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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this
31st day of MARCH, 2022.

BETWEEN

Lohitka Properties LLP, a limited liability partnership, incorporated under the provisions of Limited Liability Partnership Act, 2008, having its registered office of business at Prius Infinity, Ground floor and 3rd floor, behind Garware House, Paranjape B Scheme, Subhash Road, Vile Parle (E) Mumbai 400057, hereinafter referred to as the "**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./Mrs./Messrs. MR. GEETINDER SINGH (BBLPS0910C)

MRS. SIMMERJEET KAUR (CKRPK9323D)

MRS. PRITPAL KAUR (AGJPK0797P)

having his/her/ their address at **901, BLUE KITES, PLOT NO. 5, SECTOR 2 A, KOPARKHAIRNE, NAVI MUMBAI-400709**

herein after referred to as "**the Purchaser**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or

(Signature of Promoter)

(Signature of Purchaser)

survivors and the heirs, executors and administrators of the last survivor and in case of an HUF the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the

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OTHER PART

WHEREAS:

- A) Western Rolling Mills Private Limited (hereinafter referred to as the "Owner" or "WRMPL") were the owners of all that piece and parcel of land bearing Survey No. 151A(Part) and Survey No. 89(Part) corresponding to CTS No. 531(Part) and CTS No. 534 admeasuring 10,882.00 square meters or thereabouts (hereinafter referred to the as "Plot B") and Survey No. 89(Part), Survey No. 151A(Part), Survey No. 168(Part) Survey No. 159(Part), Survey No. 168(Part) corresponding to CTS No. 531 (Part), CTS No. 532 (Part), CTS No. 533 (Part) and CTS No. 534 admeasuring 49,250.00 square meters or thereabouts (hereinafter referred to the as "Plot A") both aggregating to 60,132.00 square meters or thereabouts and as per Property Register Card admeasuring 59970.00square meters (hereinafter referred to as "the Larger Land") situate, lying and being at Village Nanda, Taluka Kurla, District Mumbai Sub-urban and which is more particularly described in the **First Schedule** hereunder written
- B) By and under an Indenture of Lease dated 11th September, 1979 made between the Owner as the Lessor of the One Part and Western Ministeel Limited (hereinafter referred to as "the Lessee") of the other part and registered with the Office of Sub-Registrar of Assurances at Bombay under Serial No.2219/S/79, the Lessor therein granted and demised unto the Lessee therein and the Lessee agreed to take on lease from the Lessor for a period of 30 years commencing from 1st December, 1972, an area admeasuring 10,882.00 square meters out of the said Larger Land, more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as "Plot B");
- C) By and under an Indenture of Lease dated 25th January, 1990 made between the Owner as the Lessor of the One Part and the Lessee of the Other Part and registered with the Office of Sub-Registrar of Assurances under Serial No. PBBJ-384/90, the Lessor therein granted and demised unto the Lessee the Plot B for a further period of 20 years commencing from 1st December, 2002;



[Handwritten Signature]

(Signature of Promoter)

[Handwritten Signature]

(Signature of Purchaser)

[Handwritten Signature]

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D) By and under a Deed of Conveyance dated 3rd April, 2002 between the Owners referred to as "the Vendors" of the One Part and the Promoter (then known as Lohitka Properties Pvt. Ltd.) therein referred to as "the Purchasers" of the Other Part and registered with the office of the Sub-Registrar of Assurances at Kurla-2 under Serial No. BDR-7/4552 of 2002, the Vendors therein granted, conveyed and released unto the Purchasers reversionary rights in respect of the said Plot B herein, at for the consideration and on the terms and conditions therein contained.




E) By and under Articles of Agreement dated 7th June, 2002 made between the Owner of the One Part and the Promoter of the Other Part and registered with the office of Sub-Registrar of Assurances at Kurla under Serial No. BDR-7/42 of 2002, the Owners therein granted development rights to the Promoter of an area admeasuring 49,250.00 square meters (hereinafter referred to as "Plot B") and out of the Larger Land and more particularly described in the Third Schedule hereunder written and at or for consideration and on the terms and conditions contained therein;


F) By and under Deed of Surrender dated 17th March, 2016 registered with the office of the Sub-registrar of Assurances under Serial No. 2553 of 2016, the Lessee surrendered its leasehold rights in the Plot B in favour of the Promoter. Consequently, the Promoter become owner and absolutely entitled to and seized and possessed of the Plot B.

