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AGREEMENT

These Articles of Agreement made and executed at  
Mumbai on this 31st day of December, 2020.

BETWEEN

**MESSRS RELIANCE REALTORS & ESTATE DEVELOPERS, (PAN No. AAIFR8611E)**  
a Partnership Firm, represented by its partner, **Mr. MAANAS J. SHAH,**  
having their office at D-114, Raj Arcade, 90 Feet Road, Mahavir Nagar,  
DahanukarWadi, Kandivali. (West), Mumbai 400 067, hereinafter referred  
to as '**the Promoter**' (Which expression shall unless it be repugnant to the  
context or meaning thereof mean and include the partners or partner  
for the time being of the said firm, the survivors or survivor and  
the heirs, executors and administrators of the last surviving partner of the  
**FIRST PART;**



AND

**TILAK NAGAR NISARG CO-OPERATIVE HOUSING SOCIETY LIMITED,** a Co-  
operative Housing Society duly registered under the provisions of the  
Maharashtra Co-operative Societies Act, 1960 under Registration No.  
MHADA-B/W-M/HSG/TC/10789 of 2000-2001 having its registered office  
at Building No 78, Tilak Nagar, Chembur, Mumbai 400 089 through its  
Chairman, Mohhamed Ismail Shaikh (2) Hon. Secretary, Chandrakant T  
Indwatkar and Treasurer (3) Smita S. Daundkar., duly appointed by the  
aforesaid society in the Special General Body Meeting held on 14<sup>th</sup>  
December 2014, hereinafter referred to as the "**Consenting Party**", (which  
expression shall unless repugnant to the context or meaning thereof be  
deemed to mean and include its successors in title and permitted  
assignees) of the **SECOND PART;**

AND

**1. Ms Devika Anil Kamath (PAN: DTZPK1858R) (Aadhar: 828999404524)**

Age : 25 YEARS

Occupation : SERVICE

**2. Mr Siddesh Shashikant Jadhav**

(PAN: AMBPJ9668G) (Aadhar:

359997946132)

Age : 30 YEARS

Occupation : SERVICE

For Reliance Realtors & Estate  
Developers

For Tilak Nagar Nisarg CHS Ltd

Mr. MAANAS J SHAH

Mr. MAANAS J SHAH  
Constituted Attorney

Ms Devika Anil  
Kamath

Mr Siddesh  
Shashikant  
Jadhav

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all rights reserved: bldg no 37, room number 1324, sidheshwar chs, near tilak nagar police station, tilak nagar, chembur east, mumbai-400089

hereinafter referred to as "the Allottee/s" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their legal heirs, executors, administrators and assigns) of the THIRD PART:

**WHEREAS:**

1. By and under an Indenture of Lease dated 19<sup>th</sup> day of September, 2001 and duly registered with the Sub-Registrar of Assurances, Mumbai under Serial No. 6763 / 2001 on 20<sup>th</sup> day of October, 2001 the Maharashtra Area Development Authority (hereinafter referred to as "the MHADA") demised unto the Consenting Party a piece of parcel of non-agricultural land admeasuring about 1082.25 square meters and bearing Survey No. 14, Kiroli Village, C.T.S No. 508 of Kiroli, Taluka District Mumbai Suburban situate, lying and being at Sahakar Nagar, Tilak Nagar, Mumbai, for a term of 99 years commencing from 1<sup>st</sup> April 1980 and the said lease is valid and in force;
2. The Consenting Party had prior to the said lease and by virtue of the agreements executed between the Consenting Party and MHADA, had constructed a residential structure and various members of the Consenting Party were put in the tenements in the said building and the said building has been numbered as Building No. 78 and the said structure is duly assessed in the records of the Assessor and Collector of Municipal Corporation of Greater Mumbai under Municipal Assessment No. MW 12-1155-00-3;
3. By an Indenture of Sale dated 24<sup>th</sup> day of September, 2001 duly registered with the office of the Sub-Registrar of Assurances at Bandra under Serial No. 6761/2001 MHADA, in terms of the agreements executed between the Consenting Party and MHADA, sold and transferred the said structure bearing Building No. 78 absolutely and forever unto the Consenting Party;



