

SRA/ENG/3809/GS/ML/AP 14 JUN 2018

This C.C. is re-endorsed upto the Plinth level (including 3 level basement + 1st to 6th level Podium for Parking + ~~7th~~ <sup>7th</sup> to ~~9th~~ <sup>9th</sup> Amenity ~~floor~~ floors) to the Sale Building HO-1 under reference, as per Amended Plans issued under No. SRA/ENG/3809/GS/ML/AP dated 14/06/2018.

*R. V. Kulkarni*  
Executive Engineer  
Mumbai Rehabilitation Authority

11 FEB 2020  
SRA/ENG/3809/GS/ML/AP

This C.C. is Re-endorsed upto the Plinth level including 2 level basement + Ground + 1st to 6th level podium for parking to the Sale Building No. 1 under reference, as per Amended Plan issued under No. SRA/ENG/3809/GS/ML/AP dtd. 07/02/2020.

*F. P. Patil*  
11/02/2020  
Executive Engineer  
Mumbai Rehabilitation Authority



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FIFTH SCHEDULE

Sr. No.	Terms and Expressions	Meaning
1	Project	North Tower - Tower 3, Piramal Mahalaxmi
2	Building/Wing	North Tower - Tower 3 (Tower 3 as defined in the sanctioned plan as approved by MCGM/SRA)
3.	The said Flat	Flat No. 903 admeasuring about 67.35 sq mtr (as defined under the provisions of RERA) equivalent to approximately 725.00 sq ft carpet area on the 9 <sup>th</sup> habitable floor of the said Building along with dry balcony area admeasuring 2.42 sq.mtr.
4.	The Sale Consideration	Rs. 2,98,41,720/- (Rupees Two Crores Ninety Eight Lakhs Forty One Thousand Seven Hundred Twenty Only)
5.	Number of the Car Parking Space(s)	1 (One)
6.	Name of the Account for payment of Sale Price	PIRAMAL OMKAR MAHALAXMI NT RRPPL North Tower Collection A/c
7.	Address of the Purchaser/s for the purposes of this Agreement	A/2, 14 <sup>th</sup> Floor, Matru Ashish, Nepean sea Road, Opp Russain Consulate, Malabar Hill, Mumbai - 400 006
8.	Permanent Account Number	Developer's PAN : AAGCG0288B, AACCO0277C Purchaser/s PAN : AAPPW5389K, AGCPA1315Q



पत्रांक - ४
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*(Signature)*

*(Signature)*



**SLURM REHABILITATION AUTHORITY**

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No SRA/ENG/3809/GS/ML/AP 2 1 DEC 2017  
COMMENCEMENT CERTIFICATE

TO: M/s. Lmkar Realtors Projects Pvt.Ltd. **SALE BLDG.No.1**

Lmkar Square, Off Eastern Express Highway,  
Opp. Sion Chunnabhatti Signal,  
Sion (East), Mumbai-400 022.

Sr With reference to your application No. 1049 dated 06/12/2016 for Development

Permission and grant of Commencement Certificate under section 44 & 65 of the 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 plot No. ---  
Cite No- C.S. No. 1 (pt) & 2 (pt) of Lower Parel Div., In G/South  
ward at G. B. Sakpal Marg, Dhobighat, Sion, Mumbai-400 011.

of Village --- T.P.S. No. ---  
ward G/South Situated at G.B.Sakpal Marg, Dhobighat

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
U/R No SRA/ENG/2800/GS/ML/LI dt 11/11/2016  
IDA/U/R No SRA/ENG/3809/GS/ML/AP dt 27/12/2016  
and on following conditions

- The land vacated in consequence of endorsement of the setback in/for road widening of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you at the date of issue of the provision of coastal Zone Management plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such period shall be in no case exceed three years provided further that such lease shall not bear 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 C.E.O (SRA) if
  - The development work in respect of which permission is granted under this Certificate is liable to be revoked by the C.E.O (SRA) if
    - Any of the condition subject to which the same is granted or any of the use thereof is not in accordance with the sanctioned plan.
    - Any of the condition subject to which the same is granted or any of the use thereof is not in accordance with the sanctioned plan.
    - Any of the condition subject to which the same is granted or any of the use thereof is not in accordance with the sanctioned plan.
  - The C.E.O (SRA) is satisfied that the same is obtained by misrepresentation and the applicant and every person deriving title therefrom shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act.
- The conditions of this certificate shall be binding not only on the applicant but also on his heirs, executors, assigns, administrators and successors and every person deriving title through or under him.

