

Receipt (pavti)

520/25947

पावती

Original/Duplicate

Thursday, December 07, 2023

नोंदणी क्र.: 39म

11:51 AM

Regn.: 39M

पावती क्र.: 27443

दिनांक: 07/12/2023

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल5-25947-2023

दस्तऐवजाचा प्रकार: ऑनलाईन टू सेल

सादर करणाऱ्याचे नाव: नितीनकुमार काशिनाथ खानजोडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2800.00

पृष्ठांची संख्या: 140

DELIVERED

एकूण:

रु. 32800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:11 PM ह्या वेळेस मिळेल.

Joint S.R. Kurla-5

बाजार मूल्य: रु. 1641235.5/-

मोबदला रु. 4245718/-

भरलेले मुद्रांक शुल्क : रु. 254800/-

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223069114489 दिनांक: 07/12/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223068214568 दिनांक: 07/12/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011942046202324E दिनांक: 07/12/2023

बँकेचे नाव व पत्ता:

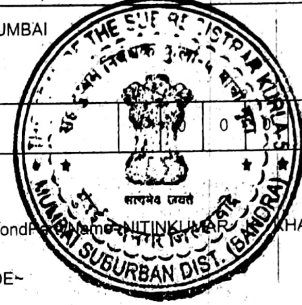
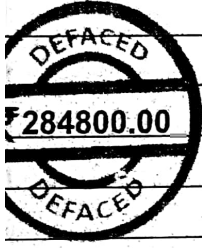
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CHALLAN
MTR Form Number-6



GRN	MH011942046202324E	BARCODE			Date	05/12/2023-18:11:48	Form ID	262
Department	Inspector General Of Registration			Payer Details कुरला - ५				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	2580 0 980					
		PAN No.(If Applicable)	2023					
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5	Full Name	ROHA REALTY PVT LIMITED					
Location	MUMBAI							
Year	2023-2024 One Time	Flat/Block No.	FLAT NO.105,1ST FLR,B-WING,ROHA					
		Premises/Building	VATIKA-ROHA PALASH					
Account Head Details		Amount In Rs.						
0030045501	Stamp Duty	254800.00	Road/Street	B.NO.128,CTS NO.2(Part),NEHRU NAGAR,KURLA EAST				
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI				
			Town/City/District					
			PIN	0 2 4				
			Remarks (If Any)	PAN2=ADXP600245F~Second Part of PAN of NEETA N KHANZODE AND NEETA N KHANZODE-				
			Amount In Words	Two Lakh Eighty Four Thousand Eight Hundred Rupees Only				
Total		2,84,800.00						
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK			Bank CIN	Ref. No.	69103332023120518698	2841752652		
Cheque/DD Details			Bank Date	RBI Date	05/12/2023-18:12:58	Not Verified with RBI		
Name of Bank			IDBI BANK					
Name of Branch			Scroll No. , Date 100 , 06/12/2023					



Department ID :
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
महाराष्ट्र सरकारचे न्याय विभाग, मुंबई येथील उप-नोंदणी कार्यालयाने जारी केलेले हे नोंदणी कर वसुलीचे दस्तऐवजी तामु आहे. नोंदणी व कर वसुलीच्या दस्तऐवजी सादर करणे गरजेचे आहे.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-520-25947	0006301945202324	07/12/2023-11:51:21	IGR561	30000.00

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AGREEMENT FOR SALE



THIS AGREEMENT FOR SALE ("Agreement") is made and entered into on this 07th day of DECEMBER, 2023.

BY AND BETWEEN:

1. **ROHA REALTY PRIVATE LIMITED**, a Company incorporated under the Provisions of the Companies' Act 2013, CIN U70109MH2016PTC281339 and having its Registered Office at Plot A 44/45, MIDC Marol, Andheri East, Mumbai Suburban, Maharashtra, 400 093, having PAN **AAICP6099F** hereinafter referred to the as "**Roha Realty/ Promoter No. 1**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **FIRST PART**;
2. **M/S. ADVAIT BUILDERS AND DEVELOPER**, a registered partnership firm, registered with the Registrar of Firms, Mumbai under registration No MA 32938 having its principal place of business at Eternity Commercial Premises Co-op Society Limited, G/78, Ground Floor, Teen Haath Naka, Thane-West having PAN **AAQFA1009B** through its Authorised Partners **Shri Tushar Shrikrishna Khatu**, hereinafter called "**Advait/Promoter No. 2**" (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 of the said firm, the survivors or survivor of them, the heirs, executors, administrators of such last surviving partner and permitted assigns) of the **SECOND PART**;

