

CHALLAN
MTR Form Number-6

करल - ५

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2023

GRN MH009907249202324E | BARCODE | Date 23/10/2023-10:44:24 | Form ID - 252

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 KRL5_JT SUB REGISTRAR KURLA NO 5	Full Name	MAVANI CREATION LLP	
Location MUMBAI			
Year 2023-2024 One Time	Flat/Block No.	FLAT NO 1302 13TH FLOOR B WING	
	Premises/Building	GEETANJALI	

Account Head Details	Amount In Rs.	Road/Street	PIN
0030045501 Stamp Duty	108414.00	PANTNAGAR, PANTNAGAR MHADA LAYOUT GHATKOPAR EAST	0 7 5
0030063301 Registration Fee	30000.00	MUMBAI	
		Town/City/District	
		Remarks (If Any)	
		SecondPartyName=BITTOGA JAY SHARMA AND OTHERS	
		Amount In	Eleven Lakh Fourteen Thousand One Hundred Forty Rupees Only
		Words	
Total	11,14,140.00		



Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	00040572023102369630	CKY3906476
Cheque/DD No.	Bank Date	RBI Date	23/10/2023-10:24:46	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. Mobile No. : 0000000000
 ही चालू केवल दुरुम निवेदन कार्यालयत नोंदणी करावयाच्या दस्तावाही तामु आहे. नोंदणी न करावयाच्या दस्तावाही राबट चालू तामु.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-520-22682	000518995620232	23/10/2023-11:42:41	IGR561	30000.00

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AGREEMENT FOR SALE

This Agreement made at Mumbai this ²¹ 23 day of October in the year Two Thousand and Twenty- Three (2023)

BETWEEN

MAVANI CREATION LLP, a Limited Liability Partnership incorporated pursuant to Section 12(1) of Limited Liability Partnership Act, 2008 vide no. LLP Identification No: AAD-0092 dated 04/12/2014 through its Authorised Signatory **MR.SANJAY NAVIN MEHTA**, and having its Registered office at Office No. 410 Suchita Business Park, Pant Nagar, Ghatkopar (E), Mumbai 400075, hereinafter called "**THE DEVELOPER / PROMOTER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the Partners for the time being, the partners or partner as and when admitted, and the last survivor or survivors of them and their respective heirs, executors, administrators and assigns) of the **ONE PART**;

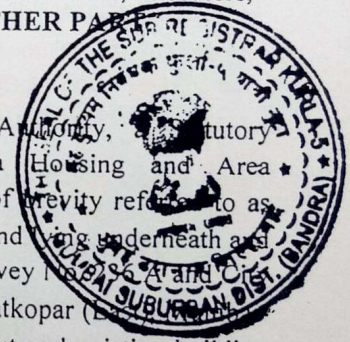
Bitta
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Rohit

AND

MRS.BITTU SANJAY SHARMA, aged 53 years holding PAN No. AGVPS7044K, Aadhar No. 6841 6897 8425, **JT.WITH MR.HARDIK SANJAY SHARMA**, aged 24 years holding PAN No. JGRPS1923N, Aadhar No. 2041 4336 5840, **JT.WITH MR.ROHNIT SANJAY SHARMA**, aged 22 years holding PAN No. MTOPI1714A, Aadhar No. 4243 3625 6437 is Indian Inhabitant/s, residing at **G-186, Mulund Darshan Mulund Colony, Mulund West, Near Jai Bharat School Mumbai, Bhandup Complex Mumbai- 400082** hereinafter called the "**THE ALLOTTEES / PURCHASERS**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his / her / their heirs, executors, administrators, successors – in – interest and assigns) of the **OTHER PART**;