G) By and under an Indenture/Deed of Mortgage dated 22.03.2018 made between the Promoter & WRMPL therein collectively referred to as "Mortgagors", Promoter & Emami Infrastructure Limited therein collectively referred to as "Borrowers" and Axis Trustee Services Ltd. therein referred to "Mortgagee" and registered with the Office of the Sub-Registrar of Assurances at Kurla under KRL-2-3369 of 2018, in order to secure financial facilities, the Mortgagor mortgaged the Larger Land (excluding the built up area of existing constructions of allottees/society and the club house constructed thereon) in favour of the Mortgagee on the terms and conditions and in the manner therein contained.

H) By and under an Indenture of Mortgage dated 08.01.2021 made between the Promoter therein referred to as "Mortgagor" and "Borrower" and Kotak Mahindra Prime Limited therein referred to "Mortgagee" and registered with the Office of the Sub-Registrar of Assurances at Kurla under KRL-3-3789 of 2021, in order to secure financial facilities, the Mortgagor mortgaged the Larger Land (excluding the built up area of existing constructions of allottees/society and the club house constructed thereon) in favour of the Mortgagee on the terms and conditions and in the manner therein contained


(Signature of Promoter)


(Signature of Purchaser)



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I) By and under an Indenture of Mortgage dated 13.01.2022 made between the Promoter therein referred to as "Mortgagor" and "Borrower" and Kotak Mahindra Prime Limited therein referred to "Mortgagee" and registered with the Office of the Sub-Registrar of Assurances at Kurla under KRL-3-539 of 2022, in order to secure financial facilities, the Mortgagor mortgaged the Larger Land (excluding the built up area of existing constructions of allottees/society and the club house constructed thereon) in favour of the Mortgagee on the terms and conditions and in the manner therein contained

J) The Promoter has utilised the part of the potential of the Plot A along with the TDR and Road FSI (vide circular dated 16th November, 2016 issued by Town Plan of Maharashtra), the Promoter is in possession of 49088.00 square meters of land as per Property Register Card bearing CTS Nos. 514, 531(pt), 531/1 to 14, 532A (pt) and 532B (pt) corresponding to Survey No. 89, 151 A, 158, 159, 168 at Village Kurla in the District of Mumbai Sub-urban and more particularly as detailed in the Third Schedule hereunder written (hereinafter referred to as the "Plot A"). The Promoter has granted right of access from the Plot A to the Plot B and also right of access to the portion of Plot A from the Plot B. The Purchaser is aware that some of the Parking Spaces of the Building/s to be constructed on the portion of the Plot A are given/provided in the Project to be constructed on the portion of Plot B as per the provisions of Development Control Regulations of MCGM.;



- K) The Promoter has contemplated development of a layout project on the Larger Land (Plot A and Plot B) to be known as "Montana" in one or more phases and accordingly through their Architects submitted the layout plans in respect of the Larger Land (Plot A and Plot B) to the Municipal Corporation of Greater Mumbai ("MCGM") for sanction thereof and the said plans have been amended and approved from time to time (hereinafter referred to as the "Layout Project").;
- L) In the layout project, the Promoter inter-alia is proposing to develop one building known as 'BLISSBERG' as "Montana Phase-IV", comprising of Stilt + 1st to 5th parking Podium + Eco-deck Floor + 1st to 43rd and more upper floors and registered the same as an independent "real estate project" ("Project") with the Maharashtra Real Estate Regulatory Authority ("Authority"), under section 5 of the Real Estate (Regulation and Development) Act, 2016 read with the rules and regulations made thereunder ("Act").
- M) While sanctioning the said plans, the MCGM and other concerned local bodies and authorities and/or the Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project and upon due observance and performance


