

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 11479/2023

नोदणी :

Regn:63m

गावाचे नाव : हरियाली

1) वित्तेबाचा प्रकार	करारनामा
2) मोबदला	7644000
3) बाजारभाव(भाडेपट्ट्याच्या बतितपट्टाकार आकारणी देतो की पट्टेदार ते बुद करावे)	7562705.55

1) क्षेत्रफळ

आकारणी किंवा जुडी देण्यात असेल तेव्हा.

दस्तऐवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास, प्रतिवादिचे पत्ता.

दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा ताणी न्यायालयाचा हुकुमनामा किंवा आदेश ल्यास, प्रतिवादिचे नाव व पत्ता

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ए/1903, माळा नं: 19 वा भजला, ए बिंग, इमारतीचे नाव: दूर्य व्ह्यूज, ब्लॉक नं: कन्नमवार नगर, रोड : विक्रोळी पूर्व मुंबई 400083, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 450 चौ फूट कार्पेट, सोबत एक कार पार्किंग सहित ( ( C.T.S. Number : 356(PART) ; ) )

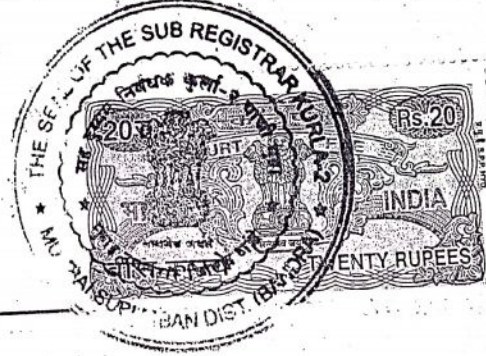
1) 46.00 चौ.मीटर

1): नाव:- मेसर्स दूर्य व्ह्यूज प्रा ली चे ऑथराईज सिग्रेटरी विनय चावला तर्फे मुखत्यार म्हणून अमृता विजय पांगारे वय:-31; पत्ता:- प्लॉट नं: ऑफिस नं. 302, माळा नं: - इमारतीचे नाव: माधवा, ब्लॉक नं: निअर फॅमिली कोर्ट, बी के सी ; रोड नं: बांद्रा पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AAECT5743L

1): नाव:- माधवी संजय देसाई वय:-32; पत्ता:- प्लॉट नं: 1411, माळा नं: - इमारतीचे नाव: साईकृपा एस आर ए सोसायटी, ब्लॉक नं: ओल्ड नागरदास रोड, गुंदवली, रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-BSGPD1328B

2): नाव:- अक्षय मधुकरराव कुडकेलवार वय:-32; पत्ता:- प्लॉट नं: 1411, माळा नं: - इमारतीचे नाव: साईकृपा एस आर ए सोसायटी, ब्लॉक नं: ओल्ड नागरदास रोड, गुंदवली, रोड नं: अंधेरी पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-COCPK0823B

दस्तऐवज करून दिल्याचा दिनांक	20/06/2023
1) दस्त नोदणी केल्याचा दिनांक	20/06/2023
1) अनुक्रमांक, खंड व पृष्ठ	11479/2023
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	458640
3) बाजारभावाप्रमाणे नोदणी शुल्क	30000
4) शेरा	




यांकनासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.  
Details of this transaction have been forwarded by Email ( dated 20/06/2023 ) to Municipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

  
सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा. /

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS TRUEARTH DEVELOPERS PVT LTD	eChallan	69103332023061920008	MH003854255202324E	458640.00	SD	0002025480202324	20/06/2023
2		DHC		1906202315092	1800	RF	1906202315092D	20/06/2023
3	MS TRUEARTH DEVELOPERS PVT LTD	eChallan		MH003854255202324E	30000	RF	0002025480202324	20/06/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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दस्त गोधवारा भाग-2

