

To:
The Assistant General Manager
State Bank of India
RACPC, Panvel Branch

Ref : NOCF/HL/ALT/B-104-73

Date:-04.08.2023

Dear Sir,

I/We, **HAWARE LEGACCY** (name of the builder/society), and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **Mr. Ravindra Dagadu Zanzane & Mr. Chetan Ravindra Zanzane & Mr. Rohit Ravindra Zanzane** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated **01.07.2023** (herein after referred to as the "Sale document")

Description of the property	HAWARE ALTURA
Flat No./ House No.	B-1904
Building No./Name	Bldg No. 51
Survey No	113 (Part)
CTS No	356 (Part)
Locality Name	Hariyali Village, Kannamwar Nagar- 1
Area Name	Vikhroli (E)
City Name	Mumbai
Pin Code	400 083

2. That the total consideration for this transaction is **Rs. 64,50,000/- (Rs. Sixty Four Lacs Fifty Thousand Only)** towards sale document

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

For M/S. HAWARE LEGACCY


Proprietress

PTO

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.
7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring "HAWARE LEGACCY PROJECT HAWARE ALTURA, Bank Name THE COSMOS CO-OP BANK LTD VASHI Branch, Account No. 0291001017958".
9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C Mr. Ravindra Dagadu Zanzane & Mr. Chetan Ravindra Zanzane & Mr. Rohit Ravindra Zanzane (name of the purchaser)", and forward the same to you directly.
10. The signatory to this letter draws authority to sign this undertaking as the proprietress of the company/firm

Yours Faithfully,
FOR Haware Legaccy.

For M/S. HAWARE LEGACCY

Proprietress

Proprietress

Name : Mrs. Ujjwala Satish Haware
Designation : Proprietress
Place : Vashi

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.
7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring "**HAWARE LEGACCY PROJECT HAWARE ALTURA**, Bank Name **THE COSMOS CO-OP BANK LTD VASHI** Branch, Account No. **0291001017958**".
9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C **Mr. Ravindra Dagadu Zanzane & Mr. Chetan Ravindra Zanzane & Mr. Rohit Ravindra Zanzane** (name of the purchaser)", and forward the same to you directly.
10. The signatory to this letter draws authority to sign this undertaking as the proprietress of the company/firm

Yours Faithfully,
FOR Haware Legacy.

For M/S. HAWARE LEGACY

Proprietress

Proprietress

Name : Mrs. Ujjwala Satish Haware
Designation : Proprietress
Place : Vashi

Date: - 08.08.2023

To,
Mr. Ravindra Dagadu Zanzane, Mr. Chetan Ravindra Zanzane &
Mr. Rohita Ravindra Zanzane

SUB:-DEMAND LETTER

Respected Sir,

It is a great pleasure to inform you that construction in our project named as **"HAWARE ALTURA"**, Flat No. **B-1904** bearing Bldg No. 51, CTS No. 356(Pt) & S. No. 113 (Pt) of Village Hariyali Situated at Kannamwar Nagar 01, Vikhroli (E) Mumbai-400 083 has been all RCC Slab work has been completed Building Block work completed upto 20th Floor, Internal & External Plaster work 70% Completed., Flooring, Dado & Bath W.C Toilet Tiling work 60% Completed., Electrical work 40% Completed & Fire Fighting work 40% Completed. With this construction completed upto 80%.

With this an amount of Rs. **32,18,400/-** (Rupees **Thirty Two Lacs Eighteen Thousand Four Hundred** only) has become payable by you. Kindly arrange for the payment at the earliest.

Thanking you,

Yours faithfully

HAWARE LEGACCY

[Signature]
AUTHORIZED SIGNATORY

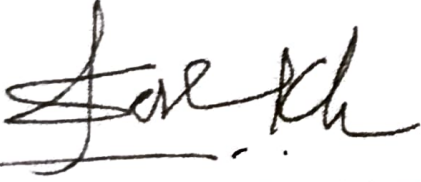
The Pay order should be favouring **Haware Legacy Project Haware Altura**, A/c. The Cosmos Co-op.Bank Ltd., Br.Vashi, A/c. No.0291001017958, IFSC CODE -**COSB0 000029**

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Bldg. No. 51, Known as Swapna Safalya Sahakari CHSL, plot bearing Survey No. 113(pt) & CTS No. 356(pt.) of Village-Hariyali, at Kannamwar Nagar, Vikhroli (E), Mumbai-400 083.

All RCC Slab work has completed. Building Block work is completed up to 20th Floor, Internal & External Plaster work is 70% Completed., Flooring, Dado & Bath W.C Toilet tiling work is 60% Completed, Electrical work is 40% Completed & Fire Fighting work is 40% Completed. Total cumulative construction at around 80% is completed.

This certificate is issued on request of the client.



INDRAJEET S. DESHMUKH

Architect

License No. CA/2004/34240

Date: 30/06/2023

HAWARE LEGACY

Receipt 2900

416, Vardhaman Market, Sector-17, Vashi, Navi Mumbai - 400 705.
6791 9800 (100 Lines) • Fax : 6791 9899
Site : www.haware.com • E-mail: accounts@haware.com

Sr. No. :

Date : 20/07/2023

Received with thanks from Dr./Shri/Smt. Ravindra Dagadu Zanzane
etan Ravindra Zanzane & Rohit Ravindra Zanzane
sum of Rupees Two Lakh Only

by ~~Cheque / Cash / Draft in part~~ / full / Advance payment for booking /

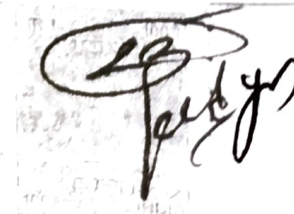
Payment / Miscellaneous Charges on a/c of Office / Flat / Shop B-1904

Plot No. _____ Sector / Svy. No. _____ Node Vikhroli Mumbai / Pune / Thane

Cheque No. / Draft No. 208246 Date 15/07/23 Drawn on Union Bank

of India. Mum. 79

Rs. 200,000/-



369/13076

Saturday, July 01, 2023

12:32 PM

पारवी

Original/Duplicate

संस्था क्र.: 39M

Regn: 39M

पारवी क्र.: 14636

दिनांक: 01/07/2023

गाराचे नाव: हरियाली

दस्तावेजाचा अनुक्रमांक: करल1-13076-2023

दस्तावेजाचा प्रकार: करारनामा

मादर कारणाच्याचे नाव: रविंद्र दगडु बलभाने

DELIVERED

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1900.00

पुष्पानी संहता: 95

एकूण:

₹. 31900.00

आपणाम मूळ दस्त, भरलेले प्रिट,सूची-२ अंदाजे
12:52 PM रोजी वेळेस मिळेल.



सर. दय्यम निबंधक

कुर्ला-१ (वर्ग-२)

वाजार मूल्य: ₹.5986401.96/-

मोबदला ₹.6450000/-

भरलेले मुद्रांक शुल्क : ₹. 387000/-

1) देयकाचा प्रकार: DHC रकम: ₹.1900/-

ईडी/भनादेश/वे ऑर्डर क्रमांक: 0107202300513 दिनांक: 01/07/2023

बँकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

ईडी/भनादेश/वे ऑर्डर क्रमांक: MH004465198202324E दिनांक: 01/07/2023

बँकचे नाव व पत्ता:

Sanjay Kumbhar

Application ID
20230701210

मल्याकनाचे वर्ष
2023

महकौजपनाचे वर्ष
11.2.रिवाली - कुली

मिनिंग
मूल्या विभाग
उप मूल्या विभाग

महकौजपनाचे वर्ष
2023
महकौजपनाचे वर्ष
11.2.रिवाली - कुली

महकौजपनाचे वर्ष
2023
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11.2.रिवाली - कुली

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11.2.रिवाली - कुली

महकौजपनाचे वर्ष
2023
महकौजपनाचे वर्ष
11.2.रिवाली - कुली



सद. दुय्यम निबंधक
कुली-१ (वर्ग-२)

Valuation ID
करल। 20230701210

मूल्यांकनाचे वर्ष 2023
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 112-हरियाली - कुली
उप मूल्य विभाग भूभाग द्रुतगती मार्गाच्या पूर्वेस असलेल्या सर्व मिळकती (कन्नमवार नगर)
सर्व्हे नंबर /न भू क्रमाक सि टी एस नंबर#356

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौरस मीटर
58970	139830	160810	174790	139830	