For Reliance Realtors & Estate Developers

For Tilak Nagar Nisarg CHS Ltd

Mr. MAANAS J SHAH

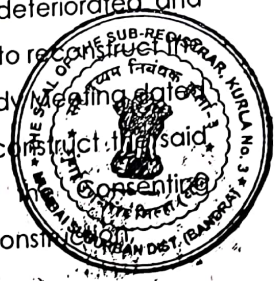
Mr. MAANAS J SHAH  
 Constituted Attorney

*Sanath*  
 Mr. Devika Anil  
 Kamath

*Shashikant*  
 Mr. Shashikant  
 Jadhav

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4. Accordingly, the Consenting Party is the Lessee of MHADA in respect of the said land for the remainder of the lease term of 99 years and is the absolute owner of the said structure and is seized and possessed of or otherwise well and sufficiently entitled to the same;
5. Owing to passage of time the said structure deteriorated and became dilapidated and it became necessary to reconstruct the same and the Consenting Party in its General Body Meeting dated 26<sup>th</sup> February, 2006 unanimously resolved to reconstruct the said structure and owing to paucity of funds, the Consenting Party has been unable to undertake the said reconstruction.
6. The Promoter by its Offer Letter dated 8<sup>th</sup> February, 2006 and revised Offer Letter dated 17<sup>th</sup> March, 2006 addressed to the Consenting Party, expressed the willingness to demolish the existing structure and construct free of costs a new structure on the said land by exploiting the FSI available in respect of the said land and rehabilitating the existing members in the newly constructed premises and selling in open market the remaining flats and commercial units for recovering the cost of construction;
7. The Consenting Party, in its General Body Meeting dated 26<sup>th</sup> day of February, 2006 unanimously accepted the said proposal / offer and resolved to appoint the Promoter as an agent of the Consenting Party to develop the said land;
8. Vide a Development Agreement dated 23<sup>rd</sup> June 2006 made and entered between the Promoters through its authorized partners, (1) Mr. Atul R. Shah (2) Mr. Chetan H. Mapara and (3) Mr. Hemendra H. Mapara, therein referred to as the Developers and the Consenting Party, duly registered with the office of the Sub Registrar of Assurances, Kurla -3, Mumbai, under Serial No.5671 of 2006, the Consenting Party granted to the Promoters, development rights to re-develop all that piece or parcel of land situate, lying and being



For Reliance Realtors & Estate Developers

*M*

Mr. MAANAS J SHAJI

For Tilak Nagar Nisang CHS Ltd

*M*

Mr. MAANAS J SHAJI  
 Constituted Attorney

*Anvati*

Ms Devika Anil Kamath

*Siddesh*


Mr Siddesh Shastrikant Jadhav


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at Tilak Nagar, Chembur, bearing Survey No.14 (P) C.T.S No.508, of Kiroi Village, Taluka Kurla in registration district and Sub District of Mumbai Suburban admeasuring 1082.25 sq. meters or thereabouts, (hereinafter referred to as the "said land") together with the building No.78, consisting of Ground plus two floors standing thereon (hereinafter referred to as the "said building") (the "said land" alongwith the said building hereinafter collectively referred to as the "said Project Land") with all the benefits of F.S.I. available thereon including T.D.R (Transfer of Development Rights) and in accordance with plans as approved by MCGM for other concerned by Competent authority or any other Government or semi Government authority upon the terms and conditions therein contained (hereinafter referred to as "redevelopment project").



9. Pursuant thereto, the Promoters obtained from MHADA vide its letter dated 5<sup>th</sup> September 2015 in favour of the Consenting Party allotment of NTNIB land admeasuring 462.34 Sq.Mtrs and allotted and relocated R.G Area admeasuring 380 Sq.Mtrs. The Promoters have paid the upfront lease and premium in respect of this NTNIB Land and relocation of RG Area in favour of the Consenting Party. Thus the final demarcated plot of the Consenting Party admeasures 1880.62 Sq.Mtrs (inclusive of the NTNIB land admeasuring 462.34 Sq.Mtrs. and RG area admeasuring 380 Sq.Mtrs.) (herein after referred to as "final demarcated plot");
10. By a Supplementary Agreement for Development dated 19<sup>th</sup> March 2016 made at Mumbai between the Consenting Party and the Promoters, the Consenting Party permitted the Promoters to utilize the maximum permissible FSI Built up Area to be generated as per DC Regulations 33(5) dated 16<sup>th</sup> December 2008 and 8<sup>th</sup> October 2013 out of the final demarcated plot potential as well as fungible compensatory FSI and the layout pro rata built up area

For Reliance Realtors & Estate Developers  
  
 Mr. MAANAS J SHAH

For Tilak Nagar Nisarg CHS Ltd  
  
 Mr. MAANAS J SHAH  
 Constituted Attorney

  
 Ms. Devika Anil Kamath  
  
 Ms. Madish Shushikant Jadhav

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potential on the said final demarcated Plot more particularly described in the First Schedule hereunder written with certain additional terms and conditions in addition to the grant of additional area (inclusive of the fungible compensatory FSI) as mentioned therein. The said Supplementary Development Agreement is valid and subsisting as on the date of the Agreement.