WHEREAS

- i) Maharashtra Housing and Area Development Authority, statutory Corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (hereinafter for the sake of brevity referred to as "MHADA") was Owner of the plot of land situate and lying underneath and appurtenant to Building No.191 & 192, bearing Survey No. 5659 (Pt) & 5660 (Pt) at Pantnagar, Ghatkopar (E), Mumbai-400075, admeasuring 1648.78 sq. mtrs. or thereabout and existing building thereon, and society is formed for members of the above Building No. 191 & 192 in the name Pantnagar Geetanjali Co-Operative Housing Society Limited duly registered under Maharashtra Co-Operative Society Act, 1980 (Mah. XXIV of 1981) and bearing Registration No. BOM/HSG/7935 dated: 30.10.1982 ("Society");
- ii) Vide Indenture of Lease dated 21.08.1995, the MHADA has assigned unto the Society, all that piece or parcel of land or ground of plot situated and lying underneath and appurtenant to Building No. 191 & 192, bearing Survey No. 236 A and City Survey No. 5659 (Pt) & 5660 (Pt) of Village Ghatkopar – Kirol, F.P. NO. 348(Pt) of TPS Ghatkopar No. III, at Pantnagar, Pantnagar MHADA Layout, at Ghatkopar (East), Mumbai- 400075, admeasuring 1648.78 sq. mtrs. inter alia the lease rent for a term 99 years commencing from 01/12/1979 upon terms and conditions more particularly set out therein (herein after referred to as the said "**Land/Property**") and more particularly mentioned in the **First Schedule** therein and hereinafter mentioned;



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करल - 6	Wide Deed
22862	of Sale dated 21.08.1995 entered into between MHADA and the Society, MHADA conveyed, granted and assured unto the Society by way of
2023	iv) said Building Nos. 191 & 192 consisting of the 40 tenements standing on the said Property ("Existing Buildings");

The Society is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said leasehold land along with the Existing Buildings, i.e., Building No. 191 and 192, each comprising of ground with 4 upper floors. Each building has 20 residential flats which are occupied by the existing members ("Existing Members").

v) The said Existing Buildings were very old and it was not possible to carry out the structural repairs;

vi) The said Society has applied for redevelopment of the Property to Municipal Corporation of Greater Mumbai under Form No. A, Maharashtra Regional and Town Planning Act, 1966, bearing no. CE / 5984 & 5985. The CC is approved & super plan valid up to 11.08.2006 and it has to be approved / extended by the Municipal Corporation.



vii) In the Special General Body Meeting of the Society held on 16.12.2016, the Members decided to demolish the Existing Buildings and construct a new building thereon by consuming the potential FSI of the said Property to full extent of FSI 3 plus Pro Rata of Layout FSI V P quota plus Fungible and also any additional FSI being granted by the MHADA during the period of construction of the new building on the said Property;

viii) The Society decided to appoint a developer to carry out the project of redevelopment of the said Property by utilizing the available FSI and any additional FSI, if available ("Project"), and therefore invited and received offers from various builders and developers, including the offer of the Developer/Promoter herein as contained in the letter dated 20.10.2016;

ix) The Society, in the Special General Body Meeting held on 16.12.2016 accepted the offer of the Developer/Promoter, and permitted the Developer/Promoter to go ahead with the said development. The Society decided to entrust the work of development of the said Property to the Promoter subject to various terms, conditions and accordingly, decided to sign and execute this Development Agreement in favour of the Promoter wherein the Promoter is to carry out development of the Property and in that regard, fulfill various obligations, including sanctioning of the building plans, obtaining of the FSI, etc.;

x) By the said resolution dated 16.12.2016, Society authorised the Chairman, the Secretary, and the Treasurer to sign and execute all legal Deeds, documents etc.

xi) Accordingly, by a Development Agreement dated 07/09/2017, the Society entrusted the Development Rights in respect of the said Property to the Developer, on terms and conditions mentioned therein ("Development Agreement"). The said Development Agreement dated 07/09/2017, is duly registered with the office of Sub-Registrar of Assurance at Mumbai under Sr. No. KRL5-10678-2017 on 07/09/2017.

