

करल - १		
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for parking + 1st to 15th upper floor slab level for residential use as per the approved amended plans dated 04/01/2020

Issue On : 10 February, 2021

Valid Upto : 25 August, 2021

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019/2021/FCC/3/Amend

Remark :

This Full C.C. is issued for work of building comprising of Stilt (for parking) + 1st to 16th upper floor (including OHT & LMR) for residential use as per approved amended plans dated 04/01/2020.

Issue On : 05 January, 2022

Valid Upto : 25 August, 2022

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019/2022/FCC/4/Amend

Remark :

Full C.C. for building comprising of Stilt (for parking & utilities services) + Part Residential + Part for Residential use & Part Water Tank with height 59.60 mt. (including OHT & LMR) as per approved amended plan dated 29/12/2021.



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

Copy submitted in favour of information please

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

Copy to :-

4. EE Kurla Division / MB.
5. A.E.W.W L Ward MCGM.
6. A.A. & C L Ward MCGM
7. Architect / LS - Kishore Ramkrishna Lotlikar.
8. Secretary Nehru Nagar Swanand CHS LTD



काल - १		
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AGREEMENT FOR SALE

*Gulhar*  
*AGREEMENT*  
THIS AGREEMENT FOR SALE is made and entered into at Mumbai, this 24<sup>th</sup> DECEMBER - 2023.

BETWEEN

*Gulhar*  
M/S. HIRANIMANTHAN BUILDERS AND DEVELOPERS, (PAN NO. AAEFH2784A) a Partnership Firm, duly registered with Registrar of Firms having its office at B-110, Sweta Park, Daulat Nagar, Road No.2, Borivali (East), Mumbai - 400 066, through its Partners (1) MR. DINESH B. SAVANT & (2) MR. HASMUKH R. HIRANI both adults, occupation Business, hereinafter referred to and called as "THE PROMOTER/DEVELOPERS" (which expression shall unless repugnant to the context and meaning thereof shall mean and include its partners for the time being and from time to time and also successors and assigns of the said firm but shall not include partners who have retired or deemed to have retired) of the **FIRST PART**

AND

MR. OMKAR CHANDRAKANT JADHAV age 27 years (Pan No. AZZPJ4710E) & MR. CHANDRAKANT MARUTI JADHAV age 61 years (Pan No. AEQPJ4328C) All Indian Inhabitant, having his/her/their address at 155/A, Abybakar Chawl, Dharavi Main Raod, Dharavi, Mumbai - 400 017, hereinafter called "THE PURCHASER/S / ALLOTTEES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, and administrators) of the **SECOND PART**;

*Gulhar*

*Gulhar*

*AGREEMENT*



24/12/2023

सूची क्र. 2

दस्तावेजाचा प्रकार: इतर  
दस्त प्रमाणक : 25531/2023  
नोंदणी :  
Regn:63m

गावाचे नाव : कुर्ला

(1) विलेखाचा प्रकार	अंशीत द. मेल
(2) मोजकता	7400000
(3) बाजारभावा (बाजारपट्ट्याच्या बाबतितपट्टाकार क्षेत्रातील व तो ती पट्टेदार ते तसुद करावे)	6938047.93
(4) दस्तावेजाचा प्रकार/दस्तावेजाचा प्रकार (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदविका.नं: फ्लॉट नं 1503, माळा नं: 15 चा, इमारतीचे नाव विलिडिंग नं33, नेहरूनगर स्वतंत्र मीठाबाग लि., ब्लॉक नं: नेहरू नगर, कुर्ला -ईस्ट, रोड, मुंबई-400024-मोज-कुर्ला-3, इतर माहिती: 492.88 चौ.फुट अंश पर. रेग. कार्पोर. मरिवा. PUI: LX0211830000000 (( Survey Number : 229&267, C.T.S. Number : 11(Part) :))
(5) क्षेत्रफळ	1) 50.39 चौ.मीटर
(6) बाजारभावा किंवा नुद्दी देण्यात असेल तेव्हा.	
(7) दस्तावेजावर करण देणा-या/विहित ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या अज्ञानामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मो.हिरानीमदन चिन्तम अंड डेव्हलपमेंट चे पार्टनर दिनेश बाबा भावन तर्फे कु. म. म्हणून मिनिश गणेशन गाळे वय 43 वर्षे. पत्ता:-प्लॉट नं: बी-110, माळा नं: .. इमारतीचे नाव: स्वैता पार्क, दीपत नगर रोड नं. 2, वॉर्क नं: वॉरिचली - पूर्व, रोड नं. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400066 फोन नं:-AAEFH2784A
(8) दस्तावेजावर करण देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या अज्ञानामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्रीमकार चंद्रकांत बाधव वय:-27; पत्ता:-प्लॉट नं: 155/ ए., माळा नं: .. इमारतीचे नाव: अबुबकर चाल, धारावी मुख्य रोड, ब्लॉक नं: धारावी, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400017 फोन नं: AZZPJ4710E 2): नाव:-चंद्रकांत मान्नी बाधव वय:-61; पत्ता:-प्लॉट नं: 155/ म., माळा नं: .. इमारतीचे नाव: अबुबकर चाल, धारावी मुख्य रोड, ब्लॉक नं: धारावी, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400017 फोन नं:- AEQPJ4328C
(9) दस्तावेजावर करण दिव्याचा दिनांक	24/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/12/2023
(11) अनुप्रमाण खंड व पत्र	25531/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	444000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) धन	

