

390/18758

पावती

Original/Duplicate

Monday, September 18, 2023
7:21 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 20214 दिनांक: 18/09/2023

गावाचे नाव: हरियाली

दस्तऐवजाचा अनुक्रमांक: करल3-18758-2023

दस्तऐवजाचा प्रकार: करारनामा

सावर करणाऱ्याचे नाव: रक्षा नारायण सुरम

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2300.00

पृष्ठांची संख्या: 115

DELIVERED

एकूण:

₹. 32300.00

आपणास मूळ दस्त, पंढनेल प्रिंट, सूची-२ अंदाजे
7:41 PM ह्या वेळेस मिळेल.

सह दुर्बिंधक कुर्ला - 3

बाजार मुल्य: ₹.5523424.83 /-

मोबदला ₹.5530000/-

भरलेले मुद्रांक शुल्क : ₹. 331800/-

सह. दुर्बिंधक
कुर्ला-३ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: ₹.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0923181010577 दिनांक: 18/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: ₹.300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0923187110840 दिनांक: 18/09/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008293104202324E दिनांक: 18/09/2023

बँकेचे नाव व पत्ता:

DELIVERED



CHALLAN
MTR Form Number-6

करल - ३
१८०५८ २ ११५
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GRN	MH008293104202324E	BARCODE			Date	18/09/2023-14:55:19	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			Full Name	RAKSHA NARAYAN SURAM AND RAHUL NARAYAN SURAM			
Location	MUMBAI			Flat/Block No.	FLAT NO-1903, BLDG NO-149, UNIQUE			
Year	2023-2024 One Time			Premises/Building	PRESTIGE			
Account Head Details		Amount In Rs.		Road/Street				
0030045501 Stamp Duty		331800.00		K.N.ASHWAMEDH CHSL, KANNAMWAR NAGAR-1, VIKHROLI EAST				
0030063301 Registration Fee		30000.00		Area/Locality				
				MUMBAI				
				Town/City/District				
				PIN				
				4 0 0 0 8 3				
				Remarks (If Any)				
				SecondPartyName=RELIABLE INDIA CORPORATION-				
Total		3,61,800.00		Amount In	Three Lakh Sixty One Thousand Eight Hundred Rupees			
				Words	Only			
Payment Details			STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details				Bank CIN	Ref. No.	00040572023091867853	IK0CLKAHH0	
Cheque/DD No.				Bank Date	RBI Date	18/09/2023-14:24:56	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
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.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9167714489

[Signature]

[Signature]

[Signature]

AGREEMENT FOR SALE

करल - ३		
१८/०९	४	१२५
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This Agreement made at Mumbai this 18th day of September in the Christian year Two Thousand and Twenty Three / Four BETWEEN **M/S. RELIABLE INDIA CORPORATION**, a **Proprietorship Firm** through its **Proprietor, Mr. FAZAL MEHMOOD A.G. SHAIKH**, having **PAN NO. AMTPS1163M** and having its Office at 69, E.R. Road, Amin Building, Ground Floor, Office No.8, Mumbai.400 003 (Office Correspondence address: Unique Heights, Shop No.5, Gr. Floor, Office No.5, Bldg No.91, K.N.-2, Vikhroli (East), Mumbai. 400 083, hereinafter referred to as "**the Promoter/Developer**" of the ONE PART:

AND

1) MISS. RAKSHA NARAYAN SURAM
PAN NO. KYLPS8372C



2)MR. RAHUL NARAYAN SURAM

PAN NO. LUKPS8938L, Indian Inhabitant of Mumbai having address at **SAMTA CO.OP HOUSING SOCIETY, CHAWL NO-22, VASANTRAO NAIK MARG, GHATKOPAR EAST, MUMBAI - 400077.**, hereinafter referred to as "**the Allottee's / Purchaser's**" of the OTHER PART:

WHEREAS by Registered Development Agreement **AND** Registered Power of Attorney, both dated.15/02/2023, registered with the Jt. Sub Registrar Office - Kurla-2, under serial No. KRL - 2 - 2919 / 2023, & No. KRL - 2 - 2924 / 2023, executed between **K.N. ASHWAMEDH C.H.S. Ltd**, (hereinafter referred to as "the Lease Owners / Society") of the **One Part** and **M/s. RELIABLE INDIA CORPORATION**, through its **Proprietor Mr. Fazal Mehmood Shaikh**, (hereinafter referred to as "the Promoter/Developer") of the **Other Part**.

Society has granted to the "Promoter/Developer"

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Kurla - 2, admeasuring 1016.99 sq. mtr. Plot area (723.72 sq. mtr as per Lease Deed + 293.27 sq. mtr. Tit Bit area to be allotted to the

society by MHADA authority in future) or thereabouts more particularly described in the First Schedule therein as well as in the First Schedule hereunder written (hereinafter referred to as "the said land" and to construct thereon building/s in accordance with the terms and conditions contained in the Reg. Development Agreement & Reg. Power of Attorney;

The Developer has paid an additional consideration amount to MHADA on behalf of "KANNAMWAR NAGAR ASHWAMEDH CO-OPERATIVE HOUSING SOCIETY LTD" as per Offer Letter dated.03/03/2023 and NOC issued by MHADA and acquired an area of about 1016.99 sq. Meters. as per MHADA'S Offer Letter dated.03/03/2023, with right to claim TIT BIT Land that may be allotted to the society by MHADA authority in future on plot bearing C.T.S No.356 Part, Village-Hariyali, Kannamwar Nagar-2, Taluka Kurla-2, Mumbai Suburban District, and as such the Society is absolutely seized, possessed and hold total land area admeasuring about 1016.99 sq. meter plot area (723.72 sq. mtr as per Lease Deed + 293.27 sq. mtr. Tit Bit area to be allotted to the society by MHADA authority in future) herein after referred to as said property and more particularly described in the First Schedule hereunder written.

AND



AND WHEREAS the MHADA in pursuance of Scheme introduced by Government constructed residential Building No. 149 of Ground and Upper 4 Floors consisting of total 40 Tenements under the Scheme for the Economically Weaker Section to be given on Hire Purchase basis, to the members of the public who shall apply and be selected under the scheme on said Property.

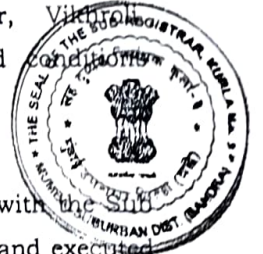
The tenements in the said building were allotted to individual allottees for Residential Accommodation on Hire Purchase Basis at Building No. 149, K. N. Ashwamedh C.H.S. Ltd, Kannamwar Nagar-1, Vikhroli (East) Mumbai-400 083.

