

390 21298

पावती

Original/Duplicate

Thursday, October 26, 2023

नोंदणी क्र.: 39म

5:05 PM

Regn.: 39M

पावती क्र.: 22925 दिनांक: 26/10/2023

गावाचे नाव: हरियाली

दस्तऐवजाचा अनुक्रमांक: करल3-21298-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: करण दत्ताराम शिंदे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2300.00

पृष्ठांची संख्या: 115

DELIVERED

एकूण:

रु. 32300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:24 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.5272378.02 /-

मोबदला रु.5280000/-

भरलेले मुद्रांक शुल्क : रु. 316800/-

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.300/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023263912288 दिनांक: 26/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023260212210 दिनांक: 26/10/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010078719202324E दिनांक: 26/10/2023

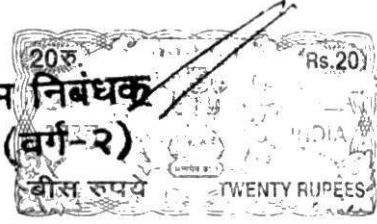
बँकेचे नाव व पत्ता:

DELIVERED *kelwade*

गावाचे नाव : हरियाली

विनिश्चाचा प्रकार	करारनामा
मोबदला	5280000
बाजारभाव(भाडेपट्टयाच्या निनपट्टाकार आकारणी देतो की पट्टेदार ते इ.क्र.ने)	5272378.02
भू-भापन,पोटहिम्मा व घरक्रमांक(अमल्ल्याम)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 503, माळा नं: पाचवा माळा, इमारतीचे नाव: विल्डिंग नं-149,यूनिक प्रेस्टिज, ब्लॉक नं: कप्रमवार नगर अश्वमेध को-ऑप हीमिंग मोमायटी लिमिटेड, रोड : कप्रमवार नगर-1,विकोळी ईस्ट,मुंबई-400083((C.T.S. Number : 356A :))
क्षेत्रफल	1) 351.23 चौ.फूट
आकारणी किंवा जुडी देण्यात असेल तेव्हा, दम्नोवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश अमल्ल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेमर्म रिनायबल इंडिया कॉर्पोरेशन तर्फे प्रां.फझल मेहमूद अब्दुल गफुर शेख वय:-67; पत्ता:-प्लॉट नं: ऑफिस नं-८, माळा नं: ग्राउंड, इमारतीचे नाव: अमीन विल्डिंग, ब्लॉक नं: 69, इन्व्हाय्म रेहमनुल्ला रोड, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400003 पॅन नं:-AMTPS1163M
दम्नोवज करून घेणा-या पक्षकाराचे व किंवा णी न्यायालयाचा हुकुमनामा किंवा आदेश ल्ल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-करण दत्ताराम शिंदे वय:-27; पत्ता:-प्लॉट नं: 306/19, वी-बिंग, माळा नं: -, इमारतीचे नाव: शितलादेवी सी.एच.एस., ब्लॉक नं: किरोळ रोड, रोड नं: कुर्ला वेस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-GQCPS5294C 2): नाव:-दत्ताराम रामचंद्र शिंदे वय:-74; पत्ता:-प्लॉट नं: 306/19, वी-बिंग, माळा नं: -, इमारतीचे नाव: शितलादेवी सी.एच.एस., ब्लॉक नं: किरोळ रोड, रोड नं: कुर्ला वेस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-FQFPS2709E
दम्नोवज करून दिल्याचा दिनांक	26/10/2023
दम्न नोंदणी केल्याचा दिनांक	26/10/2023
अनुक्रमांक,खंड व पृष्ठ	21298/2023
बाजारभावाप्रमाणे मुद्रांक शुल्क	316800
बाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)



राकनामाठी विचारात घेतलेला तपशील:-

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



दस्तासोबत देण्यात आलेले. सूची-२

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३

Transaction ID	202310766
मूल्यांकनाचे वर्ष	२०२३
जिल्हा	मुंबई (उप-नगर)
मूल्य विभाग	११ - हरियाली कुला
द्वि-मूल्य विभाग	भुवनेश्वर दुर्गाती मार्गाच्या पूर्वेस असलेल्या सर्व मिळकती (कत्रमवार नगर)
दस्तावेज नं. भू क्रमांक	सि.टी.एस. नंबर ३३५६

