CONC.

for parking + 1st to 15th upper floor stab level for residential use as per the approved arrended plans dated 04/01/2020

to February, 2021

Application No. MH/EE/B.P./GM/MHADA-22/444/2019/2021/FCG/3/Amond

Valid Upto : 25 August 2021

Remark :

This Full C.C. is issued for work of building comprising at Stat (for parking) + 1st to 16th upper floor (including OHT & LMR) for

Issue On:

05 January, 2022

Application No.: MH/EE/B.P./GM/MHADA-22/444/2019/2022/FCC/4/Amend Valid Upto : 25 August, 2022

Full C.C. for building comprising of Stilt (for parking 8 utilities services) + Part Residential Part for Residential use & Part Water Tank with height 59.60 mt. (including OHT & LMR) a

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

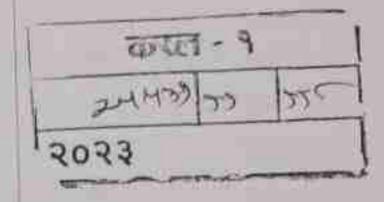
Copy submitted in favour of information please

- 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







AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, this 24th DECEMBER- 2025.

BETWEEN

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

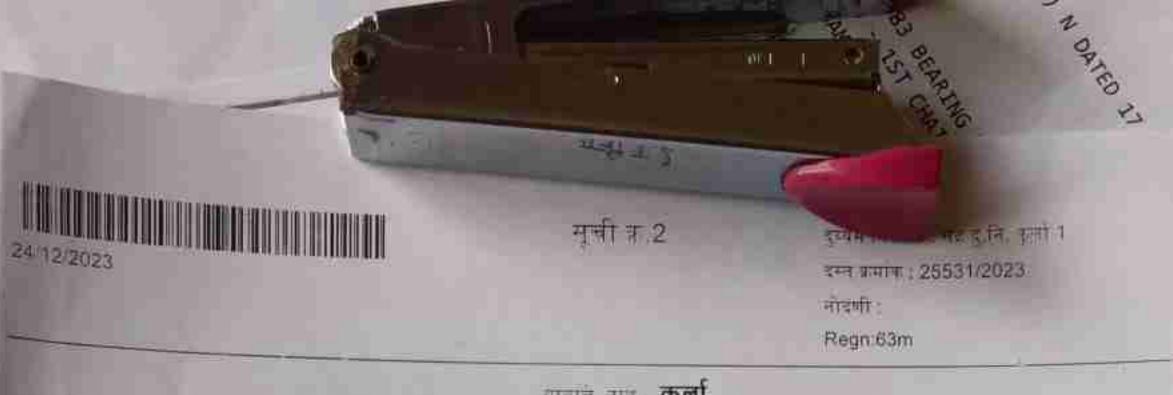
AND

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;



Oghan

-NOV-



गानानं नामः कुर्ला

(1)विलेखाचा प्रचार

अंग्रीमंट ह संज

(2)माचदला

7400000

(3) या जार भाव (गाडपट्टया स्या बाबितिनपट्डाकार भागानणी देतो की पटटेंद्रार ने तसुद कराबे)

6938047.93

(4) 'स-मापन पार्टहिस्सा व परक्रमाक (असल्यास)

1) पालिकने नाक:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लंट नं 1503, माळा नं: 15 वा, इमारणीच नाय विल्डिंग म33,नेहरूनगर स्थानद सीमचाम लि., ब्लॉक न: नेहरू नगर,फुर्मा -इंस्ट, रोड : मुबर्ड-400024-मी व-निर्मा-3, ज्वर माहिनी: 492.88 मा एट अ से पर रेरा कार्पेट परिया. PUI: LX0211830000000 ((Survey Number: 229&267; C.T.S. Number: 11(Part);))

(5) 三年中元

1) 50.39 ची.मीटर

(6) आकारणी किया जुडी देण्यान असेल नेव्हा.