करल2  
दस्त क्रमांक:11479/2023

पत्रांक: करल2/11479/2023  
प्रकार: करारनामा

पक्षकाराचे नाव व पत्ता

नाव:मेसर्स दूअर्थ डेव्हलपर्स प्रा ली चे ऑथराईज सिग्रेटरी विनय चावला तर्फे मुखत्यार म्हणून अमृता विजय पांगारे  
पत्ता:प्लॉट नं: ऑफिस नं. 302, माळा नं: -, इमारतीचे नाव: माधवा,  
ब्लॉक नं: निबर फॅमिली कोर्ट, बी के सी, रोड नं: बांद्रा पूर्व मुंबई,  
महाराष्ट्र, मुंबई.  
पॅन नंबर:AAECT5743L

पक्षकाराचा प्रकार  
लिहून देणार  
वय :-31  
स्वाक्षरी:-  
*[Signature]*

नाव:माधवी संजय देसाई

पत्ता:प्लॉट नं: 1411, माळा नं: -, इमारतीचे नाव: साईकृपा एस आर  
ए सोसायटी, ब्लॉक नं: ओल्ड नागरदास रोड, गुंदवली, रोड नं: अंधेरी  
पूर्व मुंबई, महाराष्ट्र, मुम्बई.  
पॅन नंबर:BSGPD1328B

लिहून घेणार  
वय :-32  
स्वाक्षरी:-  
*[Signature]*

नाव:अक्षय मधुकरराव कुडकेलवार

पत्ता:प्लॉट नं: 1411, माळा नं: -, इमारतीचे नाव: साईकृपा एस आर  
ए सोसायटी, ब्लॉक नं: ओल्ड नागरदास रोड, गुंदवली, रोड नं: अंधेरी  
पूर्व मुंबई, महाराष्ट्र, मुम्बई.  
पॅन नंबर:COCPK0823B

लिहून घेणार  
वय :-32  
स्वाक्षरी:-  
*[Signature]*



तसेवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
3 ची वेळ:20 / 06 / 2023 12 : 50 : 33 PM

दस्तम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता

नाव:अनिल विचारे -  
वय:48  
पत्ता:शॉप नं.१, शेफर्स, स्टेशन रोड, विक्रोळी पूर्व मुंबई  
पिन कोड:400083

स्वाक्षरी  
*[Signature]*



नाव:किशोर - साळुंके

वय:34  
पत्ता:शॉप नं.१, शेफर्स, स्टेशन रोड, विक्रोळी पूर्व मुंबई  
पिन कोड:400083

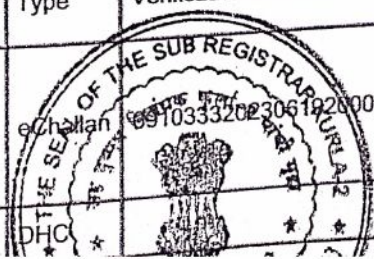
स्वाक्षरी  
*[Signature]*

करल - 2  
११४७९८९०  
२०२३

4 ची वेळ:20 / 06 / 2023 12 : 52 : 11 PM

*[Signature]*  
विशेषज्ञ कुर्ला-१  
पनगर जिल्हा.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
S RUEARTH DEVELOPERS /T LTD		0910333202306192008	MH003854255202324E	458640.00	SD	0002025480202324	20/06/2023
			1906202315092	1800	RF	1906202315092D	20/06/2023



1/05/2021

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Summary-4  
दस्तावेज भाग-2

पद क्र. 9  
दस्तावेज क्र. 5547/2021

कपल-2  
9980e co eo  
2023

दस्तावेज क्र. : पद क्र. 9/5547/2021  
दस्तावेज प्रकार :- विशेष मुखत्यारनामा

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: चिन्मय जे मणी  
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: ए के गोपास नगर,  
जीएन/एन 95, ब्लॉक नं: संत कबीर मार्ग, 90 फिट रोड , रोड नं:  
भाहीम पूर्व धरवी , महाराष्ट्र, मुंबई,  
पिन नंबर: AMOPJ3837G
  - 2 नाव: अमृता विजय पांगारे  
पत्ता: प्लॉट नं: 4/4, माळा नं: - , इमारतीचे नाव: रामभुवन को ऑफ  
हो मो , ब्लॉक नं: कोकण नगर, जे एम रोड, निअर कोकण नगर बस  
स्टॉप , रोड नं: भांडुप पश्चिम मुंबई , महाराष्ट्र, MUMBAI.  
पिन नंबर: DETPS3796K
  - 3 नाव: इअर्थ डेव्हलपर्स प्रा लि चे डायरेक्टर विनय गोपाल चावला - -  
पत्ता: प्लॉट नं: ऑफिस नं. 302, माळा नं: - , इमारतीचे नाव: माधवा  
मी 4, ब्लॉक नं: निअर फॅमिली कोर्ट, वी के सी , रोड नं: बांद्रा पूर्व  
मुंबई , महाराष्ट्र, मुंबई.  
पिन नंबर: AAECT5743L