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

बांधीव क्षेत्राची माहिती	35.91 चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव
बांधकाम क्षेत्र (Built Up)	35.91 चौरस मीटर	मिळकतीचे वय.	0 To 2 वर्ष	बांधकामाचा दर .	Rs. 30250/-
बांधकामाचे वर्गीकरण.	1-आर सी सी आहे	मजला .	5th floor To 10th floor		

साधन सन्मुख .
 Sale Type - First Sale
 Sale Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट वाढ = 105% apply to rate = Rs. 146822 -

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = ((146822-58970) * (100 / 100)) + 58970
 = Rs. 146822/-

मुख्य मिळकतीचे मूल्य
 - वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 146822 * 35.91
 = Rs. 5272378.02/-

Applicable Rules = .10,4

अंतिम मूल्य
 = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकॅनिकल वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 5272378.02 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs. 5272378.02/-

Home

Print

सह. निबंधक
 कुला-३ (वर्ग-२)

करल - ३
 292EL 9 99Y
 2023



CHALLAN
MTR Form Number-6



SRN	MH010078719202324E	BARCODE	Date 26/10/2023-14.56.44		Form ID	25.1
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3		PAN No.(If Applicable)			
Location	MUMBAI		Full Name	KARAN DATTARAM SHINDE AND DATTARAM R SHINDE		
Year	2023-2024 One Time		Flat/Block No.	FLAT NO- 503 BLDG NO-149, UNIQUE		
			Premises/Building	PRESTIGE		
Account Head Details		Amount In Rs.				
30045501	Stamp Duty	316800.00	Road/Street	K.N.ASHWAMEDH CHSL, KANNAMWAR NAGAR-1, VIKHROLI EAST		
30063301	Registration Fee	30000.00	Area/Locality	MUMBAI		
			Town/City/District			
			PIN	4	0	0
				0	8	3
			Remarks (If Any)	करल - 3		
			Second Party Name	RELIABLE INDIA CORPORATION- 292EL 2 99Y		
				2023		
			Amount In	Three Lakh Forty Six Thousand Eight Hundred Rupees		
			Words	Only		
Total		3,46,800.00				
Payment Details			FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572023102697716	IK0CMSNBD1
Cheque-DD Details			Bank Date	RBI Date	26/10/2023-14.24:57	Not Verified with RBI
Cheque/DD No.						
Name of Bank			Bank-Branch			
			STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date			
			Not Verified with Scroll			



करल - 3
RELIABLE INDIA CORPORATION-
292EL 2 99Y
2023

Department ID : Mobile No. : 9167714489
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
हेर चलन केवल दुस्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू होई.

[Handwritten Signature]
Kshinde
दत्ताराम शिंदे

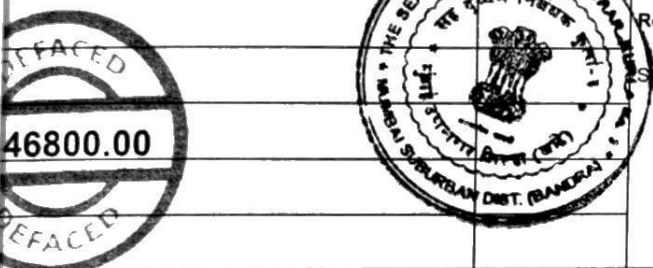
CHALLAN
MTR Form Number-6



MH010078719202324E	BARCODE	Date 26/10/2023 14:56:44	Form ID 251
--------------------	---------	--------------------------	-------------

Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)		
Name KRL3_J1 SUB REGISTRAR KURLA NO 3	Full Name	KARAN DATTARAM SHINDE AND DATTARAM R SHINDE	
Location MUMBAI	Flat/Block No.	FLAT NO- 503 BLDG NO-149. UNIQUE	
2023-2024 One Time	Premises/Building	PRESTIGE	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
045501 Stamp Duty	316800.00	K.N.ASHWAMEDH CHSL, KANNAMWAR NAGAR-1, VIKHROLI EAST	MUMBAI		400083
063301 Registration Fee	30000.00				



Remarks (If Any)	करल - 3
SecondPartyName=RELIABLE INDIA CORPORATION	29288 8 99y
	2023

Amount In	Three Lakh Forty Six Thousand Eight Hundred Rupees
Words	Only
3,46,800.00	

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	00040572023102697716	IK0CMSNBD1	
Cheque/DD No.	Bank Date	RBI Date	26/10/2023-14:24:57	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: Mobile No: 9167714489
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी राहता येणारे नाही.

