



10/07/2023

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.कुर्ला 5

दस्त क्रमांक : 14559/2023

नोंदणी :

Regn.63m

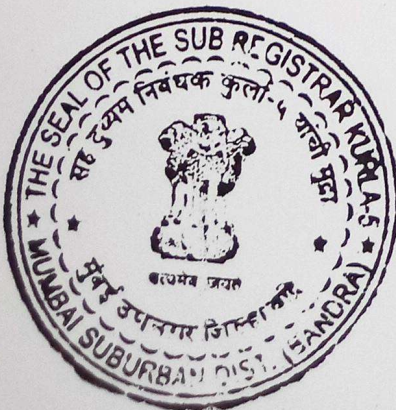
गावाचे नाव : हरियाली

| | |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 7607400 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 6251440.8 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका नं: 1103, माळा नं: 11 वा मजला, इमारतीचे नाव: स्वस्तिक पर्व, ब्लॉक नं: टागोर नगर,विक्रोळी पूर्व, रोड नं: मुंबई 400083, इतर माहिती: मौजे हरियाली,सदनिकेचे क्षेत्रफळ 38.00 चौ. मी. रेरा कारपेट((C.T.S. Number : 352 PART ;)) |
| (5) क्षेत्रफळ | 1) 41.8 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मेसर्स सुवास्य विल्डर्स अँड डेव्हलपर्स एल एल पी चे डेसिग्रेटेड भागीदार हर्ष वागरेचा तर्फे मुखत्यार विनय पांडव वय:-36; पत्ता:-प्लॉट नं: ऑफिस 312ए, माळा नं: ., इमारतीचे नाव: स्वस्तिक दिसा कॉर्पोरेट पार्क, ब्लॉक नं: कोहिनूर कंपाऊंड, एल बी एस मार्ग, घाटकोपर पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-ADNFS4515N |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-संध्या वेल्लास्वामी नाईकेर वय:-28; पत्ता:-प्लॉट नं: रूम नं 05/05 , माळा नं: ., इमारतीचे नाव: शिव कृपा चाळ , ब्लॉक नं: साईनाथ नगर रोड, घाटकोपर पश्चिम , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AVUPN2229B 2): नाव:-शक्तीवेल वेल्लास्वामी नाईकेर वय:-25; पत्ता:-प्लॉट नं: रूम नं 05/05 , माळा नं: ., इमारतीचे नाव: शिव कृपा चाळ , ब्लॉक नं: साईनाथ नगर रोड, घाटकोपर पश्चिम , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-CEIPN0358C |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 07/07/2023 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 10/07/2023 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 14559/2023 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 456500 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

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



सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

CHALLAN
MTR Form Number-6



| | | | | | | | |
|-----------------------------|-----------------------------------|---------------------|---------------------------|---------------------------------------------------|-----------------------|---------|-----|
| GRN | MH004836915202324E | BARCODE | Date | | 07/07/2023-10:30:32 | Form ID | 252 |
| Department | Inspector General Of Registration | | Stamp Duty | | Registration Fee | | |
| Type of Payment | Registration Fee | | TAX ID / TAN (If Any) | 2023 | | | |
| Office Name | KRL5_JT SUB REGISTRAR KURLA NO 5 | | Full Name | SUVASYA BUILDERS AND DEVELOPERS LLP | | | |
| Location | MUMBAI | | Flat/Block No. | FLAT NO 1103, 11TH FLOOR, SWASTIK PEARL | | | |
| Year | 2023-2024 One Time | | Premises/Building | TAGORE NAGAR, VIKHROLI EAST | | | |
| Account Head Details | | Amount In Rs. | Road/Street | MUMBAI | | | |
| 1030045501 Stamp Duty | | 456500.00 | Area/Locality | MUMBAI | | | |
| 1030063301 Registration Fee | | 30000.00 | Town/City/District | MUMBAI SUBURBAN DIST. (BANDRA) | | | |
| | | | PIN | Remarks (If Any) | | | |
| | | | | SecondPartyName=SANDHYA VELLASWAMY NAICKER | | | |
| | | | | SHAKTIVEL VELLASWAMY NAICKER | | | |
| | | | Amount In | Four Lakh Eighty Six Thousand Five Hundred Rupees | | | |
| | | | Words | Only | | | |
| Payment Details | | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572023070754931 | CKX3717114 | | |
| cheque/DD No. | | Bank Date | RBI Date | 07/07/2023-10:24:56 | Not Verified with RBI | | |
| name of Bank | | Bank-Branch | STATE BANK OF INDIA | | | | |
| name of Branch | | Scroll No. , Date | Not Verified with Scroll | | | | |



Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 दर चतान केवल दुययम निवधक कार्यातयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चतान लागू नाही.

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userld | Defacement Amount |
|-------------------------|----------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-520-14559 | 0002525598202324 | 10/07/2023-10:23:30 | IGR561 | 30000.00 |
| 2 | (IS)-520-14559 | 0002525598202324 | 10/07/2023-10:23:30 | IGR561 | 456500.00 |
| Total Defacement Amount | | | | | 4,86,500.00 |



SWASTIK
G R O U P
BUILDERS & DEVELOPERS

करल - १।
२०२३ ९ २०२३

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made at MUMBAI this 07th day of JULY, 2023

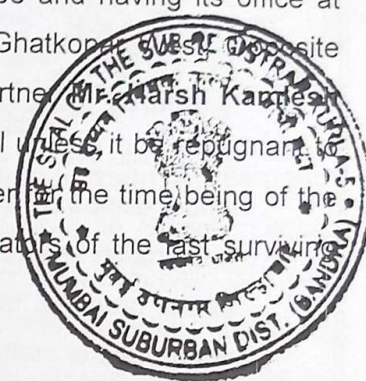
(Signature)

BETWEEN

(Signature)

(H)

M/s. **SUVASYA BUILDERS AND DEVELOPERS LLP** (PAN: ADNFS4515N), a limited liability partnership firm registered under the Limited Liability Partnership Act, 2008 and having its office at 312A, Swastik Disha Corporate Park, Kohinoor Compound, LBS Marg, Ghatkopar West, opposite Shreyas Cinemas, Mumbai – 400 086 by the hands of its designated partner **Mr. Marsh Kannekar Vagrecha** hereinafter referred to as the "**Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partners or partner for the time being of the firm, the survivors or survivor of them, the heirs, executors and administrators of the last surviving partner, his/her/their assigns) of the **One Part**;



AND

Miss. Sandhya Vellaswamy Naicker (PAN: AVUPN2229B) **Mr. Shaktivel Vellaswamy Naicker** (PAN: CEIPN0358C), having address at Room No 05/05, Shivkrupa Chawl, Sainath Nagar Road, Ghatkopar West, Mumbai - 400086, hereinafter referred to as "**the Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual(s) his/her/their respective heirs, executors, administrators and permitted assigns, in case of firm, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner and his / her permitted assigns and in case of a company its successors and permitted assigns) of the **Other Part**:

The Promoter and the Purchaser/s are hereinafter collectively referred to as the "**Parties**".

WHEREAS:-

A. Maharashtra Housing Board ("**Board**"), as established under the Maharashtra Housing Board Act, 1948 is the owner and seized and possessed off or otherwise well and sufficiently entitled to all that piece and parcel of sub-divided land bearing Survey No. 113 (part) and City Survey No.352 (part) admeasuring 809.05 square metres or thereabouts situate lying and being at