बाधीव क्षेत्राची माहिती	बाधकाम क्षेत्र(Built Up)-	बाधकामाचे वर्गीकरण-	उदववाहन स्विधा-	रस्ता सन्मुख - Sale Type - First Sale
38.92चौरस मीटर	मिळकतीचा वापर - निवासी सदनिका	1-आर सी सी	आहे	मिळकतीचा प्रकार - बाधकामाचा दर -
	मिळकतीचे वय - 11th floor To 20th floor			बाधीव Rs 30250/-

Sale/Resale of built up Property constructed after circular dt 02/01/2018

करल 9
93000 9 94
2023

मजला निहाय घट/वाढ = 110% apply to rate → Rs 153813/-

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= (((153813-58970) * (100 / 100)) + 58970)
= Rs 153813/-

मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 153813 * 38.92
= Rs 5986401.96/-

Applicable Rules = .10.4
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बदिस्त बाल्कनी + मॅकेनिकल वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 5986401.96 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs 5986401.96/-

CHALLAN
MTR Form Number-6



Date 30/06/2023 10:41:55 Form ID 252

MH004465198202324E

BARCODE

Payer Details

Inspection General (C) Registration
Stamp Duty
Payment Registration Fee
MUMBAI
MUMBAI
2023-2024 One Time

TAX ID / TAN (If Any)
PAN No. (If Applicable)
Full Name
Flat/Block No.
Premises/Building

AAVPH27390
HAWARE LEGACCY
FLAT NO - 1904. B. WING. HAWARE ALTURA/
BLDG NO - 51

Account Head Details
Amount In Rs.
Road/Street
Area/Locality
Town/City/District
PIN

387000.00
30000.00
HARRYALI SITUATED AT KANAMWAR NAGAR
VIKROLI - EAST, MUMBAI
4 0 0 0 8 3

01 Stamp Duty
01 Registration Fee
Remarks (If Any)
DAGADU

0000.00
4,17,000.00
Amount In
Words
FOR USE IN RECEIVING BANK
PAN=AADPZ5635R-SecondPartyName=RAVINDRA
ZANZANE AND CHIETAN R ZANZANE AND ROHIT R ZANZANE-

करत - 9
93006 2 4
FOUR Lakh Seventeen Thousand Rupees Only
2023

Details
BANK OF BARODA
Cheque-DD Details
Bank CIN
Ref. No.
Bank Date
RBI Date
Bank-Branch
Scroll No. , Date

DD No
Bank
Branch
02003942023063000397 1342215935
30/06/2023-10:41:55 Not Verified with RBI
1

Ident ID
This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration in other offices.
MUMBAI
REGISTRAR GENERAL
MUMBAI
980004977



AGREEMENT FOR SALE

2023

THIS AGREEMENT FOR SALE made and entered into at Mumbai, this 12 day of July..... 2023.

BETWEEN

M/S. HAWARE LEGACCY, a sole Proprietary concern of **SMT. UJJWALA SATISH HAWARE**, having PAN No. AAVPH2739Q and its registered office at 413-416, Vardhaman Market, Sector 17, Vashi, Navi Mumbai - 400 705, hereinafter called "**THE PROMOTER/DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors) of the **ONE PART.**

AND

KANNAMWAR NAGAR SWAPNA SAFALYA CO-OPERATIVE HOUSING SOCIETY LTD., a Co-operative Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/HSG 7916 dated 24/09/1982 having its registered address at building No. 51 Kannamwar Nagar, Vikhroli (East), Mumbai-400 083, hereinafter referred to as "**THE CONFIRMING PARTY/ SOCIETY**" through its duly authorised Managing Committee members comprising of 1) **Shri. Anil Chavan, [Chairman]** 2) **Shri. Santosh Kolte, [Secretary]** 3) **Shri. Santosh Sawant, [Treasurer]**, (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the successors of its members for the time being and from time to time and the **SECOND PART.**

AND

MR. RAVINDRA DAGADU ZANZANE & MR. CHETAN RAVINDRA ZANZANE & MR. ROHIT RAVINDRA ZANZANE Indian Inhabitant residing M-1/16, **BEST Staff Colony, Anil Ubhare Marg, Ghatkopar Mumbai- 400 075** having hereinafter called "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executor, administrators and permitted assigns).



For **M/S. HAWARE LEGACCY**

[Signature]
Proprietress

[Signature]
Zanzane

WHEREAS The Maharashtra Housing Area Development Authority (hereinafter referred to as "MHADA"), an Authority duly constituted under Section 3 of the Maharashtra Housing and Area Development Act, 1971, having its office at Gruh Nilman Bhavan, Kala Nagar, Bandra (E), Mumbai has constructed a building bearing Building No. 51, on a piece and parcel of land situated at Survey No. 113 Pt. and C.T.S. No. 356 Pt., admeasuring approximately 945.91 Sq Mtr, at Kannamwar Nagar - 1, Vikhroli (East), Mumbai 400 08; [Hereinafter referred as "**SAID PLOT**"]. The said Building No. 51 comprising 40 Residential Tenements was constructed by MHADA for Industrial Workers under the Subsidized Industrial Housing Scheme and accordingly was allotted to 40 individuals allottees on rental basis under the Scheme.

AND WHEREAS on 24.09.1982 the said allottees, there assignees transferee, occupants or Tenants as the case may be, formed a Co-operative Housing Society namely **KANNAMWAR NAGAR SWAPNA SAFALYA Co-operative Housing Society Ltd.**, duly registered under the Maharashtra Co-operative Societies Act, 1960 under registration No. BOM/HSG/7916, being the **CONFIRMING PARTY** herein.

AND WHEREAS by an **INDENTURE OF LEASE** dated 24th June 1998 duly registered under the seal of Sub-Registrar at Kurla-5, Mumbai Suburban Dist. (Bandra) bearing Serial No. PBDR3/920/1998 dated 19th December 1998 executed between **MHADA** and the **CONFIRMING PARTY**, a lease of the said land along with the said Building standing thereon, was granted in favor of the **CONFIRMING PARTY** for a period of 99 (ninety nine) years commencing from 1st April, 1980 and on terms and conditions as mentioned therein.

AND WHEREAS by a **DEED OF SALE** dated 24th June 1998 duly registered under the seal of Sub-Registrar at Kurla-5, Mumbai Suburban Dist. (Bandra) bearing Serial No. PBDR3/922/1998 dated 19th December, 1998 executed between **MHADA** and the said **CONFIRMING PARTY**, the said Building was sold to the **CONFIRMING PARTY** for a full and final consideration of Rs. 269,240/- (Rupees Two Lakhs Sixty Nine Thousand Two

[Handwritten signature]

Hundred and Forty only) and on the terms and conditions mentioned therein.

930000		
e	pu	

AND WHEREAS in pursuance of the above Indenture of Lease dated 24th June 1998 and the Deed of Sale of the even date, CONFIRMING PARTY became absolute owner of the Building NO. 51 and Lessee of the said Plot underneath and appurtenant to the said Building with full right and absolute authority to deal with and/or otherwise dispose of the said building subject to NOC from the said Authority.

AND WHEREAS the said Building No. 51 was more than 30 (thirty) years old/in a dilapidated condition and therefore the CONFIRMING PARTY (along with all its members) unanimously decided to redevelop the said Property by demolishing the said Building No. 51 on the said Land and reconstructing a new building thereon as per Regulation 33(5) of the Development Control Regulation for Greater Mumbai, (DCR) and the Rules and Regulation framed under the Maharashtra Housing and Area Development Act, 1976 ["MHADA Act"].

AND WHEREAS due to paucity of funds and lack of building construction expertise, CONFIRMING PARTY approached the PROMOTER herein and offered to grant the rights of re-development of the said Property which was agreed upon and accepted by the PROMOTER.

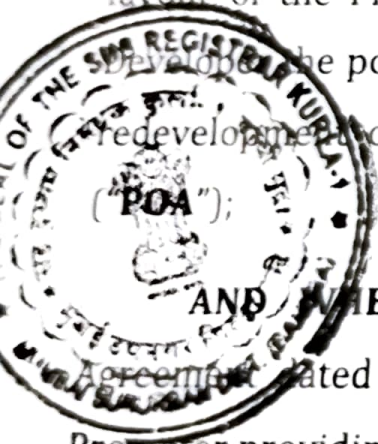


AND WHEREAS a Special General Body Meeting, with consent of the Hon'ble Deputy Registrar, Co-operative Society under Letter dated 4th January 2020; was held on 19th January 2020, in presence of the duly Authorized Co-operative Officer, Grade-II, Mr. Promod Kulkarni, wherein all the 40 members of the CONFIRMING PARTY agreed to appoint/consented for appointment of PROMOTER, as Developer for the re-development of the said Property and it was resolved to appoint the PROMOTER herein for the Re-development of the said property. The Minutes of the Special General Body Meeting dated 19th January 2020, which is recorded in Society's Letter dated 20th January 2020 is annexed as Annexure-"A".