(7) रस्तांग्यज करन देणा-या/निहन ठेवणा-या पक्षण राचे ताच किया दिवाणी त्यायालयाचा ध्य हारामा विचा आदेश असाऱ्याम,प्रतिवादिचे नाव

1)) नाव:-में हिरानीमधन बिन्दर्स अंड देव्हलपर्स से पार्टनर दिनेश बाबा सावत तर्फे ए. म. स्टणत सिर्देश गणापन गाव्य वय 43 वर्षे वय: पता - जाह नः वी-110, माळा नः .. इसारतीचे नावः स्वेता पार्क दोजन नगर रोह नः 2 कि न बोरियली - पूर्व , रोड नः मुबदे, महाराष्ट्र, MUMBAI. पिन पोट -400066 पेन नः-AAEFH2784A

[ा - नाम्बन परम प्रणा-या पश्चकाराचे व किना दि त ी स्यायालयाचा हक्सनामा किंवा आदेश अस-पाम प्रतिवादियं नाव व पना

1): नाव:-ऑमफार चंदकांत जाधव वय:-27: पना:-प्लॉट त: 155/ ए , माळा त: ... इमारतीचे नाव: अनुवन्तर जाल धारावी मुख्य रोड , ब्लॉब ने धारावी, रोड में: मुंबर्ड, महाराष्ट्र, MUMBAL पिन गोए -400017 पेन त AZZPJ4710E

2): नाव:-चढ़कात मारूनी आध्य वय:-61; पता:-प्लॉट न: 155/म , माळा न: ., इसारतीच नाव अववयर चाल धारावी मुख्य रोड , ब्लॉन सं धाराबी, रोड सं: मुंबई, महाराष्ट्र, मुस्बई. पिन चोड -400017 पन नं -AEQPJ4328C

(9) उस्तांखन सरन दिल्लाचा दिनाक

24/12/2023

(10) वस्त मोदणी गण्यासा दिवाक

24/12/2023

(१)। अनुक्रमात्र खड अ पृष्ठ

25531/2023

(12) तजास्भावापमाणे मुद्राव शुल्क

(१६) बाजारभाषाप्रमाणे नोंडणी शुल्कु

444000 30000

THE PIT

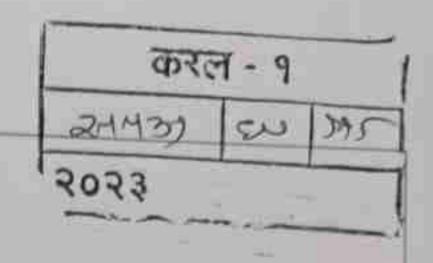
गकनामाठी विकासन घेतलेला नपशील:-:

मुल्याकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आहा यस माडी

मद - शुन्क आकारताता निवदनेला अनुच्छेद -

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.







Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'

[See rule 7(2)]

s 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 ulatory authority vide project registration certificate bearing No P51800004914 of

- 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 maintained in a schedule bank to cover the cost of construction and the land cost to be use 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 allotter from time to time, shall be deposited in a separate account to be maintained in a spreadled battle cost of construction and the land cost and shall be used only for that purpose, since the asternated receive 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 Exercises 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.



ated: 11/12/2023 lace: Mumbai

Signature valid Digitally Signed by Signature (Secretor), Marchine Record Officer Maharashua Heal Estate Reductory Authority 一部です。9 24439 マストかり 3933

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

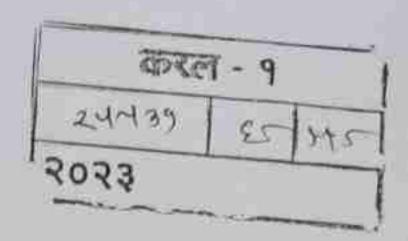
On or towards the West by : Bldg No. 31

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.

agellen Mar





Building Permission Cell, Greater Mumbai / MHADA

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

FURTHER COMMENCEMENT CERTIFICATE

MH/EE/B.P./GM/MHADA-22/444/2019/2022/FCC/4/Amend

Date: 05 January, 2022

Te

Mo.

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

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

> Proposed redevelopment of building no 33 Known as Nehru Nagay Sub: plot bearing CTS No 11 (pt) of Village Kurla III at Nehru Nagar KARS

Dear Applicant,

With reference to your application dated 12 December, 2020 for development permission and disne Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planting Act, 1956 to development and building permission under section 45 of Maharashtra Regional and Towns Jackie Proposed redevelopment of building no 33 Known as Nehru Nagar Swanand CHS LTD ONLY 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.
- The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
- 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.
- This Certificate liable to be revoked by the VP & CEO, MHADA II:
- If construction is not commenced this commencement certificate is renewable every year but such extended 6, 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 Mahacashtra Regional Town Planning Act, 1966

C shall be re-endersed 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.

& 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 1t. 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 still slab level only

Valid Upto: 25 August, 2018

M/MHADA-22/444/2019FCC/1/Old

dated 14.09,2015

Valid Upto: 25 August, 2020

HIEPB PUGMIMHADA-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 :

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.)