(Signature of Promoter)



(Signature of Purchaser)


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- X) The Promoter has fully disclosed to the Purchaser(s) the subsisting charge and mortgage in respect of the said Flat to the satisfaction of the Purchaser(s). The Purchaser(s) shall not be entitled to raise any further requisitions on the Promoter in this respect.
- Y) The Promoter has fully disclosed to the Purchaser and the Purchaser is aware about the joint Development on the both Plot A along with the Plot B.
- Z) The building in which the Purchaser/s has/have booked the said Flat is to be constructed on Layout Project. The Promoter has also given and explained to the Purchaser/s all the details about the Project bearing RERA Registration No.P51800026393, in which the Purchaser/s has have booked the said Flat. The Purchaser/s hereby is/are giving his/her/their irrevocable consent to the Promoter for the followings:
- To make necessary changes in the Layout Plan of the Project.
 - To make suitable changes in location of the amenities and facilities of the Project;
 - To make necessary changes in the disclosure/information given by the Promoter on the website of Maha-RERA, including but not limited to making changes in the draft of Agreement for Sale and Provisional Letter of Allotment;
- AA) The parties hereto are desirous of recording the terms and conditions on which the Promoter has agreed to allot the said Flat to the Purchaser(s) in the manner hereinafter appearing.



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

- The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.
- AGREEMENT:**
 - The Purchaser(s) hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser(s), Flat/Shop/Premises bearing No. **A1403**, admeasuring **79.43** square meters carpet area (as per RERA) along with **4.36** square meters of balcony on the **14TH** floor (hereinafter referred to as "the said Flat") in the building known as 'BLISSBERG' as in the Project "Montana Phase-IV" for the Total Consideration of **Rs.16600000/- (Rupees One Crore Sixty Six Lac Only)**, subject to the terms and conditions mentioned herein or in the Approvals issued or granted by the Sanctioning Authorities. The said

(Signature of Promoter)

(Signature of Purchaser)

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meters or thereabouts and Survey No. 89(Part), Survey No. 151A(Part), Survey No. 158(Part), Survey No. 159(Part), Survey No. 168(Part) corresponding to CTS No. 514(Part), CTS No. 531 (Part), CTS No. 532 (Part), CTS No. 533 (Part) and CTS No. 534 admeasuring 49,250 square meters or thereabouts aggregating to 60,132 square meters or thereabouts situate, lying and being at Village Nahur, Taluka Kurla and bounded as follows:

- On the East** : By Public road known as Lal Bahadur Shastri Marg (old Bombay Agra Road)
- On the West** : By 36 meters wide proposed development plan road and the Tansa Water Pipe Line
- On the North** : By the Property belonging to Messrs. National Shradha Society Duncan Limited
- On the South** : By proposed 18.3 wide development plan road as per sanctioned development plan of Municipal Corporation of Greater Mumbai



THE SECOND SCHEDULE HEREINABOVE REFERRED TO
(Description of the Plot B)

All that piece and parcel of land bearing Survey No. 151A(Part) and Survey No. 89(Part) corresponding to CTS No. 531(Part) and CTS No. 534 admeasuring 10,882 square meters or thereabouts situate, lying and being at Village Nahur, Taluka Kurla.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO
(Description of the Plot A)

All that piece and parcel of land admeasuring 49,250 square meters or thereabouts and now in possession of 49088.00 square meters of land as per Property Register Card bearing CTS No. 514(Part), CTS No. 531 (Part), CTS No. 532 (Part), CTS No. 533 (Part) and CTS No. 534 corresponding to Survey No. 89(Part), Survey No. 151A(Part), Survey No. 158(Part), Survey No. 159(Part), Survey No. 168(Part) situate, lying and being at Village Nahur, Taluka Kurla.

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO
(the said Flat)

Flat No. **A1403** admeasuring _____ **0** _____ square feet of carpet area as per the relevant and D. C. regulations and rules applicable under law or _____ **855** _____ square feet of carpet area as per RERA along with _____ **47** _____ sq. feet. Balcony on the _____ **14TH** _____ floor in **BLISSBERG** Building in **A** Wing to be constructed on the Property as mentioned in the Second Schedule.

