

Receipt (pavti)

323/6189

पावती

Original/Duplicate

Friday, June 09, 2023

नोंदणी क्र.: 39M

2:11 PM

Regn.: 39M

पावती क्र.: 6730

दिनांक: 09/06/2023

गावाचे नाव: बांद्रा

दस्तावेजाचा अनुक्रमांक: वदर4-6189-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: राजेश भास्कर जाधव

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

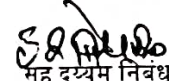
₹. 2660.00

पृष्ठांची संख्या: 133

DELIVERED

एकूण:

₹. 32660.00

आपणाम मूल दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:30 PM ह्या वेळेस मिळेल.
सह. दुय्यम निबंधक, अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा

वाजार मूल्य: ₹. 21660976.055 /-

मोवदला ₹. 22872340/-

भरलेले मुद्रांक शुल्क: ₹. 1372900/-

सह. दुय्यम निबंधक, अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: ₹. 660/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0806202322483 दिनांक: 09/06/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0806202322386 दिनांक: 09/06/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003298141202324E दिनांक: 09/06/2023

बँकेचे नाव व पत्ता:

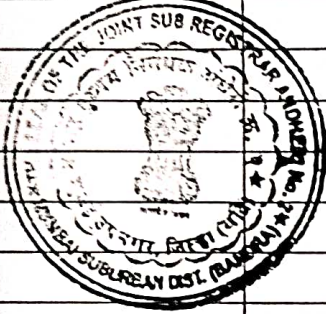

DELIVERED



CHALLAN
MTR Form Number-6



GRN	MH01787893902223E	BARCODE	[Barcode]				Date	29/03/2023-21:05:53		Form ID	25 2	
Department	Inspector General Of Registration			Payer Details								
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)								
Office Name	BDR4_JT SUB REGISTRAR ANDHERI 2			PAN No (If Applicable)	AAACL6316R							
Location	MUMBAI			Full Name	LEO INFRASTRUCTURE PVT LTD							
Year	2022-2023 One Time			Flat/Block No.	FLAT NO. 2001 A WING LEO EMINENCE							
Account Head Details			Amount In Rs.	Premises/Building								
000045501	Sale of Non-Judicial Stamp		1372900.00	Road/Street	BANDRA EAST							
				Area/Locality	MUMBAI							
				Town/City/District								
				PIN		4	0	0	0	5	1	
				Remarks (If Any)	PAN2=ABSPJ3136F--SecondPartyName=RAJESH JADHAV-							
				Amount In	Thirteen Lakh Seventy Two Thousand Nine Hundred Ru							
Total			13,72,900.00	Words	pees Only							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN	Ref. No.	69103332023033010637		724789107				
Cheque/DD No.				Bank Date	RBI Date	30/03/2023-01:24:19		Not Verified with RBI				
Name of Bank				Bank-Branch	IDBI BANK							
Name of Branch				Scroll No. , Date	Not Verified with Scroll							



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8104127845

सदर चलान केवल दफ्तर निबंधक कार्यालयत मोदणी कचवयाच्या दस्तासाही लागू आहे. मोदणी न कचवयाच्या दस्तासाही सदर चलान लागू नाही.

बदर-४		
६१८८	३	१३३
२०२३		
Print Date 30-03-2023 01:24:30		

AGREEMENT FOR SALE OF PREMISES

BETWEEN

M/S. LEO INFRASTRUCTURES PRIVATE LIMITED

&

Mr. Rajesh Bhaskar Jadhav & Mrs. Yogita Rajesh Jadhav
(THE PURCHASER/S)

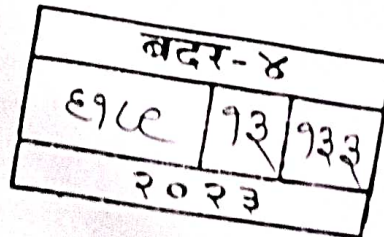
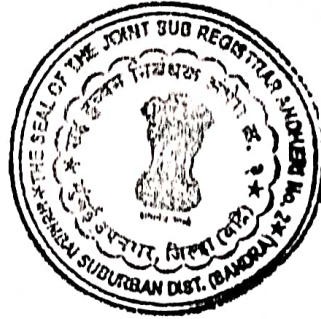
WING A

FLAT NO. 2001

20th FLOOR

Leo Eminence
Building No. 67 & 68, Gandhi Nagar, Bandra (East), Mumbai - 400 051

09, 06, 2023



AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai on this 09th day of June 2023.