2012-11-20

under Section 7-A of the Maharashtra Co-operative Societies Act 19
granted its "NO-OBJECTION" for appointment of the PROMOTER
developer, for the purposes of Re-development of the said Property. A copy
the said Letter dated 22nd January 2020 is annexed as **Annexure "B"**.

AND WHEREAS by and under a Registered Development Agreement
dated 25th June 2020 duly registered with the Sub-Registrar at Kurla-5 (D
Bandra) under Serial No. 3808/290/2020 Confirming Party granted
redevelopment rights of the said property to the Promoter on the terms a
conditions more specifically set out in the said Agreement of Redevelopm
dated the 25th June 2020. The Confirming Party has also executed
Registered Power of Attorney dated 25th June 2020, duly registered with
Sub-Registrar at Kurla-5 (Dist- Bandra) under Serial No. 3809/30/2020
favour of the Promoter. the said Society have also agreed to grant to
Development the powers to undertake the necessary and incidental acts for
redevelopment of the said Property as more particularly set out there



AND WHEREAS in terms of the said Registered Development
Agreement dated 25th June 2020, the Confirming Party has, in lieu of t
Promoter providing to each member of the Confirming Party, a self-contain
flat admeasuring about 52.03 Sq.mtrs RERA carpet area in the new buildi
to be constructed on the said plot, has sold, transferred and assigned to t
Promoter, the balance FSI/ on the said plot with irrevocable right to sell fla
and appropriate to herself, the proceeds thereof

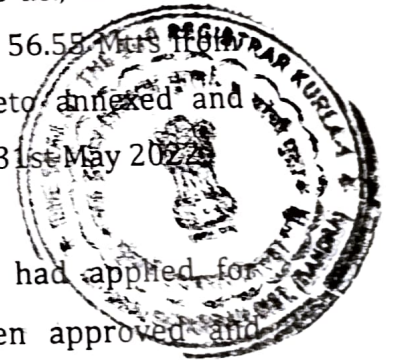
AND WHEREAS The Promoter has proposed to construct a resident
cum commercial building initially of stilt plus Twenty One floors on the sa
Plot and accordingly submitted all layouts, plans etc to the Building

Permission Cell, Greater Mumbai/MHADA for all approvals in the
Confirming Party.

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AND WHEREAS The Executive Engineer, Building Permission Cell by its Letter dated 17th March 2021 approved ZERO FSI INTIMATION OF APPROVAL (IOA) for the proposed building to be Constructed as per Plans and Lay-out submitted and further issued Commencement Certificate bearing No. MH/EE/(B.P.)/GM/MHADA-9/605/2021 dated 30th April 2021 up to plinth having height 0.45 mtr from AGL as per approved IOA plans dated 17/03/2021. Hereto annexed and marked **Annexure - "C" & "D"** is the copy of the IOA dated 17th March 2021 and C.C dated 30th April 2021, respectively.

AND WHEREAS The Executive Engineer, Building Permission Cell vide its Letter dated 31st May 2022 has issued further Commencement Certificate bearing No. MH/EE/(B.P.)/GM/MHADA-9/605/2022/FCC/1/NEW dated 31st May 2022 thereby extending the CC upto 18th Floors i.e., Ground for Shops+ Pt. stilt +1st Floor+ 2nd To 18th Upper Floors upto 56.55 Mtrs If Ground AGL as per approved IOA plan dated 13.04.2022. Hereto annexed and marked **Annexure - "E"** is the copy of the Further C.C dated 31st May 2022.



AND WHEREAS The Developer on 16/06/2022 had applied for amending the approved plan and the same has been approved and sanctioned by the Executive engineer, Building permission cell vide its letter dated 28/06/2022 bearing No-MH/EE/[B.P.]/GM/MHADA-9/605/2022FCC/1/AMEND thereby issuing further CC by re-endorsing as per amended plan dated 16/06/2022. Hereto annexed and marked Annexure- "E1" is the copy of the further CC dated 28th June 2022.

AND WHEREAS The Promoter have appointed Mr. Indrajeet S. Deshmukh of M/s. Vastu Creations as the Architects & Planners of the said project who have drawn the building plans, obtained the C. C. and approvals of plans and shall oversee the construction in accordance with the mandate of the MRTTP Act 1966, Bombay Provincial Municipal Corporation Act and the

For M/S. HAWARE LEGACY

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Development Control Regulations. The Promoter has also appointed M/S. SURA & ASSOCIATES, as a Structural Engineers, for the preparation of

structural designs and drawings of the building. The Promoter shall keep engaged the Architect and the Structural Engineer with the project who shall professionally supervise the same till the completion thereof.

AND WHEREAS the promoter has also verified the title of the Plot along with his rights, title and interest under the Registered Development Agreement dated 25/06/2020 from Advocate Mr. Vivek Karan Singh by and under Title Certificate dated 11/05/2021. An authenticated copy of the Title Certificate dated 11/05/2021 is annexed hereto and marked **Annexure - "F"**.

AND WHEREAS the REAL ESTATE (REGULATIONS & DEVELOPMENT) ACT 2016 (RERA) has come into force w.e.f. 1st May 2017, S. 3 whereof requires real estate projects in any planning area to be compulsorily registered with the Real Estate Regulatory Authority **within three months** of the date of the commencement thereof. The Promoter has accordingly registered the said project under provisions of RERA on **29.05.2021** under Registration No. **P51800029411** The copy of the same is annexed and marked as **Annexure "G"**

AND WHEREAS The Promoter has obtained all the requisite permissions/approvals from the Town Planning Authority and shall observe/comply/conform with the terms, conditions, stipulations and restrictions laid down by the authorities while granting approvals/sanctions/clearances/ consents as adverted to supra during the development/building operations upon the project land and thereupon apply to the Planning Authority for the grant of Occupancy Certificate.

AND WHEREAS on demand from the Purchaser/s the Promoter has afforded him/her/ them the inspection of all the documents of title adverted to supra relating to the said plot as also that of the plans, design and specifications prepared by Architect including all such other and further

documents mandated by the RERA and the Rules and Regulations framed thereunder.

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AND WHEREAS The Purchaser/s has/have agreed and the Promoter has agreed to sell (on the basis of carpet area only) to the Purchaser/s, Flat bearing No. **B-1904** having a carpet area of **35.39** Sq. mtrs on the **19th** floor in the new building "**HAWARE ALTURA**" (hereinafter referred to as "the said flat") being constructed on the Project Land as shown in the typical floor plan being **Annexure - "G"** hereto.

N.B: The carpet area mentioned in the immediately preceding clause means the net useable floor area of the apartment/flat including the area covered by the internal walls.

AND WHEREAS the Purchaser/s has/have consented to the Promoter carrying out construction of additional floors with pro-rata FSI once the same is released by MHADA.

AND WHEREAS the Purchaser/s has/have agreed to pay **Rs.64,50,000/- (Rupees Sixty Four Lacs Fifty Thousand Only)** being the entire consideration of the said flat (on the basis of the carpet area alone) in accordance with the provisions of the RERA and Rules and Regulations framed thereunder. The Purchaser paid **Rs.6,45,000/- (Rupees Fourty Five Thousand Only)** (not exceeding 10% of the total consideration) as advance and **Rs.12,90,000/- (Rupees. Twelve Lacs Ninety Thousand Only)** upon the execution of this Agreement (being 20% of the entire consideration) and the balance amount shall be paid strictly in accordance with the progress of the as delineated in Schedule annexed hereto and marked as **Annexure - "I"**.



AND WHEREAS the authenticated copy of the plans and specifications of the flat agreed to be purchased by the Purchaser/s as sanctioned and approved by the MAHDA Authority is annexed hereto and marked as **Annexure - "H"**.