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- xii) The said Society also executed a Power of Attorney dated ~~20/09/2017~~ ^{30/01/2023} in favor of Partners of the Developer, to act jointly or severally on behalf of the said Society and the said Power of Attorney is also registered with the office of Sub-Registrar of Assurance at Mumbai under Sr. No. KRL5-10679-2017 on 07/09/2017.
- xiii) The Developers have appointed Mr. Jitendra Dewoolkar of M/s. Ellora Project Consultants Private Limited as License Surveyor and Mr. Rajan C. Tipnis, a Consulting Structural Engineer for the preparation of the structural design and drawings of the new building. The Society/ Developers have accepted the professional supervision of the said License Surveyor / Architect and the Structural Engineer or such other License Surveyor / Architect and the Structural Engineer till the completion of the new building.
- xiv) Mr. Kapil N. Gor, Advocate and Solicitor has conducted due diligence on the Developer's title to the Property and has issued a certificate of Title dated 12/10/2017 thereby certifying the Developer's title to the Property, copy of which is annexed and marked as **Annexure "A"**.
- xv) The said Developer, propose to construct a building consisting of 2 wings each comprising of Stilt + 15 upper floors. The Developer through its License Surveyor, Mr. Jitendra Dewoolkar of M/s. Ellora Project Consultants Private Limited applied for construction of the new building upto the 12th floor and has obtained Intimation of Approval issued by Building Permission Cell, Greater Mumbai, MHADA dated 20.10.2018 under Reference No. EE/BP Cell/GM/MHADA-1/113/2018 (hereinafter referred to as "IOA") and Commencement Certificate dated 04/10/2019 under Reference No. No.MH/EE/ (B.P)/GM/MHADA-01/113/2019 (hereinafter referred to as "CC") from the concerned authority. Copies of the approved IOA and CC are hereto annexed and marked as **Annexures "B"** and **"C"** respectively.
- xvi) The Developer has submitted further plans for construction of the new building up to 15th floor, which have been duly sanctioned by MHADA under Reference No. EE/BP Cell/GM/MHADA-1/113/2018 dated 26-11-2021.
- xvii) All permissions required from Government or Authority for the redevelopment of the Property have been obtained/ will be obtained in due course of time.
- xviii) The Developer is developing and constructing the new residential building known as "GEETANJALI" consisting of 'A' & 'B' Wings (hereinafter referred to as the said "Building") on the said Property more particularly described in the **First Schedule** hereunder written; both consists of Stilt + Puzzle / Stake Parking + 15 Residential upper floors as per plan sanctioned/ to be sanctioned by MHADA and/or other the concerned authorities from time to time. The Building shall also have other amenities and facilities as mentioned in **Annexure "D"** hereto.
- xix) The Developer has also registered the Project with the MahaRERA under the provisions of The Real Estate (Regulation and Development) Act, 2016 ("RERA"), vide Registration No. P51800018972 dated 30/01/2023 authenticated copy of the registration certificate is attached as **Annexure "E"** hereto.



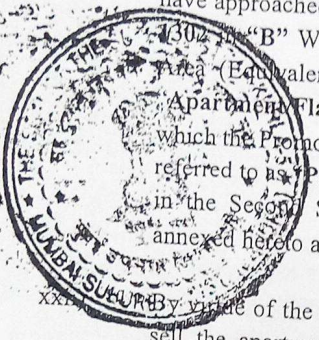
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On account of market conditions and subsequent lockdown, the Developer was unable to complete the construction of the Building within the timelines agreed with the Society, and accordingly, upon request of the Developer, the Society, by their letter/consent for redevelopment dated April, 2021 agreed to extend time for completion of the Project and handing over possession to 30.12.2022 with a grace period of Six (6) months thereafter i.e., 30.06.2023. The Developer is in the process of submitting application for extension of time to MAHARERA to complete the Building by 30.06.2023.

xxi) The Allottee is being fully satisfied in respect of the title to the Property and all permissions, plans, specifications, and designs with respect to the building, have approached the Developer and applied for allotment of Apartment No. 1302 in "B" Wing, on 13TH Floor, admeasuring 951 sq. ft. RERA Carpet Area (Equivalent to 88.35 sq. mtr.) (hereinafter referred to as the said Apartment/ Flat") being constructed on a portion of the said property, which the Promoter has agreed to do. The said Apartment/ Flat, is hereinafter referred to as "Premises". The said Premises are more particularly described in the Second Schedule hereunder written and shown in the floor plan annexed hereto and marked as Annexure "F".