पक्षकाराचा प्रकार  
पावर ऑफ अटॉर्नी  
होल्डर  
वय :- 52  
स्वाधारी:

पावर ऑफ अटॉर्नी  
होल्डर  
वय :- 31  
स्वाधारी:-

कुलमुखत्यार देणार  
वय :- 50  
स्वाधारी:-



वरील दस्तऐवज करून देणार तथाकथीत विशेष मुखत्यारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतान.  
शिक्का क्र.3 ची वेळ: 21 / 05 / 2021 01 : 27 : 26 PM

ओळख:-  
खानील इसम अमे निवेदीत करतान की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखनात, व त्यांची ओळख पटविताना

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: मंदीप - खानविलकर  
वय: 46  
पत्ता: शॉप नं. 1, शेफर्स, स्टेशन रोड, विक्रोळी पूर्व मुंबई  
पिन कोड: 400083
  - 2 नाव: मुंदेश - विचारे  
वय: 52  
पत्ता: शॉप नं. 1, शेफर्स, स्टेशन रोड, विक्रोळी पूर्व मुंबई  
पिन कोड: 400083

स्वाधारी

स्वाधारी



शिक्का क्र.4 ची वेळ: 21 / 05 / 2021 01 : 27 : 56 PM

शिक्का क्र.5 ची वेळ: 21 / 05 / 2021 01 : 28 : 06 PM नोंदणी पुस्तक 4 मध्ये

मह. दु. नि. अधीन-3  
सह दुय्यम निबंधक अंधेरी क्र. ३.

प्रमाणित करागेत येते की, या  
दस्तामधये एकूण.....पाने आहे

सह दुय्यम निबंधक, अंधेरी क. 3  
मुंबई उपनगर जिल्हा

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number
1	TRUEARTH DEVELOPERS PVT LTD	eChallan	69103332021052011424	MH001351134202122E	500.00	SD	00006725962
2		DHC		2005202101913	440	RF	20052021019
	TRUEARTH			MH001351134202122E	100	RF	0000672596

2023	
अप्रैल - २	
१९४०६६८६०	

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF TRUEEARTH DEVELOPERS PRIVATE LIMITED HELD ON 5TH SEPTEMBER 2020 AT 2.30 P.M. AT THE REGISTERED OFFICE SITUATED AT 302, MADHAVA, C/4 NEAR FAMILY COURT, BKC, BANDRA (E), MUMBAI 400051

"RESOLVED THAT the company's representatives Mr. J. WILLIAM MANI having PAN No: AMOPJ3837G and/or Mrs. AMRUTA V. PANGARE having PAN No: DETPS3796K are hereby authorized to sign and register all documents and papers including all Agreements for sale with new purchasers, Alternate Accommodation agreements, Power of Attorney, etc with the concerned authorities for the project "TrueEarth VIEWS" the Redevelopment project of SHIVRUSHI CHS (Bldg. 64 & Bldg. 76), Kannamwar Nagar-2, Vikhroli (E), Mumbai 400083."


With no other business to discuss, the meeting was concluded with Mr. J. William Mani in the chair.

FOR TRUEEARTH DEVELOPERS PVT. LTD.