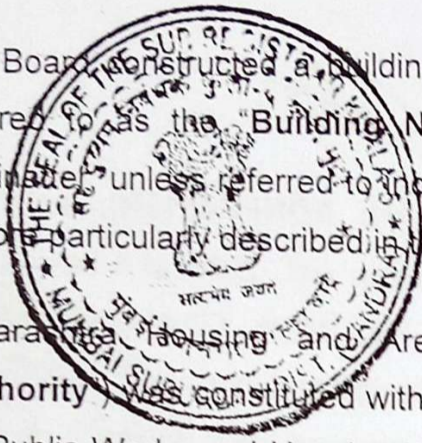
| Promoter | Purchaser/s |
|----------|--------------------|
| (H) | <i>(Signature)</i> |

| | | |
|---------|---|-----|
| करल - ५ | | |
| ७५५९ | ७ | १०५ |
| २०२३ | | |

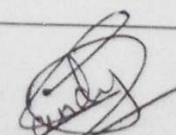
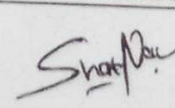


SWASTIK
G R O U P
BUILDERS & DEVELOPERS

Tagore Nagar, Vikhroli (East) in the registration sub-district of Bandra and Bombay Suburban District (hereinafter referred to as the "said Land");



- B. The Board constructed a building on the said Land being building bearing No. 8 (hereinafter referred to as the "Building No. 8"). The said Land alongwith the Building No. 8, shall hereinafter unless referred to individually, be collectively referred to as the "said Property" and is more particularly described in the **First Schedule** hereunder written;
- C. Maharashtra Housing and Area Development Authority (hereinafter referred to as the "Authority") was constituted with effect from December 5, 1977 vide Government Notification by the Public Works and Housing Development bearing No. ARD/1077(1)/Desk-44 and the Board, stood dissolved by operation of Section 15 of the Maharashtra Housing Board Act, 1948 (hereinafter referred to as the "MHAD Act"). In terms of Clause 189 (a) and (b) of the MHAD Act, all the property, rights, liabilities and obligations of the Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of the Authority;
- D. In view thereof, the said Property became the property of the Authority and all the rights liabilities and obligations of the Board as aforesaid in relation to the said Property became the rights liabilities and obligations of the Authority;
- E. The allottees of the said Building formed themselves into a Co-operative Housing Society viz. Tagore Nagar Saibaba Co-operative Housing Society Limited (hereinafter referred to as the "said Society") and registered the same under the provisions of the Maharashtra Co-operative Housing Societies Act, 1960 and bearing registration No. BOM/HSG/1850/86-87 dated August 18, 1986.
- F. By and under an Indenture of Lease dated January 25, 1996 and executed by and between Maharashtra Housing and Area Development Authority, therein referred to as the Lessor of the One Part and Tagore Nagar Saibaba Co-operative Housing Society Limited, therein referred to as the Lessee of the Other Part and registered with the office of the Sub-Registrar of Assurances under Serial No. PBDR-3/161/96 ("**Lease Deed**"), the Authority demised by way of lease unto the Society, the said Land, for a period of Ninety Nine (99) years commencing from April 1, 1980, or for the yearly rent and subject to the terms and conditions contained therein.


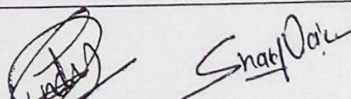
| Promoter | Purchaser/s |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (H) |   |



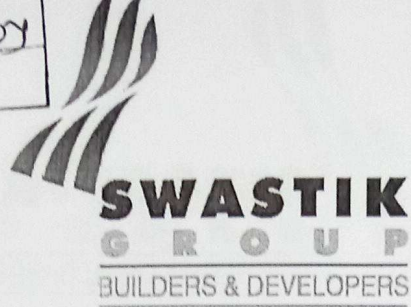
SWASTIK
G R O U P
 BUILDERS & DEVELOPERS

(hereinafter collectively referred to as the "RERA") and this is a fundamental term of this Agreement;