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The members and/or occupants of the said tenements formed themselves into a Registered Co-operative Housing Society under Co-operative Societies Act, 1960 bearing **No. BOM (W.S.) / HSG (OH) / 1417 / 85 - 86**, and having its registered office at Building No.149, Kannamwar Nagar, Vikhroli (East), Mumbai. 400083 i.e. the **"SOCIETY"** herein namely **"KANNAMWAR NAGAR ASHWAMEDH CO - OPERATIVE HOUSING SOCIETY LTD, Kannamwar Nagar-1, Vikhroli (E), Mumbai-400 083.**

By Conveyance/ Sale Deed **dated.12/01/2015** registered in the Sub Registrar Office under serial **No. KRL - 2 / 1431 / 2015**, executed between the MHADA therein described as the Authority/Vendor and Kannamwar Nagar Ashwamedh C.H.S. Ltd., therein described as the Leasee/Allottees the MHADA conveyed the Bldg No.149, Kannamwar Nagar Ashwamedh C.H.S. Ltd., Kannamwar Nagar, Vikhroli, Mumbai.400 083 to the Society upon the terms and conditions mentioned therein.



By an Indenture of Lease **dated.12/01/2015**, registered with the Sub Registrar Office under **Sr. No. KRL - 2 / 1430 / 2015**, and executed between Maharashtra Housing and Area Development Authority, therein called "the Authority or MHADA" of the one part and KANNAMWAR NAGAR ASHWAMEDH CO-OPERATIVE HOUSING SOCIETY LTD the SOCIETY therein of the other part the said MHADA demised unto the said SOCIETY Leasehold rights for a period of **30 - 30 years** once with effect from **01/04/1980** in respect of land admeasuring about **723.72 square meters**. as per **Lease Deed** area allotted to the society by MHADA authority bearing Survey No.113 (Pt.) corresponding to C.T.S No.356 Part, Village - Hariyali, Kannamwar Nagar-2, Taluka - Kurla-2, Mumbai Suburban District upon the terms and conditions mentioned therein.

The Society consists of **40 members** who are occupying the 40 flat premises in the said Old Building, having carpet area of each unit, admeasuring **259.84 square feet viz. 24.14 square meters** (hereinafter referred to as "the Existing Members"). The details of the membership of the Existing Members and their respective **shareholding** and the details of the **40 flats** occupied by such members.

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S. Patel.

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The Developer at his own cost shall get Tit Bit area, if any from MHADA or Government and the Society shall not be responsible for allotment of Tit Bit land. It is agreed that irrespective of whether Tit-Bit land is allotted or not, the Developer shall allot **649.07 sq. ft. Rera Carpet Area** to each of the Members of the Society.

The Developers shall at its own costs expenses charges obtain No Objection Certificate ("NOC") from MHADA and all the relevant approvals as required for getting the plans sanctioned and getting Intimation of Disapproval ("IOA") from MHADA and other concerned local bodies and Authorities within the **6 months** from the date of registration of Development Agreement and execution of present Deed.



The Developer shall, on obtaining the IOA and sanctioned plans from MHADA immediately send a written intimation along with true copy thereof to the Society of having obtained the IOA and shall also get inspection of the original thereof.

The Developer is to construct a new building after demolition of existing structure on the said property and have prepared the building plans from licensed architect and accordingly got approved of the Plans for redevelopment from the **MHADA under I.O.A. bearing No. MH / EE / BP CELL / GM / MHADA-09 / 1260 / 2023, dated.21/03/2023, and Commencement Certificates bearing No. MH / EE / (B.P) / GM / MHADA-09 / 1260 / 2023 / CC / 1 / NEW, dated.29/05/2023, issued up to the Plinth level (ZERO FSI IOA, the copies of I.O.A. and C.C. issued by MHADA is annexed hereto and marked as ANNEXURE "A & A1" and ANNEXURE "B" respectively for the construction of multistored building on the said property. The Developers pursuant to sanctions granted by the concerned authorities, are accordingly in process of constructing a multistoried building to be known as "UNIQUE PRESTIGE" on the said property as described in the First Schedule hereunder written. The Developers are well and**

Developer is offering for sale premises in the proposed new building being constructed by him/them as aforesaid.

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REPRESENTATIONS AND WARRANTIES OF THE PROMOTER / DEVELOPER.

The Promoter / Developer hereby represents and warrants to the Allottee as follows:

The Developer has clear and marketable title with respect to the said property; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the project.

The Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project.



There are no encumbrances upon the said land except those disclosed in the title report. There are no litigation pending before any court of law with respect to the said land or Project.

All approvals, licenses and permits issued by the competent authorities with respect to the Project, said land and said building/wing are valid and subsisting and have been obtained by following due process of law, Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said land and said building/wing shall be obtained by following due process of law and the Developer has been and shall, at all the times, remain to be in compliance all with all applicable laws in relation to the project, said land, Building/wing and common areas.

The Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicially be affected.

S. Patel -

Sharma

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7/10/2023
2023

The Developer has not entered into any agreement for sale and / or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Purchaser/s under this Agreement.

The said Land has no outstanding encumbrances, litigations or third party rights created in respect thereof. The said Land is demarcated, surveyed and there is no dispute in respect of the boundaries of the said Land.

The said Land is not affected by any Development Plan reservation; as per the latest DP remark.

There is no injunction or any prohibitory order by any authority or any Court or otherwise, restraining and/or restricting rights of the said



The said Land is not subject to any litigation or proceedings in any Court or Tribunal, nor is there any attachment on the said Land either before or after judgment.

The said Land is not the subject matter of any decree or order or attachment before or after judgment of any Court of law and/or any Authority or Authorities including under the provisions of the Income Tax Act and that there are no proceedings pending in any Court of law.

There are no insolvency or winding up proceedings pending or contemplated against the said Land. There is no attachment of any court or quasi judicial or administrative body against the Land. There is no illegal encroachment on the said land.

AND WHEREAS the Promoters/Developer is entitled and enjoined upon to construct buildings on the said land in accordance with the recitals hereinabove.

AND WHEREAS the Vendor / Lessor / Original Owner / Promoter is in possession of the said land.

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AND WHEREAS the Promoter / Developer has proposed to construct on the said land (number of buildings - 1, having wings - 1 thereof), known as "UNIQUE PRESTIGE" having ~~Ground + 23rd upper~~ floors.

AND WHEREAS the Allottee / purchasers is offered an Apartment / Flat number **1903** on the **19TH** floor, having **351.23** sq. ft. Rera Carpet area (herein after referred to as the said "Apartment") in the Building called as "UNIQUE PRESTIGE" (herein after referred to as the said "Building") being constructed in the phase of the said project, by the Promoter/Developer.

AND WHEREAS the Promoter/Developer has entered into a standard Agreement with an Architect - **Aditi S. Dabholkar** registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.



AND WHEREAS the Promoter/Developer has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai having registration No. **P51800051818** authenticated copy is attached in "Annexure 'F'";

AND WHEREAS the Promoter/Developer has appointed **M/s. Strescon Consultants** as a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter/Developer accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings at his own cost.