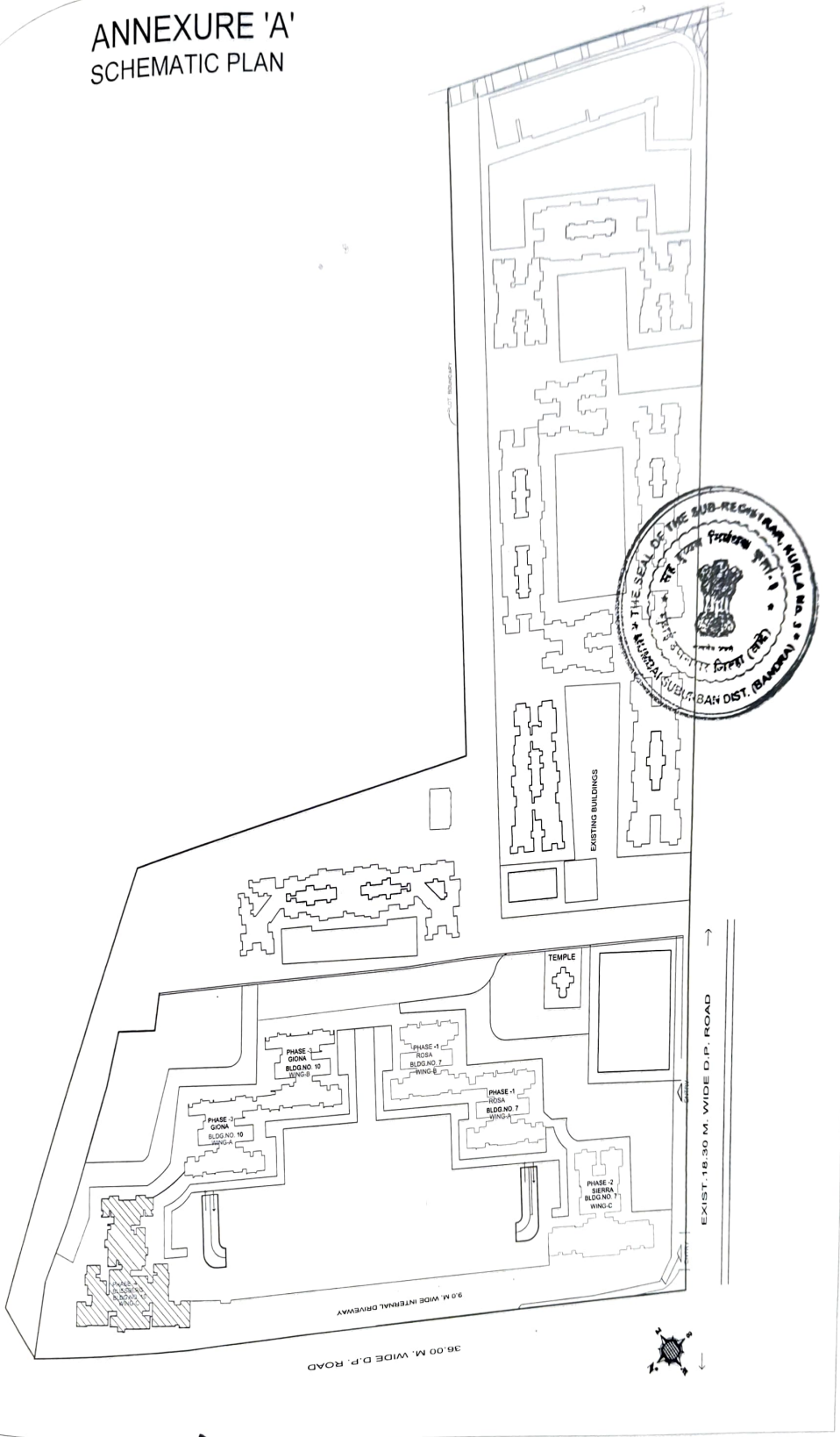
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