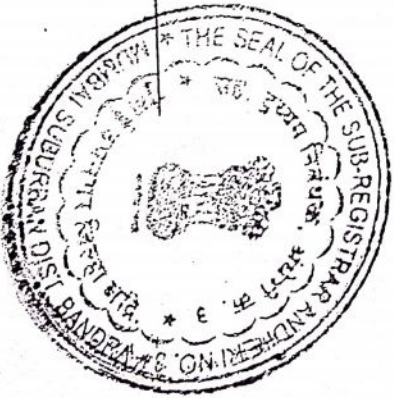
Signed 

Director  
Mr. Vinay G. Chawla



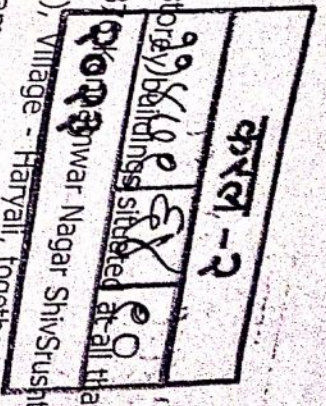
Signed 

Director  
Mr. Purnendu Roy



क्रमांक = १९	
दिनांक	१९/०९/२०२३
२०२३	

We state that we are constructing the multi-story buildings situated at all that place and parcel of plot of land situated at B64 & B71 Co-operative Housing Society, Survey No.356 (part), Village - Haryali, together with the building structure standing thereon, at Kannahwar Nagar ShivSrushi Taluka-Kurla, Mumbai - 400 083., Hereinafter referred as "The Said Schedule property".



We state that we are unable to attend due to our daily business before the registration of Assurances of Sub-Registrar of Kurla for the registration of the Agreement for Sale for the said schedule property. Thus, we are executing this Power of Attorney for the registration of the Agreement for Sale which we are intending to thus desire to appoint (i) **MR. WILLIAM J. MANI**, aged 52 years and holding a PAN:AMOPJ3837G, having address at A. K. Gopal Nagar, Sant Kabir Marg, 90' Feet Road, Mahim East, Dharavi, Mumbai - 400 017., and (ii) **MRS. AMRUTA VIJAY PANGARE** aged 31 years, and having a PAN:DETPS3796K, having address at 4/4, Rambhuvan Co-op. Hsg. Soc., Kokan Nagar, J. M. Road, Near Kokan Nagar Bus Stop, Bhandup - West, Mumbai - 400 078., as our true and lawful attorney for the registration of the Agreement for Sale, Alternate Accommodation Agreement, Rectification Deeds, etc. which is the executed for the said company.



**AND KNOW YOU ALL AND THESE PRESENTS WITNESS THAT WE TRUEARTH DEVELOPERS PVT, LTD., do hereby jointly and severally appoint and nominate (i) MR. WILLIAM J. MANI** aged 52 years, having address at A. K. Gopal Nagar, GN/N95, 268 Sant Kabir Marg, 90' Feet Road, Mahim East, Dharavi, Mumbai - 400 017, and (ii) **MRS. AMRUTA V. PANGARE** aged 31 years, having residence address at 4/4, Rambhuvan Co-op. Hsg. Soc., Kokan Nagar, J. M. Road, Near Kokan Nagar Bus Stop, Bhandup - West, Mumbai - 400 078., to be our true and lawful Attorney on our company behalf and execute the following acts, deeds and things in company name and company's director's behalf viz,

APPEARANCE BEFORE SUB-REGISTRAR:

कयल - १	
स. १	११५/१११
	३/२२
	१०११

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 2023  
 To appear before any Notary Public, Registrar of Assurances, District Registrar, and other officers or authority having jurisdiction and to acknowledge and to

register or have to registered and perfected all deeds, instruments and writings, executed, signed or made in company name and executed by company's directors, our said attorney or any of them by virtue of the powers herein conferred.

3. To lodged Agreement for Sale, Alternate Accommodation Agreement, Rectification Deeds, etc. for Registration before the Sub- Registrar of Assurances on our behalf and to admit execution of the Agreement for Sale and to apply for the Index for the Agreement for Sale for the said schedule property respectively.



To appear before the concerned Sub-Registrar of Assurances for registration of Agreement for Sale or documents and to execute and to admit execution of the Agreement for Sale in respect of the said schedule property respectively.

To file the necessary forms and / or give such all such necessary undertakings, writings declarations indemnities as may be required for effectually clearing and completing Agreement for Sale of the said scheduled property to be executed on company behalf and executed by company's directors , in all respects and other papers and documents executed and lodged.