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount



Document **H**andling **C**harges.
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1023260212210

Receipt Date 26/10/2023

Received from Self, Mobile number 9769166587, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 21298 dated 26/10/2023 at the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN

Payment Date 26/10/2023

Bank CIN 10004152023102611496

REF No. 329945017167

Deface No 1023260212210D

Deface Date 26/10/2023

This is computer generated receipt, hence no signature is required.

करल - ३

२९२९८ ६ ९९५

२०२३



AGREEMENT FOR SALE

This Agreement made at Mumbai this 26th day of **OCTOBER** 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) MR. KARAN DATTARAM SHINDE
PAN NO. GQCPS5294C

करल - ३		
२९२८८	L	११५
२०२३		

2) MR. DATTARAM RAMCHANDRA SHINDE

PAN NO. FQFPS2709E, Indian Inhabitant of Mumbai having address at **306/19, B - WING, SHITALADEVI C.H.S. KIROL ROAD, OPP KOHINOOR HOSPITAL, KURLA - W, MUMBAI-400070**, 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**.

The Lease Owners / Society has granted to the "Promoter/Developer" development rights to the piece or parcel of Leasehold land lying and being at CTS No.356 (Part) Village - Hariyali, Kannamwar Nagar-2, Vikhroli (East), Mumbai.400 083 in the Registration Sub-District of

Shinde

एल.ए.एम. विलेज ऑफ

Kurla - 2, admeasuring 1016.99 sq. mtr. Plot area (723.72 sq. mtr 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
292eL e 99y
2023



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- Kariya, Kannamwar Nagar-2, Taluka Kurla-2, Mumbai Suburban District and as such the Society is absolutely seized, possessed and sold to the said 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.

[Handwritten signature]

The members and/or occupants of the said tenements formed themselves into a Registered Co-operative Housing Society under Co-

[Handwritten signature]

करल - 3		
२२९८	१०	२२/१२/२०१५
२१२३ i.e. the "SOCIETY"		

/1417 / 85 - 86, and having its registered office at Building No. 149, Kannamwar Nagar, Vikhroli (East), Mumbai-400 083 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** between the MHADA therein described as the Authority 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, 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.

The Developer at his own cost shall get Tit Bit area, if any from MHADA or Government and the Society shall not be responsible

kswinder

२२/१२/२०१५

करल - 3		
2023	अप्रैल	मि. 19
2023	49.07	sq. ft. Area

Fit Bit land. It is agreed that irrespective of whether the said land is allotted or not, the Developer shall allot **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 agreement.



The Developer shall, on obtaining the IOA and sanctioned plans from MHADA, immediately send a written intimation along with true copies thereof to the Society of having obtained the IOA and shall also give 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 **(1) MHADA under I.O.A. bearing No. MH/EE / B.P / GM / MHADA - 09 / 1260 / 2023, dated.21/03/2023, (2) Amended Plan bearing No. MH / EE / B.P / GM / MHADA-9 / 1260 / 2023, dated.24/07/2023 and (1) Commencement Certificates bearing No. MH / EE / (B.P) / GM / MHADA-09/1260/2023/CC/1/NEW, dated.29/05/2023, issued upto Plinth level (ZERO FSI IOA, the copies of Amended Plan, 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 sufficiently entitled to the right to premises to be constructed in the said building to be known as "UNIQUE PRESTIGE" and enter into Sale Agreement with various and diverse Purchaser/s on such terms price as they think fit and proper and to receive sale price in respect thereof. The Developer is**

belinda

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

करल - ३		
२९२९६	१२	०९९५
२०२३		

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 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.

रत्नराज रामचंद्र शिंदे

Kshinde

करल - ३		
29	2023	994
development agreement		
Person or party with respect to the project land, including the Project		

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 D.P. Plan.

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



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.