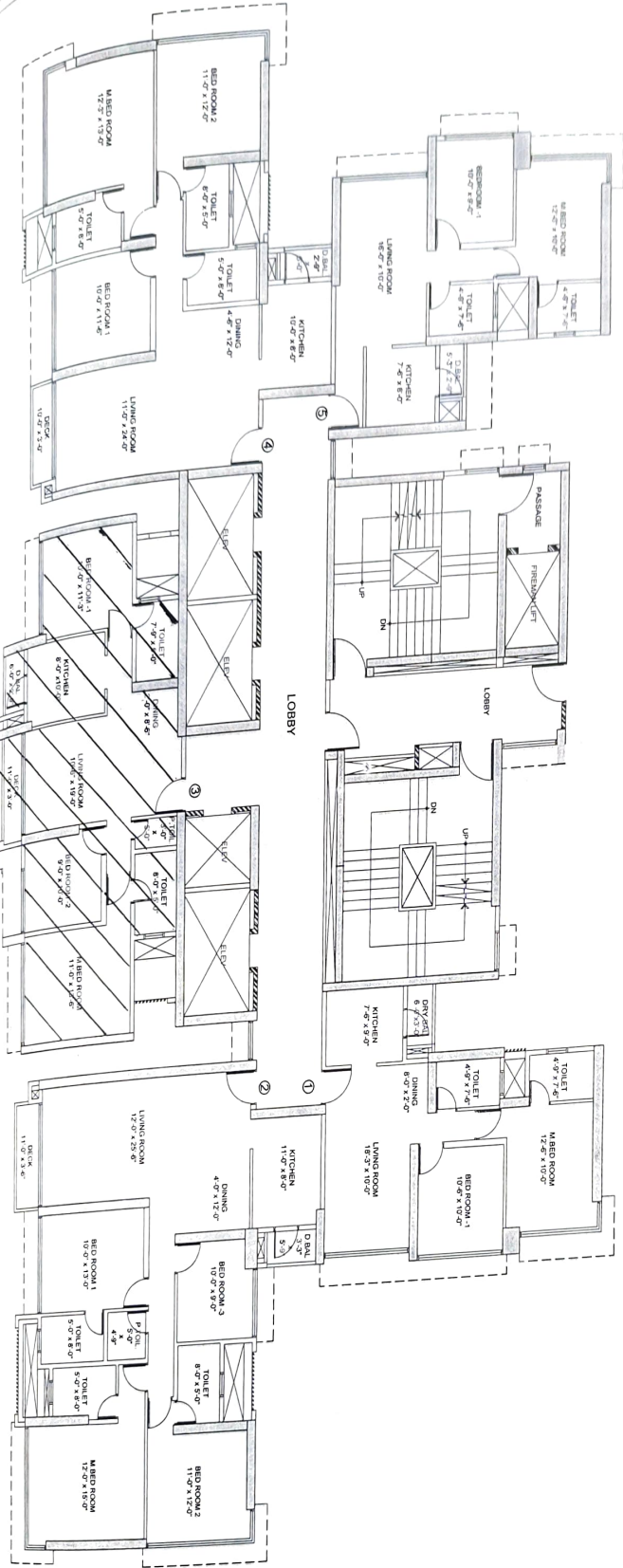
ANNEXURE 'A'
SCHEMATIC PLAN