AND WHEREAS by virtue of the Reg. Development Agreement & Reg. Power of Attorney, the Promoter/Developer has sole and exclusive right to sell the Apartments / Flat No. **1903** on **19TH** Floor in the said building/s to be constructed by the Promoter / Developer on the said land and to enter into Agreement/s with the allottee(s) / purchaser of the Apartments and to receive the sale consideration amount in respect thereof;

AND WHEREAS on demand from the allottee / flat purchaser, the Promoter / Developer has given inspection to the Allottee / flat purchaser of all the documents of title relating to the said land and the

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SCHEDULE 'A'

ALL THAT RESIDENTIAL / COMMERCIAL / SHOP PREMISES
 Flat / Shop / Office No. 1903 (with/without Stake Plan) measuring 351.23 Sq. ft. Rera Carpet area (i.e. 32.63) on the 19TH Floor of the building known as "**UNIQUE PRADHAN**" constructed on the property more particularly described in Schedule herein written, and the said flat/shop/office shown on sketch plan.

SCHEDULE "B" : Floor Plan of the Apartment.

ANNEXURE - A

Name of the Advocate. : Gayatri S. Pradhan (B.COM.L.L.B)
 : Add-2/15, Maharashtra Shopping
 : Centre, Kannamwar Nagar-2,
 : Vikhroli (East), Mumbai. 400 078.
 : Date. 08-06-2023.



Title Report in respect of the said land bearing CTS No. issued by Adv. Gayatri S. Pradhan - attached herewith

ANNEXURE - B

(Authenticated copies of Property Card or extract Village Form and XII or any other revenue record showing nature of the Vendor/Lessor/Original Owner/Promoter to the project land)

ANNEXURE - C-1

(Authenticated copies of the plans of the Layout as approved by the concerned Local Authority)

ANNEXURE - C-2

(Authenticated copies of the plans of the Layout as approved by the Promoter and according to which the construction of the open spaces are proposed to be provided for on the said project land)

ANNEXURE -D

(Authenticated copies of the plans and specifications of the apartment to be purchased by the Allottee as approved by the local authority)

ANNEXURE - E

(Specification and amenities for the Apartment).

ANNEXURE -F

(Authenticated copy of the Registration Certificate of the apartment issued by the Real Estate Regulatory Authority)

Received of and from the Allottee above named the sum of 4,00,000/- on execution of this agreement towards the Deposit or application fee I say received.

For. Reliable India Corporation.



(Fazaal M A G)

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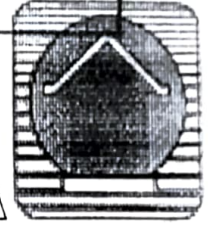
२०२३

राष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
HARASHTRA HOUSING AND
URBAN DEVELOPMENT AUTHORITY



स्वातंत्र्याचा अमृत महोत्सव

म्हाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

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

INTIMATION OF APPROVAL FOR ZERO FSI

No.MH/EE/BP Cell/GM/MHADA- 9/ 1 2 60 /2023

Date : 2 1 MAR 2023

To,

Fazal M.A.G. Shaikh,

M/s. Reliable India Corporation

CA to Owner, Kannamwar Nagar Ashwamedh CHS. Ltd.

Bldg No. 149, Kannamwar Nagar,

Vikhroli (East), Mumbai: - 400 083



Sub:-Proposed redevelopment of existing building No. 149 known as "Kannamwar Nagar Ashwamedh 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- 400 083.

- Ref:-
1. Application of Architect inward no. ET- 725 dt. 13.03.2023
 2. Offer Letter U/No. CO/MB/REE/NOC/F-1464/ 643/2023 dtd. 03.03.2023.
 3. NOC for 1st Instalment vide NOC u/No. CO/MB/REE/NOC/F-1464/742/2023 dated 14.03.2023

Dear Applicants,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with letter No. Nil dt. 13/03/2023 and delivered to MHADA on 13/03/2023 and the plans, Sections Specifications and Description and further particulars and details of your building No.149, known as "Kannamwar Nagar Ashwamedh C.H.S. 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 13/03/2023. 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

मुंबई गृहनिर्माण व क्षेत्रविकास मंत्रालय (पुणे) मुंबई - ४०००८३
 MUMBAI HOUSING AND AREA DEVELOPMENT BOARD
 गृहनिर्माण भवन, कलानगर, बॉम्बे (पुणे) मुंबई - ४०००८३
 SUBURBAN DIST. (MUMBAI)



करल - 3	
10/11/2023	
10:00 AM	

10:00 AM
 02-02-2023
 ET/683/2023

No.EE/DE-III/KD/MB/18 / 2023
 Date :- 02-02-2023
 ET/683/2023

Chairman / Secretary,
 KANNAMWAR NAGAR ASHWAMEDH C.H.S.L.
 Building No.149, Kannamwar Nagar,
 Vikhroli (E), Mumbai - 400083.

Sub :- Demarcation for proposed redevelopment of existing building No.149 known as KANNAMWAR NAGAR ASHWAMEDH C.H.S.L on plot bearing S.No.113 (pt), C.T.S. no. 356/A/2/1, of Village Hariyali at Kannamwar Nagar, Vikhroli (E) Mumbai - 83.
 Ref :- Your office letter dt.13/12/2022.

As per Above reference letter this office has demarcated the plot boundary as per site measurement of Building No.149 known as KANNAMWAR NAGAR ASHWAMEDH C.H.S.L. On plot bearing S.No.113 (pt), CTS No.356/A/2/1, of Village Hariyali at Kannamwar Nagar, Vikhroli (E) Mumbai - 83 and submitted herewith the plan showing as follows.

1. The plot area as per lease deed executed on 12 /01/2015 with Building no.149 is = 723.72 sq.mtr.
2. The total plot area as per site measurement is = 1034.98 sq.mtr.
3. There is difference of area (Tit-Bit) is 1034.98 - 723.72 = 311.26 sq.mtr between area as per site measurement and lease deed executed with MHADA.
4. Total plot area as per approved layout with 3.00 F.S.I. is = 1016.99 sq.mtr.
5. Area as per site measurement is more than area as per approved layout hence for F.S.I purpose tit-bit area is 1016.99 - 723.72 = 293.27 sq.mtr.