11. By Power of Attorney executed on 19<sup>th</sup> March 2016 the Consenting Party in favour of Mr. Atul R Shah and registered No. KRL1/3035/2016 on 21<sup>st</sup> March 2016 with the Sub-Registrar of Assurances, Mumbai Suburban District, the Consenting Party granted various powers enumerated therein to the said Attorneys in respect of redevelopment project and re-constructing a new building and granting all flats therein to the existing members of the Consenting Party and the prospective purchasers and do other acts, things and deeds incidental thereto;
12. The Promoters have appointed at their own costs VastuKhubi as Architects and Paras Consultant as structural engineers to prepare the necessary plans, drawings, elevations, structural designs etc. in respect of redevelopment of the said Project Land;
13. Accordingly, the Promoters have submitted the redevelopment proposal to MHADA/MCGM to get the aforesaid tentative plans duly approved by the MCGM and/or other relevant authorities through their aforesaid Architect for re-development of the said Project Land by demolishing the existing building and thereafter to construct two wings of sixteen stories each by utilizing the full potential of the available FSI on the final demarcated plot as per the prevailing policies of MHADA and Development Control Regulations and other relevant authorities of semi-government and/or Central Govt.
14. The Promoter has submitted layout and building plan in respect of

For Reliance Realtors & Estate  
Developers

Mr. MAANAS J SHAH

For Tilak Nagar Nisarg CHS Ltd

Mr. MAANAS J SHAH  
Constituted Attorney

Ms. Deika Anil  
Kumath

Mr. Siddesh  
Sbailikant  
Jalbur

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the Project Land described in the First Schedule hereunder written and has got sanctions and approvals from Municipal Corporation of Greater Mumbai ("MCGM") vide Commoncoment Certificate No. CHE/ES/2107/M/W/337(NEW) dated 19<sup>th</sup> September 2017 copy and further commencement certificate No. MH/EE/(B.P)GM/MHADA-25/07/2014 issued as per dated 6<sup>th</sup> OCTOBER 2018As per approved amended dated 31/08/2018 approved by building permission cell/MHADA(A DESIGNATED AUTHORITY FOR MHADA LAYOUTS CONSTITUED AS PER GOVERNMENT REGULATION NO.TPB4315/167/CR-51/2015/UD-11 DT: 23 MAY, 2018) and further commencement certificate no. MH/EE/(B.P)GM/MHADA-25/074/2018 issued as per dated 1<sup>st</sup> June 2019As per approved amended dated 28/05/2019 approved by Building permission cell/MHADA and further commencement certificate no.MH/EE/(B.P)/GM/MHADA-25/074/2019 ISSUED as per dated 1<sup>st</sup> july 2019 as per approved amemed dated 28/05/2019 whereof are annexed hereto and marked as **Annexure "C"**;

15. MHADA vide ils NOC dated 5<sup>th</sup> September 2015 bearing reference No. CO/MB/REE/NOC/F-15/1155/2015 has approved the said scheme of redevelopment under DCR 33(5) copy whereof is annexed hereto and marked as **Annexure "A"**;
16. The MCGM has duly issued Intimation of Disapproval (IOD) under Letter bearing No. CHE/ES/2107/M/W/337(NEW) for construction of two wings copy whereof is annexed hereto and marked as **Annexure "B"**;
17. By virtue of the aforesaid, the Promoter became entitled to develop the Project Land and construct building consisting of wings A and Bfor the members of the Consenting Party and has exclusive right to sell the remaining Apartmentsafter providing Apartments to the existing members of the Consenting Party, sell the remaining Apartments to the prospective Allottees and for that purpose to enter into agreements with the allottees of the