xxii) By virtue of the aforesaid, the Promoter has the sole and exclusive right to sell the apartments/ flats in the said Building to be constructed by the Promoter on the Property and to enter into Agreement/s with the allottee/s of such apartments and to receive the sale consideration in respect thereof;

xxiii) On demand by the Allottee, the Promoter has given inspection of all the documents of title relating to the Property and the plans, designs and specifications prepared by the Promoter's Licensed Surveyor / Architects and of such other documents as are specified under the RERA and the Rules and Regulations made thereunder;

xxiv) The authenticated copies of Property Register card showing the nature of the title of the Society in respect of the said Land/ Property, have been annexed hereto and marked as Annexure "G".

xxv) While sanctioning the said plans, the 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 while developing the Property and the said Building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Building shall be granted by the concerned local/ Government authority.

xxvi) The Promoter has accordingly commenced construction of the said Building in accordance with the said proposed plans.

xxvii) The Purchaser has requested the Promoter to allot Flat No. 1302 on 13TH floor of "B" Wing of the said Building to be known as Geetanjali having 951 sq. ft. RERA Carpet Area (Equivalent to 88.35 square meters). "RERA Carpet Area", as shown in the floor plan thereof hereto annexed and marked Annexure "F" and more particularly described in the Second Schedule hereunder written, which the Promoter has agreed to do at or for the

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33. STAMP DUTY AND REGISTRATION

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It is agreed between the Parties that all expenses towards GST and/ or any other cesses or taxes pertaining to this Agreement shall be borne and paid solely by the Allottee; and stamp duty and registration charges with respect to execution of this Agreement shall be borne and paid by the Promoters/ Allottee/s.

34. DISPUTE RESOLUTION

Any dispute between the Parties shall be settled amicably. In case the Parties are unable to settle their disputes amicably, such disputes shall be referred to the regulatory authority as per RERA and the Rules and Regulations thereunder.

35. GOVERNING LAW

That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai Courts will have the jurisdiction for this Agreement.



FIRST SCHEDULE ABOVE REFERRED TO

All the lease hold peace and parcel of land being Building No. 191 & 192, at Pantnagar Geetanjali Co-Op. Housing Society Limited, bearing Survey No. 236 and City Survey No. 5659 Pt. and 5660 Pt. of Village Ghatkopar - M.P. NO. 348(Pt) of TPS Ghatkopar No. III, at Pantnagar, Pantnagar M.K. DA Layout, at Ghatkopar (East), Mumbai- 400075, admeasuring 1648.78 sq. mtrs. or thereabouts along with the existing two building comprising of ground with 4 upper floors each occupied by the 20 members each and bounded as follows:-

- | | | |
|-------------------------|---|----------------------|
| On or towards the West | : | 12.00 mtrs wide Road |
| On or towards the South | : | Sanmati Building |
| On or towards the North | : | 6.00 mtrs. Wide Road |
| On or towards the East | : | 9.15 wide Road |

SECOND SCHEDULE ABOVE REFERRED TO

Apartment/Flat No.1302 on 13th floor in 'B' Wing admeasuring 951 sq. ft. (Carpet Area) {Equivalent to 88.35 sq. mtr} in building known as "GEETANJALI", situated on the said property as described in the First Schedule.

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ANNEXURE - C

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. 41B/43/LY/167/CR-51/2015/UD-11 dt.23 May,2018.)

FURTHER COMMENCEMENT CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA-01/113/2019

DATE- 04 OCT 2019

To
Shri. V. S. Pantnagar Geetanjali CHSL,
Shri. V. S. Pantnagar, Panel of M/s Mavani Creation LLP.

Subject : Proposed redevelopment of the existing building No.191 & 192 known as "Pantnagar Geetanjali CHS. Ltd.", on plot bearing C.T.S.No. 5659(Pt.) and 5660(pt), of Village Ghatkopar-Kirol, FP No. 348(pt), TPS Ghatkopar No. III, at Pantnagar MHADA Layout, at Ghatkopar East, Mumbai -400075.