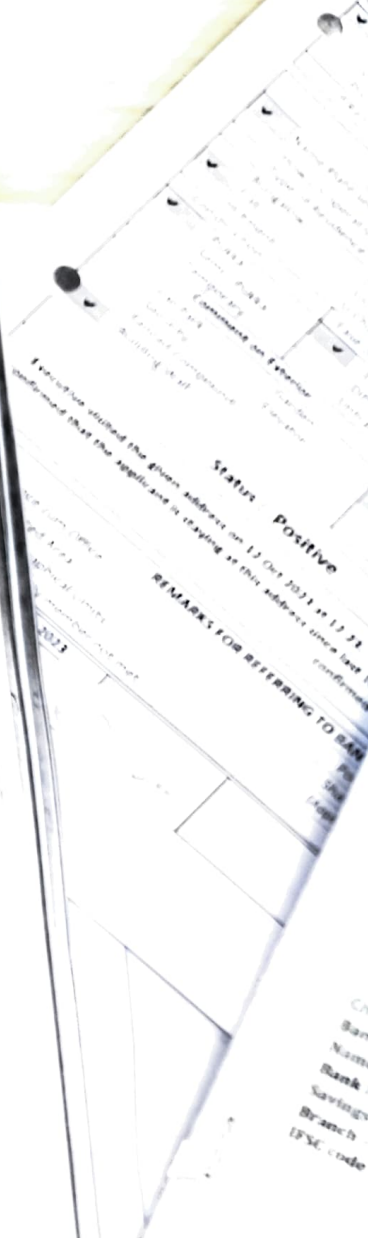
This is for your information & further necessary action.

D.A. :- Demarcation Plan.

Yours faithfully,

(Rahul Vhatkar)
 (Rahul Vhatkar),
 Kurla Division / Mumbai Board.


Copy to Residents Executive Engineer / Mumbai Board for information
 Mumbai Board for information.



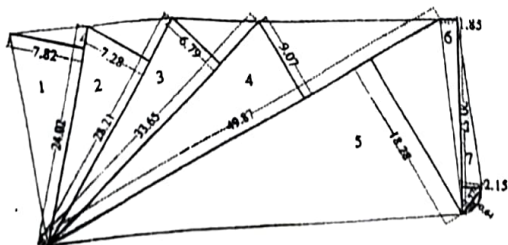
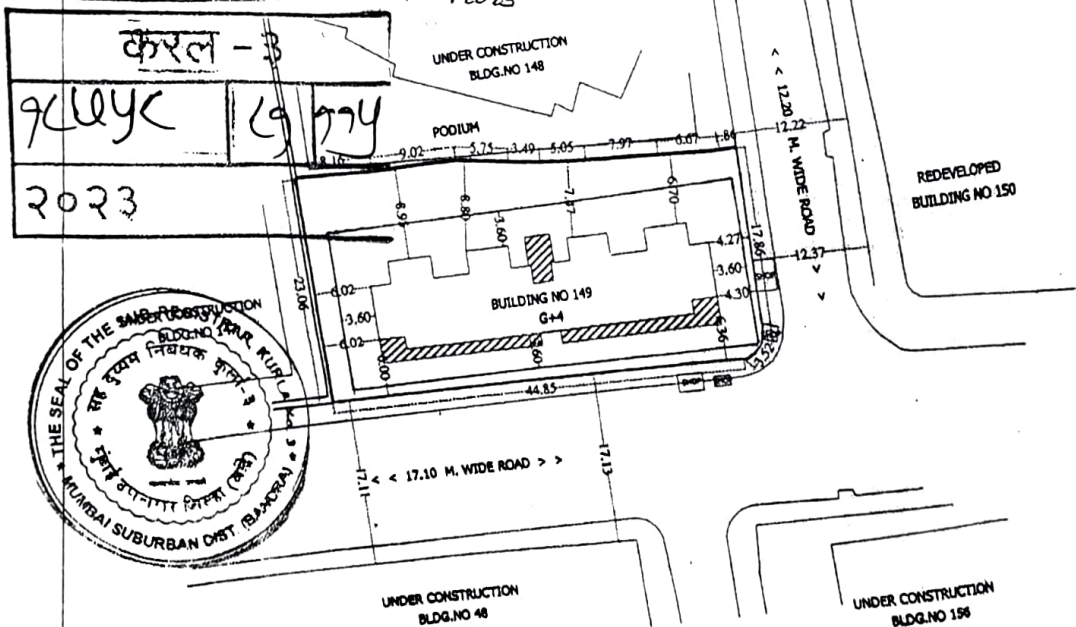
PART LAYOUT DEMARCATION PLAN SHOWING (Building No. 149) KANNAMWAR NAGAR ASHWAMEDH C.H.S. S.NO.113(PT),C.T.S.NO.356 / A / 2 /1, OF VILLAGE HARYALI AT- KANNAMWAR NAGAR VIKHROLI (E) MUMBAI - 40

(THIS PLAN IS FOR DEMARCATION PURPOSE ONLY.)

NOTE :-

1. TOTAL PLOT AREA AS PER SITE MEASUREMENT IS = 1034.98 SQ.MTR SHOWN THUS.
2. AREA AS PER LEASE DEED EXECUTED ON 12 / 01 / 2015 IS = 723.72 SQ.MTR SHOWN THUS.
3. DIFFERENCE PLOT AREA (TIT - BIT) IS 1034.98 - 723.72 = 311.26 SQ.MTR BETWEEN AREA AS PER SITE MEASUREMENT AND LEASE DEED SHOWN THUS.
4. TOTAL PLOT AREA AS PER APPROVED LAYOUT WITH 3.00 F.S.I. IS = 1016.99 SQ.MTR.
5. AREA AS PER SITE MEASUREMENT IS MORE THAN AREA AS PER APPROVED LAYOUT HENCE FOR F.S.I. PURPOSE TIT-BIT AREA 1016.99 - 723.72 IS = 293.27 SQ.MTR.
6. EXTENSION WORK SHOWN THUS. 
7. PLEASE READ THE PLAN WITH LETTER NO.EE / KURLA / SUB DIV-III / MB / / 2023 .

This plan should be read with this office
Letter No. EE/KURLA/MB/ 18 /2023
Date / 02 / 02 / 2023



PLOT AREA BUILDING NO - 149

1.	24.02 x 7.82 x 0.5	= 93.92 sq.mtr.
2.	28.21 x 7.28 x 0.5	= 102.68 sq.mtr.
3.	33.65 x 6.79 x 0.5	= 114.24 sq.mtr.
4.	49.87 x 9.07 x 0.5	= 226.16 sq.mtr.
5.	49.87 x 18.28 x 0.5	= 453.81 sq.mtr.
6.	20.32 x 1.85 x 0.5	= 18.98 sq.mtr.
7.	20.32 x 2.15 x 0.5	= 22.06 sq.mtr.
8.	3.52 x 0.64 x 0.5	= 1.13 sq.mtr.
TOTAL		= 1034.98 sq.mtr.