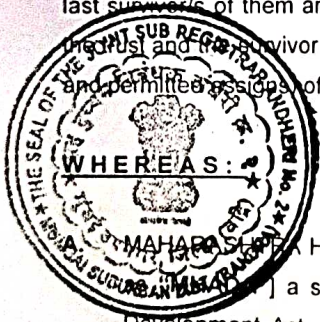
BETWEEN

Rahul

LEO INFRASTRUCTURE PVT. LTD., a Company registered under Indian Companies Act, 1956 having its office at C-104, Chanakya, New Link Road, Mahavir Nagar, Kandivali West, Mumbai - 400 067; hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its Successor/s and permitted assigns) of the ONE PART;

AND

Mr. Rajesh Bhaskar Jadhav & Mrs. Yogita Rajesh Jadhav, having his/her/its/their address at Atlas C/601, Lodha Paradise, Majiwada, Thane - West, Thane - 400 601, hereinafter referred to as "the PURCHASER/S", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the heirs, executors, administrators and permitted assigns of the OTHER PART



WHEREAS :

MAHARASHTRA HOUSING & AREA DEVELOPMENT, [for brevity sake hereinafter referred to as "MHADA"] a statutory corporation constituted under the Maharashtra Housing and Area Development Act, Rules and Bye-Laws 1976 (Mah XXVII of 1977) having its office at Griha Nirman Bhavan, Kalanagar, Bandra East, Mumbai 400051 is the owner of the land admeasuring about 763.49 sq. mtr. and also the owner of the land admeasuring about 635.50 sq. mtr. both lands situated at Survey No. 341 (pt.), CTS 635 (pt.), Village Bandra East and part of the Gandhinagar Layout of the said MHADA hereinafter referred to as "the said Land".

खदर-४
B. The said MHADA in pursuance of the Scheme of the Government built Building No. 68 on the said Lane consisting of 30 Identical tenements each admeasuring 19.72 sq. mtr. of carpet area
The said 30 units of the Building No. 68 were sold/allotted by the said MHADA to individual members, who amongst themselves formed the Gandhinagar Shri Ganesh Co-operative Housing Society Ltd., (hereinafter referred to as "the First Society") a co-operative society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, under registration No. BOM/[W.H.E.]/HSG(OH) 1325/84/85.

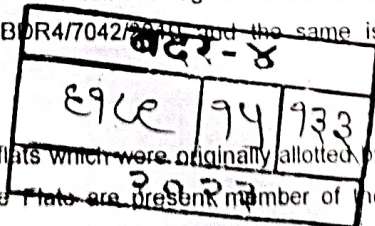
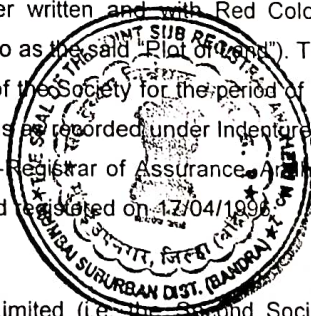
C. The said MHADA in pursuance of the Scheme of the Government built Building No. 67 on the said Land consisting of 24 Identical tenements each admeasuring 25.37 sq. mtr. of carpet area The said 24 units of the Building No. 67 were sold/allotted by the said MHADA to individual

RJP

2 *Rahul* *Yogita*

members, who amongst themselves formed the Gandhinagar Jalkiran Co-operative Housing Society Ltd., (hereinafter referred to as "the Second Society") a co-operative society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, under registration No. BOM/HSG/7767/1982-83 dated 19/01/1982.