For M/S. HAWARE LEGACY

Proprietress

Purchaser

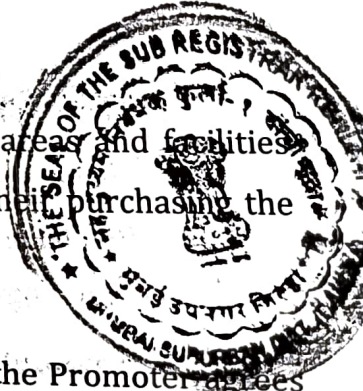
PROVIDED THAT except for such variations/additions/alterations/modifications as might be required to be carried out as per the requisition of the Government/Authorities, others shall be carried out, if so required, with the consent of the Purchasers in accordance with the mandate of the RERA and the Rules and Regulations framed thereunder.

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3. **SALE OF APARTMENT:** The Promoter hereby agrees to sell to the Purchaser/s (subject to the due and timely payment of the consideration and further subject to the due and proper performance and compliance of all the terms and conditions herein appearing by the Purchaser/s) and the Purchaser/s hereby agrees to purchase from the Promoter on the basis of carpet area only being **Flat No. B-1904** admeasuring **35.39 Sq. Mtrs.** carpet area (hereinafter referred to as "the said flat") located on the **19th Floor** of the Project to be known as "**Haware Altura**" being constructed on the said plot as per the Plan annexed hereto and marked **Annexure "H"** hereto.

Explanation:

The Purchaser/s shall have right to use common areas and facilities available in the building by virtue of his / her / their purchasing the said flat albeit only on the basis of carpet area.



The Purchaser/s hereby agree/s to purchase and the Promoter agrees to sell the tower Parking No. **NA** being constructed as per the approved plans.

4. **CONSIDERATION:**

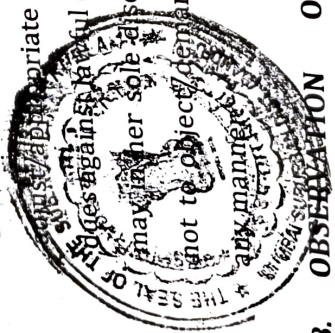
In consideration of the Promoter agreeing to sell the said flat on the basis of the carpet area only, the Purchaser/s has/have agreed to pay to the Promoter a lump sum price of **Rs.64,50,000/- (Rupees Sixty Four Lacs Fifty Thousand Only)** In consideration of the Promoter selling the Tower Parking No. **Nil** the Purchaser/s shall pay to the Promoter **Nil**.

For M/S. HAWARE LEGACY

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6. **CONFIRMATION OF THE CARPET AREA:** The Promoter shall confirm the final carpet area that has been allotted to the Purchaser/s after the construction of the Building is complete and the occupancy certificate is ~~approved~~ **approved** by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The **73000** total price payable for the carpet area shall be recalculated upon **1023** confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the carpet area allotted to Purchaser/s, the Promoter shall demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 4 of this Agreement.

7. **AUTHORISATION TO THE PROMOTER TO ADJUST PAYMENTS TOWARDS DUES:** The Purchaser/s authorizes the Promoter to make all payments made by him/her under any head(s) of the Agreement, appropriate all payments made by him/her name as the Promoter may in her sole discretion deems fit and the Purchaser/s undertake/s not to object/demand/direct the Promoter to adjust her payments in any manner.



8. **OBSERVATION OF THE TERMS/CONDITIONS OF THE DEVELOPMENT PERMISSIONS BY THE PROMOTER:** The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Purchaser/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

9. **TIME BEING OF THE ESSENCE:** The Promoter shall complete the construction of the Building within the time specified in clause 4 hereof. The Promoter shall be liable to pay interest on the amount of the purchase price not received by the Promoter at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the carpet area allotted to Purchaser/s, the Promoter shall demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 4 of this Agreement.

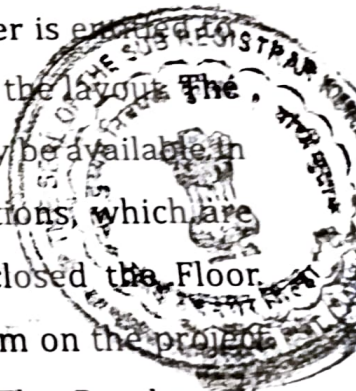
10. **FLOOR SPACE:** The Promoter shall be liable to pay interest on the amount of the purchase price not received by the Promoter at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the carpet area allotted to Purchaser/s, the Promoter shall demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 4 of this Agreement.

HAWARE ALI, BKA

9. **TIME BEING ESSENCE:** Time is essence for the Promoter as well as the Purchaser/s. The Promoter shall abide by the completing the project and handing over the Purchaser/s and the common areas to the Confirming Party after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 4 herein above ("Payment Plan").

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10. **FLOOR SPACE INDEX:** The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **945.88 square meters**. along with Fungible F.S.I. which yields total BUA of **7155.37 square meters** as is reflected from the area calculations shown on the amended sanctioned plans worked out for the time being in force .Due to the amendments in the DCR, the Promoter is entitled to pro-rata FSI up to **5.60** (individual incentive FSI) within the layout. The Promoter shall be entitled to the increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the **Floor Space Index of 7.564** as proposed to be utilized by them on the project land based on the DCR for the time being in force. The Purchaser/s has/have agreed to purchase the said Apartment in the project being carried out as per the FSI Rules in force as of date and any increase in the FSI as stated supra shall exclusively belong to the Promoter, which they can utilize by constructing additional building/wing on the said plot. The Purchaser irrevocably grants his consents and undertakes not to raise any objection to the Promoter utilizing the pro-rata and/or any additional F.S.I. on the said plot.



For M/S. HAWARE LEGACCY

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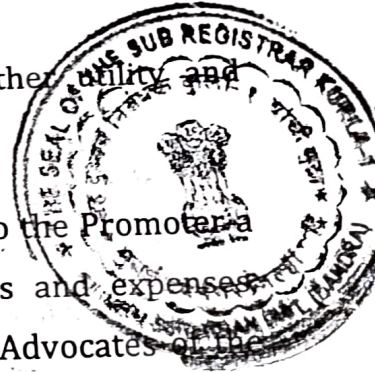
and all other expenses necessary and incidental to the management and maintenance of the said plot and the building to the Confirming Party. The Purchaser/s undertakes to pay to the Confirming Party provisional monthly contribution of Rs. NA per month towards the outgoings.

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23. **DEPOSITS:** The Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-

- i) Rs. NA for share money, application entrance fee of the Confirming Party.
- ii) Rs NA. for proportionate share of taxes and other charges/levies in respect of the Confirming Party.
- iii) Rs. NA for deposit towards provisional monthly contribution towards outgoings of the Confirming Party.
- iv) Rs NA for deposit towards Water, Electric, and other utility and services connection charges.

24. **LEGAL COST/CHARGES:** The Purchaser/s shall pay to the Promoter a sum of Rs. NA for meeting all legal costs, charges and expenses including professional costs of the Attorney-at-Law/Advocates of the Promoter.



25. **CHARGES PAYABLE TO THE MHADA FOR THE GRANT OF NOC ADMISSION OF THE PURCHASER AS MEMBER:** The Purchaser/s' shall pay the charges payable to the MHADA for grant of NOC for admission of the Purchaser/s as the member of the Confirming Party.

26. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:** The Promoter hereby represents and warrants to the Purchaser/s as follows:

- i. The Promoter has clear and marketable title with respect to the said plot as declared in the title report annexed to this agreement and have the requisite rights to carry out redevelopment upon the said plot and also have actual, physical and legal possession of the said

same shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

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39. **PRESENTATION OF THIS AGREEMENT & CONVEYANCE FOR REGISTRATION:** The Purchaser/s and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

40. **NOTICES:** That all notices to be served on the Purchaser/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

MR. RAVINDRA DAGADU ZANZANE & MR. CHETAN RAVINDRA ZANZANE & MR. ROHIT RAVINDRA ZANZANE

M-1/16, BEST Staff Colony, Anil Ubhare Marg, Ghatkopar, Mumbai-400 075

Email ID: rojotzanzane@gmail.com

M/S H AWARE LEGACCY

413-416, Vardhaman Market, Sector 17, Vashi, Navi Mumbai

Notified Email ID: accounts@haware.com

41. **INTIMATION OF CHANGE OF ADDRESS:** It shall be the duty of the Purchaser/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Purchaser/s, as the case may be.