Handwritten signature

करल - ३	
१८७५८	२६११५
२०२३	



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 :

P51800051818
Project: **UNIQUE PRESTIGE**, Plot Bearing / CTS / Survey / Final Plot No.: **356 (pt)** at **Harlyali, Kurla, Mumbai Suburban, 400083**;

1. Mr./Ms. **Fazal Mehmood Shaikh** son/daughter of Mr./Ms. **Abdul Gafoor** Tehsil: **Mumbai City**, District: **Mumbai City**, Pin: **400003**, situated in State of Maharashtra.
 2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **03/07/2023** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



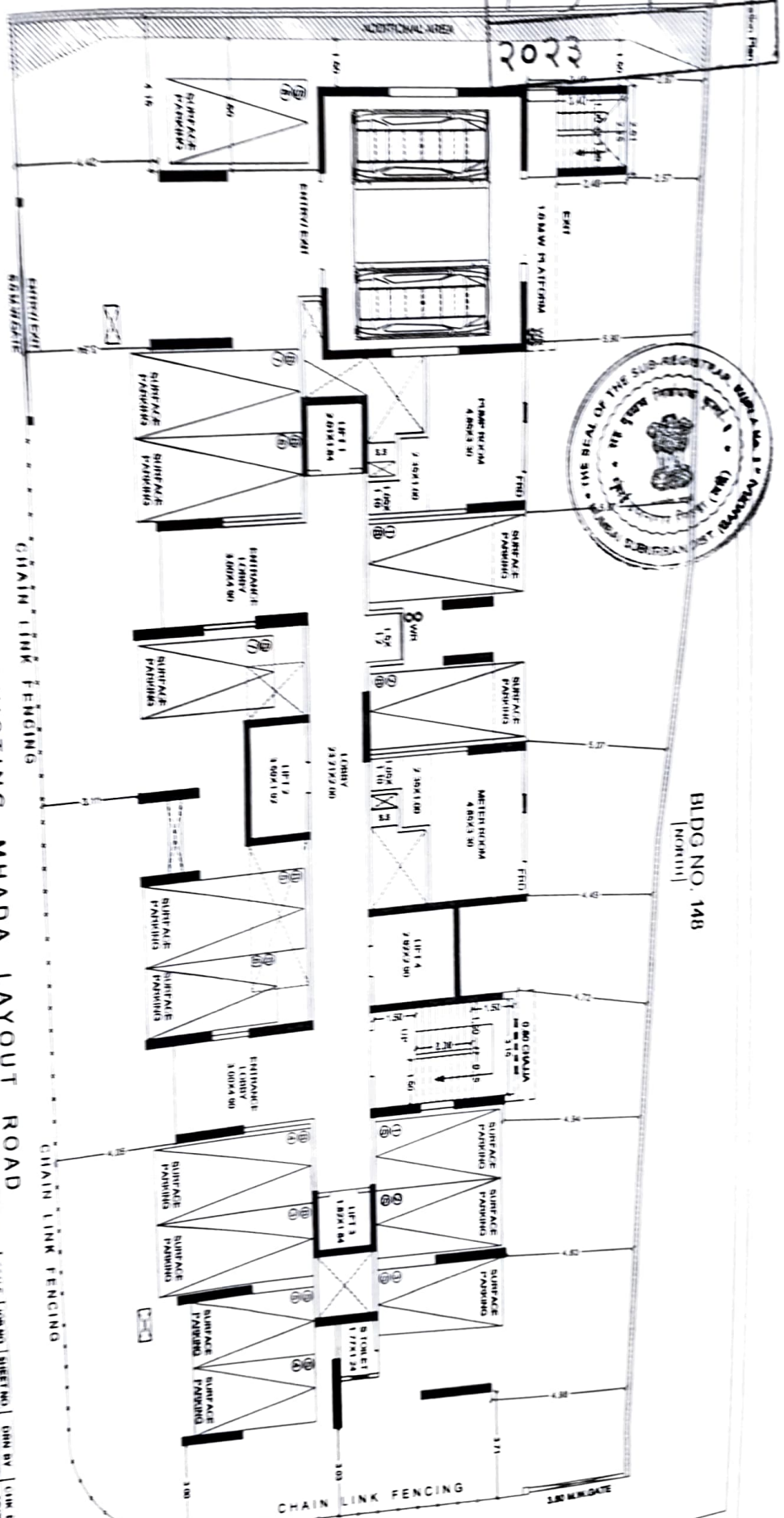
Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 03/07/2023

करल - ३

BLDG NO. 147

9604C E077

2023



BLDG NO. 148
[NORTH]

17.10 MT WIDE EXISTING WHADA ROAD
CHAIN LINK FENCING

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO 149 ON PLOT BEARING C 15 AND 36A(1) OF VILLAGE MHADA LAYOUT, AT BANANAWAR NAGAR, MHADA LAYOUT, VISHIHI (E), MUMBAI 400 083

SCALE: 1/8000
SHEET NO: VI
DATE AND SIGNATURE OF LICENSEE: [Signature]