- D. Pursuant to two separate Lease Deeds dated 01/06/1994 and 26/05/2010 made between said MHADA (therein referred to as "The Lessors") and the First Society and the Second Society respectively; the MHADA had demised unto the First Society, the land bearing C.T.S. No. 341(Part), C.T.S. No. 635(Part), Village Bandra (East) admeasuring about 763.49 Sq. Mtrs (781.62 sq. mtr. As per Demarcation Plan carried out by MHADA dated 13/09/2011) and the MHADA had demised unto the Second Society, the land bearing C.T.S. No. 341(Part), C.T.S. No. 635(Part), Village Bandra (East) admeasuring about 526.89 Sq. Mtrs (635.50 sq. mtr. as per Demarcation Plan carried out by MHADA dated 13/09/2011) and that both the Lease Deed were duly registered as per the details provided hereinafter; Both the said Lease Deeds are valid and subsisting.
- E. The Gandhi Nagar Shri Ganesh Co-operative Housing Society Limited (i.e. the First Society referred hereinabove) is lessee of MHADA with respect to Plot of land admeasuring about 763.49 Sq. Mtrs (781.62 sq. mtr. as per Demarcation Plan carried out by MHADA dated 13/09/2011) bearing C. S. No. 341(Part), CTS No. 635(Part), Village Bandra (East), Taluka – Andheri, District Mumbai Suburban situate at Gandhi Nagar, Bandra (East), Mumbai 400 051 more particularly described in the **First Schedule** hereunder written and with Red Colour Boundary Line on a Plan annexed hereto (hereinafter referred to as the said "Plot of Land"). The MHADA has granted Lease of the said Plot of Land in favour of the Society for the period of 99 years commencing from 01/04/1980 on the terms and conditions as recorded under Indenture of Lease dated 01/06/1994 and the same is registered with Sub-Registrar of Assurance, Andheri Taluka under Sr. No. P-3419-1994 and the same is indexed and registered on 12/04/1994.
- F. The Gandhi Nagar Jalkiran co-operative Housing Society Limited (i.e. the Second Society referred hereinabove) is lessee of MHADA with respect to Plot of land admeasuring about 635.50 Sq. Mtrs bearing C. S. No. 341(Part), CTS No. 635(Part), Village Bandra (East), Taluka – Andheri, District Mumbai Suburban situate at Gandhi Nagar, Bandra (East), Mumbai 400 051 more particularly described in the **First Schedule** hereunder written and with Red Colour Boundary Line on a Plan annexed hereto and marked as **Annexure "1"** (hereinafter referred to as the said "Plot of Land"). The MHADA has granted Lease of the said Plot of Land in favour of the Society for the period of 99 years commencing from 01/04/1980 on the terms and condition as recorded under Indenture of Lease dated 26/05/2010 and the same is registered with Sub-Registrar of Assurance, Andheri Taluka under Sr. No. BDR4/7042/2010 and the same is indexed and registered on 28/07/2010.
- G. The Building of the First Society consists of 30 residential flats which were originally allotted by the MHADA to various occupants. The Occupants of the Flats are present member of the Society and MHADA has vide Sale Deed dated 01/06/1994 sold and transferred the building structure standing on the said plot of land for the consideration and on the terms and condition as mentioned therein. The said Sale Deed is duly registered with Sub-registrar of Assurance, Andheri Taluka under Sr. No. P-3417-1994 and the same is indexed and registered on



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Society, Limited Company, Association of Persons, and any other organization or body corporate as permissible under law. It is expressly agreed that the Developers shall form or cause to be formed any such organization and/or organization as they deem fit and proper.

57. In this Agreement unless there is anything inconsistent with or repugnant to the subject or context :-

- (a) SINGULAR shall include PLURAL and vice versa and
- (b) MASCULINE shall include FEMINE and vice versa.

58. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser, by registered post A.D. or under the certificate of posting or by courier service at his/her address specified below :

M/S. Leo Infrastructure Pvt. Ltd.
C – 104, Chanakya, New Link Road,
Mahavir Nagar, Kandivali (West),
Mumbai – 400067.



59. The Purchaser hereby declares that he/she/they has/have gone through the Agreement and all the documents related to the said property and the premises purchased by the Purchaser and has expressly understood the contents, terms and conditions of the same and the Purchaser after being fully satisfied has entered into this agreement.

60. The Purchaser agrees and accepts that if the RERA carpet area of the premises is found to be less up to 3% for whatsoever reason, the Purchaser shall not complain for the said reduction. The Purchaser will accept such reduced area and the Developer shall not compensate in any form for such reduced area. Similarly if the carpet area of the premises is found to be more up to 3% for whatsoever reason, the Purchaser shall not complain for the said increase. The Purchaser will accept such increased area and shall pay proportionately for such increased area at the market rate prevalent at the time of taking possession.