करल - 3		
292eL	98	992
2023	1, having wings - 1	

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 **503** on the **5TH** 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. 503 on 5TH 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

f. skinde

दस्तावेज सत्यापन दिव

plans, designs and specifications prepared by the Promoter's Architects
Aditi S. Dabholkar and of such other documents as are specified under
 the Real Estate (Regulation and Development) Act 2016 (hereinafter
 referred to as "the said Act") and the Rules and Regulations made
 thereunder;
 29222194 999
 2023

AND WHEREAS the authenticated copies of **Certificate of Title** issued by **Gayatri S. Pradhan**, advocate of the Promoter/Developer, authenticated copies of **Property card** or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter/Developer to the said land on which the building / Apartments is to be constructed have been annexed hereto and marked as **Annexure 'A' and 'B'**, respectively.

AND WHEREAS the authenticated copies of the **plans other** **Layout** as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure C-1**.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter/Developer and according to which the construction of the buildings and open spaces are proposed to be provided for on the said land have been annexed hereto and marked as **Annexure C-2**,

AND WHEREAS the authenticated **copies of the plans** and specifications of the flat / Apartment agreed to be purchased by the purchasers / Allottee, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D**

AND WHEREAS the Promoter/Developer has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter/Developer while developing the said land and the said

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

करल - 3		
292EL	9E	994
2023		

building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter/Developer has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the flat purchaser / Allottee has applied to the Promoter/Developer for allotment of an Apartment **Flat No. 503** on **5TH** floor in wing - situated in the building named "UNIQUE PRESTIGE" being constructed in the - phase of the land,



AND WHEREAS the carpet area of the said Apartment / Flat No. **503** having **32.63** square meters RERA Carpet Area means the net usable floor area of an flat / apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said flat / Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the flat purchaser / Allottee has paid to the Promoter / Developer a sum of **Rs. 5,20,000/- (Rupees: FIVE LAKH TWENTY THOUSAND ONLY)** being part payment of the sale consideration of the flat / Apartment agreed to be sold by the Promoter/Developer to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter/Developer both hereby admit and acknowledge) and the flat purchaser / Allottee has agreed to pay to the Promoter/Developer the balance of the sale consideration in the manner hereinafter appearing.

[Handwritten signature]

[Handwritten signature: kshinde]

[Handwritten signature: दत्ताराम रामचंद्र शिंदे]

AND WHEREAS, the Promoter/Developer has registered the Project **करांडर 3** under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra (Mumbai) no. **P51800051818** :
2023

AND WHEREAS, under section 13 of the said Act the Promoter/Developer is required to execute a written Agreement for sale of said flat / Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter/Developer hereby agrees to sell and the flat purchasers / Allottee hereby agrees to purchase the (Apartment/Plot) and the **garage/covered parking(if applicable)**



HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter/Developer shall construct the said building/s consisting of **Ground + 23rd upper floors** on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter/Developer shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. 503 of the type of carpet area admeasuring 32.63 sq. metres (351.23 sq. ft. Rera Carpet area) on 5TH floor in the building - **UNIQUE PRESTIGE (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 & C-2 for the consideration of Rs. 52,80,000/- being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common**

[Handwritten signature]

blinde *5/12/18*

कर.नं - 3		
29291	96	994
2024		

areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the common areas and facilities.

ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **G a r a g e** bearing Nos. - situated at Basement and/or stilt and /or - podium being constructed in the layout for the consideration of Rs. -

iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **covered parking spaces** bearing Nos. - situated at - Basement and/or stilt podium being constructed in the layout for the consideration of Rs. - /-.



1(b) The total aggregate consideration amount for the apartment (inclusive of Stamp Duty /exclusive of GST, Registration Charges , Development Charges & New Membership Charges) is thus Rs.52,80,000/-

1(c) The Allottee/Purchaser's has paid on or before execution of this agreement a sum of **Rs. 5,20,000/-** (not exceeding **10%** of the total consideration) as advance payment or application fee and hereby agrees to pay to the Promoter/Developer the balance amount of **Rs. 47,60,000/-** in the following manner :-

(i) Amount of **Rs.10,56,000/- (20%)** (not exceeding **30%** of the total consideration) to be paid to the Promoter within 7(seven) days after the **execution of Agreement.**

(ii) Amount of **Rs. 5,28,000/- (10%)** (not exceeding **45%** of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Piling work** of the said Building.