42. **JOINT PURCHASER/S:** That in case there are Joint Purchaser/s all communications shall be sent by the Promoter to the Purchaser/s

For M/S. H AWARE LEGACCY

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MR. RAVINDRA DAGADU ZANZANE & MR. CHETAN ZANZANE & MR. ROHIT RAVINDRA ZANZANE

M-1/16, BEST Staff Colony, Anil Ubhare Marg, Ghatkopar, Mumbai - 400 075

Email ID: rojotzanzane@gmail.com

M/S H AWARE LEGACCY

413-416, Vardhaman Market, Sector 17, Vashi, Navi Mumbai

Notified Email ID: **accounts@haware.com**



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- 42. **JOINT PURCHASER/S:** That in case there are Joint Purchaser/s all communications shall be sent by the Promoter to the Purchaser/s

For M/S. HAWARE LEGACCY
[Signature]
Proprietress

[Signature]
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whose name appears first and at the address given by him/herself shall for all intents and purposes to consider as properly served to the Purchaser/s.

STAMP DUTY AND REGISTRATION CHARGES: The charges for stamp duty and Registration of this Agreement shall be borne by the Purchaser/s.

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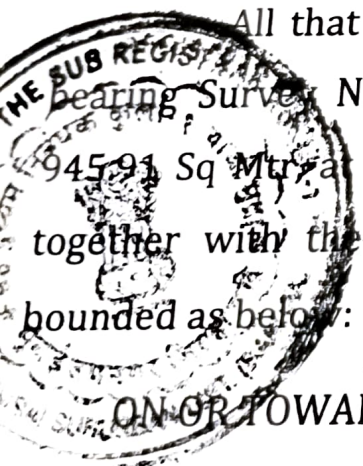
44. **DISPUTE RESOLUTION:** Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, the dispute shall be referred to the Authority as per the provisions of the Maharashtra Real Estate Regulatory Act, 2017 of the RERA and the Rules and Regulations, thereunder.

45. **GOVERNING LAW:** That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

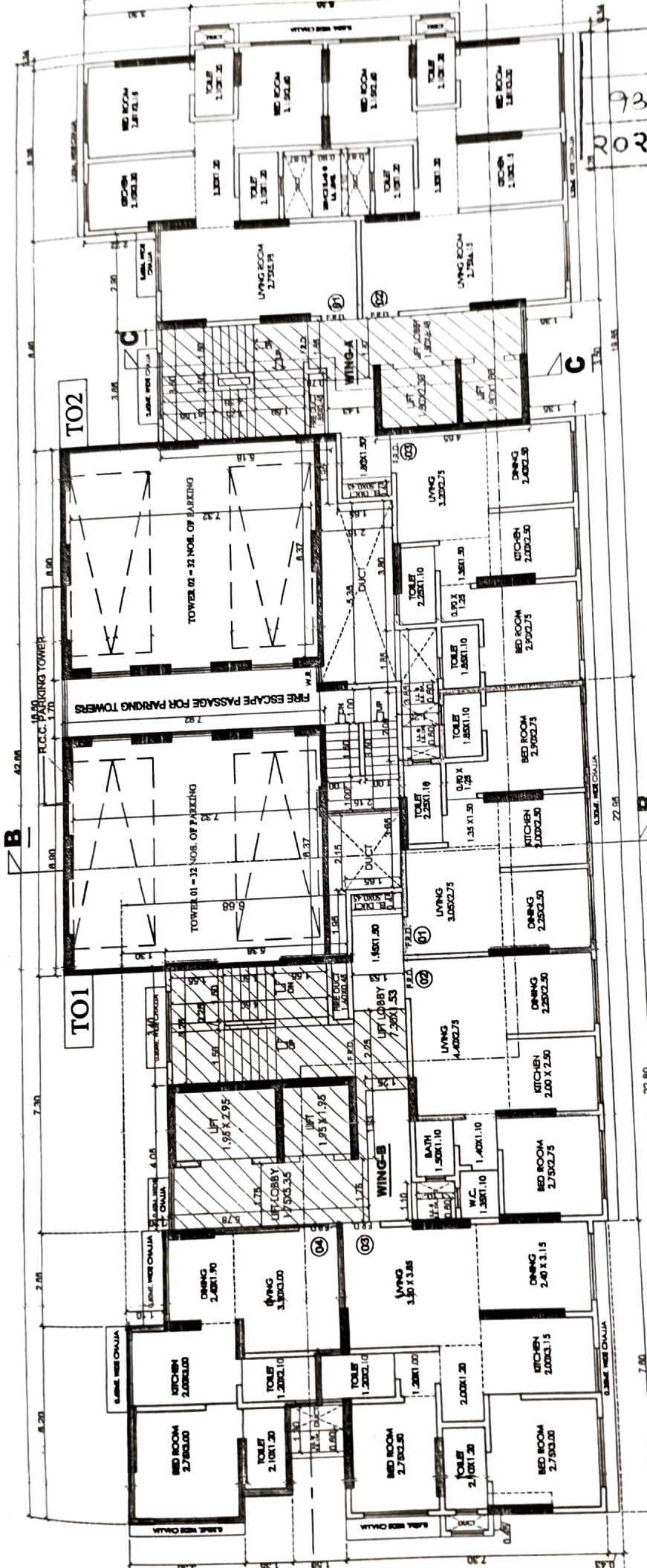
46. The Confirming Party hereby confirms this Agreement.

THE SCHEDULE ABOVE REFERRED PLOT

All that piece or parcel of land admeasuring about 945.91 sq.mts bearing Survey No. 113 (pt) and C.T.S. No. 356 Pt., admeasuring approximately 945.91 Sq Mtrs at Kannamwar Nagar - 1, Vikhroli (East), Mumbai 400 083 together with the building standing thereon being Building No. 51 and bounded as below:



- ON OR TOWARDS NORTH : Building No. 52
- ON OR TOWARDS SOUTH : 40'.00" Wide Road
- ON OR TOWARDS THE EAST : Building No. 49
- ON OR TOWARDS WEST : 40'.00" Wide Road



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Flat No- B-1904



TYPICAL FLOOR PLAN
(2ND TO 7TH, 9TH TO 14TH, 16TH TO 21ST FLOOR)
SCALE=1:100



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.)

FURTHER COMMENCEMENT CERTIFICATE

MH/EE/(BP)/GM/MHADA-9/605/2022/FCC/1/Amend

Date : 28 June, 2022

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To, The Secretary/Chairman, Kannamwar Nagar Swapna Safalya CHS Ltd.

Building No. 51, known as Kannamwar Nagar Swapna Safalya CHS Ltd. on plot bearing C.T.S. No. 356(pt.), S. No. 113(pt.) of Village Hariyali, situated at MHADA Kannamwar Nagar MHADA colony, Vikhroli (E), Mumbai - 400 083.

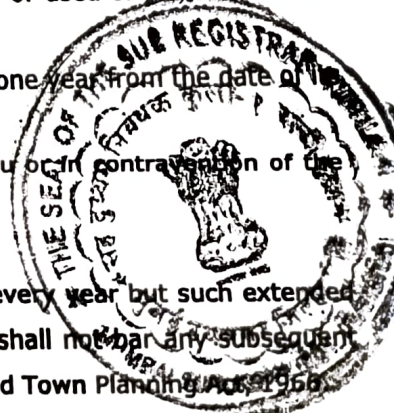
Sub : Proposed redevelopment of existing building No. 51, known as Kannamwar Nagar Swapna Safalya CHS Ltd. on plot bearing C.T.S. No. 356(pt.), S. No. 113(pt.) of Village Hariyali, situated at MHADA Kannamwar Nagar MHADA colony, Vikhroli (E), Mumbai - 400 083.

Dear Applicant,

With reference to your application dated 27 April, 2022 for development permission and grant of Further 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. 51, known as Kannamwar Nagar Swapna Safalya CHS Ltd. on plot bearing C.T.S. No. 356(pt.), S. No. 113(pt.) of Village Hariyali, situated at MHADA Kannamwar Nagar MHADA colony, Vikhroli (E), Mumbai - 400 083..

The Commencement Certificate/Building permission is granted on 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 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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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.
 - a. The development work in respect of which permission is granted under this certificate is not carried



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.)

FURTHER COMMENCEMENT CERTIFICATE

MH/EE/(BP)/GM/MHADA-9/605/2023/FCC/2/Amend

Date : 21 March, 2023 करल - १

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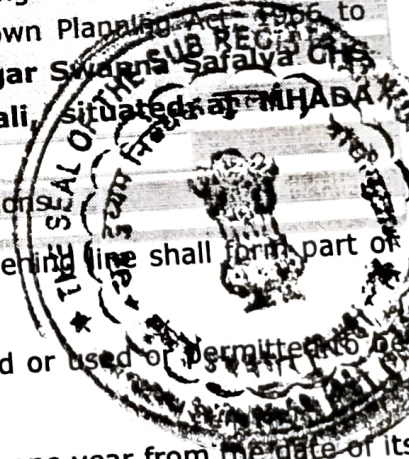
To, The Secretary/Chairman,
Kannamwar Nagar Swapna
Safalya CHS Ltd.

