. The Promoter is well and sufficiently entitled to undertake the construction and re-development of the said Land as per said Re-development Agreement whereby the Promoter shall in consideration of grant of development rights of the said Property by the said Society, provide premises in 2 (two) independent wings ("Rehab Wings") to the Existing Members of the said Society along with amenities, common amenities, common spaces/areas, open spaces, parking spaces and other entitlements as per the terms and conditions therein. The premises and the parking spaces to be constructed and allotted for rehabilitation of the Existing Members are individually referred to as "Members Flats" and "Members Parking Spaces" and collectively "Members Premises". In addition to the Members Premises, the Company is entitled to construct 4 (four) free sale wings ("Free Sale Wings") on a portion



Handwritten signatures and initials.

बंद - २८		
२०६५	१३	१६५
२०२३		



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 09<sup>th</sup> day of February, 2023

BETWEEN

*Anand Raisinghani*  
*[Signature]*  
KEYSTONE REALTORS LIMITED a company, incorporated under the provisions of the Companies Act, 1956 and deemed existing under the provisions of Companies Act, 2013, and having its registered office at 702, Natraj, M.V. Road Junction, Western Express Highway, Andheri (East), Mumbai 400069, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART;

AND

MR. ANAND RAISINGHANI & MRS. RACHITA RAISINGHANI resident of A/303 Ariisto Sapphire, 2<sup>nd</sup> Hasnabad Lane, Santacruz West, Mumbai-400054, hereinafter referred to as "the Allottee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) of the OTHER PART;

(The Promoter and the Allottee are hereinafter collectively referred to as "the Parties" and individually as a "Party").

*[Signature]*  
*[Signature]*

बदर - १८	
२०२३	९
२०२३	

		(ii) Balance FSI proposed (not sanctioned) is 390.10 square meters (iii) Aggregate FSI (sanctioned + proposed i.e. 24 floors consisting of D1 & D2) is 21500 square meters.
5.	IOD	IOD bearing ref. no. MH/EE/(B.P.)/GM/MHADA-94/057/2021 dated 12 <sup>th</sup> July, 2021
6.	CC	CC bearing reference no. MH/EE/(B.P.)/GM/MHADA-94/057/2021 dated 1 <sup>st</sup> June, 2021 and re-endorsed from time to time.
7.	the said Premises	Flat bearing No. 1805 on 17 <sup>th</sup> floor of the said Wing / Real Estate Project and admeasuring 87.77 square meters (carpet area) equivalent to 944.76 square feet (carpet area) of the Whole Project known as "Rustomjee Seasons".  The exclusive areas appurtenant to the said Premises admeasure 5.50 square meters equivalent to 59.20 square feet.
8.	Parking Space	2 (Two)
9.	Sale Consideration	Rs. 5,51,15,082/- (Rupees Five Crore Fifty One Lakhs Fifteen Thousand and Eighty Two Only)
	10. Possession Date	30 <sup>th</sup> June, 2024 subject to provisions of clause 7 of this Agreement for Sale and the disclosures made on the RERA website.



बंदर - २६	
2884	984
2023	

*[Handwritten signature]*

68  
*[Handwritten signature]*

*[Handwritten mark]*

**WHEREAS:**

A. The Maharashtra Housing and Area Development Authority (hereinafter referred to as "MHADA"), a statutory authority constituted under the Maharashtra Housing and Area Development Act, 1976 ("MHADA Act") is the owner of and is seized and possessed of and otherwise well and sufficiently entitled to the large pieces or parcels of land or ground situate at Gandhi Nagar, Bandra (East) including land admeasuring approximately 15445.08 square meters and bearing Survey No.341 (Part) having corresponding C.T.S. Nos. 648, 648 (1 to 6) of Village Bandra, Gandhi Nagar, lying, being and situate at Bandra (East), Mumbai 400 051 in Municipal "H" Ward East and more particularly described in the **First Schedule** hereunder written and is delineated by red colour boundary lines on the plan annexed and marked as **Annexure "1"** hereto (hereinafter referred to as "**the said Land**");



B. Sometime in the year 1961, the Maharashtra Housing Board ("MHB"), a predecessor in title of MHADA, with respect to the said larger pieces of land situated at Gandhi Nagar (of which the said Land forms part), prepared a private lay-out of a Housing Scheme for the people coming from Middle Income Group which said scheme consists of self-contained plots, markets, schools, open areas/gardens, roads and other infrastructure and amenities and evolved an overall scheme for development thereof, popularly known as the "**Middle Income Group Housing Scheme**";



Between the years, 1962 and 1964, the MHB under the said "Middle Income Group Housing Scheme", constructed, upon the said Land, 16 (sixteen) residential buildings (hereinafter referred to as the "**Old Buildings**") having a total of 168 (One Hundred and Sixty-Eight) flats (hereinafter referred to as the "**Old Flats**"). The said Land and the Old Buildings are hereinafter collectively referred to as "**the said Property**";

D. The MHB allotted the Old Flats in the Old Buildings to various allottees on a "Hire-Purchase/ Rental" basis with an amortization period of 15 (fifteen)

बदर - २८		
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## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

### FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-94/0057/2022/FCC/1/Amend

Date : 30 June, 2022

To

Mr. Chandresh Mehta of M/s  
Keystone Realtors Pvt Ltd.

702, Natraj, M.V. Road Junction,  
W. E. Highway, Andheri(E),  
Mumbai 400069

**Sub :** Proposed Redevelopment of 'MIG Group IV CHS' on plot bearing C.T.S. No.64B of Village  
Bandra (E), at Gandhi Nagar, Bandra (E), Mumbai.