- U. The Promoter has registered the Building / Project under RERA with the Real Estate Regulatory Authority (hereinafter referred to as the "RERA Authority") and obtained Registration Certificate bearing No. **P51800024910**.
- V. On demand of the Purchaser/s, the Promoter has given inspection to the Purchaser/s of all the documents including originals available with them that have been furnished to the RERA Authority for registration of the said Building / Project with the RERA Authority. In addition to the aforesaid documents, the Promoter has given inspection, to the Purchaser/s, of documents relating to title of the Promoter to the said Property, the Title Certificate dated 24th February, 2020 issued by Lexicon Law Partners, approved plans, designs and specifications prepared by the Promoter's Architect M/s Shilp Associates, permissions, approvals, consents etc. granted by the Authority to the Promoter and of such other documents as are specified under RERA. The Purchaser/s hereby record/s and confirm/s that he/she/they has/have perused all the aforesaid documents, independently investigated the title of the Promoter and that the Promoter has answered all the requisitions raised by the Purchaser/s and the Purchaser/s is / are fully satisfied with the title of the Promoter in respect of the said Property and the Promoter's right to sell and allot various premises in the Building and has/have accepted the same. The Purchaser/s has/have also visited and inspected the site of construction of the Building on the said Property and is fully satisfied with the location thereof;
- W. The Purchaser/s have approached the Promoter for allotment of residential Flat No. **1103** on 11th floor of the Building being constructed on the said Land (the "said Premises"). The RERA carpet area of the said Premises is **38.00 sq.mtr.** The expression "carpet area" means the net usable floor area of the said Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the net usable floor area of the said Premises meant for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the net usable floor area of the said Premises meant for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the said Premises;
- X. The Purchaser/s has/have inspected and physically measured the said Premises including the balcony / verandah / terrace, as the case maybe, which is appurtenant to the net usable floor

| Promoter | Purchaser/s |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  |  |

2023 93 907



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

1. It is agreed between the Parties that the aforesaid recitals shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and shall be interpreted, construed and read accordingly.

2. DEVELOPMENT AND CONSTRUCTION:

2.1. The Promoter has constructed/ is constructing the Building consisting of still and 22 or more upper floors on the said Land in accordance with the plans, designs, specifications approved by the Authority and/or any other competent authority from time to time and which have been inspected by the Purchaser/s.

3. TRANSACTION

3.1. The Purchaser/s agree/s to purchase from the Promoter and the Promoter agrees to sell to the Purchaser/s residential Flat No. 1103 admeasuring 38.00 Sq. Mtr. RERA carpet area on the 11th floor of the Building known as "Swastik Pearl" being/ constructed on the said Land ("said Premises") and shown in Red coloured hatched lines on the floor plan annexed hereto and marked "Annexure I" more particularly described in the "Annexure J" Schedule hereunder written for the consideration of Rs.76,07,400/- (Rupees Seventy Six Lakhs Seven Thousand Four Hundred Only) excluding Goods and Services Tax (GST) and subject to applicable tax deducted at source under the Income Tax Act, 1961 ("Consideration").

4. CONSIDERATION:

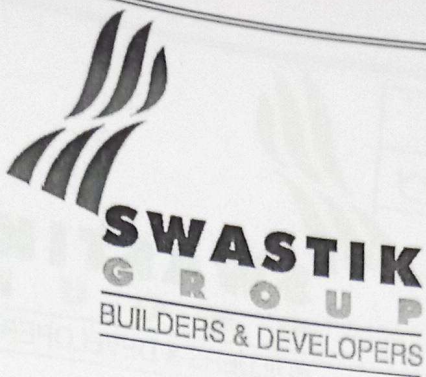
4.1. The Purchaser/s has / have paid to the Promoter a sum of Rs.8,31,963/- (Rupees Eight Lakhs Thirty One Thousand Nine Hundred Sixty Three Only) on or before the execution of this Agreement and agrees to pay the balance sum of Rs.67,75,437/- (Rupees Sixty Seven Lakhs Seventy Five Thousand Four Hundred Thirty Seven Only) and additionally the applicable Goods and Service Tax ("GST") and other taxes in the manner stated in the payment schedule annexed as "Annexure J".

| Promoter | Purchaser/s |
|----------|-------------|
| | |

4.2. The Consideration... way of GST, le... construction of... applicable or w... Premises in an... including but n... construction tax... charges, costs... etc., and/or all... Central and/or... and/or any oth... therein from ti... applicable law... Purchaser/s o... demand, and t... against any co... the same. It is... the transfer of

4.3. The Consideration... increase on... Authority or a... be levied or... time. These o... within 7 (seven)... keep indemni...