6. **REGISTRATION:**

To file affidavits or such other undertaking indemnity bond or other documents as may be required by the Registrar of Assurances or the other Registering Authority for the purpose of registering Agreement for Sale, Alternate Accommodation Agreement, Rectification Deeds, etc. as aforesaid and to do all acts deeds and things as may be required by the Registering Authority in respect thereof for the said scheduled property respectively.

7. **VALUATION OF DOCUMENTS:**

To appear before the Valuation Authority or Authorities and to pay the registered Agreement for Sale of and / or any other documents in respect of the said schedule property and for the said purposes to sign all applications, affidavits and other papers and documents as may be directed required for the purposes and to pay the deficit stamp duty and/or other money as may be directed by the valuation authority.

शुल्क	१	१	१
गट	५५५	५५५	५५५
श. ?	५५५	५५५	५५५

AND GENERALLY, our said attorney shall have the power to do all such acts, deeds and things on company behalf and executed by company's directors and could have lawfully done, on company and company's directors behalf. फरव - २

AND we do hereby ratify, confirm and agree by Attorney, confirm all and whatsoever our said Attorney or his substitute or substitutes shall ११४७९ do or cause to be done by virtue of these presents.

AND WE DO HEREBY agree and undertake to allow ratify and confirm all and whatever our said Attorney shall lawfully do or cause to be done in respect of the said schedule property aforesaid by virtue of these presents.

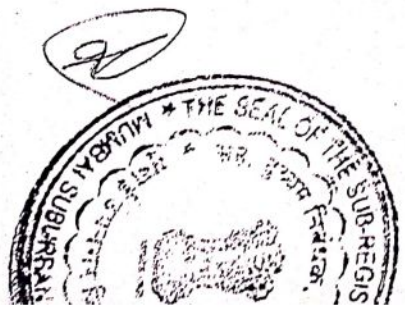
THE SCHEDULE OF THE PROPERTY



All that piece and parcel of plot of land situated at B64 & B76 Kannamwar Nagar ShivSrushti Co-operative Housing Society, City Survey No.356 (part) Village - Haryali, Kannamwar Nagar, Village - Haryali, Taluka-Kurla, Mumbai - 400 083., in the Registration District of Mumbai City and Mumbai Suburban District.

*[Handwritten signature]*

~~*[Handwritten signature]*~~



फरव - १	
११४७९	२०२१



IN WITNESS WHEREOF	
Written on this	2 <sup>nd</sup> 5 <sup>th</sup> day of
9988888888	MAY, 2021.
2023	

we have set and subscribed our hands as hereunder.

SIGNED SEALED & DELIVERD BY

within named the "GRANTOR"

TRUEARTH DEVELOPERS PVT. LTD

Through its Director viz,

ANANDHARAY GOPAL CHAWLA

TRUEARTH DEVELOPERS PVT. LTD.

DIRECTOR



ACCEPTED,

*William*

(i) MR. WILLIAM J. MANI

(PAN:AMOPJ3837G)

(ATTORNEY HOLDER NO.1)



*Amruta V. Pangare*

(ii) MRS. AMRUTA V. PANGARE

(PAN:DETPS3796K)

(ATTORNEY HOLDER NO.2)

शुद्ध-९	
सं. १	५५०
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378/5547

Friday, May 21, 2021

1:26 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 5991

दिनांक: 21/05/2021

कुरल - २

११४०९५२९०

२०२२ १००.००

५५४०.००

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: वदर9-5547-2021

दस्तऐवजाचा प्रकार : विशेष मुखत्यारनामा

सादर करणाऱ्याचे नाव: दूरार्थ डेव्हलपर्स प्रा लि चे डायरेक्टर विनय गोपाल चावला - -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 22

एकूण:

₹. 540.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:46 PM ह्या वेळेस मिळेल.