Building No. 51, known as
Kannamwar Nagar Swapna
Safalya CHS Ltd. on plot bearing
C.T.S. No. 356(pt.), S. No.
113(pt.) of Village Hariyali,
situated at MHADA Kannamwar
Nagar MHADA colony, Vikhroli
(E), Mumbai - 400 083.

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1. The land vacated in consequence of endorsement of the setback line / road widening 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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
 6. 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
a. The development work in respect of which permission is granted under this certificate is not carried out.

उपनिबंधक, सहकारी संस्था, म्हाडा

(मुंबई शहर, पूर्व उपनगरे व कोकण मंडळ कार्यक्षेत्र), कोकण गृहनिर्माण व क्षेत्रविकास मंडळ/म्हाडा, मुंबई - ४०००५९, यांचे कार्यालय, गृहनिर्माण भवन, पोटमाळा, रूम नं १७६, वांद्रे [पूर्व], मुंबई - ४०००५९

दुरध्वनी क्रमांक ०२२-६६४००००

जा.क्र. उपनि/सस/स.स/मुंशपूऊकॉम / बी - २ / १५६ / १

दिनांक :- ०२/०१/२०२०

विषय: - कन्नमवार नगर स्वप्न साफल्य को-ऑप हौसिंग सोसायटी लि., इमारत क्र. ५१, कन्नमवार नगर - १, विक्रोळी (पूर्व), मुंबई - ४०००८३ या संस्थेच्या पुनर्विकासाविषयक

करविशेष सर्व साधारण सभेचा अहवाल.

संदर्भ :- १)	संस्थेकडून या कार्यालयास दि. २३/१२/२०१९ रोजी प्राप्त झालेला प्रस्ताव.
२)	या कार्यालयाकडील प्राधिकृत अधिकारी नियुक्तीचे दि. ०४/०१/२०२० रोजीचे पत्र.
३)	प्राधिकृत अधिकारी यांनी या कार्यालयात दि. २२/०१/२०२० रोजी सादर केलेला अहवाल.

उपरोक्त नमुदप्रमाणे कन्नमवार नगर स्वप्न साफल्य को-ऑप हौसिंग सोसायटी लि., इमारत क्र. ५१, कन्नमवार नगर - १, विक्रोळी (पूर्व), मुंबई - ४०००८३ ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९(नॉदणीकृत गृहनिर्माण संस्था आहे. संस्थेने संदर्भ क्र. १ नुसार दिनांक संस्थेच्या इमारतीच्या पुनर्विकासाविषयक साधारण सभेस शासनाचे दि. ०४ जुलै २०१९ च्या परिपत्रकानुसार प्राधिकृत अधिकाऱ्याची नेमणूक करण्यात केलेली आहे. त्यानुसार या कार्यालयाने संदर्भ क्र २ नुसार दिनांक ०४/०१/२०२० रोजीच्या पत्रान्वये श्री. प्रमोद सहकारी अधिकारी श्रेणी - २ यांची प्राधिकृत अधिकारी म्हणून नेमणूक केलेली आहे. तदनंतर संस्थेने १९/०१/२०२० रोजी बोलाविलेल्या विशेष सर्व साधारण सभेस संबंधित प्राधिकृत अधिकारी यांनी उपस्थित अहवाल या कार्यालयास संदर्भ क्र. ३ नुसार दिनांक २२/०१/२०२० रोजी सादर केलेला आहे. सदर अहवालाचे करता, संस्थेत एकाच वेळी सभेची प्रतिका असून ४० सभासद आहेत. सदर संस्थेच्या सर्वसाधारण सभेस एकूण ४० सभासदांपैकी एकूण ४० सभासद उपस्थित होते. म्हणजेच एकूण सभासद संख्येच्या २/३ पेक्षा जास्त सभासद उपस्थित दि. १९/०१/२०२० रोजीच्या विशेष सर्व साधारण सभेत उपस्थित असलेल्या सभासदांना संस्थेच्या इमारतीच्या पुनर्विकासाविषयी संस्थेचे वतीने तसेच प्राधिकृत अधिकाऱ्याच्या वतीने शासनपरिपत्रकाची माहिती देण्यात आली आणि प्रक्रियेसंबंधी तसेच विकासाचे नेमणूकीसंबंधी ठराव मांडण्यात आला असता सदरच्या ठरावास एकूण ४० सभासद उपस्थित ४० सभासदांनी मे. हावरे लिगन्सी या विकासाच्या नियुक्तीस सर्वांनुमते मान्यता देण्याचा ठराव आलेला आहे. याबाबत उपरोक्त प्रमाणे परिस्थितीचे अवलोकन करता विशेष सर्वसाधारण सभेच्या निर्णयानुसार लिगन्सी यांच्या नियुक्तीस या कार्यलयाने हकत नाही.



(राजेंद्र गायकवाड)
उपनिबंधक,

(सहकारी संस्था, मुंबई शहर, पूर्व उपनगरे व कोकण मंडळ कोकण गृहनिर्माण व क्षेत्रविकास मंडळ/म्हाडा, मुंबई)

प्रति,
निवासी कार्यकारी अभियंता, मुंबई मंडळ.

पत्र :-

१) अध्यक्ष / सचिव, कन्नमवार नगर स्वप्न साफल्य को-ऑप हौसिंग सोसायटी लि., इमारत क्र. ५१, कन्नमवार विक्रोळी (पूर्व), मुंबई - ४०००८३.

२/- यांनी संस्थेच्या सभासदांचे लेखी संमतीपत्र निवासी कार्यकारी अभियंता, मुंबई मंडळ यांच्याकडे पाठविण्यात यावे.

२) मे. हावरे लिगन्सी

उपनिबंधक,

(सहकारी संस्था, मुंबई शहर, पूर्व उपनगरे व कोकण मंडळ कोकण गृहनिर्माण व क्षेत्रविकास मंडळ/म्हाडा, मुंबई)



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 9/ 6057201 - 9

Dated: 17 MAR 2021

Kannamwar Nagar Swapna Safalya Co. Op. Hsg. Soc. Ltd.
A. Holder M/s. HAWARE LEGACCY.
6, Vardhaman market, sector - 17,
Vashi, Navi Mumbai - 400705.

93002 for ey
2023

Subject: - Proposed redevelopment of existing building No. 51 known as
"Kannamwar Nagar Swapna Safalya Co. Op. Hsg. Soc. Ltd." on plot
bearing C.T.S. No. 356 (pt) of Village Hariyali, at Kannamwar Nagar
MHADA Layout, Vikhroli (E), Mumbai- 400083.

Reference: - Application of Architect dated 25/01/2020.

Dear Applicant,

With reference to your Notice U/s. 44/69 of MRTP Act 1966 submitted with
number No. Nil dtd. 15/12/2020 and delivered to MHADA on 23/12/2020 and the plans,
specifications and Description and further particulars and details of your
buildings at building No. 51 known as "Kannamwar Nagar Swapna Safalya CHS
Ltd." on plot bearing C.T.S. No. 356 (pt) of Village Hariyali, at Kannamwar
Nagar MHADA Layout, Vikhroli (E), Mumbai- 400 083 furnished to this office
under your letter, dated 25/01/2021, 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:-

**CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE
WORK.**

- That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
- That structural Engineer shall be appointed and supervision memo of as per
appendix- IX of D.C. Regulation - 5(3) (9) shall be submitted by him.

कालाजर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.

०२२-२६५१२०५८

TRUE COPY



Chhatrapati Shivaji Maharaj Bhavan, Kalanagar, Bandra (East), Mumbai - 400051.
Phone: 06405000
Fax No: 022-26592058
www.mhada.maharashtra.gov.in

महाराष्ट्र ग्रहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREADEVELOPMENT AUTHORITY

Building Permission Authority

Building Permission Cell, Greater Mumbai / MHADA
(A Designated Planning Authority for MHADA layouts constituted as per government
Regulation No. T.P.B./815/167/CR-51/2015/UD-11 DT. 23 May, 2018.)
COMMENCEMENT CERTIFICATE/Work Upto Plinth)

महाराष्ट्र
MHADA

No. MH/EE/(B.P.)/GMM/MHADA -9/605/2021

Date: 30 APR 2021

To
Kannamwar Nagar Swapna Safalya Co. Op. Hsg. Soc. Ltd.
P.A. Holder M/s. HAWARE LEGACCY.