(ii-a) Amount of **Rs.2,64,000/- (5%)** (not exceeding **45%** of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Plinth** of the said Building.

[Handwritten signature]

Kshinde

दत्ताराज रामचंद्र शिंदे

(ii) Amount of Rs. 1,58,400/- (3%) (not exceeding **70%** of the total consideration) to be paid to the Promoter within 7(seven) days from the

date of intimation about the completion of First Slab of the said Building.		
29	2023	9e 99y
2023 Amount of <u>Rs.1,05,600/- (2%)</u> (not exceeding 70% of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of Third Slab of the said Building.		

(iii) Amount of Rs.1,05,600/- (2%) (not exceeding **70%** of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Third Slab** of the said Building.

(iv) Amount of Rs.1,05,600/- (2%) (not exceeding **70%** of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Fifth Slab** of the said Building.

(v) Amount of Rs.1,05,600/- (2%) (not exceeding **70%** of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Seventh Slab** of the said Building.

(vi) Amount of Rs.1,05,600/- (2%) (not exceeding **70%** of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Ninth Slab** of the said Building.

(vii) Amount of Rs.1,05,600/- (2%) (not exceeding **70%** of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Eleventh Slab** of the said Building.

(viii) Amount of Rs.1,05,600/- (2%) (not exceeding **70%** of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Thirteenth Slab** of the said Building.

(ix) Amount of Rs.1,05,600/- (2%) (not exceeding **70%** of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Fifteenth Slab** of the said Building.

Kshinde

एवम्पुत्रे रमेश्वर

करल - 3		
2920L	20	994
2023		

(x) Amount of **Rs.1,05,600/- (2%)** (not exceeding 70% of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Seventeenth Slab** of the said Building.

(xi) Amount of **Rs.1,05,600/- (2%)** (not exceeding 70% of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Nineteenth Slab** of the said Building.

(xii) Amount of **Rs.1,05,600/- (2%)** (not exceeding 70% of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Twenty First Slab** of the said Building.

(xiii) Amount of **Rs.1,05,600/- (2%)** (not exceeding 70% of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Twenty Third Slab** of the said Building.

(xiv) Amount of **Rs. 1,58,400/- (3%)** (not exceeding 75% of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Brick work** of the said Flat.

(xv) Amount of **Rs.1,05,600/- (2%)** (not exceeding 75% of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Internal Plaster** of the said Flat.

(xvi) Amount of **Rs. 1,58,400/- (3%)** (not exceeding 80% of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Sanitary fittings** of the said Flat.

(xvii) Amount of **Rs.1,05,600/- (2%)** (not exceeding 80% of the total consideration) to be paid to the Promoter within 7(seven) days from the date of intimation about the completion of **Staircase, lift wells, lobbies upto the floor level** of the said Flat.



[Handwritten signature]

Kshinde

एन.राजेंद्र सिंह

कल - 3		
292EL	3C	994
2023		

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at **Mumbai** (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SCHEDULE.

First Schedule Above Referred to Description of the freehold leasehold land and all other details

ALL the piece and parcel of land admeasuring about **1016.99 sq. meter plot area (723.72 sq. meters. area as per Lease Deed 293.27 sq. meter Tit-Bit area to be allotted to the society by MHADA authority in future)** on plot bearing C.T.S No.356 Part, Village - Hariyali, Kannamwar Nagar, Taluka: Kurla, Mumbai Suburban District along with Building known as Building No.149, KANNAMWAR NAGAR ASHWAMEDH CO-OPERATIVE HOUSING SOCIETY LTD., Kannamwar Nagar, Vikhroli (E), Mumbai-400 083



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 dt.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, Taluka Kurla, Mumbai Suburban District.

ALL THAT RESIDENTIAL / COMMERCIAL / SHOP PREMISES being Flat/Shop/Office No.**503** (with/without Stake Parking) admeasuring **351.23** Sq. ft. Rera Carpet area (i.e **32.63** Sq. meter.) on the **5TH** Floor of the building known as "**UNIQUE PRESTIGE**" to be constructed on the property more particularly described in the First Schedule herein written, and the said flat/shop/office premises is shown on sketch plan.