- Ref:-**
1. Zero FSI IOA issued on 20.10.2018
 2. Amended IOA issued under no. EE/BP Cell/GM/MHADA-1/113/2019 dated: 03/06/2019
 3. Plinth CC for Zero FSI issued on. 24.01.2019
 4. FCC application by LS dt. 11.09.2019

Dear Applicant,

With reference to Plinth CC for Zero FSI issued on 20.10.2018 the Further Commencement Certificate in continuation with this and your application dated 11.09.2019 for development permission and grant of 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 of the existing building No.191 & 192 known as "Pantnagar Geetanjali CHS. Ltd.", on plot bearing C.T.S.No.5659(Pt.) and 5660(pt), of Village Ghatkopar - Kirol, FP No. 348(pt), TPS Ghatkopar No. III, at Pantnagar MHADA Layout, at Ghatkopar East, Mumbai 400075.

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The Commencement Certificate / Building Permit is granted subject to compliance of conditions mentioned in IOD dated 20.10.2018 and amended IOA dt. 03.06.2019 under EE/BP Cell/GM/MHADA-1/113/2019 and following conditions.

1. The land vacated in consequence of endorsement of the setback line / roadwidening 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 certificate 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 is situated 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 is liable to be revoked by the VP & CEO / MHADA if:
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.
 - c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



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

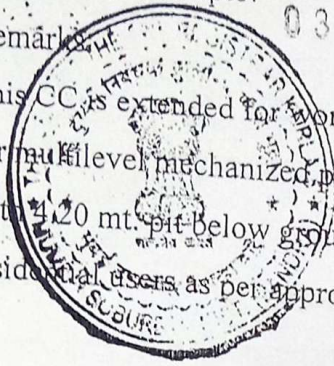
8. That the work shall be carried out as per the approved plans, Survey Remarks & all other relevant permission applicable to this proposal.

This CC is valid upto:

03 OCT 2020

Remarks:

This CC is extended for work of building comprising of Wing A & B, Consist of Stilt for multilevel mechanized pit type puzzle parking on stilt having stilt height 7.00 mt with 4.20 mt. pit below ground level + 1st to 6th upper floors for height 24.25m for residential users as per approved plans dt.03.06.2019



(Dinesh Mahajan)

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

NO:- MH/EE/BP/GM/MHADA- 1113 / 2021
DATE:- 26 NOV 2021

In view of above this CC is further extended for building comprising of wing A, & wing B, wing A consist of stilt for multilevel mechanized pit type puzzle parking on stilt having stilt height 7.00 mt. from plinth level with 4.20 mt. pit below ground level + 1st to 15th upper floors residential users and wing B consist of stilt for multilevel mechanized pit type puzzle parking on stilt having stilt height 7.00 mt. from plinth level with 4.20 mt. pit below ground level + 1st to 15th upper floors residential users with total height of 22.21 mt. up to top of top most floor level as per approved plans dt. 25.10.2021

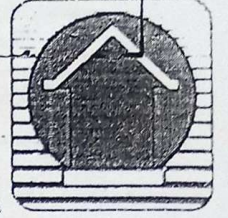
Executive Engineer (GM)
Eastern Suburban/
Maharashtra Housing & Area
Development Authority
Bandra (E) Mumbai 51

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
URBAN DEVELOPMENT AUTHORITY



22/02/2023
2023

म्हाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per Government Regulation no. TPB-4315/167/CR-51/2018/UD-I dated 23 May 2018)

FULL OCCUPATION CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA

DATE- 29 AUG 2023



To,
M/S Mavani Creation LLP
CA to Owner Pantnagar Geetanjali CHSL.

Sub: Proposed redevelopment of the existing building No.191 & 192 known as "Pantnagar Geetanjali CHS. Ltd.", on plot bearing C.T.S.No. 5659 (Pt.) and 5660(pt). of Village Ghatkopar-Kirol, FP No. 348(pt), TPS Ghatkopar No. III, at Pantnagar MHADA Layout, at Ghatkopar East, Mumbai 400075.