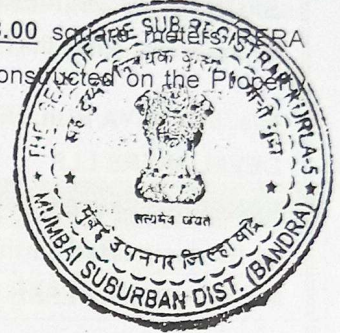
4.4. Time for pay... including but... other taxes... herein and/c... Agreement.



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| करल - ५ | | |
| 3553E | Y2 | 90Y |
| २०२३ | | |

The Second Schedule Above Referred To:
(Description of the Premises)

Residential Premises being Apartment / Flat No. 1103, admeasuring 38.00 square meters, carpet area on 11th floor in the Building known as Swastik Pearl to be constructed on the Property described in the First Schedule.



The Third Schedule Above Referred To:
(Common Areas and Facilities)

1. WATER PROOFING

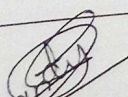
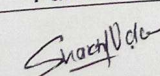
- Terrace: brickbat coba with China mosaic tiles, surface
- Water proofing for toilets.
- Water proofing for water tank.

2. FACILITIES

- Lifts of reputed make as per requirements. (Schindler, Kone, Thyssen Krupp or equivalent)
- Well designed entrance layout.
- Society Office.
- Under ground and overhead water storage tank shall be provided as per BMC rule.

3. STRUCTURE

- R.C.C. frame structure
- M 20/M 25/M 30 concrete
- Cement: 53 Grade R.C.C. Work
43 Grade for finishing.
- Steel TMT bars

| | |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Promoter | Purchaser/s |
| (17) |   |

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

ANNEXURE - ३०२३

| | |
|---------|-------|
| करल - ५ | |
| ७५५५९ | ६३९०५ |
| ३०२३ | |

म्हाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No. TPB/4315/167/CR-51/2015/UD-11 DT. 23 May, 2018)

COMMENCEMENT CERTIFICATE

No. MH/EE/ (B.P.)/GM/MHADA-8/317/2019

Date: **02 DEC 2019**



To,
Tagore Nagar, Saibaba Co-op. Hsg. Soc. Ltd.
C.A. to M/s. Suvasya Builder & Developers
Vikhroli (East), Mumbai: - 400 083.

Sub:- Proposed Building No. 8, known as T.N. Sai baba co-op. Hsg.Soc Ltd on plot bearing C.T.S. 352 (pt.) of village Hariyali at Tagore Nagar, Vikhroli (E), Mumbai.- 400083.

- Ref. : 1. IOA plans issued by MHADA dated 01.06.2019.
2. Concession u. No. MH/EE/ (B.P.)/GM/MHADA/464/2019 approved on dtd. 15.10.2019.
3. Architect application dated 08.11.2019.

Dear Applicant,

With reference to your application dated 08.11.2019 for development permission and grant of Plinth 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 redevelopment of Proposed Building No. 8, known as T.N. Sai baba co-op. Hsg. Soc Ltd on plot bearing C.T.S. 352 (pt.) of village Hariyali at Tagore Nagar, Vikhroli (E), Mumbai. - 400083.

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. no. EE/BP CELL/GM/MHADA-8/317/2019 dt.01.06.2019 and following conditions.

(Handwritten signature)

1/3

8. That the work shall be carried out as per the approved plan, Survey remark & all other relevant permissions applicable to this proposal. VP & CEO / MHADA has appointed Shri. Dinesh Mahajan, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This C.C. is issued for work upto plinth as per approved Zero FSI IOA plans dated 01.06.2019.