The C.E.O (SRA) has appointed Shri. P. P. Mohishi

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth l.e. upto the top slab of 5th amenity floor (including 3 level Basement + Gr.(pt) + Still(pt) + 4 level Podium + 5 Amenity Floor)

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

R. K. Kulkarni  
Executive Engineer (SRA)  
FOR  
CHIEF EXECUTIVE OFFICER  
SLURM REHABILITATION AUTHORITY

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Annexure - D



Maharashtra Real Estate Regulatory Authority  
REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 8(a)]

This registration is granted under section 5 of the Act to the following project under project registration number: PS1900021057

Project: North Tower - Tower 2, Plot Bearing / CTS / Survey / Final Plot No. 1 part, 2 part and 3 part lower parcel Division of G/S ward at GB sakkal mang chobi ghata at Mumbai City, Mumbai City, 400011;

1. Glider Buldcon Realtors having its registered office / principal place of business at Tehsil: Mumbai City District: Mumbai City, Pin: 400013.

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

OR

- That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 31/05/2019 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. All the above stated conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including cancelling the registration granted herein, as per the Act and the rules and regulations made there



Signature valid  
Digitally Signed by  
Dr. Vajendra Ramchand Prabhur  
(Secretary, Maharashtra RERA)  
Date: 6/31/2019 3:06:35 PM

Dated: 31/05/2019  
Place: Mumbai

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

23.5.2019	09/05/20	2020
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- Nagar Society) (Sane Guruji) (Proposed) (Nehru Nagar SRA Co-operative Housing Society (Proposed) ("Nehru Nagar Society");
- (iv) Sane Guruji SRA Co-operative Housing Society (Proposed) ("Nehru Nagar Society");
- (v) Nehru Nagar SRA Co-operative Housing Society (Proposed) ("Nehru Nagar Society");
- (vi) Indira Nagar SRA Co-operative Housing Society (Proposed) ("Indira Nagar Society");
- (vii) Ambedkar Nagar SRA Co-operative Housing Society (Proposed) ("Ambedkar Nagar Society");
- (viii) Ganesh Nagar C SRA Co-operative Housing Society (Proposed) ("Ganesh Nagar Society");
- (ix) Shree Ramdev Nagar SRA Co-operative Housing Society (Proposed) ("Ramdev Nagar Society")

C. The Larger Land is occupied by the slum dwellers or members of the Sai Baba Nagar Society, Jai Bhavani Nagar Society, Shakti Nagar Society Sane Guruji 'B' Committee Society, Nehru Nagar Society, Indira Nagar Society, Ambedkar Society and Ganesh Nagar 'C' SRA Society and Ramdev Nagar Society. The aforesaid Sai Baba Nagar Society, Jai Bhavani Nagar Society, Shakti Nagar Society, Sane Guruji Society, Nehru Nagar Society, Indira Nagar Society, Ambedkar Society and Ganesh Nagar Society are hereinafter collectively referred to as "the said Societies".

D. Pursuant to the various development agreements and common consent letters executed by the said Societies in favour of RRPPL, the said Societies granted development rights in favour of the RRPPL and appointed the RRPPL as the developer for the purpose of redeveloping the Larger Land by implementing a slum rehabilitation scheme ("Scheme") thereon in accordance with the provisions of Regulation 33(10) read with Appendix IV ("Regulation 33(10)") of the Development Control Regulations for Greater Mumbai, 1991 ("DCR") for the consideration and in the manner and on the terms and conditions mentioned therein.

E. Pursuant to the various Powers of Attorney executed by the said Societies in favour of the RRPPL, the said Societies appointed, nominated and constituted the RRPPL as its attorney for the purpose of doing various acts, deeds, matters and things for the purpose of developing the Larger Land by implementing the Scheme thereon in the manner as more particularly stated therein.