Gush
Simmeyar
Raitpal

For Lohitka Properties LLP
Rajendra Chaudhary
 Designated Partner
 Rajendra C. Bajaria

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TYPICAL FLOOR PLAN
 BLISSBERG
 WING 'A'

FLOOR NO	14th
FLAT NO	1403

GS Singh
Simreyal
Ravipal

For Lohitka Properties LLP
Rajendra Chaudhary
 Designated Partner
 Rajendra C. Balaria

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in replying please quote No.
and date of this letter.

MUNICIPAL CORPORATION OF GREATER MUMBAI



Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHE/ES/2036/T/337(NEW)/IOD/1/New



MEMORANDUM

To,
Shri. Ashwin Sheth of Lohitka Properties LLP
Sheth House, Next to Dindoshi Fire Station, Opp. Oberoi Mall, Gen. A. K. Vaidya Marg, Malad(E),
Mumbai - 400 097

With reference to your Notice 337 (New), letter No. _____ dated. 8/12/2015 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed Bldg. No. 10 on subplot A on property bearing CTS Nos. 514, 531(pt), 531/1 to 14, 532A & 534 of Village Nahur, Mulund(W), Mumbai 514, 531(pt), 531/1 to 14, 532A & 534 furnished to me under your letter, dated 8/12/2015. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the Janata Insurance Policy shall not be submitted.
- 2 That the requisitions of clause 49 of DCPR 2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 3 That the bore well shall not be constructed in consultation with H.E.
- 4 That the work shall not be carried out between sunrise and sunset. and the provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
- 5 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 6 That the necessary deposit for hoarding or the flex of size m to m for the advertisement of proposal shall not be made by you.
- 7 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for Inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the



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MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No CHE/ES/2036/T/337(NEW)/FCC/1/Amend
COMMENCEMENT CERTIFICATE

To,
M/s Lohitka Properties LLP CA to Owner
Ground & 3rd floor, Prius Infinity, Paranjape B
Scheme, Subhash Road Vile Parle (East), Mumbai -
400 057.

Sir, With reference to your application No. **CHE/ES/2036/T/337(NEW)/FCC/1/Amend** Dated. **07 Dec 2018** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **07 Dec 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. 1 C.T.S. No. **514, 531(pt), 531/1 to 14, 532A & 534** Division / Village / Town Planning Scheme No. **NAHUR - T** situated at **LBS Marg Road / Street** in **T Ward** Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. 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.

The Municipal Commissioner has appointed Shri. **AE BP S&T ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 6/12/2020

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MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

File No. CHE/ES/2036/T/337(NEW)/337/4/Amend dated 04.01.2022



To,
AMEET G. PAWAR
SATYANARAYAN PRASAD
COMMERCIAL CENTER, GROUND
FLOOR, DAYALDAS ROAD, VILE
PARLE EAST, MUMBAI-400057.

CC (Owner),
M/s Lohitka Properties LLP
Ground & 3rd floor, Prius Infinity,
Paranjape E Scheme, Subhash Road
Vile Parle (East), Mumbai - 400 057.

Subject : Proposed Bldg. No. 10 on subplot A on property bearing CTS Nos. 514, 531(pt), 531/1 to 14, 532A & 534 of Village Nahur, Mulund(W), Mumbai.

Reference : Online submission of plans dated 09.12.2021

Dear Applicant/ Owner/ Developer,
There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- That all the conditions of I.O.D. under even No. dated 21.11.2019 and Amended plan conditions dated 31.05.2021 shall be complied with.
- That the revised structural design / calculations / details / drawings shall be submitted before extending C.C.
- That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
- That the C.C. shall be got endorsed as per the amended plan.
- That the work shall be carried out strictly as per approved plan.
- That the extra water sewerage charges shall be paid.
- That the AA&C NOC shall be submitted
- That the Registered undertaking from Owner stating that a) They will utilise rainwater harvesting water and STP water for toilet & flushing b) That they will disclose the above conditions to the prospective buyers and also include the same in the sale agreement.
- That the Registered undertaking shall be submitted that project proponent shall comply with all the requirements of special NOC's issued by various authorities including, MOEF, Forest, Flemingo Trane creek, ULC, HRC, Metro, Highway etc., Laws, and regulation that are applicable from time to time and MCGM shall be indemnified against any consequences towards non fulfillment of any of the conditions shall be submitted.
- That the payments are shall made on time schedule as per Installment schedule approved & 10% of the proposed area will be restricted against the installment facility availed
- That the conditions mentioned in installment facility circular u/no. CHE/DP/14770/GEN dtd 17.09.2019 shall be binding on you.
- That the MOEF NOC shall be submitted.
- That the M & E NOC shall be submitted for mechanical ventilation to proposed fitness centre
- That the Registered Under taking stating that, all the terms and conditions mentioned in the Installment circulars for 50% concession in premiums as per Govt. directives u/s.154 of MR&TP Act 1966 issued u.no.TPS/1820/SR-27/CR-80/20/UD-13 dtd. 14/01/2021 and MCGM circular issued u.no. ch.E/DP/21546/Gen. dtd.22/02/2021 & 05/03/2021 shall be submitted. The project proponent shall also undertake that they shall make aware to the prospective buyers in the project and the RERA Authorities about the installment payment facility availed by them in the various payments made to
- That project proponent shall abide with forth coming policies, circulars etc. RUT to that effect shall be submitted before asking CC.
- That project proponent shall pay any short Recovery at the prevailing rate/policies at the time of short payment after audit, registered undertaking to that effect shall be submitted.