DESIGNED BY: ADITI DABHOLKAR
DRAWN BY: ADITI DABHOLKAR
CHECKED BY: ADITI DABHOLKAR
DATE: 15/07/24



CHAIN LINK FENCING

17.20 MT

करल - २

96642 20994

MAHARASHTRA REGISTRATION PLAN-22.07.2023

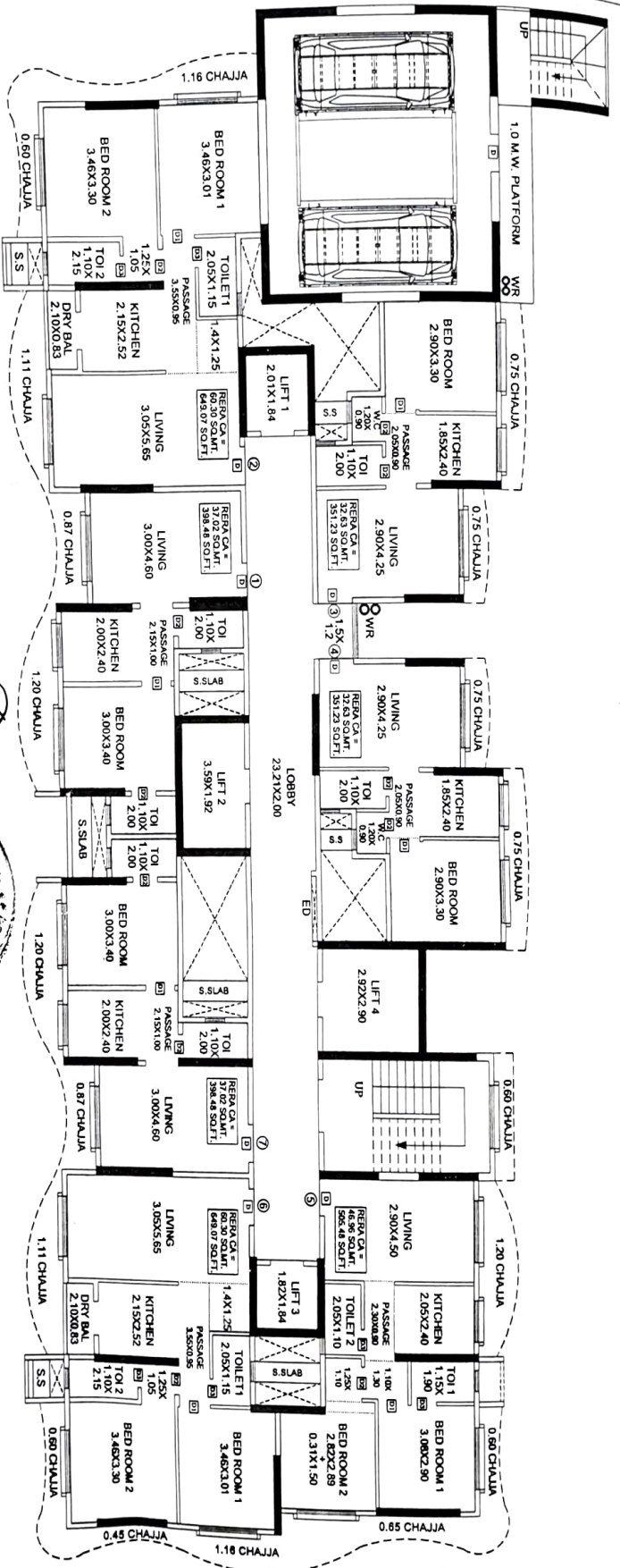
202

1ST TO 7TH & 9TH TO 14TH & 16TH TO 21ST FLOOR PLAN

BUILDING NO 149, ASHWAMEDH CHSL.

NOTE: ALL DIMENSION WALL TO WALL

FLAT NO: 1903, 19th FLOOR



SCALE	JOB NO.	SHEET NO.	DRN BY	CHK BY	DATE
NORTH			ADITI	ADITI	22.07.2023
NAME OF ADD. & SIGNATURE OF LICENSED ARCHT.:		DRN BY	CHK BY		
ADITI DASHOLKAR		ADITI	ADITI		
SAILI DABH		ADITI	ADITI		
OJKAR		ADITI	ADITI		

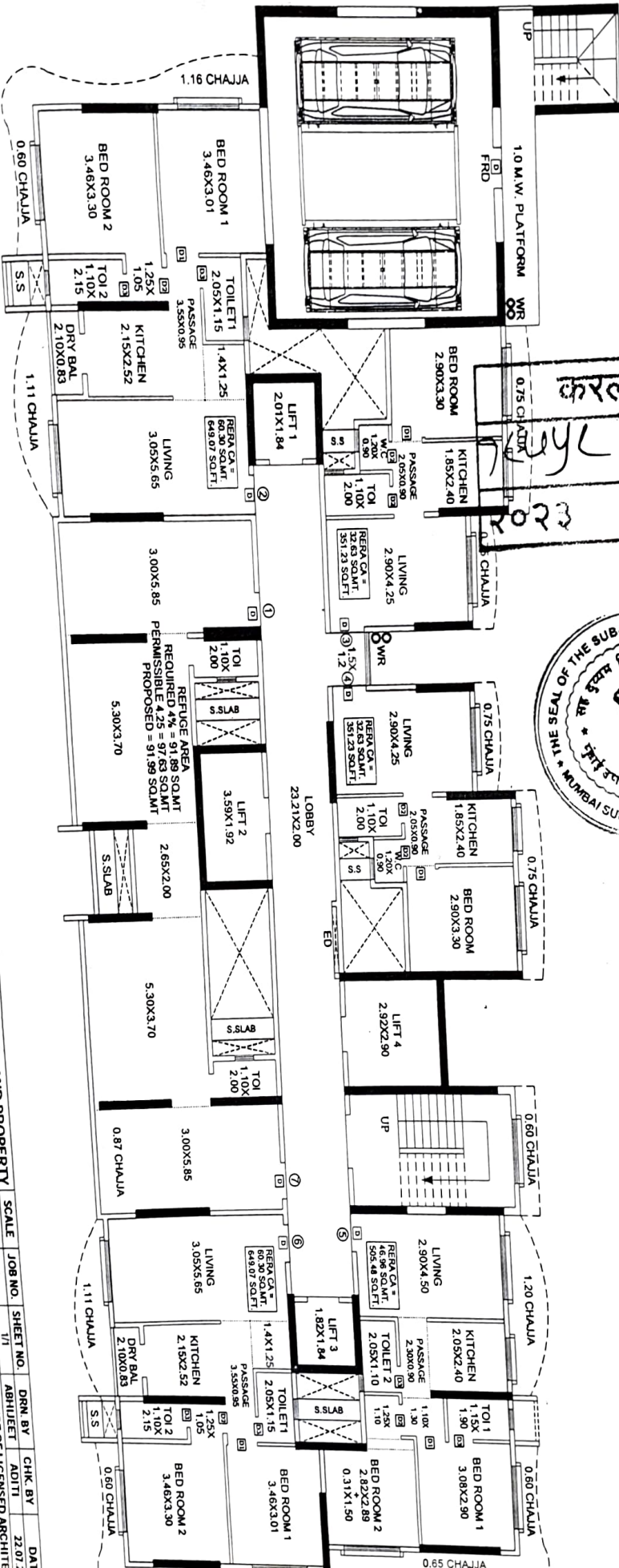


ADITI DASHOLKAR

SAILI DABH OJKAR

S. Patel. B. B. B.

8TH & 15TH FLOOR PLAN
BUILDING NO. 149, ASHWINMEDH CHSL.