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**AGREEMENT FOR SALE**

This AGREEMENT FOR SALE made and entered into at Mumbai on this 26<sup>th</sup> day of February in the year Two Thousand Twenty;

BETWEEN

**GLIDER BULDCON REALTORS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 2013 and having its registered office situated at 8th Floor, Piramal Tower, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400 013, hereinafter referred to as "Developer", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors in title and assigns) of the **FIRST PART**;

AND

**RESONANT REALTORS PROJECTS PRIVATE LIMITED** (formerly known as Omkar Realtors Projects Private Limited), a private limited company incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office address at Omkar House, Off Eastern Express Highway, Opp. Sion Chunabhathi Signal, Sion (East), Mumbai 400 022, hereinafter collectively, referred to as "RRPPL" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title and permitted assigns) of the **SECOND PART**;

AND

*[Handwritten signatures]*



26/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई  
शहर 4

दस्त क्रमांक : 2342/2020

गावाचे नाव : लोअर परेल



(1) विलेखचा प्रकार	करारनामा
(2) नोंदवदला	29841720
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	26698677.66
(4) मू-नापन, पीटहिस्ता व घरक्रमांक(असल्यास)	

(5) क्षेत्रफळ

1) 725 चौ.फूट

(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 पता.

1) नाव:- ग्लाड्डर विल्डकॉन रिअल्टर्स प्रायव्हेट लिमिटेड चे ऑथोराइज सिग्नेटरी रेशमी पणिकर तर्फे कुलमुखत्यार प्रमोद पवार वय:-46; पता:- प्लॉट नं. -, माळा नं. 8 वा मजला, इमारतीचे नाव: पिरामल टॉवर, ब्लॉक नं: लोअर परेल, मुंबई, रोड नं: गणपत राव कटम-मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-AAGCG0288B

2) नाव:- रेसोनेंट रिअल्टर्स प्रोजेक्टस प्रा. ली. (पूर्वीचे नाव ओमकार रिअल्टर्स प्रोजेक्टस प्रा. ली.) चे ऑथोराइज सिग्नेटरी रेशमी पणिकर तर्फे कुलमुखत्यार प्रमोद पवार वय:-46; पता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायज घुनाभट्टी सिग्नल समोर सायज पु मुंबई, रोड नं: ऑफ इन्स्टने एक्स्प्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AACCO0277C

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता

1) नाव:- प्रीति वाडेकर - - वय:-39; पता:- प्लॉट नं: ए/2, माळा नं: 14 वा मजला, इमारतीचे नाव: मातृ आशिष, ब्लॉक नं: रशियन कॉन्सलेट समोर, मलबार हिल, मुंबई, रोड नं: नेपेन्सी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400006 पॅन नं:-AAPPW5389K

2) नाव:- शैलेश अग्रवाल - - वय:-40; पता:- प्लॉट नं: ए/2, , माळा नं: 14 वा मजला , इमारतीचे नाव: मातृ आशिष, ब्लॉक नं: रशियन कॉन्सलेट समोर, मलबार हिल, मुंबई, रोड नं: नेपेन्सी रोड, महाराष्ट्र, MUMBAI पिन कोड:-400006 पॅन नं:-AGCPA1315Q

(9) दस्तऐवज करून दिल्याचा दिनांक

26/02/2020

(10) दस्त नोंदणी केल्याचा दिनांक

26/02/2020

(11) अनुक्रमांक, खंड व पृष्ठ

2342/2020

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

1791000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000



**SIXTH SCHEDULE**

Description of the Amenities in the said Flat

SR NO	DESCRIPTION
<b>A</b>	<b>FLOORING</b>
1	Living, Dining & Passage Quality Imported marble
2	Master bedroom Engineered wooden flooring
3	Guest / Twin / kids bedroom/Study /Deputy master Quality Imported marble
4	Kitchen Quality Imported marble
5	Balcony /Dry balcony/Servants room Antiskid Vitrified tiles
6	Bathrooms/ Toilets Quality Imported marble
7	Servants toilet Antiskid Vitrified tiles
<b>B</b>	<b>KITCHEN</b>
1	Modular kitchen without white goods Yes
2	Counter top with Backsplash Quartz/Granite
<b>C</b>	<b>BATHROOMS</b>
1	Bathrooms/Toilets Branded Sanitary and CP fittings Shower partition without door Geyser
2	Walls Quality Imported marble upto door height for shower areas and 4' height for other areas
3	Wash basin Quality Imported marble
<b>D</b>	<b>OTHERS</b>
1	Air conditioning Split units
2	Windows For Living room & bedrooms
3	Door frames Yes
4	Paint Acrylic emulsion paint
5	Videp door phone Yes



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