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CHALLAN
MTR Form Number-6

N	MHD15212404202223E	BARCODE	Date	13/02/2023-12:59:57	Form ID	25.2
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Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty	Registration Fee	TAX ID / TAN (If Any)			
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4		PAN No.(If Applicable)			
Location	MUMBAI		Full Name	MS REKI DEVELOPERS LLP		
Year	2022-2023 One Time		Flat/Block No.	FLAT NO 1405 14TH FLOOR OPULENT		
Account Head Details	Amount In Rs.	Premises/Building	TAGORE NAGAR VIKHROLI EAST			
30045501 Stamp Duty	577000.00	Road/Street	MUMBAI			
30063301 Registration Fee	30000.00	Area/Locality	MUMBAI			
		Town/City/District	MUMBAI			
		PIN	4 0 0 0 8 3			
		Remarks (If Any)	SecondPartyName=ARVIND BABAN KHARAT AND OTHER-			
		Amount In	Six Lakh Seven Thousand Rupees Only			
	6,07,000.00	Words				



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	69103332023021314056	2792590298	
Cheque/DD No.	Bank Date	RBI Date	13/02/2023-13:01:20	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. : 9139306198
हेतु चालान केवल दृश्य निष्पन्न कार्यालयात नोंदणी करवयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवयाच्या दस्तांसाठी सदर चालान लागू नाही.

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-369-3055	0007557884202223	13/02/2023-13:47:27	IGR197	30000.00
2	(IS)-369-3055	0007557884202223	13/02/2023-13:47:27	IGR197	577000.00
Total Defacement Amount					6,07,000.00

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[Handwritten signature]
 13 day of February 2023
 A.B. Kharat
 Allottee

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into Mumbai on this 13 day of February 2023 BETWEEN:

M/S. REKI DEVELOPERS LLP, having PAN: **ABBFR1452P**, a Limited Liability company incorporated under the Limited Liability Partnership Act 2008, having its registered office at Gala No. 17, Naidu Colony, Pant Nagar, Ghatkopar (E), Mumbai - 400 075, represented by its designated partner Mr. Mehul Barvalia, hereinafter referred to as "**the Developers**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and

AND

Mr. ARVIND BABAN KHARAT having PAN: **BKWPK5048R** And **Mrs. PAYAL ARVIND KHARAT** having PAN: **ACEPW2835P** adult Indian inhabitants residing **B-20/703, AMBIKA BUILDING, SHANTI SAGAR SOCIETY, EASTERN EXPRESS HIGHWAY, RAMABAI AMBEDKAR NAGAR, GHATKOPAR EAST, MUMBAI-700075**. hereinafter referred to as "**THE Allottee/s**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

Developers	Allottees/s
<i>[Handwritten signature]</i>	A.B. Kharat <i>[Handwritten signature]</i>

गावाचे नाव : हरियाली

करारनामा	करारनामा
9601193	
8989811.16	
1) पानिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1405, माळा नं: 14 वा मजला, इमारतीचे नाव: ऑपुलेंट, ब्लॉक नं: टायोर नगर,विक्रोळी पूर्व, रोड : मुंबई 400083, इतर माहिती: भीमें हरियाली,सदनिकेचे क्षेत्रफळ 588 चौ. फुट रेरा कार्पेट((C.T.S. Number : 347(Pl) ;))	
1) 60.11 चौ.मीटर	
1) नाव:-मेसर्स रेकी डेव्हलपर्स एलएलपी तर्फे प्राधिकृत व्यक्ति मेहुल हममुख वरचालिया तर्फे मुख्यालय दिनेश वसंत मोरे वय:-25; पत्ता:-प्लॉट नं: साळा नं. 17, माळा नं: .. इमारतीचे नाव: नायडू कॉलनी, ब्लॉक नं: पंतनगर, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI, पिन कोड:-400075 पिन नं:-ABBFR1452P	
1) नाव:-अरविंद बबन खरात वय:-35; पत्ता:-प्लॉट नं: बी-20/703, माळा नं: .. इमारतीचे नाव: अंशिका विल्डिंग, शांती सागर सोसायटी, ब्लॉक नं: रमाबाई आवेडकर नगर, घाटकोपर पूर्व, रोड नं: ईस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400075 पिन नं:-BKWPK5048R	
2) नाव:-पायल अरविंद खरात वय:-31; पत्ता:-प्लॉट नं: बी-20/703, माळा नं: .. इमारतीचे नाव: अंशिका विल्डिंग, शांती सागर सोसायटी, ब्लॉक नं: रमाबाई आवेडकर नगर, घाटकोपर पूर्व, रोड नं: ईस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400075 पिन नं:-ACEPW2835P	
13/02/2023	
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30000	