- Ref.:**
1. Proposal Submission by L.S. to MCGM dt. 25.12.2017.
 2. Proposal submitted by LS to MHADA dt. 22.06.2018.
 3. Concession approved on 22.05.2018 by MCGM.
 4. Zero FSI IOA issued on 20.10.2018 By MHADA.
 5. Plinth CC for Zero FSI issued on. 24.01.2019 By MHADA.
 6. Approval by Hon'ble VP Sir for concessions 04.04.2019 MHADA.
 7. 1st Amended Issue on dt.03.06.2019 By MHADA.
 8. 1st F.C.C. Issued On dt. 04.10.2019 By MHADA.
 9. 2nd Amended issued on dt.25.10.2021 by MHADA.
 10. Full CC Issued on dt. 26.11.2022 By MHADA.
 11. L.S. Application for Full OCC on dt.08.12.2022.
 12. Approval for Full Occupation from Hon'ble VP/CEO on dt. 22.02.2023
 13. Consent for Full OC from REF/Mumbai Board dt. 25.08.2023

Dear Applicants,

The Full development work of existing Residential building no.191 & 192 known as "Pantnagar Geetanjali CHS. Ltd." at Pantnagar Nagar on plot

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bearing 22/12/83 (pt) and 5560(pt), of Village Ghatkopar-Kirol, FP No. 348(pt), TPS Ghatkopar No. III, at Pantnagar MHADA Layout, at

Ghatkopar East, Mumbai 400075 for building comprising of Wing A & B, Wing A Consist of Stilt for multilevel mechanized pit type puzzle parking + 1st

to 15th upper floors residential users and Wing B Consist of Stilt for multilevel mechanized pit type puzzle parking + 1st to 15th upper floors residential users for building height 49.94m + LMR + OHT, is completed under the supervision of L.S.

Shri. Jitendra G. Dewoolkar, Lic.No. D/294/L.S., Shri. R.C. Tipnis for R.C.C & Structural Engineers (L.No. STR/840004500, R.C.C. Consultant, and Shri. Pundalik Mestry, Site Supervisor, Lic. No.M/412/SS-III and as per Development Completion Certificate submitted by L.S and as per CFO compliance report for full OC issued by Chief Fire Officer, vide No. P-14988/2023/(348)/N Ward/FP/MHADA-CFO/1/NEW. The same may be occupied subject to condition as mentioned below,

1. That all firefighting systems shall be maintained in good working conditions.
2. That the Full OCC is issued without prejudice to legal matter pending in Court of Law if any.
3. That the addition/ alteration in the approved building plans shall not be allowed without prior approval of this office.

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4. That the all conditions are binding on society as mentioned in consent letter issued by Mumbai Board.
5. The operation of the fire services shall be maintained.
6. That the terms and conditions of Final Fire NOC shall be strictly followed.
7. That the functioning of Lifts & Rainwater harvesting tanks shall be maintained.



D.A.: Set of Plan.

--Sd--

(Prashant D. Dhattrak)
Ex. Engineer B.P. Cell (E.S)
Greater Mumbai/ MHADA

Copy submitted for information please,

- 1) Chief Officer/Mumbai Board.
 - 2) Dy.Ch.E BP Cell MHADA
 - 3) Chief ICT Officer/A for info , upload on MHADA web site & Email to MahaRera at helpdesk@maharera.mahaonline.gov.in
 - 4) Asst. Commissioner N Ward (MCGM)
 - 5) Architect/Layout Cell (PA MHADA)
 - 6) A.A. & C. 'N' Ward (MCGM)
 - 7) A.E.W.W. 'N' Ward (MCGM)
 - 8) L.S. Shri. Jitendra G. Dewoolkar off
M/s Ellora Project Consultant Pvt. Ltd.
 - 9) To secretary of "Pantnagar Geetanjali CHS. Ltd."
- For information please.