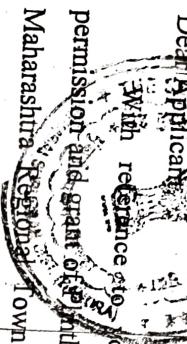
416, Vardhaman market, sector - 17,
Vashi, Navi Mumbai - 400705.

Sub:-Proposed redevelopment

of existing building No. 51, known as
356(pt.), S. No. 113(pt.) of Village Haryali, situated at MHADA
Kannamwar Nagar MHADA colony, Vikhroli (E), Mumbai - 400 083.

Ref
Permit issued by MHADA dated 17/03/2021.

Dear Applicant,



Application dated 01/04/2021.

With reference to your application dated 01/04/2021 for development
permission and grant of Commencement Certificate under section 44 & 69 of
Maharashtra Regional and 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 the Existing building No. 51 known as
Kannamwar Nagar Swapna Safalya CHS Ltd. on plot bearing C.T.S. No.
356(pt.), S. No. 113(pt.) of Village Haryali, situated at MHADA Kannamwar
Nagar MHADA colony, Vikhroli (E), Mumbai - 400 083.

The Commencement Certificate/Building Permit is granted subject to
compliance as mentioned in I.O.A. wref. No. EE/BP CELL/GMM/MHADA-
9/605/2021 dt. 17/03/2021 and following conditions.



ग्रहनिर्माण भवन, कलनगर, वॉर्ड (एच), मुंबई - ४०० ०५१.
दूरध्वनी : ६६४९०५००

दस्ता नं. : ०२२-२६५९२०५८

Gita Nitman Bhawan, Kalanagar, Bandra (East), Mumbai - 400 051.
Phone : 66495000
Fax No. 022-26592058
Website : www.mhadea.maharashtra.gov.in



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.)

FURTHER COMMENCEMENT CERTIFICATE

MH/EE/(BP)/GM/MHADA-9/605/2022/FCC/1/New

Date : 31 May, 2022

The Secretary/Chairman,
Kannamwar Nagar Swapna
Safalya CHS Ltd.

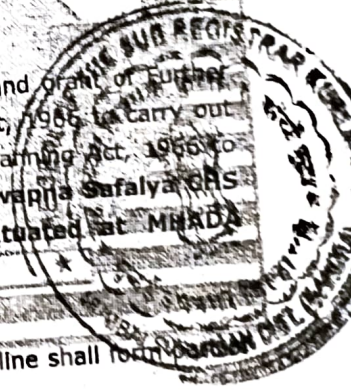
Building No. 51, known as
Kannamwar Nagar Swapna
Safalya CHS Ltd. on plot bearing
C.T.S. No. 356(pt.), S. No.
113(pt.) of Village Hariyall,
situated at MHADA Kannamwar
Nagar MHADA colony, Vikhroli
Mumbai - 400 083.

करल - १		
१३०५६	१२	२५
२०२३		

Sub : Proposed redevelopment of existing building No. 51, known as Kannamwar Nagar Swapna Safalya CHS Ltd. on plot bearing C.T.S. No. 356(pt.), S. No. 113(pt.) of Village Hariyall, situated at MHADA Kannamwar Nagar MHADA colony, Vikhroli (E), Mumbai - 400 083.

Applicant,

With reference to your application dated 27 April, 2022 for development permission and grant of Further 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 for proposed redevelopment of existing building No. 51, known as Kannamwar Nagar Swapna Safalya CHS Ltd. on plot bearing C.T.S. No. 356(pt.), S. No. 113(pt.) of Village Hariyall, situated at MHADA Kannamwar Nagar MHADA colony, Vikhroli (E), Mumbai - 400 083.



The Commencement Certificate/Building permission is granted on following conditions.

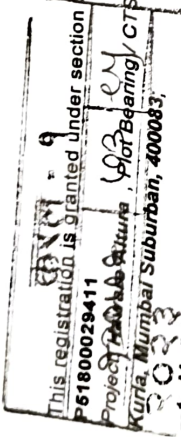
1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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.
 - a. The development work in respect of which permission is granted under this certificate is not carried



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

(See rule 6(a))


 This registration is granted under section 6 of the Act to the following project under project registration number: **P61800029411**
 Project of **Real Estate** for **Building/ C/F / Survey / Final Plot No.: 356 pt Sr. No. 113 Pt Building No. 51 at Kuria, Kuria, Mumbai Suburban, 400083.**

- Ms. Ms. Shivwata Saisih-Maware** and daughter of **Mr./Ms. HARISCHANDRA KISANRAO ROHANKAR** residing at **Thane, District: Thane, Pin: 400705**, situated in State of Maharashtra.

 - The 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;

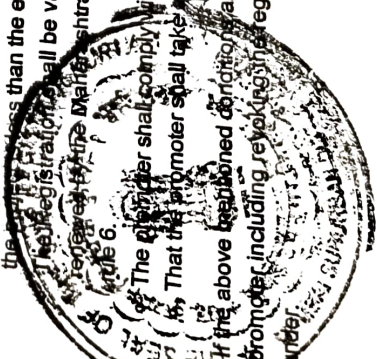
OR

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 certificate shall be valid for a period commencing from **29/05/2021** and ending with **30/04/2026** unless extended 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 Remanand Prabhu
 (Secretary, MahaRERA)
 Date: 29-05-2021 11:22:13

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

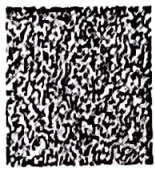
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No : 272277775-00010

To
Ravindra Dagadu Zanzane
रविंद्र दगडू झांझणे
S/O Dagadu Zanzane
Vajragad Chawk, Shivaji Chowk, Suryanagar,
VTC, Vahnedli(W)
District, Mumbai,
State Maharashtra, PIN Code 400083,
MNCNo: 996900975

65115455



आपका आधार क्रमांक / Your Aadhaar No. :

5669 3180 9106

मेरा आधार, मेरी पहचान



रविंद्र दगडू झांझणे
Ravindra Dagadu Zanzane
S/O Dagadu Zanzane
VTC, Vahnedli(W)
District, Mumbai

5669 3180 9106

मेरा आधार, मेरी पहचान

भारत सरकार
Unique Identification Authority of India

Government of India

Enrollment No : 272240795-000215

To
Rohit Ravindra Zanzane
S/O Ravindra Zanzane
Shivaji Chowk Vijaygad Chawl, B S Mang Suryanagar
Vahnedli(W)
Mumbai(Sub Urban)
Maharashtra 400083
9594304199
1008/2011

158720208



आपका आधार क्रमांक / Your Aadhaar No. :

5334 9085 3064

मेरा आधार, मेरी पहचान



रोहित रविंद्रा झांझणे
Rohit Ravindra Zanzane
DOB 15/12/1998
Mable

5334 9085 3064

मेरा आधार, मेरी पहचान

Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Enrollment No : 2722/42802/81568

To
Chetan Ravindra Zanzane
चेतन रविंद्र झांझणे
S/O Ravindra Zanzane,
L B S Xing,
34 Vijaygad chawl, Shivaji Chowk, Suryanagar
VTC, Vahnedli(W)
District, Mumbai,
State Maharashtra, PIN Code 400083
Mobile: 9969172245

74645762



आपका आधार क्रमांक / Your Aadhaar No. :

4403 9260 2178

माझे आधार, माझी ओळख



चेतन रविंद्रा झांझणे
Chetan Ravindra Zanzane
S/O Ravindra Zanzane
L B S Xing,
34 Vijaygad chawl, Shivaji Chowk, Suryanagar



आयकर विभाग
INCOME TAX DEPARTMENT

RAVINDRA DAGADU ZANZANE
CHETAN RAVINDRA ZANZANE

31/12/1995

ABHPZ1440P

ABHPZ1440P



भारत सरकार
GOVT. OF INDIA
आयकर विभाग
INCOME TAX DEPARTMENT
RAVINDRA DAGADU ZANZANE
DAGADU DHONDIBA ZANZANE
02/06/1965
AADPZ5635R

भारत सरकार
GOVT. OF INDIA
आयकर विभाग
INCOME TAX DEPARTMENT
RAVINDRA DAGADU ZANZANE
CHETAN RAVINDRA ZANZANE
31/12/1995
ABHPZ1440P



गुची क्र.2

द्वयम निवडक : सट्ट दिनि कर्ला 1

द्वयम क्रमांक : 13076/2023

नोंदणी :