61. Any dispute between the Parties hereto shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

62. 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 and the courts in Mumbai will have the jurisdiction for this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the First Property)

बंदर-४		
६१८	४	१३३
२०२३		

ALL THAT piece or parcel of Plot of Land admeasuring 763.49 Sq. Mtrs. bearing C.T.S. No. 341 (part), C.T.S. No. 635 (Part) of Village Bandra East, Taluka- Andheri, District Mumbai Suburban situated, lying and being at Building No. 68 known as Shri Ganesh of Gandhi Nagar Shri Ganesh CHSL, Gandhi Nagar, Bandra East, Mumbai – 400 051 and bounded as follows :-

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On or towards East : by Building No. 67
 On or towards West : by D. P. Road
 On or towards North : by 9 mtrs. D. P. Road
 On or towards South : by Building No. 64

(Description of the Second Property)

ALL THAT piece or parcel of Plot of Land admeasuring 635.50 Sq. Mtrs. bearing C.T.S. No. 341 (part) C.T.S. No. 635 (Part) of Village Bandra East, Taluka- Andheri, District Mumbai Suburban situated lying and being at Building No. 67 known as Jalkiran of Gandhi Nagar Jalkiran CHSL, Gandhi Nagar Mumbai - 400 051 and bounded as follows :-



On or towards East : by 18 Mtrs. D. P Road
 On or towards West : by Building No. 68
 On or towards North : by 9 mtrs. D. P. Road
 On or towards South : by Building named '51 East'

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said Flat and the said car Park/s together known as the said Premises)

A Residential Flat bearing No. 2001 admeasuring 668 sq. ft. RERA carpet area as per the said Act on the 20th floor in the A Wing of the proposed new building to be named as "Leo Eminence" together with the right to use 1 car parking spaces in Car Parking Tower area of the said New Building to be constructed on the Plot more particularly described in the First Schedule hereinabove written.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Wing Amenities)

- Staircase
- Decorated Entrance Lobby finished with marble
- Lift Lobby
- High speed elevators of Otis/ThyssenKrupp/Schindler or equivalent make
- Advanced Fire-fighting system

बंदर-४		
एग्ले	७२१३३	
२०२३		

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Real Estate Project Amenities)

- Air-conditioned fitness center with equipped gymnasium
- Swimming pool with sit out deck
- Indoor games room
- Yoga/meditation space
- Senior citizen's nook
- Children's play area with various equipment's
- Landscaped party lawn
- BBQ Pit and outdoor party catering area
- Amphitheatre/Relaxation area
- Society Office
- Well-designed entrance Gates

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09/06/2023

सूची क्र.2

दुय्यम निबंधक : सह. दु.नि. अंधेरी 2

दस्त क्रमांक : 6189/2023

नोंदणी :

Regn.63m

गावाचे नाव : वांद्रा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	22872340
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21660976.055
(4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: फ्लॅट नं 2001,20 वा मजला, ए -व्हिंग, लियो एमिनेन्स बिल्डींग, बिल्डींग नं 68, श्री गणेश ऑफ गांधी नगर श्री गणेश सीएचएस लिमिटेड व बिल्डींग नं 67, जलकिरण ऑफ गांधी नगर जलकिरण सीएचएस लिमिटेड, गांधी नगर, वांद्रा पूर्व मुंबई- 400051.1 कार पार्किंग सहित. सदर मिळकतीचे मोजे वांद्रा पूर्व, सि टी एस नं. 341 (पार्ट), 635 (पार्ट), सदर सदनिकेचे क्षेत्रफळ 668 चौ फूट रेरा कारपेट . व दस्तात नमुद केल्याप्रमाणे. ((C.T.S. Number : 341 (पार्ट), 635 (पार्ट) ;))
(5) क्षेत्रफळ	1) 68.29 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:- लियो इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड चे संचालक नितिन चंद्रकांत पटेल तर्फे कबुली जवाबामाठी कु मु म्हणून- हितेश जी ठक्कर वय:-52; पत्ता:- प्लॉट नं: ऑफिस नं सी -104, माळा नं: -, इमारतीचे नाव: चाणक्य, ब्लॉक नं: कांदिवली पश्चिम, मुंबई,, रोड नं: न्यू लिंक रोड, महावीर नगर,, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AAACL6316R 2): नाव:- लियो इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड चे अॅधोराईज सिग्रेटरी प्रभातचंद्र सवाईलाल जैन तर्फे कबुली जवाबामाठी कु मु म्हणून- हितेश जी ठक्कर वय:-52; पत्ता:- प्लॉट नं: ऑफिस नं सी -104, माळा नं: -, इमारतीचे नाव: चाणक्य,, ब्लॉक नं: कांदिवली पश्चिम, मुंबई,, रोड नं: न्यू लिंक रोड, महावीर नगर, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AAACL6316R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- राजेश भास्कर जाधव वय:-53; पत्ता:- प्लॉट नं: फ्लॅट नं सी/601, माळा नं: -, इमारतीचे नाव: अॅटलास लोडा पॅराडाईज, ब्लॉक नं: ठाणे पश्चिम, रोड नं: माजीवाडा, महाराष्ट्र, THANE. पिन कोड:-400601 पॅन नं:-ABSPJ3136F 2): नाव:- योगिता राजेश जाधव वय:-47; पत्ता:- प्लॉट नं: फ्लॅट नं सी/601, माळा नं: -, इमारतीचे नाव: अॅटलास लोडा पॅराडाईज, ब्लॉक नं: ठाणे पश्चिम, रोड नं: माजीवाडा, महाराष्ट्र, THANE. पिन कोड:-400601 पॅन नं:-ADGPJ6433P
(9) दस्तऐवज करून दिल्याचा दिनांक	09/06/2023
(10) दस्त नोंदणी केल्याचा दिनांक	09/06/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6189/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1372900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any other authority notified to it.