For Reliance Realtors & Estate  
 Developers

*(Signature)*

Mr. MAANAS J SHAH

For Tilak Nagar Nisarg CHS Ltd

*(Signature)*

Mr. MAANAS J SHAH  
 Constituted Attorney

*(Signature)*

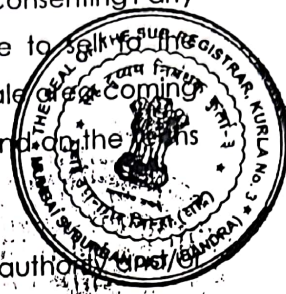
Ms Devika Anil  
 Kamath

*(Signature)*

Mr. Shrinikant  
 Jadhav

Apartment and receive the sale price in respect thereof;

- 18. Pursuant to the aforesaid right vested in the Promoter, the Promoter with the knowledge and consent of the Consenting Party is entering into this Agreement with the Allottee to sell to the Allottee an Apartment from and out of the free sale share of the Promoter at or for the price and conditions herein contained;
- 19. While sanctioning the plans the concerned local authority government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project Land and the buildings and upon due observance and performance of which only the Completion or Occupation Certificates in respect of the buildings shall be granted by the concerned local authority;
- 20. The Promoter is intending to construct 2 (two) buildings identified as Wing A comprising of Ground/Stilt plus 16 (Sixteen) upper floors and Wing B comprising of Ground/Stilt plus 16 (Sixteen) upper floors on the Project Land. From and out of the 16 (Sixteen) floors in Wing A, 13 (Thirteen) floors have been sanctioned and from and out of 16 (Sixteen) floors in Wing B, 10 (Ten) floors have been sanctioned;
- 21. An underground water tank, rain water harvesting, sewage treatment plant and electrical sub-station shall form part of the Common Areas and Amenities for the Project;
- 22. The Promoter has conducted due diligence in respect of the Project Land described in the First Schedule written hereunder written through Advocate Chirag J Shah and on verification of title, Chirag J Shah have issued its Title Certificate dated 22<sup>nd</sup> April 2017, copy whereof is annexed hereto and marked as **Annexure "D"**;
- 23. The Promoter has in the operative part of this Agreement made complete disclosures relating to the Project, the Common Areas



For Reliance Realtors & Estate Developers

Mr. MAANAS J SHAH

For Tilak Nagar Nisarg CHS Ltd

Mr. MAANAS J SHAH  
Constituted Attorney

*Signature*  
Ms. Devika Anil Kamath

*Signature*  
Shastrikant Jodhar

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costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee's account.



34.3. If the Allottee fails to execute and deliver to the Promoter of this Agreement within 30 (thirty) days from the date of receipt by the Allottee and/or appear before the Sub-Registrar for registration as and when intimated by the Promoter, the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within a period of 7 (seven) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

IN WITNESS WHEREOF parties hereto have set and subscribed their respective hand and seal on the day and year first hereinabove mentioned.

**FIRST SCHEDULE**

All that piece and parcel of land situated lying and being at Building No 78, Tilak Nagar, Chembur, bearing Survey No. 14 (P) C.T.S No. 508, of Kirol Village, Taluka Kurla in registration district and Sub District of Mumbai Suburban admeasuring 1082.25 sq. meters or thereabouts, together with the NTBNIB area admeasuring 418.37 Sq. Mtrs and RG Area admeasuring 380.00 Sq. Mtrs. (Total admeasuring 1880.62 sqMtrs.)

**SECOND SCHEDULE**

A. Total Consideration: Rs. 8200000/- (rupees eighty two lakhs only)

For Reliance Realtors & Estate Developers

*M*  
 Mr. MAANAS J SHAH

For Tilak Nagar Nisarg CHS Ltd

*M*  
 Mr. MAANAS J SHAH  
 Constituted Attorney

*Anamika*  
 Ms Devika Anil  
 Kamath

*Shubh*  
 Mr. Shubh  
 Shubhnikant  
 Jadhav



No.CO/NB/REE/NOC/F-15/1155/2015  
Date: 05/09/2015

To,  
The Executive Engineer, (B.F.D./ES),  
M.C.G.M. Near Raj Legacy,  
Old Mill Paper Compound,  
L.B.S. Marg, Vikhroli (W),  
Mumbai.

Subject: Proposed redevelopment of existing building No.78 known as Tilak Nagar Nisarg Co-op Hsg Soc Bearing OTS No. 508 (P) at village Kiroli, Tilak Nagar, Mumbai - 89, under DCR 33(5).