म: पारनामात्री विचारानत घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारानुसार आता अस नाही

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



करल - १		
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**Maharashtra Real Estate Regulatory Authority**  
**CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT**  
**FORM 'F'**  
 [See rule 7(2)]

Extension of registration is granted under section 6/7 of the Act, to the following project: *Project: SWANAND BLDG NO Plot Bearing / CTS / Survey / Final Plot No.: 11 pt at Kurla, Kurla, Mumbai Suburban, 400024* registered with the regulatory authority vide project registration certificate bearing No **P51800004914** of

1. **Hiranimanthan Builders And Developers** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400024.*

2. This 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 schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5;  
 OR  
 That entire of the amounts to be realised hereinafter by 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 for the project is less than the estimated cost of completion of the project.
- The registration shall be valid up to **30/11/2024** 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: 11/12/2023  
 place: Mumbai

Signature valid  
 Digitally Signed by  
 Dr. Vasanti Premchand Prabh  
 Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
 Date: 11/12/2023 15:55:20

कुरला - १		
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IN WITNESS WHEREOF the parties have hereto set and subscribed their respective hands and seal the day and year first hereinabove written.

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:**

On or towards the North by : Bldg No. 34  
 On or towards the South by : Bldg No. 32  
 On or towards the West by : Bldg No. 31  
 On or towards the East by : 12.20 mtr. Wide road



**SECOND SCHEDULE**

Flat No. 1503 of RERA carpet area 45.79 Sq. Mtr. (492.88 Sq.ft.) on the Fifteenth Floor, in the Nehru Nagar Swanand Co- Operative Housing Society Limited, Proposed Redevelopment of Bldg. No. 33 Survey No. 229 & 267 and City Survey No. 11 (Part), Mauje Kurla at Nehru Nagar (Kurla), Mumbai - 400 024 and as marked in the floor plan hereto Annexed.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

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## Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/L67/CR-51/2015/UD-11 DT. 23 May, 2018.)

### FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/B.P./GM/MHADA-22/444/2019/2022/FCC/4/Amend

Date : 05 January, 2022

To

M/s. Hirani Manthan Builders & Developers C.A. to Nehru Nagar Swanand CHS Ltd.

B/207, Hinal Heritage, S.V.P Road, Borivali (West), Mumbai

**Sub :** Proposed redevelopment of building no 33 Known as Nehru Nagar Swanand CHS LTD plot bearing CTS No 11 (pt) of Village Kurla III at Nehru Nagar Kurla (East) Mumbai

Dear Applicant,

With reference to your application dated 12 December, 2020 for development permission and grant of Further 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 for **Proposed redevelopment of building no 33 Known as Nehru Nagar Swanand CHS LTD plot bearing CTS No 11 (pt) of Village Kurla III at Nehru Nagar Kurla (East) Mumbai.**



The Commencement Certificate/Building permission is granted on 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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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.
  - 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

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

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

VP & CEO / MHADA has appointed Shri. A N Rathod, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto ft. 25 August, 2022

Issue On : 26 August, 2016

Valid Upto : 25 August, 2017

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019CC/1/Old

Remark :

This C.C. is restricted upto stilt slab level only

Issue On : 22 September, 2017

Valid Upto : 25 August, 2018

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019FCC/1/Old

Remark :

As per approved plan dated 14.09.2015

Issue On : 21 January, 2020

Valid Upto : 25 August, 2020

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019FCC/1/Old

Remark :

Further C.C. for building comprising of ground (pt) of residential, society office & Meter Room + Stilt (pt) for parking + 1st to 11th upper floor for residential use as per approved amended plans dated 04/01/2020.

Issue On : 17 December, 2020

Valid Upto : 25 August, 2021

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019/2020/FCC/1/Amend

Remark :

This C.C. is issued for building comprising of Ground (Pt.) for residential, Society office & Meter room + Stilt (pt.) for parking + 1st to 13th upper floor slab level for residential use as per the approved amended plans dated 04/01/2020

Note: Corrected CC is issued as requested by Owner/Architect. (Old CC dated 20.03.2020 is replaced)

Issue On : 23 December, 2020

Valid Upto : 25 August, 2021

Application No. : MH/EE/B.P./GM/MHADA-22/444/2019/2020/FCC/2/Amend

Remark :

This C.C. is issued for building comprising of Ground (Pt.) for residential, Society office & Meter room + Stilt (pt.)