[Handwritten signature]

[Handwritten signature: Kshunde]

[Handwritten signature: दत्तवाम रामचंद्र शिंदे]

करली - ३
२९२०१ ५२ ११५
३०२३

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee / Purchasers: (including joint buyers)

(1) MR. KARAN DATTARAM SHINDE.

Keshwade



(2) MR. DATTARAM RAMCHANDRA SHINDE

दत्तराम रामचंद्र शिंदे



03

At Mumbai on 26th day of OCTOBER 2023

in the presence of WITNESSES:

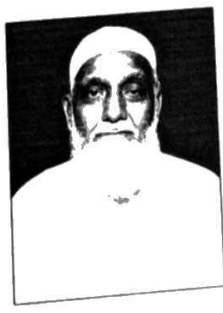
Name: Rajratna V. Pol Signature *Rajratna*

Name Sunita Sahu Signature *S*



SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter:



For. Reliable India Corporation.

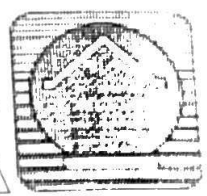
Fazal

(Fazal Mehmood A.G. Shaikh)

Proprietor

WITNESSES:

Note - Execution clauses to be finalised in individual cases having regard to the constitution of the parties to the Agreement.



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

03.

No.MH/EE/BP Cell/GM/MH/का.सं-१३/२६०/२०२३

Date : 21 MAR 2023

292	EL	8E	99Y
2023			

To,
Fazal M.A.G. Shaikh,
M/s. Reliable India Corporation
CA to Owner, Kannamwar Nagar Ashwamedh C.H.S. 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. Laid out on 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- 720/03.2023
 2. Offer Letter U/No. CO/MB/REE/NOC/F-1464/03.03.20233.
 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

1/6

करता - 3

29200/1/99/999

PROFORMA 'A'		IN SQ. MT.
AREA STATEMENT		
A)	Area of plot	1034.98
1	As per MHADA Demarcation	1016.99
	As per NOC	1034.98
	As per Architect's area calculation	
2	Deduction for:	
	a) Road Setback Area	
	b) Proposed Road	
	c) Any Reservation	
	d) ----% Amenity space as per DCR 56/57 (sub-plot)	
	Total Deductions (a+b+c+d)	1016.99
3	Balance area of plot (1-2)	0.00
4	Deduction for Recreation Ground (15%)	1016.99
5	Net plot area (3 - 4)	0.00
	Additions for Floor Space Index	
6	a) 100% Setback Area	0.00
7	b) 100% D.P. Road	1016.99
8	Total Area (5 + 6)	0.00
	Floor Space Index permissible	
	a) Additional FSI granted by MHADA vide Offer Letter No. dated:	0.00
	b) Additional FSI granted by MHADA vide Offer Letter No. dated:	0.00
10	61.70 sq.mt x 40 tenants =	0.00
	Permissible Floor Area (7x8+9)	0.00
11	Existing Floor Area	0.00
	Proposed Built Up Area	0.00
12	a) Purely Residential Built Up Area	0.00
	b) Purely Non - Residential Built Up Area	0.00
13	Total Built Up Area Proposed	0.00
14	Floor Space Index Consumed (13/3)	0.00
B)	Details of FSI availed as per DCR 35(4)	
1	Fungible B.U.A component permissible for purely residential purpose	0.00
	Fungible B.U.A component proposed vide DCPR 31(3) for purely Residential	0.00
2	Fungible B.U.A component permissible for purely non-residential purpose	0.00
	Fungible B.U.A component proposed vide DCPR 31(3) for Non-Residential	0.00
3	Total permissible fungible B.U.A	0.00
4	Total proposed fungible B.U.A	0.00
5	GROSS BUILT UP AREA PERMISSIBLE	0.00
6	GROSS BUILT UP AREA PROPOSED	0.00
C)	Tenements Statement	0.00
1	Proposed area (13 + B3)	0.00
2	Less Non-Residential Area (12b + B2)	0.00
3	Area available for Tenements (1-2)	0.00
4	Tenements permissible (450 / Hec)	0
5	Tenements proposed	0
6	Tenements Existing	0
7	Total Tenements on the plot	0
D)	Parking Area Statement	0.00
1	Parking Required by Regulations for :	
2	Covered Garages Permissible	
3	Covered Garages Proposed	
4	Total Parking Provided	0.00

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THE DIMENSIONS OF SIDES OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1016.99 SQ.MT. AND TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP RECORDS

Signature of Arch

DESC. OF PROPOSAL

करल - 3		
292	ए 2	994
2023		



Building Permission Cell, Greater Mumbai / MHADA

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

COMMENCEMENT CERTIFICATE

MH/EE/(BP)/GM/MHADA-9/1260/2023/CC/1/New

Date : 29 May, 2023



RELIABLE INDIA
CORPORATION C.A.TO
KANNAMWAR NAGAR
ASHWAMEDH C.H.S. LTD.