DESCRIPTION OF PROPOSAL AND PROPERTY

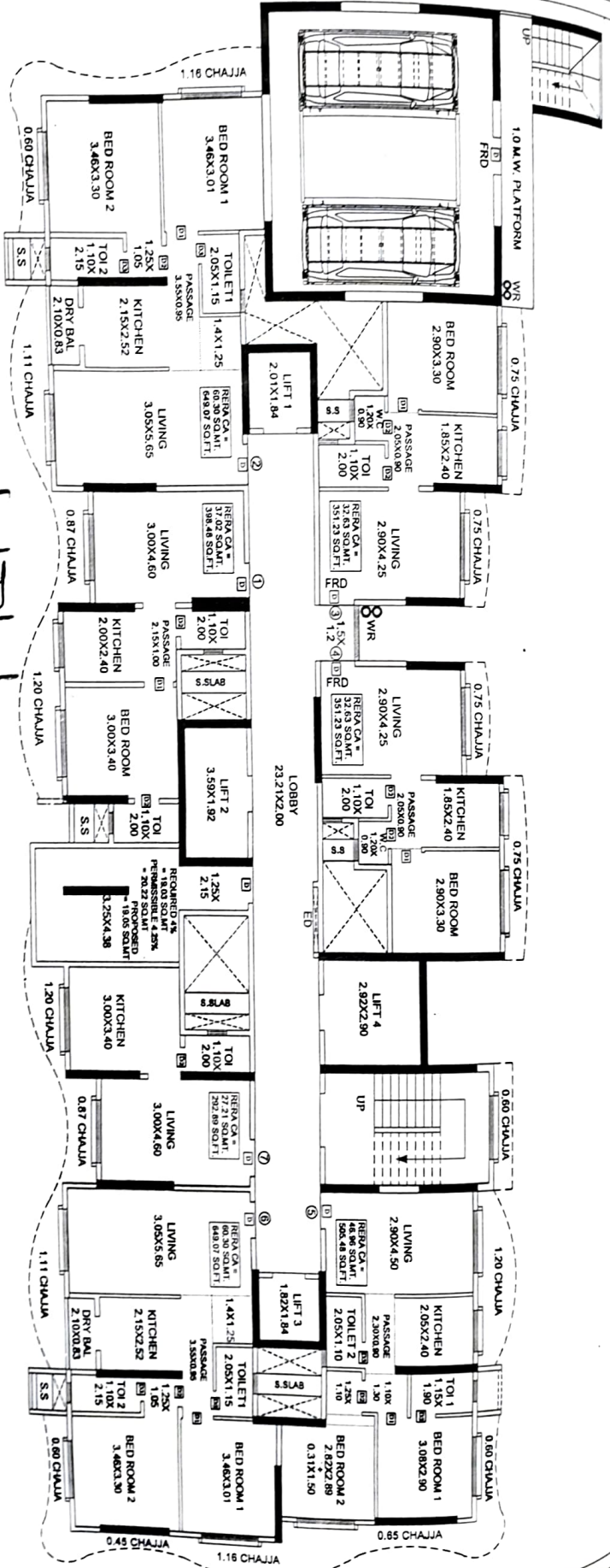
PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 149 ON PLOT BEARING C.T.S. NO. 356(P7) OF VILLAGE HARIVALI, AT KANHANAWAR NAGAR, MHADA LAYOUT, VIKHROLI (E), MUMBAI - 400 083.

SCALE	JOB NO.	DRN. BY	CHK. BY	DATE
NORTH				
SHEET NO.	NAME, ADD. & SIGNATURE OF ARCHITECT	DRN. BY	CHK. BY	DATE
1/1		ADITI	ADITI	22.07.23
CAN20229943				
<p>ADITI DABHOLKAR Architect Interior designer Planning Shop No. 8, 108, Market, U.S. Nagar, Opp. Reg. Office, Vikhrol (E), Mumbai - 400 083.</p>				
ADITI	SAILL	DABH	OLKAR	

22ND FLOOR PLAN

BUILDING NO 149, ASHWAMEDH CHSL.

NOTE: ALL DIMENSION WALL TO WALL



करल - 3
 900/94
 2023

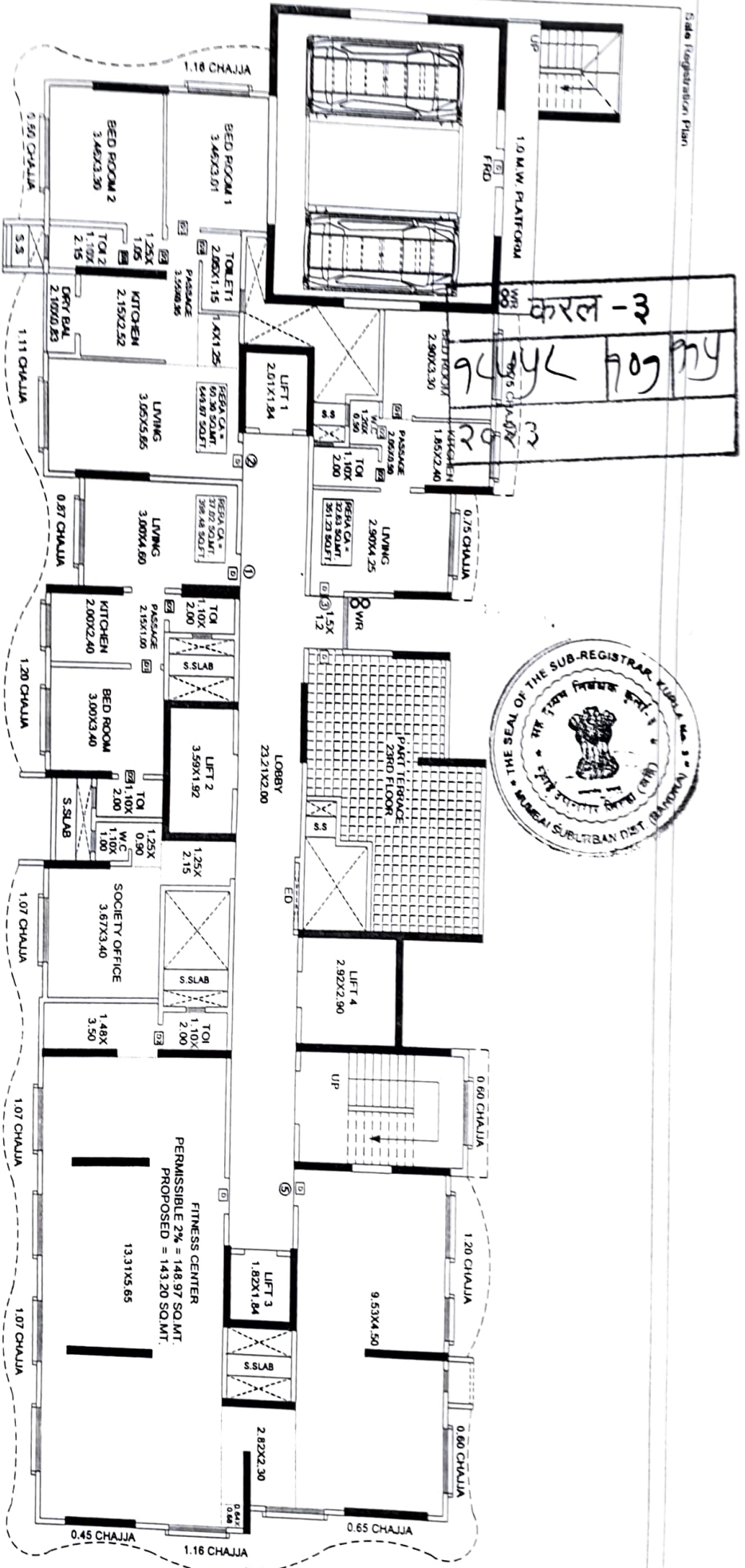


DESCRIPTION OF PROPOSAL AND PROPERTY
 PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 149 ON PLOT BEARING C.T.'S BUILDING NO. 149 ON VILLAGE HARIVALI, AT PANGAR, MHADA LAYOUT, MUMBAI - 400 083.