- References: 1 This office NOC letter No.CO/NB/Arch/ROC/F-447/3592/2009, Dated - 04/08/2009.  
2 Hon. V.P.A's approval dated 11/12/2012.  
3 This office order letter no.No.CO/MH/HDC/Arch 23(5)/F-15/1155/2009, Dated - 21/10/2009.  
4 Society's Architect's letter dated 12/05/2015.

The applicant has complied with all requisites for obtaining No Objection Certificate (NOC) for redevelopment of their building under subject. There is no objection of this office to his undertaking construction as per the proposal of the said society under certain terms and conditions, on the flat admeasuring about 1880.62 m<sup>2</sup> (Lease Area 1082.25 m<sup>2</sup> + additional land 418.37 m<sup>2</sup> + R.G.Area 380.00 m<sup>2</sup>). The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution No. 8260 Dt. 04/06/2007, A. R. No. 6397 dated 5/05/2009 & A. R. No. 6422 dated 07.08.2009 circular dated 16/06/2011 & 21/12/2011 subject to following conditions. The other additional terms and conditions as per Annexure-I to II shall also apply & are appended separately.



मुंबई नगर, महाराष्ट्र, मंत्रालय, मंत्र (गृह), मुंबई - ४०० ०१९  
दफ्तार (1155000/3443200/3444300)  
दफ्तार नं. ०१-११११०९६

Urban Housing & Development Board (Mumbai)  
Phone : 8421001 / 2630877 / 2632811  
Fax No : 022-2692058

- The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of M.C.G.M.
- Necessary Approvals to the plans from M.C.G.M. should be obtained before starting of work.
- The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.
- The work should be carried out entirely at applicant's own risk and cost and MHAD Board will not be responsible for any mishap or irregularity at any time.

Sr. No.	Built up Area	Area in sq.mtr.
1.	Plot area considered for FSI as per demarcation (Lease Area 1082.25 m <sup>2</sup> + additional land 418.37 m <sup>2</sup> + R.G.Area 380.00 m <sup>2</sup> )	1880.62
2.	FSI permissible	2.5
3.	Built up Area permissible (1880.62 m <sup>2</sup> X 2.5 FSI)	4701.55
4.	Prorate FSI (41.41 m <sup>2</sup> X 36 T/s)	1490.76
5.	Total Built up Area permissible (Sr.No.3 + 4)	6192.31
6.	Less	1971.36
	i. Existing Built up area 1039.36 m <sup>2</sup>	
	ii. Built up Area 882.00 m <sup>2</sup> allotted previously as per ref. 1 ( Prorate Area)	
7.	Balance built up area (Sr.5-b)	4220.95
8.	Balance Prorate FSI (608.76 m <sup>2</sup> ) to be restricted as per Gov.O.R. dated 01/01/2015. + additional Balance FSI (150.03 m <sup>2</sup> )	758.79
9.	Additional Built up area now through this NOC	3462.16
	i) For Residential purpose. 3175.61 m <sup>2</sup>	
	ii) For Commercial purpose. 286.55 m <sup>2</sup>	
10.	Total built up area permitted vide this NOC	5433.32
	i) Existing No. of tenements	36
	(carpet area up to 45.00 m <sup>2</sup> )	

- No additional F.S.I. should be utilized other than mentioned above;
- The work should be carried out within the land or plot leased by the Board / as per Approved subdivision.
- Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H. & A.D. Board will not be responsible in any manner.

# ANNEXURE C

C - 3


## MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

### MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CHE/ES/2107/MW/337(NEW)

#### COMMENCEMENT CERTIFICATE

To:   
Mr. Atul Shah C.A. to Tilak Nagar Nisarg CHS. Ltd.  
Tilak Nagar, Nisarg CHS Ltd, D/114, Raj  
Arcade, Mahavir Nagar, Dhaña Nukar Wadi, Wadavli  
(W)  
Sir

With reference to your application No. CHE/ES/2107/MW/337(NEW) Dated, 25/10/2017 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 346 no 337 (New) dated 25/10/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. O.C.T.S. No. CTS no-508 (Pt) of village Kiroj & CTS no-14 (pt) of village Chembur Division / Village / Town Planning Scheme No. CHEMBUR-W situated at O Road / Street in MW Ward Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

The permission does not entitle you to develop land which does not vest in you.