बाजार मुल्य: ₹.0.0 /-

मोबदला ₹.0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹.440/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2005202101913 दिनांक: 21/05/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001351134202122E दिनांक: 21/05/2021

बँकेचे नाव व पत्ता:

सह. दुय्यम निदेशक, अतिरिक्त,  
मुंबई उपनगर जिल्हा आणिREGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 21 MAY 2021

pts.aspx?cross=QRshjKtuhu0

5/21/2021

घोषणापत्र

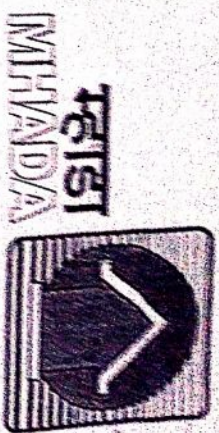
कथन - २  
११४७९ पर  
२०२३

मी अमृता विजय पांगारे याद्वारे घोषित करतो कि दुय्यम निबंधक यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आले आहे. मेसर्स रजत कलमर्स प्रा ली चे ऑथराईज सिवनेटरी विनय चावला व स. दि. 21/05/2021 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी नोंदणीस सादर केला आहे निष्णापित करून कबुलीजबाब दिलेला कुलमुखत्यारपत्र रद्द केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणा कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन जाणीव आहे.

दिनांक:- 20/06/2023

*Amrta Pangare*

कुलमुखत्यारपत्रधारकाचे नाव



**Building Permission Cell, Greater Mumbai / MHADA**

(A designated Planning for MHADA layouts constituted as per government regulation No. FPPB/315/167/CR-51/2015/UD-11 DDT, 23 May, 2018.)

**COMMENCEMENT CERTIFICATE (DUPLICATE)**  
No. MH/EE/(B.P.)/GM/MHADA-9/380/2021

Date : - 12 JUL 2021

To  
Shivrushti Co. opp. Hsg. Society Ltd.,  
M/s. Truarch Developers Pvt. Ltd. C.A. to Society  
302, Madhava, C/4, Bandra Kuria Complex,  
Bandra (E), Mumbai 400051.

शिवरुष्टी - २
११४०९१३१०
२०२३

Sub : Proposed redevelopment of Existing building no. "Shivrushti Co. opp. Hsg. Society Ltd." (Combined) on land bearing C.T.S. No. 356 (pt.) at village Hariyali, Situated at Kannanwar Nagar, Vikhroli (E), Mumbai-83.

**"ISSUANCE OF DUPLICATE CC"**

- Ref. : 1) File No. EE/BP Cell/GM/MHADA-9/380/2019  
2) Zero FSI I.O.D. approved U/no. EE/BP Cell/GM/MHADA-9/380/2019  
Dtd. 01-10-2019.  
3) Architect Application for Duplicate CC dated-24.06.2021  
4) Police N.C. Dated-25.06.2021

Dear Applicant,

As you have intimated to this office that Commencement Certificate dtd-28.01.2020 lost and you have lodge Police Complaint dated-25.06.2021. Hence, in order to implement your redevelopment project this Duplicate Commencement Certificate is issued as under as per Original Commencement Certificate dated-28.01.2020.



With reference to your application dated 17-01-2020 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 Redevelop the building no. 64 & 76 known as "Shivrushti Co. opp.

शिवरुष्टी भवन, कर्जागार, वॉर्ड (पूर्व), मुंबई - ४०० ०५१.  
दूरधनी : ६६४०५०००  
फोन नं. : ०२२-२६५९२०५९

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.  
Phone : 66405000  
Fax No.: 022-26592058  
Website : www.mhada.maharashtra.gov.in

Annexure 'F'

Truenth Views, Vikhroli - (East)

करल - २  
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२०२३

M/S. MADHAVI SANJAY DESAI and MR. AKSHAY MADHUKARRAO

KUDKELWAR

IBHK/ RERA Carpet 41.81 sq. mtr. / Wing "A" / Flat No. 1903 / 19<sup>th</sup> Floor

Sr. No.	Slabwise Schedule	Percentage	7644000
1	On Booking	10.00%	764400
2	At Time of Excavation / Footing	10.00%	764400
3	At time of Agreement Sign	10.00%	764400
4	On Completion of Plinth	15.00%	1146600
5	On Completion of 1st Slab	4.00%	305760
6	On Completion of 4th Slab	3.00%	229320
7	On Completion of 7th Slab	3.00%	229320
8	On Completion of 10th Slab	3.00%	229320
9	On Completion of 13th Slab	3.00%	229320
10	On Completion of 16th Slab	3.00%	229320
11	On Completion of 19th Slab	3.00%	229320
12	On Completion of 22nd Slab	3.00%	229320
13	On Completion of Brick Work / Terrace Slab	5.00%	382200
14	On Completion of Plaster Internal / External	5.00%	382200
15	On Completion of Plumbing & Waterproofing & Tiling	5.00%	382200
16	On Completion of Lift / Waterpump / Electric Fitting / Colour / Window	5.00%	382200
17	On Possession	10.00%	764400
Total		100.00%	7644000