This CC is valid upto 01 DEC 2020



Dinesh Mahajan
 (Dinesh Mahajan)
 Executive Engineer/B.P. Cell
 Greater Mumbai / MHADA

NO. 224/ES/EP/GM/MHADA-81/317/2021
 Date: 31 MAY 2021

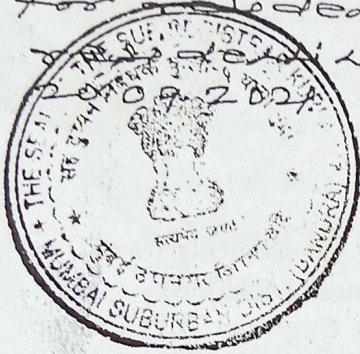
This further CC upto work proposed building consisting of Basement, 1st & Ground floor with for Puzle car parking, electric meter room + 1st floor for car parking + fitness centre, 2nd to 3rd floor for C.Pant Puzle parking + rooms of flat on each floor for residential use + 4th to 6th car floor for Residential floors upto height of 23.55mtr for Proposed Building no. B known as Tjere waje Sabar on plot bearing (Sno 352 UP) of village Hengli at Tjere waje Vikhali LG number 4283 as per approved plan dated 24/03/2021.

Dinesh Mahajan
 EXECUTIVE ENGINEER/ P/A
 M.H. & A.D. AUTHORITY
 GRIHA NAGMAN BHAVAN,
 BANDRA

| | | |
|---------|----|-----|
| करल - ५ | | |
| ७७५४८ | ६६ | १०५ |
| २०२१ | | |

NO:- MH/EE/BP/GM/MHADA-8/317/2021.
DATE:- 15 NOV 2021

This further CC upto top of 17th Floor i.e. Building comprising of Basement CPST + Ground Floor for puzzle car parking, electric Meter Room + 1st Floor for car parking + fitness centre, 2nd to 3rd Floor CPST puzzle parking + 01 no of flat on each floor for residential use + 4th to 17th upper floors for residential floors as per approved amended dtd-



P. Rathod
Executive Engineer (GM)
Eastern Suburban/
Maharashtra Housing & Area
Development Authority
Bandra (E) Mumbai - 51

No. MH/EE/(B.P.)/GM/MHADA-8/ 317/2019
Date: 24 DEC 2021

Sub:- Proposed Building No. 8, known as T.N. Sai baba co-op. Hsg.Soc Ltd on plot bearing C.T.S. 352 (pt.) of village Hariyali at Tagore Nagar, Vikhroli (E), Mumbai:- 400083.

This Further CC upto top of 22nd floor i.e. building comprising of Basement (Part) + Ground floor stilt for puzzle car parking, electric meter room + 1st floor for car parking + fitness centre, 2nd to 3rd (Part puzzle parking + 01 nos of flat on each floor) for residential use + 4th to 22nd upper floors with a total height of 69.95 Mt for residential floors as approved amended plan dtd-29.09.2021.

P. Rathod
Executive Engineer (GM)
Eastern Suburban/
Maharashtra Housing & Area
Development Authority
Bandra (E) Mumbai 51



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| करल - ५ | |
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| २०२३ | |
| ANNEXURE - F | |

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
P51800024910

Project: **SWASTIK PEARL**, Plot Bearing / CTS / Survey / Final Plot No.: **352 PT** at **Kurla, Kurla, Mumbai Suburban, 400083;**

- Suvasya Builders And Developers Llp** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400086.*
- 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 **12/03/2020** and ending with **30/12/2024** 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
- 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 Premanand Prabhu
(Secretary, MahaRERA)
Date: 08-09-2021 23:24:15