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 Municipal Commissioner for Greater Mumbai if:-

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.

Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

c. The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. 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.

The Municipal Commissioner has appointed Shri. Assistant Engineer (M) Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



ANNEXURE C

This CC is valid upto 26/3/2018

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Issue On : 27/3/2017 Valid Upto : 26/3/2018

Remark :

Plinth C.C. is granted as per approved plans dtd. 06/03/2017.

Approved By  
K. G. Shahdadpuri  
Executive Engineer



Issue On : 19/9/2017 Valid Upto : 26/3/2018

Remark :

Further cc upto 13th floor for wing A and upto 10th(part) for wing B as per approved amended plans dtd. 14/06/2017.

Approved By  
R.N. Kulkarni  
Assistant Engineer. (BP)

Issue On : 11/1/2018 Valid Upto : 26/3/2018

Remark :

full C.C. as per last amended approved plans dated 04/01/2018

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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY

म्हाडा  
MHADA



**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.)

**FURTHER COMMENCEMENT CERTIFICATE**

No.MH/EE/(B.P.)/GM/MHADA-25/07/2018  
DATE- 06 OCT 2018

To,

Mr. Atul Shah C.A. to owner  
Tilak Nagar Nisarg CHS. Ltd.  
D/114,RajArcade,Mahavir Nagar,  
Dhana Nukar Wadi, Wadavli (w)



**Sub: -** Proposed Re-development of existing building no.78 known as "Tilak Nagar Nisarg Co.Op. Hsg. Soc. Ltd." bearing C.T.S.No. 508(pt) of Village Kirol & C.T.S. No. 14(pt) of Village Chembur, Mumbai -400089.

- Ref :-**1. IOD was issued on 06/03/2017 by MCGM  
2. C.C. upto plinth for wing 'A', 'B' was issued on 27/03/2017  
3. Amended Plans were approved on 04/01/2018 by MCGM.  
4. Full C.C was granted on 11/01/2018 as per approved plans dated 04/01/2018 by MCGM  
5. Amended Plans were approved u.no. MH/EE/(B.P.)/GM/MHADA-25/074/2018 on 31/08/2018  
6. Architect application for Full C.C. dated 25/09/2018.

Sir,

With reference to your application dated 04.06.2018 for development permission and grant of 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 erect a building on existing building no. 78 known as "Tilak Nagar Nisarg Co.Op. Hsg. Soc. Ltd." bearing C.T.S.No. 508 (Pt.) of Village Kirol & C.T.S. No.14 (Pt.) of Village Chembur. Mumbai -400089. The Commencement Certificate/Building Permit

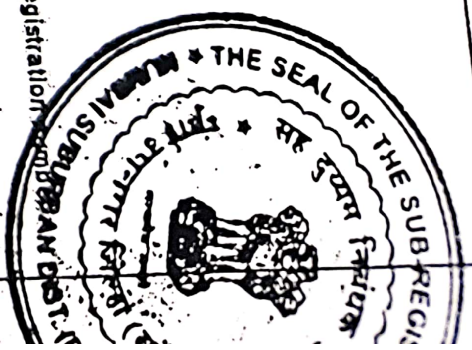
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गृहनिर्माण भवन, कला नगर, बान्द्रे (पूर्व), मुंबई - ४०० ०५१.  
दूरध्वनी ६६४०५०००  
फॅक्स नं. ०२२-२६५९२०५६

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 66405000  
Fax No. : 022-26592050 Website : www.mhada.maharashtra.gov.in



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 no. P51800009405  
Project: Redevelopment Of Triak Nagar Nising Co. Op. Hsg. Soc. Ltd. Plot Bearing / CTS / Survey / Final Plot No.:  
CTS NO 508 PART OF VILLAGE KIROL AND CTS NO 14 PART OF VILLAGE CHEMARAURIA, Kuria, Mumbai  
Suburban, 400069;

1. M/S. Reliance Realtors & Estate Developers having its registered office / principal place of business at Tehsil: *Mumbai, District: Mumbai Suburban, File 400067.*
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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;
  - o 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 (f) of sub-section (2) of section 4 read with Rule 5;