(Prashant D. Dhattrak)
(Prashant D. Dhattrak)
Ex. Engineer B.P. Cell (E.S)
Greater Mumbai/ MHADA

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Annexure - E

Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: GEETANJALI, Plot Bearing: ACTS 74, Ver. Final Plot No.: 5659 PT, 5660 PT AND FINAL PLOT NO. 348 Pā Kurla, Kurla, Mumbai Suburb, 400075*, registered with the regulatory authority vide project registration certificate bearing No P518006/072 of

1. *Maveni Creation LLP* having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban Pin: 400077*

its renewal of registration is granted subject to the following conditions, namely:-

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 (2) 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 scheduled 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 me/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 up to **30/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

◦ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

◦ That the promoter shall take all the pending approvals from the competent authorities

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

Dated: 30/01/2023

Place: Mumbai

Signature valid

Digitally Signed by

Dr. Vasant Premchand Prabhu

(Secretary, MahaRERA)

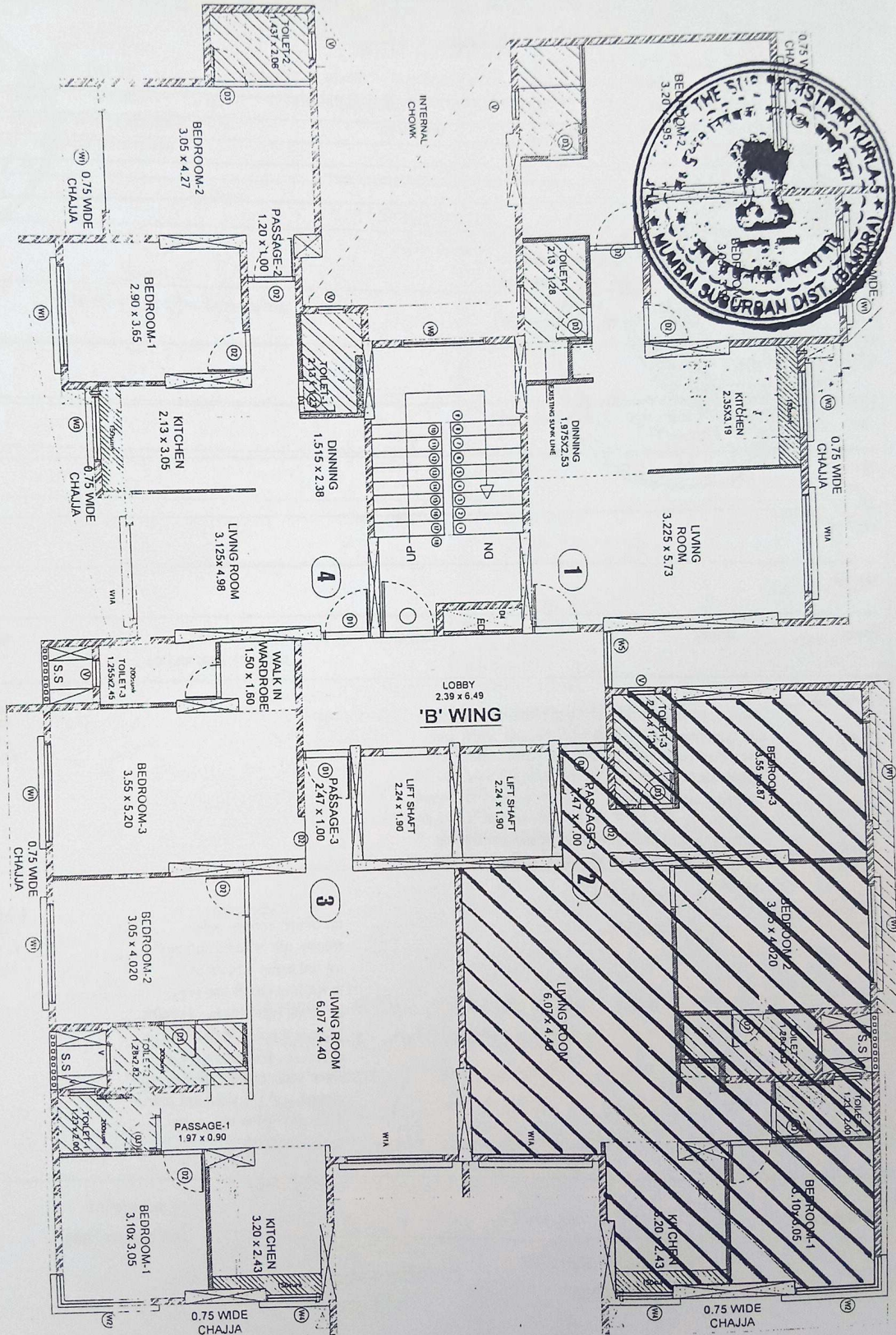
Date: 30-01-2023 17:58:17

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

22EL280 10
2023

ANNEXURE - F

1302 - THIRTEENTH FLOOR
'B' WING



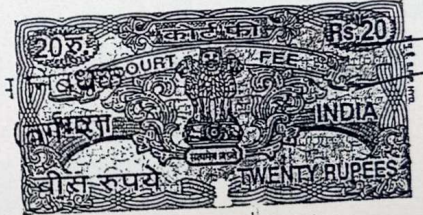
X Sharme Bitta
[Signature]
 Shobhit

G.M
 Sanjay.n.mech



गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	18069000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16508636.54
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumba Ma.na.pa. इतर वर्णन : सदनिका नं: 1302, माळा नं: 13 वा मजला, बी विंग, इमारतीचे नाव: गीतांजली बिल्डिंग, ब्लॉक नं: पंतनगर म्हाडा ले आऊट, रोड : घाटकोपर पुर्व, मुंबई 400075, इतर माहिती: मौजे घाटकोपर किरोळ, सदनिकेचे क्षेत्रफळ 951 चौ. फूट रेरा कारपेट व 88.35 चौ. मी. रेरा कारपेट प्रमाणे ((C.T.S. Number : 5659 part and 5660 part, F.P. No. 348 (Part) TPS III ;))