Dear Applicant,

With reference to your application dated 29 June, 2022 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional 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 'MIG Group IV CHS' on plot bearing C.T.S. No.64B of Village Bandra (E), at Gandhi Nagar, Bandra (E), Mumbai..

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

1. The land vacated in consequence of endorsement of the setback line / 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 reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
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 event shall be deemed to have carried out the development work in contravention of section 43 and



बंदर - १८		
२४६५	१३८	१६५
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		(ii) Balance FSI proposed (not sanctioned) is 390.10 square meters (iii) Aggregate FSI (sanctioned + proposed i.e. 24 floors consisting of D1 & D2) is 21500 square meters.
5.	IOD	IOD bearing ref. no. MH/EE/(B.P.)/GM/MHADA-94/057/2021 dated 12 <sup>th</sup> July, 2021
6.	CC	CC bearing reference no. MH/EE/(B.P.)/GM/MHADA-94/057/2021 dated 1 <sup>st</sup> June, 2021 and re-endorsed from time to time.
7.	the said Premises	Flat bearing No. 1806 on 17 <sup>th</sup> floor of the said Wing / Real Estate Project and admeasuring 101.83 square meters (carpet area) equivalent to 1096.10 square feet (carpet area) of the Whole Project known as "Rustomjee Seasons".  The exclusive areas appurtenant to the said Premises admeasure 4.49 square meters equivalent to 48.33 square feet.
8.	Parking Space	2 (Two)
9.	Sale Consideration	Rs. 6,28,00,452/- (Rupees Six Crore Twenty-Eight-Lakhs Four Hundred Fifty Two Only)
10.	Possession Date	30 <sup>th</sup> June, 2024 subject to provisions of clause 7 of this Agreement for Sale and the disclosures made on the RERA website.



वदर - २८

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*(Handwritten signature)*



09/02/2023

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. अंधेरी 7

रज. क्रमांक : 2466/2023

मोबिली :

Regn. 63m

साक्षात्ते नाव : बांद्रा

(1) विविधांचा प्रकार	करणाचा
(2) मोजक्या	62800452
(3) बाजाराबाब (नाहेपट्टेबाबचा बाबतियनपट्टाकार आकाराची देणी की पट्टेबाब ने नमुद करावे)	43285256.35
(4) भू-भाग, पोटहिस्सा व पत्रकाराब (अन्वयान)	1) पानिकेचे नाव: Mumbai Ma.na pa. इतर बर्णन : इतर माहिती: रिजल इस्टेट प्रोजेक्ट-रमलमजी गिजम -जिन सी, -मदमिका न- 1806, मजला -17, विंग- सी2, रमलमजी गीजम, गांधी नगर, बांद्रा पूर्व, मुंबई 400051-सी सी एम. न- 648, 648/1 to 6, बिल्डिंग- बांद्रा पूर्व - मदमिकाचे मजुल संख - 106.32 सी सी बार्गेट मजुल 1144.43 सी फुट बार्गेट-मोजन 2 बाजलमळ -इतर माहिती रमलमजी रमलमजी नमुद केबाबमाणे, ( ( C T S. Number : 648. 648/1 to 6 : ) ) इतर तक्र : -
(5) क्षेत्रफळ	1) 116.95 चौ.मीटर
(6) आकाराची किंवा जुडी देण्यात अंमल नेवडा.	
(7) इन्फोर्मर कलम देणा-वा/विहित देवणा-वा पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अन्वयान, प्रतिबादिचे नाव व पत्ता.	1): नाव-सिम्टोन रिजलम विमिटेड ने मंत्रालय नंदिम मेहता लॉ सुवर्णपार मंडीप गावडे - बघ:-44; पत्ता-प्लॉट नं. 702, माळा नं. 7, इमाग्रीचे नाव. मटराज, ब्लॉक नं. एम व्ही रोड जंक्शन, वेस्टर्न एन्वयन रोडचे, रोड नं अंधेरी (पूर्व) मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400069 पिन नं:-AAACK2499Q
(8) इन्फोर्मर कलम देणा-वा पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अन्वयान, प्रतिबादिचे नाव व पत्ता.	1): नाव-अमंद रायसिधानी बघ:-47; पत्ता-प्लॉट नं. ए/303, माळा नं. -, इमाग्रीचे नाव; अमिटी गणकार, ब्लॉक नं. -, रोड नं. 2 रा इमनाबाद पैन, सांगलूक वेस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400054 पिन नं:-ADTPR9909F 2): नाव-अर्षिता रायसिधानी बघ:-47; पत्ता-प्लॉट नं. ए/303, माळा नं. -, इमाग्रीचे नाव; अमिटी गणकार, ब्लॉक नं. -, रोड नं. 2 रा इमनाबाद पैन, सांगलूक वेस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400054 पिन नं:-ARDPP5967D
(9) इन्फोर्मर कलम दिवाचा दिनांक	09/02/2023
(10) इन्फोर्मर कलम दिवाचा दिनांक	09/02/2023
(11) अनुक्रमांक, वड व पृष्ठ	2466/2023
(12) बाजाराबाबप्रमाणे मुद्रांक शुल्क	3766200
(13) बाजाराबाबप्रमाणे मोदली शुल्क	30000
(14) वेग	

मंत्रालयासाठी विचारान घेतलेला मधारीक:-

मुद्रांक शुल्क आकारासाठी निघलेला अनुच्छेद :-

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

दस्तासोबत सूची क्र. II



खरी घत

सह. दुय्यम निबंधक, अंधेरी क्र. ७  
मुंबई उपनगर जिल्हा.