



30/06/2023

सूची क्र.2

दस्तावेज क्र. : मह.द.नि. कुर्ला 2

दस्तावेज क्र.मांक : 12141/2023

नोंदणी :

Regn 3m

गावाचे नाव : भाडूप

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3229000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2802733.56
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं. ए. 1802, गाळा नं. 18 वा मजला ए / विंग, इमारतीचे नाव: आर्या ग्रीन्स, ब्लॉक नं: टेंभीपाडा, रोड : भाडूप पश्चिम, मुंबई 400078, इतर माहिती: सदर सदनिकेचे एकूण क्षेत्रफळ 19.17 चौ. मी कारपेट.... ((C.T.S. Number : 78,78/1 to 6 ;))
(5) क्षेत्रफळ	1) 21.08 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-मे.अनुष्का डेव्हलपर्स तर्फे भागीदार नितीन भिवा क्षीरमागर तर्फे कुमुखत्यार म्हणून स्वप्रिल महाशिव हिरये वय:-32; पत्ता:-प्लॉट नं: ऑफीस, गाळा नं: -, इमारतीचे नाव: आर्या ग्रीन्स, आर्या ग्रीन्स, निसर्ग सीएचएस, ब्लॉक नं: 605 बस स्टॉप जवळ, रोड नं: टेंभीपाडा भाडूप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 फॅन नं:-AAVFA2341K 2) नाव:-मे.अनुष्का डेव्हलपर्स तर्फे भागीदार मे.पिनल रियलटी एज एन पी तर्फे भागीदार जयेश अनंतराय दोशी तर्फे कुमुखत्यार म्हणून स्वप्रिल सदाशिव हिरये वय:-32; पत्ता:-प्लॉट नं: ऑफीस, गाळा नं: -, इमारतीचे नाव: आर्या ग्रीन्स, आर्या ग्रीन्स, निसर्ग सीएचएस, ब्लॉक नं: 605 बस स्टॉप जवळ, रोड नं: टेंभीपाडा भाडूप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 फॅन नं:-AAVFA2341K 3) नाव:-मे.अनुष्का डेव्हलपर्स तर्फे भागीदार मे.पिनल रियलटी एज एन पी तर्फे भागीदार रोमील जयेश दोशी तर्फे कुमुखत्यार म्हणून स्वप्रिल सदाशिव हिरये वय:-32; पत्ता:-प्लॉट नं: ऑफीस, गाळा नं: -, इमारतीचे नाव: आर्या ग्रीन्स, आर्या ग्रीन्स, निसर्ग सीएचएस, ब्लॉक नं: 605 बस स्टॉप जवळ, रोड नं: टेंभीपाडा भाडूप पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 फॅन नं:-AAVFA2341K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-सागर नामदेव माने वय:-36; पत्ता:-प्लॉट नं: 2/1, गाळा नं: -, इमारतीचे नाव: साईकृपा को-ऑप.सोसा, ब्लॉक नं: सरस्वती विद्या मंदिर, नरदास नगर टेंभीपाडा रोड, रोड नं: भाडूप पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 फॅन नं:-BGXPM2539J 2) नाव:-ज्योती सागर माने वय:-33; पत्ता:-प्लॉट नं: 2/1, गाळा नं: -, इमारतीचे नाव: साईकृपा को-ऑप.सोसा, ब्लॉक नं: सरस्वती विद्या मंदिर, नरदास नगर टेंभीपाडा रोड, रोड नं: भाडूप पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 फॅन नं:-ARNPD9825A
(9) दस्तऐवज करून दिल्याचा दिनांक	28/06/2023
(10) दस्त नोंदणी केल्याचा दिनांक	28/06/2023
(11) अनुक्रमांक, खंड व पृष्ठ	12141/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	193750
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक 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 बृहन्मुंबई महानगरपालिकेस पाठोबेणेन 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 28/06/2023) 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.