(5) क्षेत्रफळ	1) 88.35 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मवानी क्रिपशन रूल एल पी तर्फे ऑर्थॉरिटी सिग्रेटरी संजय नवीन मेहता तर्फे मुखत्यार विपुल लाड वय:-54; पत्ता:-प्लॉट नं: ऑफिस नं 410, माळा नं: ., इमारतीचे नाव: सुचिता बिजनेस पार्क, ब्लॉक नं: पंतनगर, घाटकोपर पुर्व, रॉड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AAZFM8028M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-बिदूर संजय शर्मा वय:-53; पत्ता:-प्लॉट नं: जी-186, माळा नं: ., इमारतीचे नाव: मुलुंड दर्शन मुलुंड कॉलनी, ब्लॉक नं: जय भा. शाळेजवळ, मुलुंड पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400082 पॅन नं:-AGVPS7044K 2): नाव:-हार्दिक संजय शर्मा वय:-24; पत्ता:-प्लॉट नं: जी-186, माळा नं: ., इमारतीचे नाव: मुलुंड दर्शन मुलुंड कॉलनी, ब्लॉक नं: जय भा. शाळेजवळ, मुलुंड पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400082 पॅन नं:-JGRPS1923M 3): नाव:-रोहनित संजय ... वय:-22; पत्ता:-प्लॉट नं: जी-186, माळा नं: ., इमारतीचे नाव: मुलुंड दर्शन मुलुंड कॉलनी, ब्लॉक नं: जय भा. शाळेजवळ, मुलुंड पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400082 पॅन नं:-MTOPS1714A
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	22682/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1084140
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह. दुय्यम निबंधक
कुर्ला-५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रि हा/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 23/10/2023) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



सह. दुय्यम निबंधक

कुर्ला-५ (वर्ग-२)

Mr. Sachin (RM Manager)

7208881914

FORM A: PERSONAL DETAILS

APPLICA

Existing Customer: Yes No

If Yes, CIF No/ Account No.

First Name

Middle Name

Last Name

Name:

Date of Birth: PAN:

Mobile:

e-mail:

Name of Spouse:

Name of Father:

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No.

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)

Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1:

Address 2:

FORM A: PERSONAL DETAILS

APR

Existing Customer: Yes No

Yes, CIF No/ Account No.

Name: First Name Middle Name Last Name
HARDIK SANJAY SHARMA,

Date of Birth: PAN:

Mobile: 9082427779.

Email: hardiksharma.exe@gmail.com.

Name of Spouse:

Name of Father:

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No.

Voter ID No.

Passport No.:

Driving License No.

MGNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address: