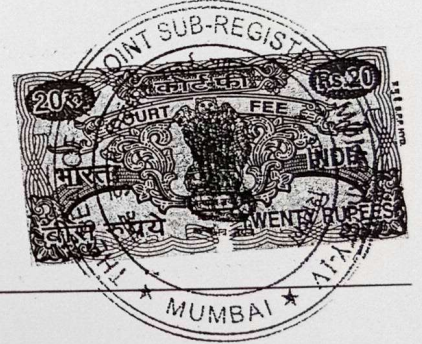




## गावाचे नाव : सायन

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5837560.32
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 901, ए विंग, माळा नं: 9 वा मजला, इमारतीचे नाव: सप्तर्षी को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: विल्डिंग नं. 28 आणि 29, आदित्यराज विवा, रोड : सरदार नगर 3, सायन कोळीवाडा, मुंबई - 400 022, इतर माहिती: क्षेत्रफळ 385 चौ. फूट रेरा कॉर्पेट. (( C.T.S. Number : 12 भाग ; ))
(5) क्षेत्रफळ	1) 39.36 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:- मेसर्स आदित्यराज डेव्हलपर्स तर्फे भागीदार बरून ए. खुशलानी वय:-31; पत्ता:- प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: पूर्णिमा प्राईड, ब्लॉक नं: विल्डिंग नं. 03, रोड नं: टागोर नगर, विक्रोळी पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AAXFA7457Q
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सुनील कुमार वय:-44; पत्ता:- प्लॉट नं: 201, माळा नं: 2 रा मजला, इमारतीचे नाव: दत्तकृपा को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: विल्डिंग नं. 14, रोड नं: प्रतीक्षा नगर, सायन पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-ANIPK9865C 2): नाव:- सरिता देवी वय:-43; पत्ता:- प्लॉट नं: 201, माळा नं: 2 रा मजला, इमारतीचे नाव: दत्तकृपा को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: विल्डिंग नं. 14, रोड नं: प्रतीक्षा नगर, सायन पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-EISPS1621F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश ल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/10/2022
(10) दस्त नोंदणी केल्याचा दिनांक	04/10/2022
(11) अनुक्रमांक, खंड व पृष्ठ	15780/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	360000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



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 वृहन्मुंबई 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 06/10/2022 ) to Municipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक वर्ग  
मुंबई शहर क्र. ४

# Valuation - 2022-23

Document	:	Agreement For Sale
CTS No.	:	12
Village	:	Sion
Name of Project	:	Building No. 28 & 29
Flat No.	:	A-901
Floor	:	9th
Name of Purchaser	:	SUNIL KUMAR
Flat Area RERA Carpet Area	:	385 Sq. Ft.
Flat Area RERA Built-up Area	:	39.36 Sq. Mtr.
No. of Car parking	:	0
Type of Car Parking	:	Not Allotted
Zone	:	19/124
Land Rate	:	58,200
Resident	:	141,250

Flat Valuation	"A"	
39.36 X 1.05 X 141250	=	5,837,580

Car Parking Valuation	"B"	
Not Allotted	=	0

"A" + "B"	=	5,837,580
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Market Value	:	5,837,580
Agreement Value	:	6,000,000

Stamp Duty	:	360,000
Registration Fees	:	30,000



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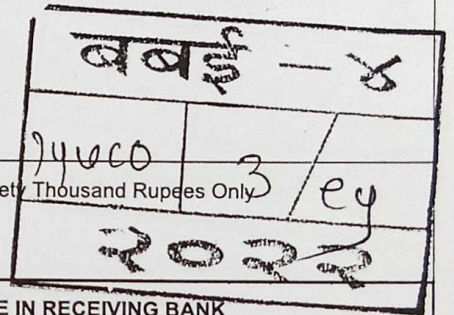
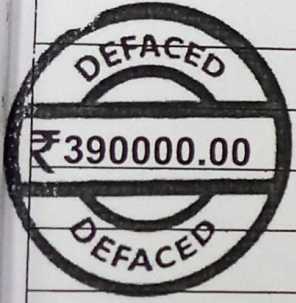
CHALLAN  
MTR Form Number-6



GRN	MH008757616202223E	BARCODE		Date	03/10/2022-19:13:50	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name	ADITYARAJ DEVELOPERS		
Location	MUMBAI			Flat/Block No.	FLAT NO. 901, A WING, 9TH FLOOR,		
Year	2022-2023 One Time			Premises/Building	ADITYARAJ VIVA		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	360000.00	BUILDING NO. 28 AND 29, SARDAR NAGAR 3, SION KOLIWADA	MUMBAI		4 0 0 0 2 2
0030063301 Registration Fee	30000.00				

Remarks (If Any)		PartyName=SUNIL KUMAR AND OTHER-	
Total	3,90,000.00	Amount In Words	Three Lakh Ninety Thousand Rupees Only



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	00040572022100363664 IK0BXJAZX4
Cheque/DD No.		Bank Date	RBI Date	03/10/2022-19:24:14 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA	
of Branch		Scroll No. , Date	Not Verified with Scroll	

Department ID : Mobile No. : 9769111640  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-508-15780	0004307775202223	04/10/2022-10:27:33	IGR549	30000.00

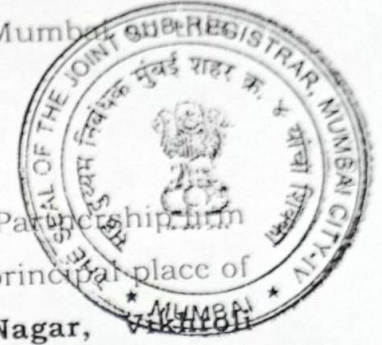
Sarita  
Sunil Kumar

## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is executed at Mumbai on 04<sup>th</sup> day of October, 2022.

BY AND BETWEEN

M/S. ADITYARAJ DEVELOPERS - PAN NO. AAXFA7457Q a Partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at **101, Purnima Pride, Building No. 03, Tagore Nagar, (E), Mumbai - 400 083.**, represented by its Authorized Partner **Mr. Varun Khushalani** hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors - in-interest, executors, administrators and permitted assignees, including those of the respective partners),



AND

1. **Mr. Sunil Kumar**, Aadhaar No - **5346 0323 6207**, PAN No - **ANIPK9865C**, Age **44** years and
2. **Mrs. Sarita Devi**, Aadhaar No - **9975 0956 5740**, PAN No - **EISPS1621F**, Age **43** years

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all Indian Inhabitant(s), presently residing at **Flat No. 201, 2nd Floor, Dattakrupa CHS Ltd., Bldg No. 14, Pratiksha Nagar, Sion (E), Mumbai-400022.** (hereinafter collectively referred to as the "Purchaser", which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART.**

The "Promoter" and "Purchaser" are hereinafter collectively referred to as the "Parties" or individually as a "Party."

### WHEREAS:

- A. Prior to December 1977, the Maharashtra Housing Board [formerly the Bombay Housing Board (B.H.B.)] a statutory body constituted under the Maharashtra Housing Board Act, 1948 (BOM.LXIX of 1948) (hereinafter referred to as "the Board") was the owner of and or well and sufficiently entitled to a large tract of lands situate at **Sion Koliwada, Mumbai - 400 022**

Sunil Kumar

Sarita

V.K

- B. The Board stood dissolved pursuant to the constitution of the Maharashtra Housing and Area Development Authority, a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Maharashtra XXVIII of 1977) ("said Act") having its office at Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051 (hereinafter referred to "**MHADA**" or "**Authority**"), duly constituted with effect from the 5<sup>th</sup> December, 1977 under Government Notification No. ARD-1077 (1)/desk - 44, dated 5<sup>th</sup> December, 1977, of the Public Works and Housing Department, Government of Maharashtra, by operation of Section 15 of the said Act.
- C. Under clauses (a) and (b) of Section 189 of the said Act, all the property rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA.
- D. The Board was, inter alia, possessed of or otherwise well and sufficiently entitled to a piece or parcel of land bearing Cadastral Survey No. 12 (Part) admeasuring **1105.47** square meters as part of the Board's larger lands at **SAPTARSHI C.H.S. Ltd., Bldg. No. (28 and 29), situated at, Sardar Nagar 3, Sion Koliwada, Mumbai - 400 022. Cadastral Survey No. 12 (Part).**, and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "**the said land**") and **Building No.28 and 29** standing thereon consisting of **32** tenements (hereinafter referred to as "**the said building**").
- E. All the purchasers/Purchasers of tenements in the said **building No. 28 and 29** formed and not registered a Co-operative Housing Society Ltd. in the name of "**SAPTARSHI C.H.S. Ltd.,**" under the Maharashtra Co-operative Societies Act, 1960 bearing **Registration No. BOM / HSG / 1468 of 1967** dated **12<sup>th</sup> August 1967**, and having their registered office at **Building No. 28 and 29, SAPTARSHI C.H.S. Ltd., Bldg. No. (28 and 29), situated at, Sardar Nagar 3, Sion Koliwada, Mumbai - 400 022, Cadastral Survey No. 12 (Part).** (hereinafter referred to as "**the Society**").
- F. By and under the Indenture of **Lease dated 28th Feb. 2001**, made between Maharashtra Housing and Area Development Authority (MHADA), as the Lessor of the One Part and **SAPTARSHI C.H.S. Ltd.,** (Society) as the Lessee of the Other Part, registered with the Sub-Registrar, Bandra, Mumbai, under Sr. No., the said land together with right in common was leased by MHADA to the Society for a term of 30 years commencing from 01<sup>st</sup> April 1980 in consideration of the lease rent



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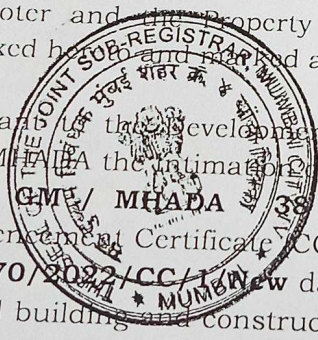
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Society has granted the development rights for redevelopment of the said Property to the Promoter on the terms and conditions contained therein.

- L. Pursuant to the said Development Agreement, the Society has executed a Power of Attorney dated **25th Oct. 2021**, in favour of the Promoter and its partners, registered with the Sub Registrar **BOM -1** under **BBE 1 - 8639 - 2021** to enable the Promoter to take necessary steps for redevelopment of the said property.
- M. As set out in the Development Agreement, the Promoter shall allot **32** Flats each admeasuring **589** sq. ft. RERA Carpet Area in the new building to be constructed on the said land to the members of the Society named in Schedule II thereto and the Promoter is free to sell the remaining Flats along with parking areas in the said new building (hereinafter referred to as "**Promoter Allocated Area**") by utilizing maximum permissible floor space index (FSI) including fungible/additional FSI and/or by loading Transferrable Development Rights (TDR) for construction of the new building on the said land.
- N. Accordingly, in pursuance of the Development Agreement, the Promoter herein viz. **M/S. ADITYARAJ DEVELOPERS** has development rights in the said Property on the terms and conditions contained in the Development Agreement.
- O. A copy each of the Title Certificate issued by the Advocate of the Promoter and the Property Card in respect of the said Property is annexed hereto and marked as **Annexure "A"** and **"B"** respectively.
- P. Pursuant to the Development Agreement, the Promoter has obtained from MHADA the Intimation of Approval (IOA) bearing No. **MH / EE / BP Cell / GM / MHADA 38 / 1070 / 2022** dated **7th March 2022**, Commencement Certificate (CC) bearing No. **MH/EE/(BP)/GM/MHADA-38/1070/2022/CC/1** dated **12th May 2022** for redevelopment of the said building and construction of new building on the said land upto plinth level. A copy each of IOA, CC, AP is annexed hereto and marked as **Annexure "C"**, **"D"** and **"E"** respectively.
- Q. The Promoter has entered into standard agreement with Architect viz. **Mr. Ankit M. Makani** of **Ankit Makani Architects ("Architect")**, an Architect Firm duly registered with the Council of Architects, for Architectural work concerning development of the Property including preparation of the layout and construction plans of the new building and further entered into standard agreement with Structural Engineer viz. **Mr. Nikas Gokhale** of **M/s Associated Consultants ("Structural Engineer")** for preparation of structural designs and drawings of the new



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Mr. Nikas Gokhale of M/s Associated Consultants ("Structural Engineer")	

Sunit Kumar

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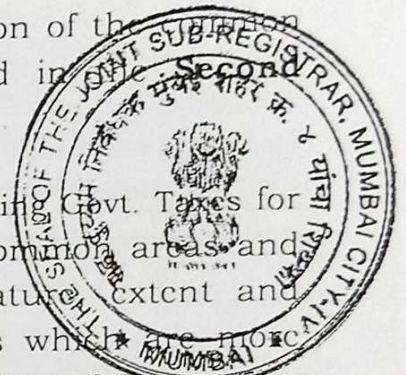
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time to time as the MCGM / MHADA or the Promoter may deem fit and the Purchaser hereby consents to the same. The Promoter shall, however be entitled to make any variations, alterations or amendments in the said plans or specifications and /or layout plans if decided by the Promoter or if required to be made for the purpose of meeting any requisition, objection or requirement of the MHADA and/or the concerned local authorities. The Purchaser shall not object to the aforesaid amendments or alterations and hereby grants irrevocable consent to the same.

1.2 (i) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser Apartment No. 901 admeasuring 385 sqft carpet area (as per RERA) on 9<sup>th</sup> floor in the "A" Wing the Building and more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the "Apartment") as shown in the Floor plan thereof hereto annexed and marked "Annexures F" for the consideration of **Rs. 60,00,000/- (Rupees Sixty Lakh Only)** with right to use the common areas and facilities appurtenant thereto, the nature, extent and description of the common areas and facilities are more particularly described in the **Second Schedule** hereunder written.

(ii) The total aggregate consideration amount excluding Govt. Taxes for the apartment including the right to use the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the **SECOND SCHEDULE** and "Annexures H" hereunder written as mutually agreed is **Rs. 60,00,000/- (Rupees Sixty Lakh Only) ("Total Price")**.

(iii) The Purchaser hereby confirms and agrees that since he / they have not been allotted or sold any car parking space under stilt area or in open compound area / Tower Parking of the new building, he / they will not claim any parking slot until and unless it is specifically allotted to him / them in writing.



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1.3 The Purchaser has paid/agreed to pay to the Promoter the Total Price in the following manner as per payment schedule plus GST @ 5% as per the schedule: -

*Smrit Kumar*

*Sarita*

*V.K.*

**FIRST SCHEDULE ABOVE REFERRED TO  
DESCRIPTION OF THE PROPERTY**

All that piece and parcel of the land bearing Cadastral Survey No. 12 (Part) admeasuring **1105.47 sq. mtrs.** or thereabouts of **SAPTARSHI C.H.S. Ltd.**, lying, being and situate at **SAPTARSHI C.H.S. Ltd., Bldg. No. (28 and 29), situated at, Sardar Nagar 3, Sion Koliwada, Mumbai - 400 022. Cadastral Survey No. 12 (Part).** in the Registration Sub-District of Kurla, Mumbai Suburban District, and bounded as follows:

On or towards the North : **Bldg.No 30 and pump house and samaj mandir hall**

On or towards the South : **40'00 wide road and bldg no.34**

On or towards the East : **bldg. No.31 to 33 and garden And 20' wide passage..**

On or towards the West : **40'00 wide road and BMC**



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**SECOND SCHEDULE ABOVE REFERRED TO  
DETAILS OF THE APARTMENT**

Residential Apartment being **Flat No. 901** having Rera carpet area admeasuring **385 sq. ft.** Situated on the **9<sup>th</sup> floor** in Wing "A" the Building to be named as **Adityaraj VIVA, Known as "Saptarshi C.H.S. Ltd."**, Bldg. **No. (28 and 29), situated at, Sardar Nagar 3, Sion Koliwada, Mumbai - 400 022. Cadastral Survey No. 12 (Part).** under construction on the land more particularly described in the First Schedule hereinabove written.

V.K.





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

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

**INTIMATION OF APPROVAL (IOA) FOR ZERO FSI**

No.MH/EE/BP Cell/GM/MHADA - 38/ 1070 /2022  
Dated: 07 MAR 2022

To,  
M/s. Adityaraj Developers.

C.A. to Saptarshi Co. Op. Hsg. Soc. Ltd.  
101-102, Bldg. No. 3, Purnima CHS Ltd., Tagore Nagar,  
Vikhroli (East), Mumbai: - 400 083

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**Sub:-** Proposed redevelopment of Existing Bldg. No. 28 & 29 known as "Saptarshi Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 12(pt) of Sion Division at Sardar Nagar, Sion Koliwada, Mumbai.

**Ref:-** Application of Architect inward no. ET-675 dt. 24.02.2022

Dear Applicant,

With reference to your Notice U/s. 44/69 of MRTP Act 1966 submitted with letter No. Nil dtd.24.02.2022 and delivered to MHADA on 24.02.2022 and plans, Sections Specifications and Description and further particulars and details of your buildings at **building No. 28 & 29** known as "Saptarshi Co. Op. Hsg. Soc. Ltd." on plot bearing **C.T.S. No. 12(pt) of Sion Division at Sardar Nagar, Sion Koliwada, Mumbai** furnished to this office under your letter, dated 24.02.2022, I have to inform you that, I may approve **ZERO FSI IOA** the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45(1)(ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

**COMMENCEMENT CERTIFICATE**

No. MH/EE/(BP)/GM/MHADA-38/1070/2022/CC/1/New

Date : 12 May, 2022

To

M/s. Adityaraj Developers C.A. to  
Saptarshi Co. Op. Hsg. Soc. Ltd

101-102, first floor, Bldg. No. 3,  
Purnima CHSL, Tagore Nagar,  
Vikhroli (East), Mumbai.

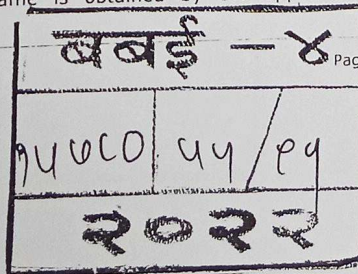
**Sub :** Proposed redevelopment of Existing Bldg. No. 28 & 29 known as "Saptarshi Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 12(pt) of Sion Division at Sardar Nagar, Sion Koliwada, Mumbai.

Dear Applicant,

With reference to your application dated 07 May, 2022 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 carry out **Proposed redevelopment of Existing Bldg. No. 28 & 29 known as "Saptarshi Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 12(pt) of Sion Division at Sardar Nagar, Sion Koliwada, Mumbai.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-38/1070/2022/IOA/1/Old dt. 07 March, 2022 and following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. 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.
5. 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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 VP & CEO, MHADA is contravened or not complied with.
  - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or



misrepresentation and the appellant 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 Town Planning Act, 1966.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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.

VP & CEO / MHADA has appointed Shri. Dinesh D Mahajan Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto 11 May, 2023

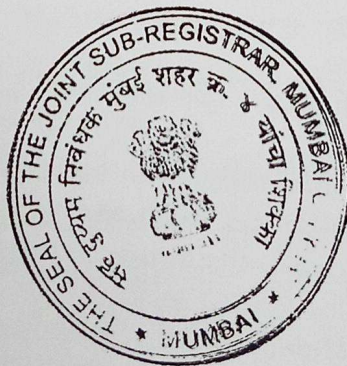
**Remarks :** This Commencement Certificate is issued up to Plinth level as per approved ZERO FSI IOA dtd. 07.03.2022.

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner F North Ward MCGM.

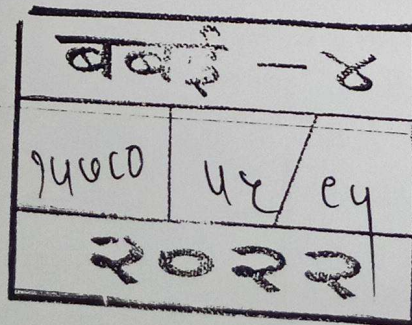
Copy to :-

4. EE City Division / MB.
5. A.E.W.W F North Ward MCGM.
6. A.A. & C F North Ward MCGM
7. Architect / LS - ANKIT MAGANLAL MAKANI.
8. Secretary Saptarshi Co. Op. Hsg. Soc. Ltd.



Name : Dinesh Deoram Mahajan  
Designation : Executive Engineer  
Organization : Personal  
Date : 12-May-2022 17.

Executive Engineer/B.P.Cell  
Greater Mumbai/MHADA





# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

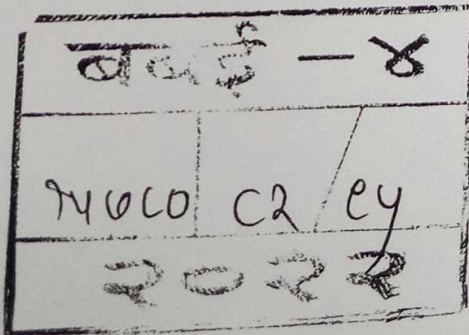
This registration is granted under section 5 of the Act to the following project under project registration number  
**p51700045509**

Project: **SAPTARSHI CHS**, Plot Bearing / CTS / Survey / Final Plot No.: **BUILDING NO 28 AND 29** Thane (M Corp.), Thane, Thane, 400031;

- Adityaraj Developers** having its registered office / principal place of business at Tehsil: **Kurla**, District: **Mumbai Suburban**, Pin: **400083**.
- 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 (I) 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 **24/05/2022** and ending with **31/03/2026** 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
- 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: 24-05-2022 11:04:35

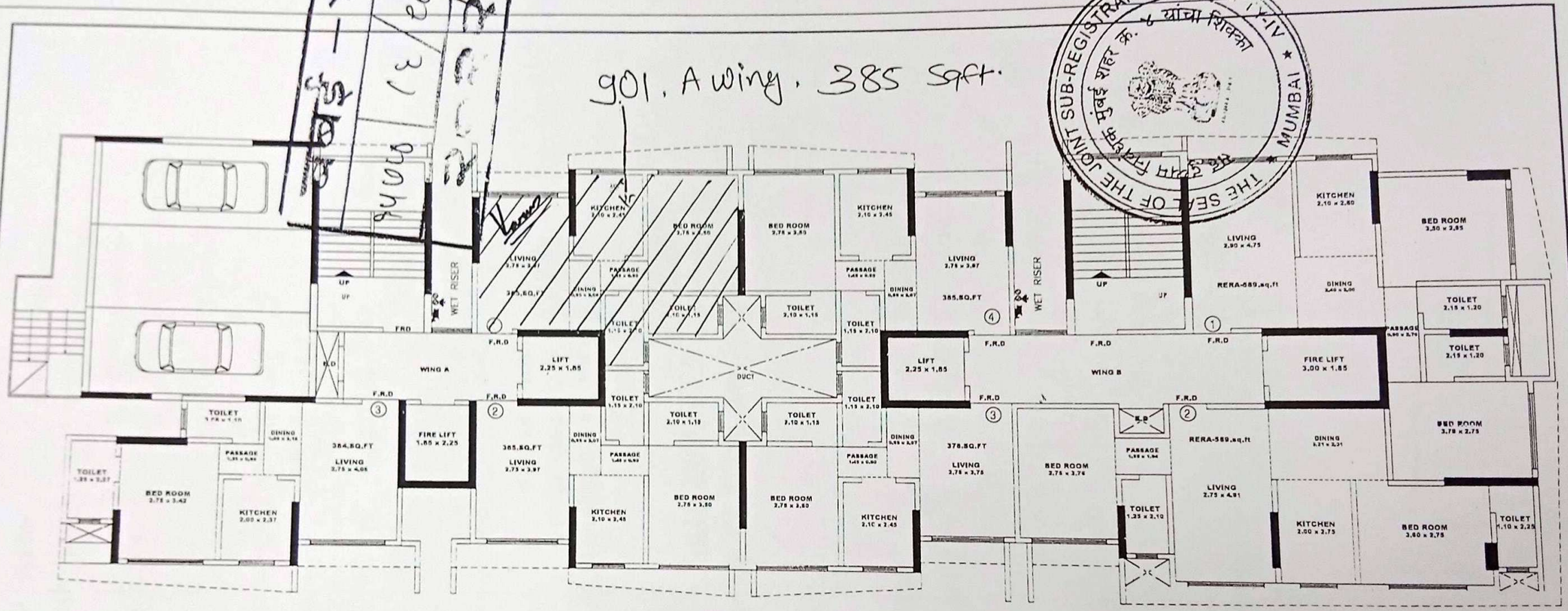
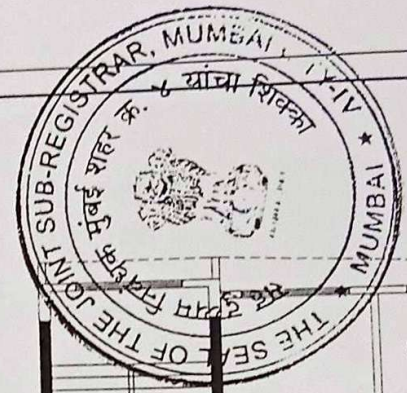


Dated: 24/05/2022  
Place: Mumbai

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

9400 (3) / 2  
 9400 (3) / 2  
 9400 (3) / 2

901. A wing, 385 sqft.



Sunil Kumar

Sarita

2ND TO 6TH, 9TH TO 14TH, 15TH TO 19TH FLOOR

Proposed Redevelopment of Existing Building NO.28 & 29 KNOWN AS, SPTARSHI CHS LTD., ON PLOT BEARING CS. NO 12 (PT), SALT PAN DIVISION HEMANT MAJAREKAR MARG, SARDAR NAGAR No.3, SION (E) MUMBAI-400022.

1190  
8/8/2023

# HOME LOAN BST

Reference No. : ~~HLEST~~ PBB Sion Branch /HI / 200 -0 /

Applicant Name : **SUNIL KUMAR**

Co-Applicant Name : **SARITA DEVI.**

Contact Numbers (R) **9769111640<sup>(O)</sup> 8779397332**

Loan Amount : <b>R. 20 Lakh.</b>	Tenure :
Interest Rate :	EMI :
Loan Type : <b>TL New</b>	SBI LIFE : YES / NO
Individual Hsg. Loan _____	Maxgain _____ Flexi _____
Realty _____	Optima _____ Others : _____

Property Location : <b>SION, MUMBAI</b>
Property Cost :
Name of Developer / Vendor : <b>M/S. ADITYARAJ DEVELOPERS</b>
Offer :

## H-71637

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	08/08/23 Vasthika	
SITE		
LOAN A/C		
T.D.		
D.E.		

**State Bank of India**  
**PBB SION BRANCH**  
**(04296)**

7/8/2023