CHALLAN
MTR Form Number-6

करल - २		
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N	MH004290787202324E	BARCODE	Date	27/06/2023-13:12:04	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details				
Stamp Duty		TAX ID / TAN (If Any)				
Registration Fee		PAN No.(If Applicable)				
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2	Full Name	SAGAR NAMDEO MANE AND OTHER			
Location	MUMBAI	Flat/Block No.	FLAT NO 1802 18TH FLOOR A WING ARYA			
Year	2023-2024 One Time	Premises/Building	GREENS			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
30045501 Stamp Duty	193750.00	TEMBHIPADA ROAD BHANDUP WEST	MUMBAI		4 0 0 0 7 8
30063301 Registration Fee	30000.00				



Remarks (If Any)	SecondPartyName=MS ANUSHKA DEVELOPERS~				
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Total	2,23,750.00	Amount In Words	Two Lakh Twenty Three Thousand Seven Hundred Fifty Rupees Only		
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Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023062715930	2815235608
Cheque/DD No.		Bank Date	RBI Date	27/06/2023-13:12:54	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9870214365
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

S. M. Mane

J. N. Phule

करल - २		
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AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at **Mumbai** on this 28th day of June, Two Thousand and Twenty ^{Three} (2023),

BETWEEN

M/s. ANUSHKA DEVELOPERS, a Partnership Firm, duly registered under the provisions of the Indian Partnership Act, 1932, having its registered office at Arya Group, Arya Greens, Nisarg CHS, CTS No.78, 78(1 to 6), Near 605 Last Bus Stop, Tembhipada, Bhandup (West), Mumbai-400078, hereinafter called "the

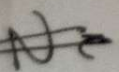
Builders/Developers/Promoters"(which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include all its partner or partners of the time being and his/her/their legal heirs, executors, administrators, successors and assigns)of the **One Part,**

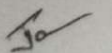


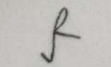
AND

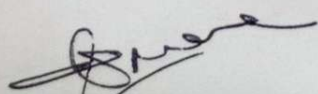
(1) **MR. SAGAR NAMDEO MANE**, aged about 36 years, PAN No. **BGXPM2539J** and Aadhar No. **5073 4298 1980** (2) **MRS. JYOTI SAGAR MANE**, aged about 33 years, PAN No. **ARNPD9825A** and Aadhar No. **3647 4458 9991** is Indian Inhabitant and residing at **D/O Vijay Dhokare, Swaraswati Vidya Mandir, 2/1, Saikrupa co.op.so.Nardas Nagar Tembhi Pada Road, VTC, Bhandup (W) S.O. District: Mumbai, State: Maharashtra, Pin Code: 400078** Hereinafter called "**the Purchaser/s**" (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;**

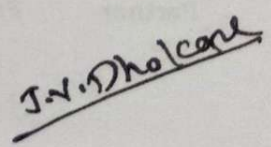
M/s. Anushka Developers


Partner


Partner


Partner


1. MR. SAGAR NAMDEO MANE


2. MRS. JYOTI SAGAR MANE

929	property being plot of	78	90
2022	corresponding C.T.S. Nos.	78, 78/1 to 6	

land or ground bearing Survey No. 137 and having

1463.5 sq. mtrs. or thereabout respectively (hereto annexed and marked

Annexure-'A' hereto are the Property Registered Cards i.e. PRC) together with

the structure, structures, messuages, hereditaments and premises standing

thereon and occupied by the respective tenants/occupants thereto and being

situated at Village Bhandup, Taluka Kurla of Mumbai Suburban District and

situated at Tembhipada, Bhandup (West), Mumbai-400 078, within the limits

of the Municipal Corporation of Greater Mumbai, hereinafter for the

purpose referred to as 'the said Property' and/or which hereinafter

also referred to as the said 'Project Land'(as the case may be) and more

particularly described in the 'Schedule' hereunder written and delineated on

the City Survey Plan thereof hereto annexed and marked as Annexure- 'B'

hereto and shown surrounded by 'Red' coloured boundary on the same.



B. The aforesaid Tufail Ahmed Amir died on or about 8th January, 2011 at

Mumbai leaving behind him four sons viz. (1) Mr. Mohammad Sabir Tufail

Ahmed Ansari, (2) Mr. Mohammad Shakir Tufail Ahmed Ansari, (3) Mr.