Office No 05, Bldg. no. 91,
Village Heights Near Raigad
Kannamwar Nagar 2,
Vikhroli East, Mumbai- 400083

Sub : Proposed redevelopment of existing building, No. 149 know as Kannamwar Nagar Ashwamedh Co. Op. Hsg. Soc. Ltd, on plot bearing CTS no. 356(pt), of Village Hariyali at Kannamwar Nagar MHADA Layout, Vikhroli (E) Mumbai - 400 083.

Dear Applicant,
With reference to your application dated 21 May, 2023 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. 149 know as Kannamwar Nagar Ashwamedh Co. Op. Hsg. Soc. Ltd, on plot bearing CTS No. 356(pt), of Village Hariyali at Kannamwar Nagar MHADA Layout, Vikhroli (E) Mumbai - 400 083.

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. MH/EE/(BP)/GM/MHADA-9/1260/2023/IOA/1/Old dt. 21 March, 2023 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.

गृहनिर्माण व क्षेत्रविकास मंडळ
(घटक)
HOUSING AND
DEVELOPMENT BOARD
(MHADA UNIT)



करल - 3		
292	EL	६४ ११५
२०२३		

म्हाडा

MHADA



No.CO/MB/REE/NOC/F-1464/647 /2023

Date: 03 MAR 2023

OFFER LETTER



To,
The Secretary,
Bldg No. 149, **ASHWAMEDH CHSL**,
Kannamwar Nagar, Vikhroli (E),
Mumbai - 400 083.


Sub: Proposed redevelopment of existing Bldg.No.149, known as **ASHWAMEDH CHSL**, CTS No.356 (pt), S.No.113 (pt), Village - Hariyali, Kannamwar Nagar-1, Vikhroli (E), Mumbai 400 083 under regulation 33(5) of DCPR-2034.

Ref: 1. Society's Arhchitect M/s Aditi Dabholkar letter 03.01.2023.
2. Hon'ble V.P./A's approval dtd.28.02.2023.

Sir,

With reference of to above cited letter you have submitted subjective proposal for utilization of additional BUA under regulation 33(5) of DCPR-2034 & your proposal is approved by Competent authority.

The above allotment is on sub-divided plot as per Layout plan admeasuring about **1,016.99 m²** [i.e. 723.72 m² as per Lease Deed + 293.27 m² Tit-Bit]. The total built up area should be permitted up to existing BUA 1,392.00 m² + additional BUA **4,126.97m²** (Residential use) [i.e. 1,658.97m² in the form of additional BUA + 2,468.00 m² Pro-rata BUA] thus total BUA = **5,518.97 m²** only.

MHADA's A.R. no.6260 dt. 04.06.2007, AR 6615 dt. 06.08.2013, AR 6349 dt.25.11.2008, AR No.6383 dt. 24.02.2009, AR No. 6397 dt. 05.05.2009, AR No 6422 dt.07.08.2009, A.R. no 6749 dtd.11.07.2017 & Hon. VP/A circular no.713 & 714 dtd. 15.07.2020 are applicable in the instant case. 

गृहनिर्माण भवन, कलानगर, बांद्रा (पू), मुंबई ४०० ०५९.
४०५०००, २६५२२८७७, २६५२२८८९
२६५२२०५८ / फ़ोनपेटी क्र ८९३५

Gnha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 059
Phone 66405000, 26592877, 26592881
Fax No. 022-26592058 / Post Box No. 81,15
Website mhada.maharashtra.gov.in

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THE DIMENSIONS OF SIDES OF THE PLOT S ON THE DIRECT AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 1016.99 SQ.MT. AND TALLIES AREA STATED IN DOCUMENT OF OWNERSHIP RECORDS.