दस्तावेज विभागाने घेतलेल्या नपथकील:-

दस्तावेजाच्या निबंधकाला अनुषंगाने :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number: PS1800034812
Project: **OPULENT**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 347**, Plot Kurla, Kurla, Mumbai
Suburban, 400083;

1. **Reki Developers Llp** having its registered office / principal place of business at **Suburban, Pin: 400075.**
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 **28/04/2022** and ending with **31/03/2025** 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: 29-04-2022 03:01:19

Dated: 28/04/2022
Place: Mumbai

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

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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-8/1025/2022/CC/1/New

Date : 05 April 2022



To
M/s. Rekl Developers LLP. C.A. to
Tagore Nagar Anand Darshan
CHS Ltd.

B-611, Neelyog Square, R.B.
Mehte Road, Above Inox
Theater, Ghatkopar (E), Mumbai-
400077.

Sub : Proposed redevelopment of existing building No.52, known as Tagore Nagar Anand Darshan CHS Ltd. on plot bearing C.T.S. No. 347 (pt.), of Village Hariyall at Tagore Nagar, Vikhroli (East), Mumbai-400083.

Dear Applicant,

With reference to your application dated 01 April, 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 **Proposed redevelopment of existing building No.52, known as Tagore Nagar Anand Darshan CHS Ltd. on plot bearing C.T.S. No. 347 (pt.), of Village Hariyall at Tagore Nagar, Vikhroli (East), Mumbai-400083.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-8/1025/2021/TOA/1/Old dt. 17 January, 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.

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c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud, 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. A N Rathod Executive Engineer to exercise his powers and functions of Planning Authority under section 45 of the said Act.

CC is valid upto 04 April, 2023

Remarks : This C.C. issued upto plinth level as per approved ZERO FSI IOA plans dated 17.01.2022.

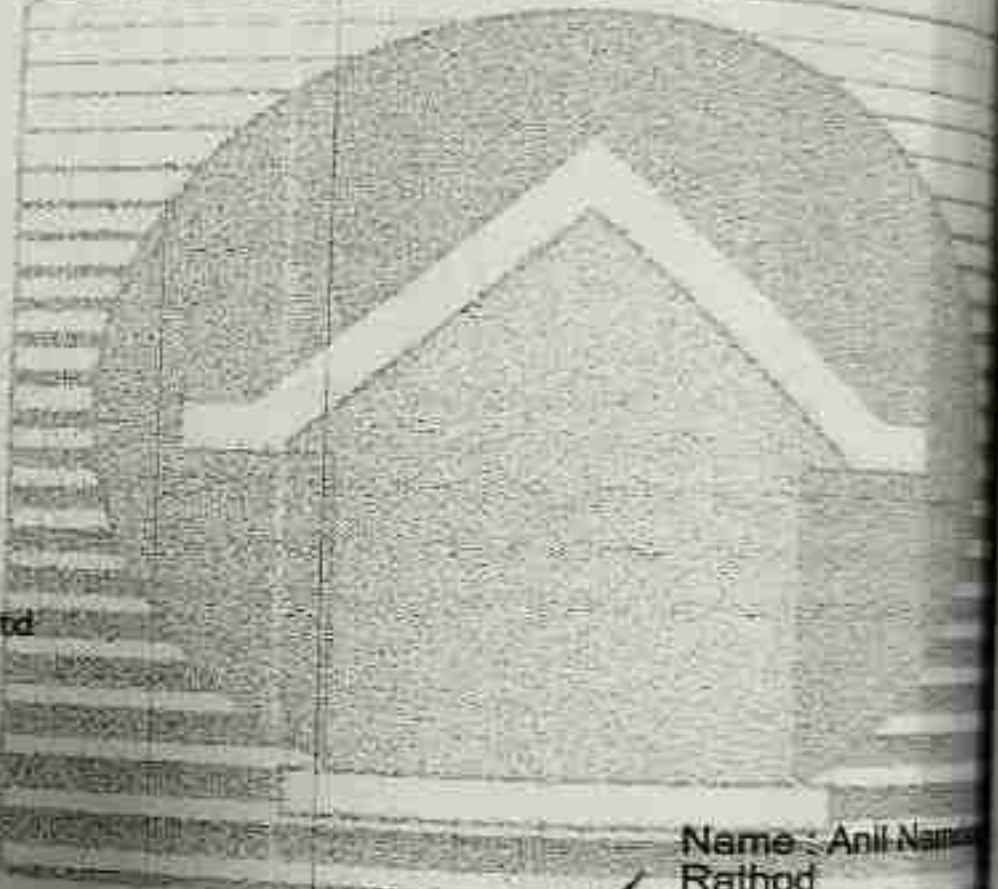
Copy submitted in favour of information please