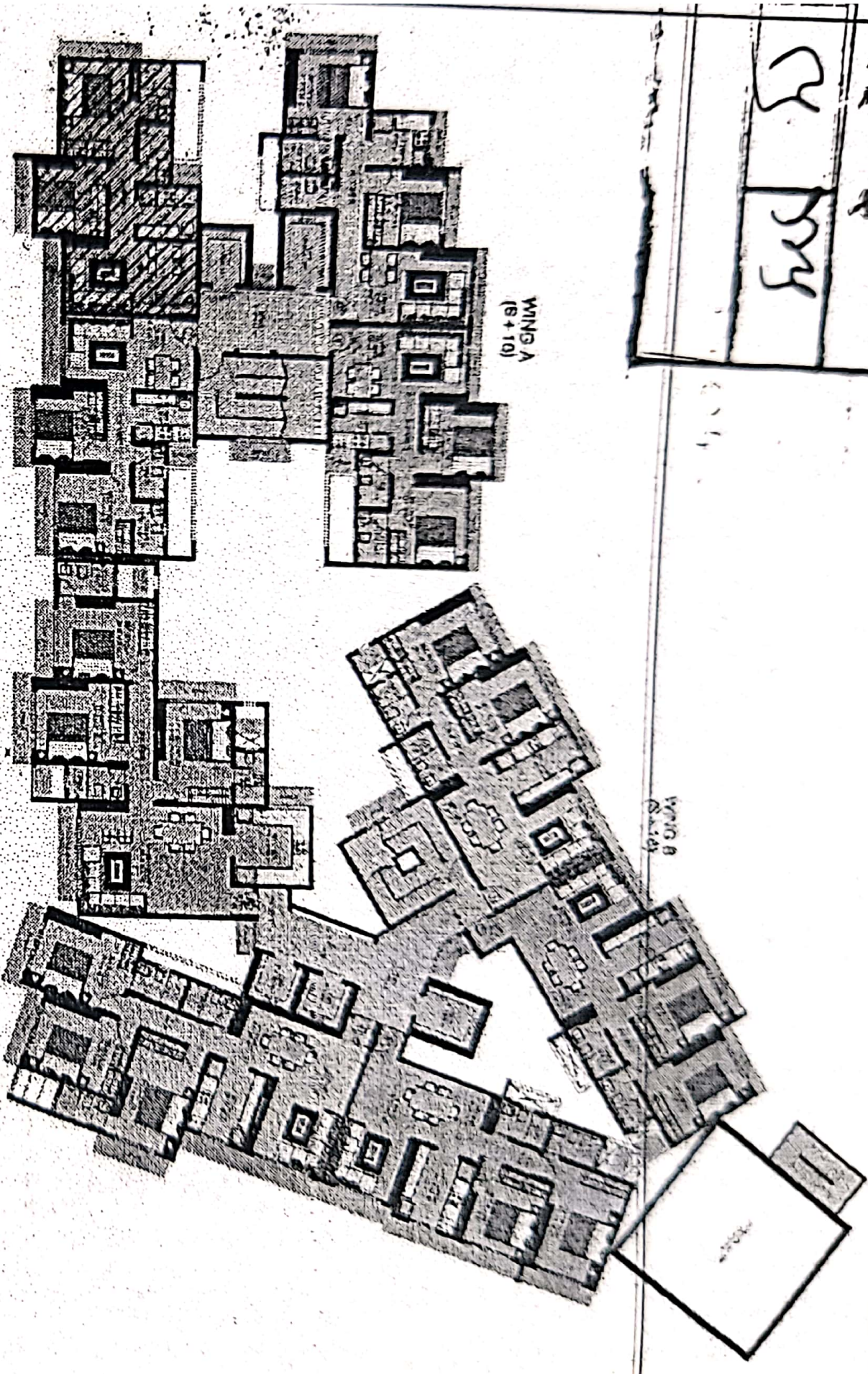
OR

- 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.
- o The Registration shall be valid for a period commencing from 22/08/2017 and ending with 30/08/2020 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o 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 Ramnand Prabh  
(Secy Maharashtra)  
Date: 22-08-2017 13:07:26

Dated: 22/08/2017  
Place: Mumbai

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



WING A  
(9 + 10)

WING B  
(11 + 12)

ANNEXURE F





17/06/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 9698/2021

नोंदणी :