ANNEXURE 'B'



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
(See rule 6(a))

998024320	2020
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This registration is granted under section 5 of the Act to the following project under project registration number  
 P51800024320  
 Project: TrueEarth Views, Plot Bearing / CTS / Survey / Final Plot No.:350 Part at Kurli, Kurli, Mumbai Suburban,  
 400033;

1. Truearth Developers Pvt Ltd having its registered office / principal place of business at Tolshi: Andheri, District: Mumbai Suburban, Pin: 400035.

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 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, Regulation of Real Estate Agents, Agents of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account/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 (1) 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 05/02/2020 and ending with 31/12/2024 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. Vagdevi Hemant Prabh  
 (Secretary, Maharashtra)  
 Date:05-02-2020 11:19:17

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

Date: 05/02/2020  
 Place: Mumbai

RECEIPT

फरक - २
998003000
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Received a sum of Rs. 10,00,000/- (Rupees Ten Lakh Only) from MS. MADHAVI SANJAY DESAI and MR. AKSHAY MADHUKARRAO KUDKELWAR, the within named Purchaser/s as part payment of Flat A/1903 on 19<sup>th</sup> Residential Floor in 'A' Wing of the proposed building "TRUEARTH VIEWS". The balance payment shall be paid as per the schedule of payment appearing in ANNEXURE 'F' of this Agreement as received by Purchaser/s.

The above payment is received as under.

No.	Date	Cheque No.	Bank Name	Amount
1.	24/05/2023	216814	Axis Bank	Rs. 5,00,000/-
2.	24/05/2023	216816	Axis Bank	Rs. 5,00,000/-

(This Receipt is Subject to Realization of Cheques, Drafts, etc.)

For, M/S. TRUEARTH DEVELOPERS PVT. LTD.

MR. VINAY CHAWLA

Authorised Signatory



IN THE PRESENCE OF WHEREOF the Developer and the Purchaser's have been sealed on the day and year first hereinabove written.

2023  
2023  
2023

SEAL

BY THE WITHIN NAMED DEVELOPER  
M/S. TRUEARTH DEVELOPERS PVT. LTD.  
Through its Authorised Signatory  
MR. VINAY CHAWLA



IN THE PRESENCE OF

- 1. [Signature]
- 2. [Signature]

TRUEARTH DEVELOPERS



SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED PURCHASER/S

MS. MADHAVI SANJAY DESAI



[Signature]



MIR. AKSHAY MADHUKARRAO KUDKELWAR



[Signature]

IN THE PRESENCE OF

Recd  
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पन्ना - २		
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# TRUGARTH

YOUR TRUST IS OUR FUTURE

## AGREEMENT FOR SALE



THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 20<sup>th</sup> day of June 2023 by and between **M/S. TRUEARTH DEVELOPERS PVT. LTD.**, a registered firm, PAN: AAECT5743L, having office at 302, Madhava, Near Family Court, BKC, Bandra (E), Mumbai - 400 051, through its Authorized Signatory **MR. VINAY CHAWLA** hereinafter referred to as "DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its directors for the time being, the survivor or survivors of them and the heir, executor, administrators and assigns of such last survivor) of the **ONE PART,**

AND

**MS. MADHAVI SANJAY DESAI** having PAN No: BSGPDI328B, AND **AKSHAY MADHUKARRAO KUDKELWAR** having PAN No: COCPK08 Residing at 1411, Saikrupa SRA Society, Old Nagardas Road, Gundavali, Andheri East, Mumbai - 400 069; hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof shall deemed and include his/her/their respective legal heirs, executors, administrators and assigns) of the **OTHER PART.**