Regn 63m

गावाचे नाव : हरियाली

दस्तावेजाचा प्रकार : करारनामा
 दाददादा : 6450000
 दादादादा भाव (भाहेपट्टयाच्या) : 5986401.96
 देवपट्टयाकार आकारणी देवा की पट्टेदार ते करावे)

भा.भापन.पोट्टिस्मा व धरत्रमाकर(असल्याम) 1) पानिकेचे नाव.Mumbai Ma.na.pa. इतर वर्णन :मदनिका नं. मदनिका नं -त्री/1904,त्री विंग, माळा नं. 19 वा मजला, इमारतीचे नाव: हावरे अल्लुगा,विल्डींग नं. 51, ब्लॉक नं: कन्नमवार नगर - 1,त्रिकोळी - पूर्व, रोड : मुंबई - 400083, इतर माहिती: मदनिकेचे क्षेत्रफळ 35.39 चौ. मी. रेग कारपेट((C.T.S. Number : 356 (पार्ट) ; Survey Number : 113(part) ;))

क्षेत्रफळ : 1) 38.92 चौ.मीटर

आकारणी किंवा जुडी देण्यात असेल तेव्हा. 1): नाव:-मे/ हावरे लेगसी तर्फे प्रोप्रा. उज्वला सतीश हावरे यांच्या तर्फे कु.मु. म्हणून मुहाम नेताजी कदम वय:-27, पत्ता:-प्लॉट नं: ऑफीस नं. 413 - 416, माळा नं: 4 था मजला, इमारतीचे नाव: वर्धमान मार्केट, ब्लॉक नं: वाशी, तवी मुंबई, रोड नं: सेक्टर 17,वाशी, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AAVPH2739Q

दस्तावेज करून देणा-या/निहून ठेवणा-या 2): नाव:-मान्यता देणार कन्नमवार नगर स्वप्न साफल्य को.ऑप.हौ.मोमा.लि. तर्फे कुलमुख्त्यार मे/ हावरे लेगसी गावाचे नाव किंवा दिवाणी न्यायालयाचा प्रोप्रा. उज्वला सतीश हावरे यांच्या तर्फे कु.मु. म्हणून मुहाम नेताजी कदम वय:-27; पत्ता:-प्लॉट नं: ऑफीस नं. 413 - 416, माळा नं: 4 था मजला, इमारतीचे नाव: वर्धमान मार्केट, ब्लॉक नं: वाशी, तवी, रोड नं: सेक्टर 17, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAVPH2739Q

नामा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता 1): नाव:-रेविंद्र दगडु झनझने वय:-58; पत्ता:-प्लॉट नं: एम-1/16, माळा नं: .. इमारतीचे नाव: वेस्ट स्टाफ कॉलनी, ब्लॉक नं: अनिल उभापरे मार्ग, घाटकोपर, रोड नं: .., महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:-AADPZ5635R

दस्तावेज करून घेणा-या पक्षकाराचे व किंवा 2): नाव:-चेतन रविंद्र झनझने वय:-28; पत्ता:-प्लॉट नं: एम-1/16, माळा नं: .. इमारतीचे नाव: वेस्ट स्टाफ कॉलनी, ब्लॉक नं: अनिल उभापरे मार्ग, घाटकोपर, रोड नं: .., महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-ABHPZ1440P

न्यायालयाचा हक्कनामा किंवा आदेश न्यायस,प्रतिवादिचे नाव व पत्ता 3): नाव:-गेहित रविंद्र झनझने वय:-25; पत्ता:-प्लॉट नं: एम-1/16, माळा नं: .. इमारतीचे नाव: वेस्ट स्टाफ कॉलनी, ब्लॉक नं: अनिल उभापरे मार्ग, घाटकोपर, रोड नं: .., महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-ABZPZ2061L

दस्तावेज करून दिल्याचा दिनांक : 01/07/2023

दस्त नोंदणी केल्याचा दिनांक : 01/07/2023

अनुक्रमांक,खंड व पृष्ठ : 13076/2023

वाज्यभावाप्रमाणे मद्रांक शुल्क : 387000

वाज्यभावाप्रमाणे नोंदणी शुल्क : 30000

शेराग

वाकनामाठी विचारान घेतलेला तपशील:-

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

मुलभ व्यवहारासाठी नागरिकांचे मक्षमीकरण

दस्तावेज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेम पाठविणेत आलेला आहे.

आता हे दस्तावेज दाखल करण्यासाठी कार्यालयान स्वतः जाणेची आवश्यकता नाही.

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मूची क्र.2

दफ्तरी क्रमांक: गज ६३ म १
गज क्रमांक: 13076/2023
नोदणी:
Regn 63m

गावाचे नाव: हरियाली

विषय	कगारनामा
कगारनामा	6450000
हातारनामा (भाडेपट्ट्याच्या निवडणुकांकर आकारणी देणे की पट्टेदार ने देणे)	5986401.96
हातारनामा व घटकमाक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन: मदनिका नं. मदनिका नं -बी/1904, श्री विंग, माळा नं. 19 वा मजला, इमारतीचे नाव: हावरे अल्लुग, विल्डींग नं. 51, ब्लॉक नं: कन्नमवार नगर - 1, विक्राळी - पूर्व, रोड नं: मुंबई - 400083, इतर माहिती: मदनिकेचे क्षेत्रफळ 35.39 चौ. मी. रेग कार्पेट ((C.T.S. Number : 356 (पार्ट) ; Survey Number : 113(part) ;))
उच्चकट	1) 38.92 चौ.मीटर
कारणी किंवा जुडी देण्यात असेल तेव्हा.	
उच्चकट करून देणा-या/निहून ठेवणा-या नाचे नाव किंवा दिवाणी न्यायालयाचा नाव किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे/ हावरे लेगसी तर्फे प्रोप्रा. उज्वला सतीश हावरे यांच्या तर्फे कु.मु. म्हणून सुहास नेताजी कदम वय:-27; पत्ता:-प्लॉट नं: ऑफीस नं. 413 - 416, माळा नं: 4 था मजला, इमारतीचे नाव: वर्धमान मार्केट, ब्लॉक नं: वाशी, नवी मुंबई, रोड नं: मेक्टर 17, वाशी, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AAVPH2739Q 2): नाव:-मान्यता देणार कन्नमवार नगर स्वप्न साफल्य को.ऑप.हौ.सोया.लि. तर्फे कुलमुखन्यार मे/ हावरे लेगसी प्रोप्रा. उज्वला सतीश हावरे यांच्या तर्फे कु.मु. म्हणून सुहास नेताजी कदम वय:-27; पत्ता:-प्लॉट नं: ऑफीस नं. 413 - 416, माळा नं: 4 था मजला, इमारतीचे नाव: वर्धमान मार्केट, ब्लॉक नं: वाशी, नवी, रोड नं: मेक्टर 17, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAVPH2739Q
उच्चकट करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हक्कनामा किंवा आदेश प्रतिवादिचे नाव व पत्ता	1): नाव:-रविंद्र दगडु झनझने वय:-58; पत्ता:-प्लॉट नं: एम-1/16, माळा नं: .. इमारतीचे नाव: वेस्ट म्याफ कॉलनी, ब्लॉक नं: अनिल उभारे मार्ग, घाटकोपर, रोड नं: .., महाराष्ट्र, मुंबई. पिन कोड:-400075 पॅन नं:-AADPZ5635R 2): नाव:-चेतन रविंद्र झनझने वय:-28; पत्ता:-प्लॉट नं: एम-1/16, माळा नं: .. इमारतीचे नाव: वेस्ट म्याफ कॉलनी, ब्लॉक नं: अनिल उभारे मार्ग, घाटकोपर, रोड नं: .., महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-ABHPZ1440P 3): नाव:-रोहित रविंद्र झनझने वय:-25; पत्ता:-प्लॉट नं: एम-1/16, माळा नं: .. इमारतीचे नाव: वेस्ट म्याफ कॉलनी, ब्लॉक नं: अनिल उभारे मार्ग, घाटकोपर, रोड नं: .., महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-ABZPZ2061L
उच्चकट करून दिल्याचा दिनांक	01/07/2023
नोदणी केल्याचा दिनांक	01/07/2023
उच्चकट व पृष्ठ	13076/2023
भावाप्रमाणे मूद्राक शुल्क	387000
भावाप्रमाणे नोदणी शुल्क	30000

विचारात घेतलेला तपशील:-

कार्याना निवडलेल्या अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.