Regn:63m

## गावाचे नाव : किरोळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8200000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7926118.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदनिका नं: प्लॉट नं 1602, बील्डींग नं. 78, माळा नं: 16वा मजला, ए विंग, इमारतीचे नाव: टिळक नगर निसर्ग को-ऑप. हौ. सो. लि., ब्लॉक नं: टिळक नगर, चेंबूर पूर्व, मुंबई 400089, इतर माहिती: सदनिकेचा रेरा क्षेत्रफळ 47.54 चौ. मी. कारपेट आहे... ( C.T.S. Number : 508 OF VILLAGE KIROL AND CTS NO. 14 OF CHEMBUR ; )
(5) क्षेत्रफळ	1) 52.29 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 रिलायन्स रियल्टर्स अँड इस्टेट डेव्हलपर्स चे भागीदार मानस जे. शाह तर्फे मुखत्यार रुपा नरेंद्र वीरा वय:-54; पत्ता:- प्लॉट नं: ऑफिस नं. डी-114, माळा नं:-, इमारतीचे नाव: राज आर्केड, महावीर नगर, ब्लॉक नं: कांदिवली पश्चिम, मुंबई, रोड नं: 90 फीट रोड, दहाणूकर वाडी, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AAIFR8611E 2): नाव:- टिळक नगर निसर्ग सी.एच.एस. लि. तर्फे मुखत्यार रिलायन्स रियल्टर्स अँड इस्टेट डेव्हलपर्स चे भागीदार मानस जे. शाह तर्फे मुखत्यार रुपा नरेंद्र वीरा वय:-54; पत्ता:- प्लॉट नं: सोसायटी ऑफिस, बील्डींग नं. 78, माळा नं:-, इमारतीचे नाव: टिळक नगर निसर्ग को-ऑप. हौ. सो. लि., ब्लॉक नं: टिळक नगर, चेंबूर, मुंबई, रोड नं: टिळक नगर, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AADAT8401G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- देविका अनिल कामत वय:-25; पत्ता:- प्लॉट नं: बिलडींग नं-37, रूम नं. 1324, माळा नं:-, इमारतीचे नाव: सिद्धेश्वर सी.एच.एस.सी., टिळक नगर पोलीस स्टेशन्च्या जवळ, ब्लॉक नं: टिळक नगर, चेंबूर पूर्व, मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400089 पॅन नं:-DPZPK1858R 2): नाव:- सिद्धेश्वर शशिकान्त जाधव वय:-30; पत्ता:- प्लॉट नं: बिलडींग नं. 37, रूम नं. 1324, माळा नं:-, इमारतीचे नाव: सिद्धेश्वर सी.एच.एस.सी., टिळक नगर पोलीस स्टेशन्च्या जवळ, ब्लॉक नं: टिळक नगर, चेंबूर पूर्व, मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AMBPJ9668G
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	17/06/2021
(11) अनुक्रमांक, खंड व पृष्ठ	9698/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	164000
(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.



सह. दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)



SORCIER  
MAHILCOOHS

TAKE OVER HLST

Please Tick

Saving A/C No :	Branch FILE No.:
CIF NO. :	Tie up no. (if applicable)
LOS Reference No. :	PAL/Take Over/NEW/Revolue/Top up

ICICI BM

Applicant Name : MRS. DEVIKA ANIL KAMATH	
Co-Applicant Name : MR. SIDDHESH SHASHIKANT JADHAV	
Contract (Resi.) : 8108019147	Mobile : 7498081682
Loan Amount : 80,35,000/-	Tenure : 28 Years.
Interest Rate :	EMI :
Loan Type : HOME LOAN	SBI LIFE :
Hsg. Loan TERM LOAN.	Maxgain
Realty	Home Top up

Property Location : SIDDHESHWAR CHS, TILAK NAGAR
Property Cost :
Name of Developer / Vendor :

RBO - PEN ZONE - EAST Branch :	(Code No)
Contact Person :	Mobile No.
Name of RACPC Co-ordinator along with Mob No: AMIT PATEL	

	DATE		DATE
SEARCH - 1	shilpa khangall	RESIDENCE VERIFICATION	
SEARCH - 2	21/08/23	OFFICE VERIFICATION	
VALUATION - 1	Vastukala	SITE INSPECTION	
VALUATION - 2	21/08/23		

HLST / MPST / BM / FS / along with Mob No. : AMIT PATEL
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RASMECCC - P. /EL  
Sharda Terrace, Plot No. 55,  
Sector 11, CBD Belapur,  
Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH
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