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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 :
P51800026393

Project: **MONTANA PHASE - A** Plot Bearing / CTS / Survey / Final Plot No.: **OUT OF CTS 514, 531P, 5311 TO 14, 532A-P AND 534P** at **Kurla, Kurla, Mumbai Suburban, 400080**;

1. **Lohitka Properties Llp** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400057**.

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 (l) 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 **17/09/2020** and ending with **31/12/2026** 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date: 01-10-2021 17:51:53

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

Dated: **17/09/2020**

Place: **Mumbai**



30/06/2022

मूची क्र.2

दुय्यम निबंधक मठ दु.नि. कुर्ला 3

दम्न क्रमांक 11567/2022

नोंदणी

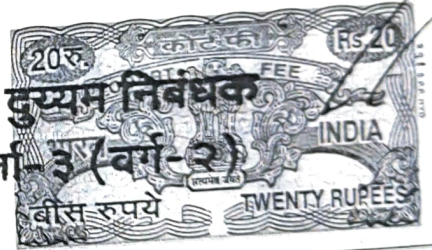
Regn:63m

गावाचे नाव : नाहूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	16600000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	16208673.8
(4) भू-मापन, पोटहिस्मा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: मदनिका क्र.ए.1403, ए विंग, 14 वा मजला मदनिकेचे क्षेत्रफळ 855 चौ. फूट रेरा कारपेट, सौबत बाळ्कनीचे क्षेत्र 47 चौ. फूट, ब्लीमवर्ग, मॉन्टाना फेज 4, एल वी एस मार्ग, निर्मल लाईफस्टाईलच्या जवळ, मुंबई पश्चिम, मुंबई - 400080. इतर माहिती व मिळकतीचे वर्णन दस्तान नमूद केल्याप्रमाणे. ((C.T.S. Number : 531 part, 534 ;))
(5) क्षेत्रफळ	1) 92.21 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:- लोहितका प्रॉपर्टीज एल एल पी चे भागीदार राजेंद्र वजारीया तर्फे मुखत्यार महेश गुरव वय:-30; पत्ता -प्लॉट नं. माळा नं: तळ आणि तिसरा मजला, इमारतीचे नाव: प्रायम इन्फिनीटी, ब्लॉक नं: परांजपे वी स्कीम, विने पार्क पूर्व, मुंबई. रोड नं: मुभाष रोड, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AAFFL4502R
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- गीतइंदर सिंघ वय:-43; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: 901, ब्लू कार्ड्टम प्लॉट न 5 मॅक्टर 2 ए. ब्लॉक नं: .. रोड नं: कोपरखैरणे नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं:-BBLPS09*0C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	2): नाव:- सिमरजीत कौर वय:-39; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: 901, ब्लू कार्ड्टम प्लॉट न 5 मॅक्टर 2 ए. ब्लॉक नं: .. रोड नं: कोपरखैरणे नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं:-CKRPK9323D
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	29/06/2022
(11) अनुक्रमांक, खंड व पृष्ठ	11567/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	847300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक

कुर्ला-3 (वर्ग-2)



मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



दस्तासोबत देण्यात आलेली सूची-2

सह दुय्यम निबंधक (वर्ग-2)
कुर्ला क्र. 3