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

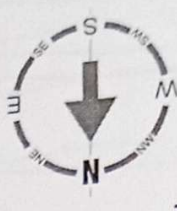
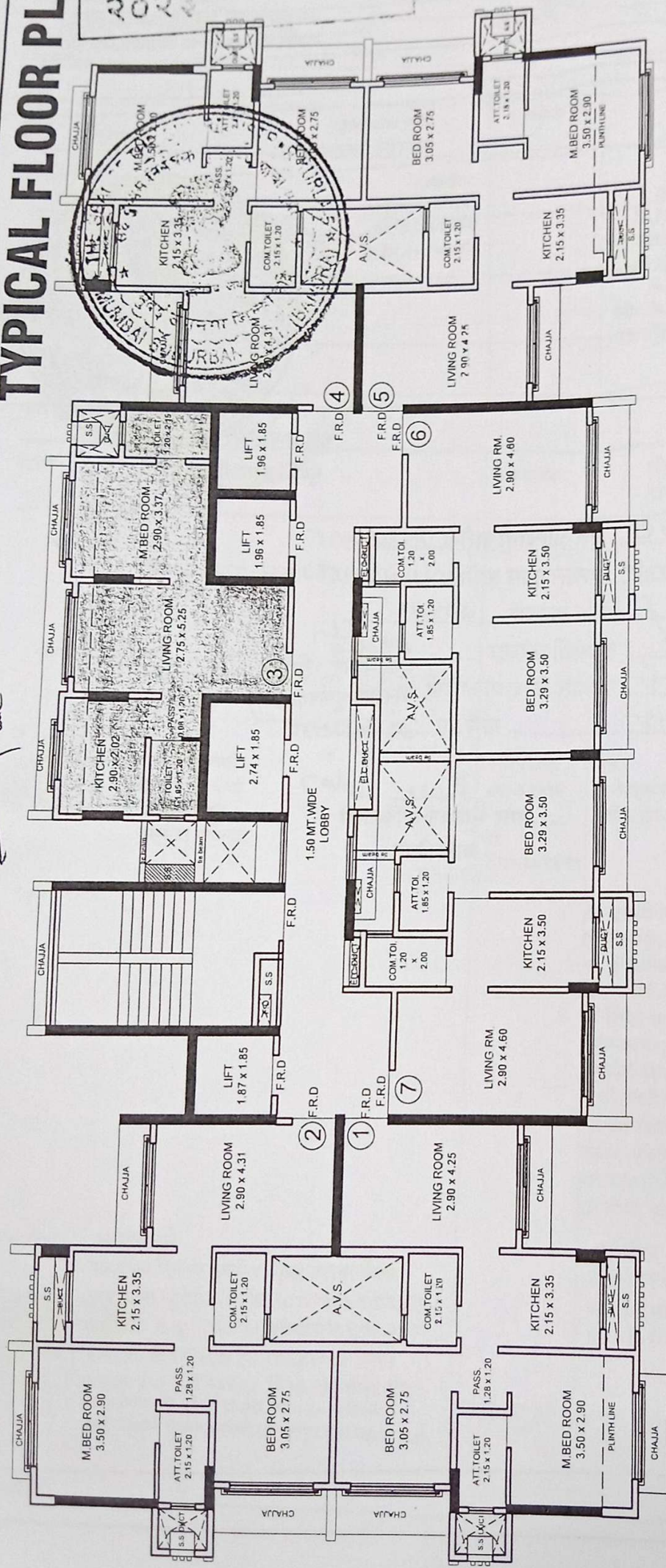
Dated: **08/09/2021**

Place: **Mumbai**

"ANNEXURE - I"

TYPICAL FLOOR PLAN

करल - 4
2022
2022



TYPICAL 4TH TO 6TH & 8TH TO 11TH FLOOR PLAN

SWASTIK PEARL

FLOOR :-

1103

FLAT NO :-

11

WING :-

RERA CARPET AREA :- 38.00

Signature

PROPOSED RECONSTRUCTION OF EXISTING BUILDING NO. 8, T.N. SAIBABA CO.OP.HSG.

ON PLOT BEARING C.T.S. NO.352 (PT), S. NO. 113 (PT)

OF VILLAGE HARIYAL AT TAGORE NAGAR, VIKHROLI (E), MUMBAI-400083.