



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 :
P51900008285

Project: NEO AMITY, Plot Bearing / CTS / Survey / Final Plot No.:2982 2983 at ABCD-400004, Ward ABCD, Mumbai City, 400004;

1. Mr./Ms. **Naresh Mehta** son/daughter of Mr./Ms. **Keshrimal Mehta** Tehsil: **Ward ABCD** District: **Mumbai City**, Pin: **400004**, situated in State of Maharashtra.
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 **18/08/2017** and ending with **30/06/2023** 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 Premchand Prabhu
(Secretary, MahaRERA)
Date: 14-06-2020 12:55:03

Dated: 18/05/2020
Place: Mumbai

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



NEO BUILDERS & DEVELOPERS

Date : 08.10.2020

To
The Asst. General Manager,
State Bank of India,
Commercial Branch Fort
Gresham House, Fort
Mumbai – 400 001

SUB : NOC FOR CREATION OF MORTGAGE

Dear Sir,

We, **Neo Builders And Developers** hereby certify that :

(1) **Shri. Dalichand Raichand Chandan** are bonafide member(s) of this society, and owns **Shop No.10** in society's building **Neo Amity, Ground Floor, 1st Carpenter Street, Nanubhai Desai Road, Khetwadi Main Road, Mumbai – 400 004.**

(2) There is no due pending on **Shri. Dalichand Raichand Chandan** against **Shop no. 10** in society's building **Neo Amity, Ground Floor, 1st Carpenter Street, Nanubhai Desai Road, Khetwadi Main Road, Mumbai – 400 004.**

(3) That title to the said land and building thereon is clear, marketable and free from all the encumbrances and doubts.

(4) We confirm that we have no objection whatsoever to **Shri.Dalichand Raichand Chandan** mortgaging the house/flat/gala to State Bank of India as security for the amount to be advanced / advanced by the Bank to **M M Metals** (name of the borrower).

(5) That we have not borrowed from any financial institution for the purchase /development of the property and we have not created and will not create any encumbrances on the house/flat/gala allotted to him/her during currency of the loan sanctioned/to be sanctioned by the Bank to him/her.

(6) We are agreeable to accept State Bank of India as a nominee for the house/ flat/gala allotted to **Shri. Dalichand Raichand Chandan** and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so, we note not to change the same without the written consent of the Bank.

(7) After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favor of the Bank, from the above named purchaser / owner, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

Yours faithfully,

For Neo Builders And Developers

NK. Meltg
Authorised Signatory



A NOCIL STEELS GROUP COMPANY