SCALE	JOB NO.	SHEET NO.	DRN. BY	CHK. BY	DATE
NORTH	VII	ADITI	ADITI	ADITI	22.07.2013
NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT		ADITI SAIL			
NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT		DABH OLKAR			



ADITI SAIL
 DABH OLKAR



23RD FLOOR PLAN

BUILDING NO 149, ASTHANMEDH CHSL.

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 149 ON PLOT BEARING C.T.S. NO. 356(P7) OF VILLAGE HARIYALI, AT KANANAWAR NAGAR, MHADA LAYOUT, VIKHROLI (E), MUMBAI :- 400 083.

SCALE	JOB NO.	SHEET NO.	DRN. BY	CHK. BY	DATE
NORTH			ABHIJEET	ADITI	22.07.2023
	NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT				
	ADITI	CA/2002/2943			



ADITI DABHOLKAR
 ARCHITECT | INTERIOR DESIGNING | RENDERING

ADITI DABH OLKAR

Plot No. 149, 1st Floor Apartment, L.B.S. Marg, Vikhrol (E), Mumbai - 400 083. Phone: 9820000000, 9820000001, 9820000002

FITNESS CENTER
 PERMISSIBLE 2% = 148.97 SQ.MT.
 PROPOSED = 143.20 SQ.MT.

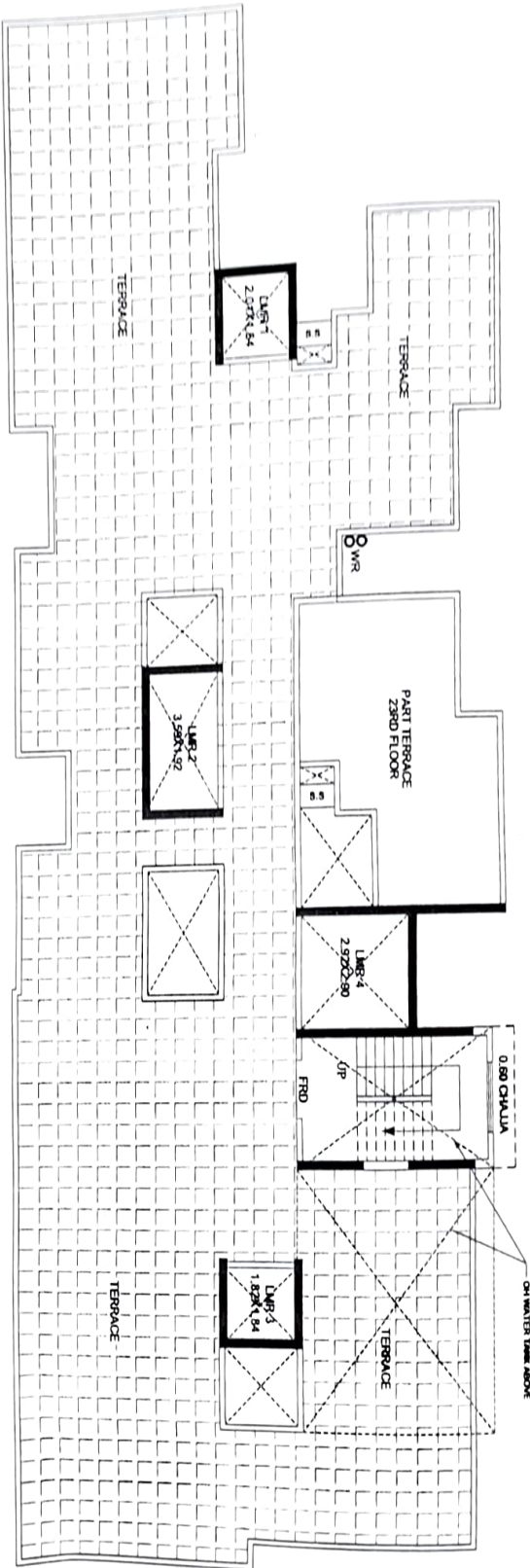
13.31x5.65

0.45 CHAJJA 1.16 CHAJJA 0.65 CHAJJA 0.60 CHAJJA 1.20 CHAJJA 0.60 CHAJJA 1.07 CHAJJA 1.07 CHAJJA 1.20 CHAJJA 0.87 CHAJJA 1.11 CHAJJA 0.90 CHAJJA 1.16 CHAJJA

TERRACE FLOOR PLAN

BUILDING NO 149, ASHWAMEDH CHSL.

TERRACE FLOOR PLAN
SCALE : 1:100



करल - 3
गळ्या पर्याय
२०२३



DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 149 ON PLOT BEARING C.T.S. NO. 348 (PART) OF VILLAGE HARIYALI, AT KALINDEWARI & NAGAR, MHADA LAYOUT, MUMBAI - 400 083.

SCALE	JOB NO.	SHEET NO.	DRN. BY	CHK. BY	DATE
NORTH					22/07/2023
NAME	ADD.	DRN.	CHK.	DATE	
ADITI DABHOLKAR					
ADITI SALLI					
DABHOLKAR					

ADITI DABHOLKAR
SALLI DABHOLKAR

ADITI SALLI
DABHOLKAR

करल - ३		
१८८५८	१०३	११५
२०२३		

हमीपत्र

आम्ही,

१) लिहून देणार

२) लिहून घेणार

M/S. Reliable India Corporation
 through its prop Fazal
 Mehboob Abdul Gaffoor Shaikh
 Ms. Raksha Narayan Susam
 Mr. Rahul Narayan Susam

या हमीपत्राद्वारे सह दुय्यम निबंधक कुर्ला क्र. ३ यांना हमी देतो की, सदर दस्तामध्ये नमूद मिळकतीसोबत कोणतेही वाहनतळ (car parking) याची विक्री, हस्तांतरण होत नाही.

दिनांक:- 18/09/2023

जंकाण:- Mumbai



सही

[Signature]

१) लिहून देणार

२) लिहून घेणार

[Signature]
[Signature]



करल - ३	
१८०५८	१०/११५
२०२३	

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 2722/40003/72145

To
 Fazal Mehmood Abdul Gaffoor Shaikh

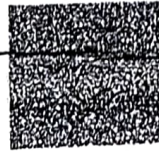
04092011

S/O Abdul Gaffoor Shaikh,
 2-hasan mansion , 5th floor, flat no 13,
 2-dhobi street,
 opp, zakarya masjid,
 mohammed all road,
 VTC: Mumbai,
 District: Mumbai,
 State: Maharashtra, PIN Code: 400003,
 Mobile: 9004645315

95407307



KA954073076FH



आपका आधार क्रमांक / Your Aadhaar No. :

8887 2343 6920

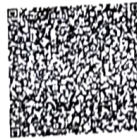
मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Fazal Mehmood Abdul Gaffoor Shaikh
 DOB: 23/09/1966
 Male



8887 2343 6920

मेरा आधार, मेरी पहचान