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

Copy to :-

4. EE Kuria Division / MB.
5. A.E.W.W S Ward MCGM.
6. A.A. & C S Ward MCGM
7. Architect / LS - Sachin Kashinath Rakshe.
8. Secretary Tagore Nagar Anand Darshan CHS Ltd

MHADA



Name : Anil Namdev Rathod
 Designation : Executive Engineer
 Organization : P&S
 Date : 05-Apr-2023

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

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 Place: Mumba

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The PAN Numbers of the Parties hereto are as under:

SR. NO.	PARTY NAME	PAN NO.
1.	M/S REKI DEVELOPERS LLP	ABBFRI452P
2.	Mr. ARVIND BABAN KHARAT	BKWPK5048R
	Mrs. PAYAL ARVIND KHARAT	ACEPW2835P



THE FIRST SCHEDULE ABOVE REFERRED TO:
 (Description of "the said Property")

All that piece or parcel of leasehold land bearing Survey No. 113 and City Survey No.347 (part) admeasuring 754.36 sq. mtrs. plus, tit-bits 213.25 sq., mtrs total admeasuring 968.78 Sq. Mtrs or thereabouts together with the Building No. 52 standing thereon having a Multi Storied structure lying being and situated at Village Hariyali, Taluka Kurla within the registration District of Mumbai Suburban and bounded as follows:

- On or towards the West by : 56' wide road.
- On or towards the South by : Bldg. No.51
- On or towards the North by : Bldg. No.53
- On or Towards the East by : 200' wide Eastern Express Highway.

THE SECOND SCHEDULE ABOVE REFERRED TO
 (Description of "the Said flat ")

All that FLAT BEING NO. 1405, ON 14th FLOOR, 2 BHK, Admeasuring 588 SQ. FT. RERA CARPET AREA (equivalent to 54.62 SQ. MTRS. RERA CARPET AREA) in the Building known as "OPULENT" standing on the said flat more particularly described in the First Schedule hereinabove written.

Developers	Allottees/s
✓	A.B. Kharat P. Kharat

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IN WITNESS WHEREOF the parties hereto have caused this Agreement to be signed and year first hereinabove written.

SIGNED AND DELIVERED BY THE
 WITHIN NAMED DEVELOPER:
 M/S REKI DEVELOPERS LLP
 Thought Authorised Signatory
 MR. MEHUL HASMUKH BARVALIA



For REKI DEVELOPERS LLP
 Partner

In the presence of:
 1. D. D. D.
 2. G. G. G.



SIGNED AND DELIVERED BY THE
 WITHIN NAMED ALLOTTEE/S:
 Mr. ARVIND BABAN KHARAT



A.B. Kharat

Mrs. PAYAL ARVIND KHARAT

In the presence of:
 1. D. D. D.
 2. G. G. G.



P. Kharat

Developers	Allottees/s
✓	A.B. Kharat P. Kharat