Mohammad Shahid Tufail Ahmed Ansari, (4) Mr. Mohammad Shafique Tufail

Ahmed Ansari and two married daughters viz. (1) Mrs. Shamsunnisa Mohd.

Yacoob Ansari, and (2) Mrs. Najmunissa Namiruddin Ansari, who are entitle to

inherit all the residual movable and immovable property or properties

including the said Property of the said deceased as the heirs and legal

representatives of the said deceased according to the law by which he governs

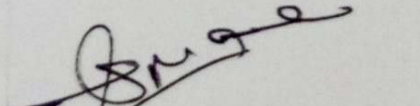
and as per the same, the names of the aforesaid all the heirs and legal

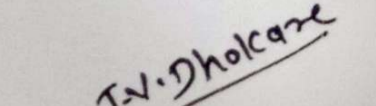
M/s. Anushka Developers


Partner


Partner


Partner


1. MR. SAGAR NAMDEO MANE


2. MRS. JYOTI SAGAR MANE

representative are entered and recorded in the revenue record i.e. Property Register Card (PRC) pertaining to the said Property, as the Holder/Owner.

करल - २		
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C. By a Deed of Conveyances dated 28th December, 2012 and executed by and between (1) Mr. Mohammad Sabir Tufail Ahmed Ansari, (2) Mr. Mohammad Shakir Tufail Ahmed Ansari, (3) Mr. Mohammad Shahid Tufail Ahmed Ansari, (4) Mr. Mohammad Shafique Tufail Ahmed Ansari, (5) Mr. Shamsunnisa Mohd. Yacoob Ansari, and (6) Mrs. Najmunissa Amiruddin Ansari therein referred to as the Owners/Vendors as the First Part and M/s. Anushka Developers i.e. the Builders/Developers/Promoters herein, therein referred to as the Purchasers, as the Other Part and duly registered in the office of the Sub-Registrar, Kurla-4 of Mumbai Suburban District at its office document Serial No. KRL4-00530-2013 of dated 15th January, 2013, the within-named Builders/Developers/Promoters have purchased and acquired said Property, more particularly described in the 'Schedule' hereunder written, with intention to develop the same as per the permission / approval / sanction that may be as and when granted by the Municipal Corporation of Greater Mumbai (MCGM)/Slum Redevelopment Authority [hereinafter for short referred to as 'SRA' and for sake of the brevity referred to as the "said Authority"] and the norms that may be laid down and/or imposed by the afore-stated said authority/authorities. Thus, the said Property is now vested in the said Builders/Developers/Promoters as the owners thereof.



D. Under the Sanctioned Development plan for Brihanmumbai for 'S' Ward of MCGM, the said Property is falls within the 'Residential Zone' and it can be developed as per the said Sanctioned Plan and the Development Control Regulations of the MCGM and/or norms that may be laid and/or imposed by

considered desirable or proper by the Builders/Developers/Promoters herein;
9x9x9 9x 9x
2023

The Purchaser/s have agreed to purchase and acquire and the Builders/Developers/Promoters have agreed to sale to the Purchaser/s a flat/shop/unit bearing Flat/Shop/Unit No. **A-1802** on **18th** floor, of **A wing** having the carpet area admeasuring **207Sq. ft.** (exclusive of balconies) equivalent to **19.17Sq. Mtrs.** in the aforesaid composite building known as

"Arya Greens", which hereinafter referred to as the "said building", and to be constructed by the Builders/ Developers/Promoters under S.R.A. Scheme, in its complete building to be constructed on the said Property. The Builders/Developers/Promoters alone are entitled to sale, transfer, assign the said Premises i.e. Flat/Shop No. **A-1802** on **18th** floor, of **A wing** of the said composite building known as **"Arya Greens"** and received the entire consideration towards the sale of the said Premises;



It is pertinent to note here that the carpet area of the said Flat is 19.17Sq. Mtrs. and "carpet area" means the net usable floor area of the said Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or veranda area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchasers/s, but includes the area covered by the internal partition walls of the said Flat, which also hereinafter for the sake of brevity's and collectively referred to as the **"RERA area"**, wherever necessary;

Y. The flat/shop/unit Purchaser/s have entered into this agreement with full knowledge of all terms and conditions contained in the documents, papers,

[Handwritten signatures and initials]

करल - २

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plans, orders, scheme etc. and the flat purchaser/s shall be entitled to the flat/shop/unit and all common amenities thereof;

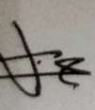


Now this agreement witnesseth and it is hereby agreed by and between the parties, as follows:

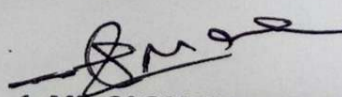
1. The recital stated herein above and Annexure and Schedules shall form an integral part of this agreement, as if specifically incorporated herein.
2. The Builders/Developers/Promoters shall construct the said Building consisting of Ground and Twenty-Three upper floors on the Project in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Builders/Developers/Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the said Flat of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

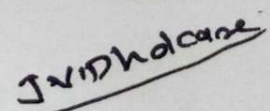


1. (a) (i) The Purchaser/s hereby agrees to purchase from the Builders/Developers/Promoters and the Builders/Developers/Promoters hereby agrees to sell to the Purchaser/s, a residential flat being **Flat No. A-1802** having RERA or carpet area admeasuring **19.17Sq. Mtrs.** 18th floor, of **A wing** of the Building to be known as **"Arya Greens"** (hereinafter referred to as the **"said Flat"**) as shown in the Floor plan thereof hereto annexed and marked as **Annexures-'I'** hereto, for total amount consideration **Rs.32,29,000/- (Rupees Thirty-Two Lakh Twenty-Nine Thousand only)** being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and

Anushka Developers

 Partner
 Partner
 Partner


1. MR. SAGAR NAMDEO MANE


2. MRS. JYOTI SAGAR MANE

9297230 3E 9W
 Dispute resolution-
 2023

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, the same shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. **Governing law-**



That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India the time being in force and the Mumbai courts will have the jurisdiction for this Agreement. In witness whereof parties hereinabove named have set their respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day first above written.

"First" Schedule above Referred to

A residential flat being **Flat No. A-1802** on 18th floor, of **A wing** having **Carpet** area admeasuring **19.17Sq. Mtrs.** together with/without parking in basement/stilt/podium bearing No. ____ in the said proposed Building to be constructed and known as **"Arya Greens"** and consisting of ground plus ground and twenty-three upper floors and constructed on piece or parcel of land plot of land or ground bearing Survey No. 137 and having corresponding C.T.S. Nos. 78, 78/1 to 6 having aggregate area admeasuring 1463.5 sq. mtrs. or thereabout respectively together with the structure, structures, messuages, hereditaments and premises standing thereon and occupied by the respective tenants/occupants thereto and being situated at Village Bhandup, Taluka Kurla of Mumbai Suburban District and situated at Tembhipada, Bhandup (West), Mumbai-400 078, within the limits of 'S' Ward of Municipal Corporation of Greater Mumbai and bounded as follows:-

- On or towards North : By C.T.S. No. 80;
- On or towards South : By C.T.S. No. 77;

M/s.Anushka Developers

Partner

Partner

Partner

1. MR. SAGAR NAMDEO MANE

2. MRS. JYOTI SAGAR MANE

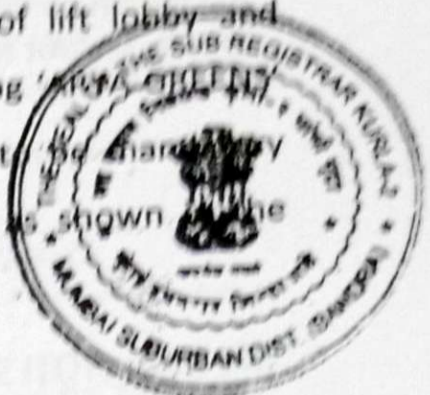
M/s.Anushka Developers

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२०२३		

On or towards East : By C.T.S. No. 79;
 On or towards West : By Pipe Line;

"Second" Schedule above Referred to

The common areas and facilities appurtenant to the premises and access to the respective flats common passage in front of lift lobby and staircase area, terrace entire land appurtenant to the building including garden/recreation garden, if any, and amenities provided in the open space appurtenant to the building, sanction plan.



Signed and delivered by the within named the 'Builders/Developers/Promoters' M/s. Anushka Developers through its Partners
 1. Mr. Nitin Bhiva Kshirsagar



[Handwritten signature of Mr. Nitin Bhiva Kshirsagar]



2. M/S.PINAL REALTY LLP
 A. Mr. Jayesh Anantra Doshi

[Handwritten signature of Mr. Jayesh Anantra Doshi]



B. Mr. Romil Jayesh Doshi

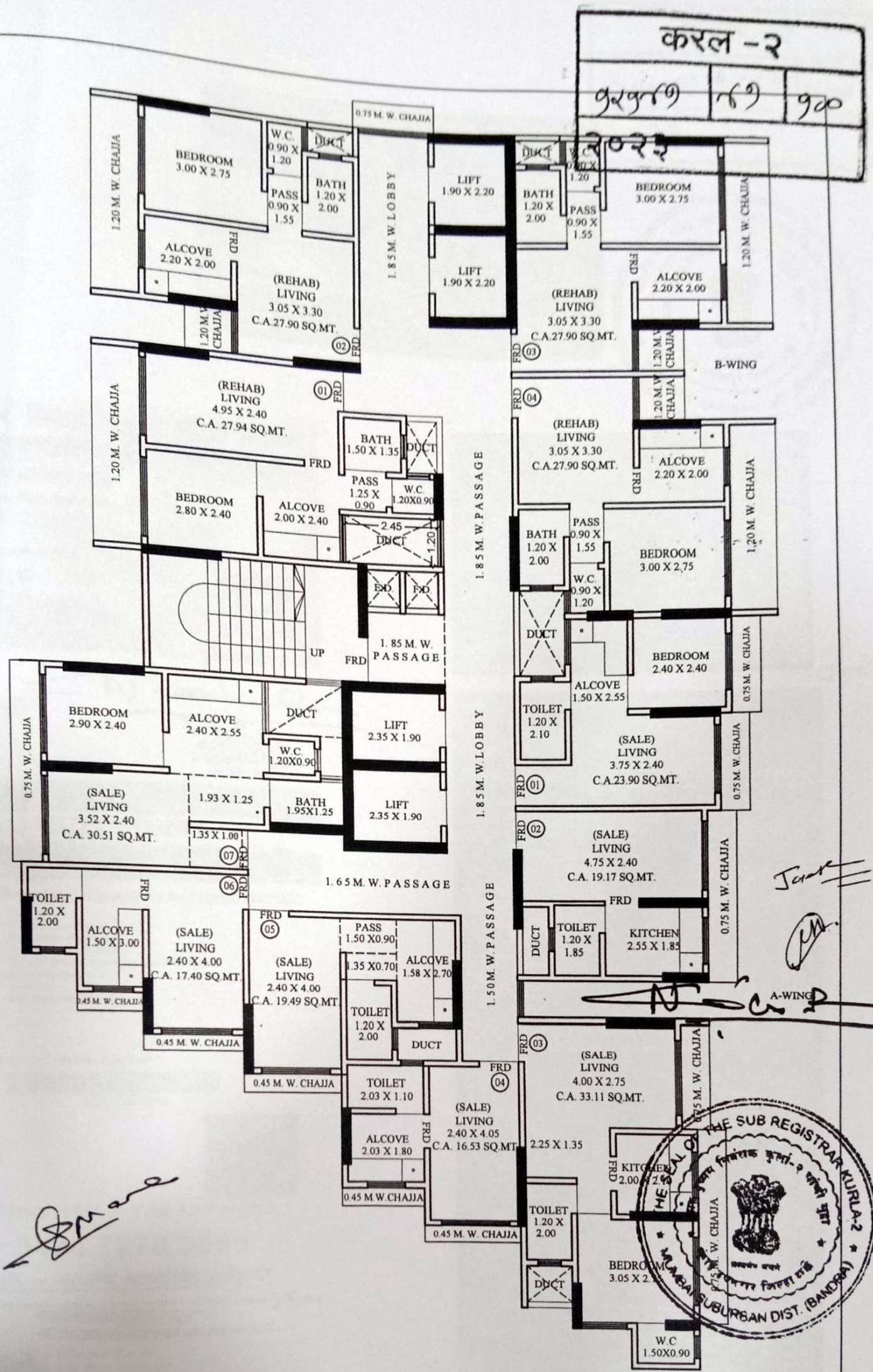
[Handwritten signature of Mr. Romil Jayesh Doshi]



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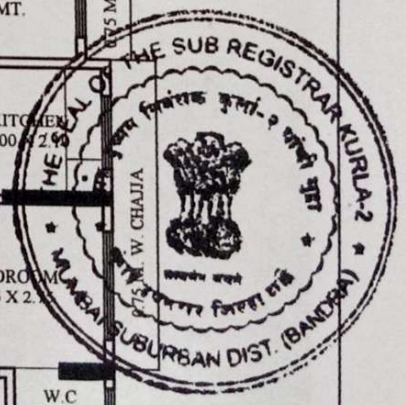
TYPICAL (11TH,13TH,15TH,17TH,19TH,21ST, 23RD) FLOOR PLAN
 SCALE 1:100

ARYA GREENS FLOOR PLAN

M/S. ANUSHKA DEVLOPERS



SANDEEP SIRSAT
 ARCHITECT AND INT. DESIGNER
 1, DIGAMBER NIWAS, GOGATE WADI,
 SENAPATI BAPAT MARG,
 MAHIM, MUMBAI - 400016



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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 P51800020573

Project: **ARYA GREENS**, Plot Bearing / CTS / Survey / Final Plot No.: 78,78 1 TO 6 at Kurla, District: Mumbai Suburban, 400078;



1. **Anushka Developers** having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400078.
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 **26/04/2019** and ending with **30/12/2023** 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.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 09-09-2021 10:54:34

Dated: 09/09/2021

Place: Mumbai

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



SLURM REHABILITATION AUTHORITY
 Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

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92987/09	900
Sr. No.	055
2023	

NO S/PVT/0112/20130311/AP 1-2 APR 2019
 COMMENCEMENT CERTIFICATE (Composite Building)

To,
 M/s. Anushka Developers

~~Arya Group Shop No. 5, Randhir Vihar Society,
 Lalshet Compound, Near Syndicate Bank,
 Bhandup (W), Mumbai - 400 078.~~

Sir,
 With reference to your application No. 2096 dated 02/05/2015 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 78, 78/1 to 6 of village Bhandup, TQ- Kurla Bhandup (W) C.T.S. No. 78, 78/1 to 6 of village Bhandup, TQ- Kurla Bhandup (W)



of village Bhandup T.P.S.No. _____
 ward 'S' Situated at Bhandup (W)

The Commencement Certificate / Building Permit is granted subject to compliance of conditions mentioned in LOI
 U/RNo. SRA/ENG/2748/S/PL/LOI
 IDA/U/RNo. S/PVT/0112/20130311/AP
 and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- 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.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- 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.
- 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 lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 (c) The C.E.O. (SRA) 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 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- 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.

Shri. S.D. Mahajan

The C.E.O. (SRA) has appointed _____
 Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level.

For and on behalf of Local Authority
 The Slum Rehabilitation Authority
slah
 02.04.19
 Executive Engineer (SRA)-3
 FOR
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)

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S/PVT/0112/20130311/AP 09 OCT 2020
 This C.C is e-endorsed as per approved amended plans dated

09/10/2020.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority

S/PVT/0112/20120311/AP 09 APR 2021

This C.C is further extended for Gr(pt) + stilt (pt) + 1st to 22nd (pt) upper floors including LMR & OHW^I for rehab portion marked as A-B-C-D-E-F-G on plan as at pg. 689 of composite building as per last approved amended plans dated 09/10/2020.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority



S/PVT/0112/20120311/AP 14 OCT 2022

This C.C is further extended for balance portion (i.e. Sale wing 'A') as marked H-I-J-K-L-M-N-O-P-Q-R on plan at page 953 1st to 16th upper floor only RCC framework as per last amended approved plans dated 09/10/2020 for composite building under reference.

[Signature]
 Executive Engineer
 Slum Rehabilitation Authority