सह. दुय्यम निबंधक, अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा

Annexure - 5



Building Permission Cell, Greater Mumbai / MHADA

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

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-94/1024/2022/CC/1/New

Date : 24 May, 2022

To

M/S LEO Infrastructure Pvt.Ltd.
CA to Owner Jaikiran CHSL &
Shri Ganesh CHSL

Gandhi Nagar at MHADA layout,
Bandra (East) Mumbai-400051.

Sub : Proposed redevelopment of existing building no 67& 68 society known as Gandhi Nagar Jaikiran CHSL & Gandhi Nagar Shri Ganesh CHSL CTS No 635(pt.) survey No 341, Village Bandra East, Gandhi Nagar MHADA Layout Bandra (East) Mumbai 400051.

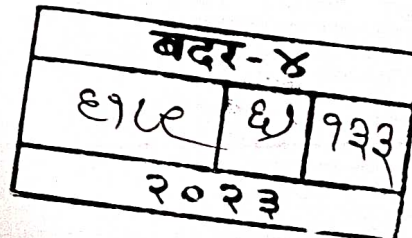
Dear Applicant,

With reference to your application dated 08 March, 2022 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of existing building no 67& 68 society known as Gandhi Nagar Jaikiran CHSL & Gandhi Nagar Shri Ganesh CHSL CTS No 635(pt.) survey No 341, Village Bandra East, Gandhi Nagar MHADA Layout Bandra (East) Mumbai 400051.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A, u/ref. No. MH/EE/(BP)/GM/MHADA-94/1024/2021/IOA/1/Old dt. 07 January, 2022 and following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate liable to be revoked by the VP & CEO, MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.

Page 1 of 2



c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud, misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

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

8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

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

This CC is valid upto 23 May, 2023

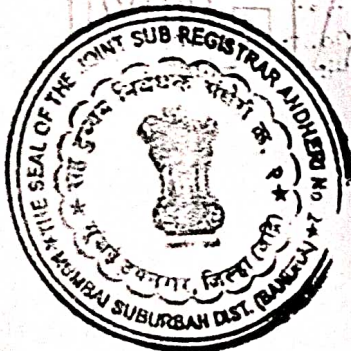
Remarks : This C.C. has granted upto Top of Plinth level as per approved phase -I program vide dated-12.05.2022 and as per approved IOA plan dtd. 17/01/2022.

Copy submitted in favour of information please

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

Copy to :-

4. EE Bandra Division / MB.
5. A.E.W, W H East Ward MCGM.
6. A.A. & C H East Ward MCGM
7. Architect / LS - Jitendra Govind Dewoolkar.
8. Secretary Gandhi Nagar Jaikiran CHSL & Gandhi Nagar Shri Ganesh CHSL.



Name : Dinesh D Mahajan
Designation : Executive Engineer
Organization : P&C
Date : 24-May-2022

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

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800046335

Project: **LEO EMINENCE, Plot Bearing / CTS / Survey / Final Plot No.: CTS NO. 635 (Pt), Survey No. - 34th Andheri, Andheri, Mumbai Suburban, 400051;**

1. **Leo Infrastructure Private Limited** having its registered office / principal place of business at **Tehsil: Borivli, District: Mumbai Suburban, Pin: 400067.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5.

OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **22/06/2022** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vaasan Pramanand Prabhu
(Secretary, MahaRERA)
Date: 12-07-2022 11:03:52

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

Dated: 22/06/2022
Place: Mumbai

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