292EL EL 99y
2023

Signature of

DESC. OF PROPOSAL

PROPOSED REDEVELOPMENT OF EXISTING BUILDING NO. 149 ON PL BEARING C.T.S. NO. 356(P.T) OF VILLAGE HARIYALI, AT KANNAMWAR NAG, MHADA LAYOUT, VIKHROLI (E), MUMBAI :- 400 083.

CONTENTS OF SHEET :

GROUND FLOOR PLAN, BUA STATEMENT, COMPOUND WALL, UG TA CARPET AREA CALCULATION, RERA CARPET AREA STATEMENT, BLOCK PL LOCTION PLAN, PARKING AREA STATEMENT. PLOT AREA DIA& CAL.

STAMP OF APPROVAL OF PLAN



VINOD DATTARAM MAYEKAR
Digitally signed by VINOD DATTARAM MAYEKAR
Date: 2023.06.28 14:07:32 +05'30'

RAVINDRA NARAYANRAO AMBULGEKAR
Digitally signed by RAVINDRA NARAYANRAO AMBULGEKAR
Date: 2023.07.02 19:10:58 +05'30'

D.F.O.

Dy. C.F.O.

NAME & SIGNATURE OF OWNER

M/S. RELIABLE INDIA CORPORATION C.A.TO BLDG NO. 149 ASHWAMEDH CHS KANNAMWAR NAGAR.

SCALE	JOB NO.	SHEET NO.	DRN. BY	CHK. BY	DATE
1:100	-	1/4	ABHIJEET	ADITI	03.06.2023

NORTH

NAME, ADD. & SIGNATURE OF LICENSED ARCHITECT.



AD
ADITI DABHOLKAR

archtect | interior designing | llasoning

Shop No. 8, Hill View Apartment, L.B.S. Marg, Opp. Raj Legacy, Vikhrol(w),Mumbai - 400 083.

ADITI SALIL DABHOLKAR

ADITI S. DABHOLKAR

Digitally signed by ADITI S. DABHOLKAR
DN: c=IN, o=Personel, 2.5.4.20=18094b25713776, b31c=108188226ad11ad, f6c15025e71eeb112d, postalCode=400078, st=Maharashtra, serialNumber=91ca3bc152, s1216272b488543c77c72b, 6b00840e61276a61e348, cn=ADITI S. DABHOLKAR
Date: 2023.06.03 17:13:08 +05'30'



करल - 3
292EL ee 99Y
2023

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

THE DIMENSIONS OF SIDES OF THE PLOT
D OUT IS 1016.99 SQ.MT. AND TALLI

Signature

OSAL
BUILDING NO. 149 ON F
ALL, AT KANNAMWAR NA
33.

EET :
COMPOUND WALL, UG T.
A STATEMENT, BLOCK P
AREA DIA& CAL.
OF PLAN

Digitally signed by
RAVINDRA
NARAYANRAO
AMBULGEKAR
Date: 2023.07.02
19:10:58 +05'30'

y. C.F.O.
OWNER

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

UNIQUE PRESTIGE , Plot Bearing / CTS / Survey / Final Plot No.:356 (pt) at Hariyali, Kurla, Mumbai
City: Mumbai, Maharashtra, India
Pin: 400083



- Mr./Ms. **Fazal Mehmood Shaikh** son/daughter of Mr./Ms. **Abdul Gafoor** Tehsil: **Mumbai City**, District: **Mumbai**, Maharashtra, India. Pin: **400003**, situated in State of Maharashtra.
- 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 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.

CHK. BY	DATE
ADITI	03.06.2023

SED ARCHITECT.



ADITI
SALIL
DABHOL
KAR
ADITI S. DABHOLKAI

Digitally signed by ADITI
DABHOLKAR
DN: cn=IN, o=Personid,
2.5.4.20=1f099a057137,
ba31cad68388226ad71a
f6c150b5e71eeb112d,
postalCode=400078,
st=Maharashtra,
serialNumber=bew-f9d4e36c1
53216772ba885a3c77c7b2
6b00140a62276d461e348
7, cn=ADITI SALIL DABHOL
Date: 2023.06.03 17:13:08
+05'30'

Dated: 03/07/2023
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 03-07-2023 16:25:18

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