The party of the First Part and the party of the Second Part shall hereinafter collectively be referred to as the "**Promoter/s**"



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5. **MR. NITINKUMAR KASHINATH KHANZODE** aged about 54 years, PAN No. **ADXPK2045F** & **MRS. NEETA NITINKUMAR KHANZODE**, aged about 45 years, PAN No. **GBSPS6809A**, Both Adult, Indian inhabitant, residing at **404, B - 17, Sector - 7, Shanti Nagar, Mira Road East, Thane, Maharashtra - 401107**, hereinafter called the "Allottee/s/Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors and administrators) of the **THIRD PART**

The party of the First Part, the party of the Second Part and the party of the Third Part shall hereinafter collectively be referred to as the "Parties"



6. **Kalasadan Co-op Hsg Society Limited.**, bearing Registration No. **MSG/7963-1982**, is a registered a Co-Operative Housing Society Ltd., which is duly formed, registered and incorporated under the provisions of The Maharashtra Co-operative Societies Act, 1960, (Maharashtra Act XXIV of 1961)(hereinafter called and referred to as the "Said Society");

- B. The said Society has 40 Members (hereinafter called and referred to as "the Said Existing Members") in a building consisting of Ground plus four upper floors bearing **Building No.128** bearing Survey No. 229 and 267 part, Nehru Nagar, Village Kurla, Mumbai Suburban District, Mumbai- 400 024 and admeasuring about 875 sq. mtrs. (Hereinafter called and referred to as the "Said Building/ Building No. 128");
- C. MHADA laid down guidelines and introduced a Housing Scheme known as the "Low Income Group Housing Scheme" (hereinafter called and referred to as the "Said Scheme") to sell the structures of the buildings to the respective Co-Operative Housing Societies;
- D. In pursuance of the "Low Income Group Housing Scheme" introduced by MHADA, the Said Society requested MHADA to convey the Said Building No. 128 in its name.
- E. By a **Deed of Conveyance** dated 11/07/2013 made and executed between Maharashtra Housing Board, therein referred to as "the Vendor" of the First Part, and Nehru Nagar Kalasadan Co-op Hsg Ltd, therein referred to as "the Vendee" of the Second Part and duly registered with the office of the Sub-Registrar of Assurances at Kurla under Serial No. KRL-1/6869/2013 dated 01/08/2013 (hereinafter called and referred to as the "Said Deed of Conveyance"), the Maharashtra Housing Board granted, conveyed, sold and transferred the **Said Building/Building No.128** located



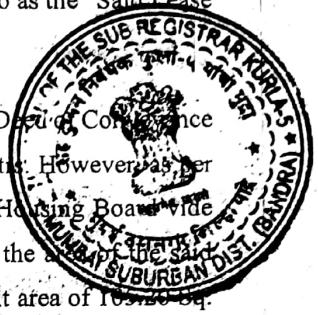
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at Nehru Nagar, Kurla situated in Registration Sub-District and District Bombay Suburban district, Bombay having Survey No. 229 and 267 (Part) admeasuring 875 sq. mtrs. carpet area or thereabouts in favour of the Society at a valuable consideration and accordingly, the Said Society herein was put in actual possession of the Said Building;

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F. By an Indenture dated 11/07/2013 made and executed between Maharashtra Housing Board, therein referred to as "the Lessor" of the First Part, and Nehru Nagar Kalasadan Co-operative Housing Society Ltd, therein referred to as "the Lessee" of the Second Part and duly registered with Joint Sub-Registrar, Kurla under Serial No. KRL/1/6868 dated 01/08/2013 (hereinafter called and referred to as the "Said Lease Deed").

G. As per the PR Card of CTS No. 2 and said Lease Deed and said Deed of Conveyance the plot area of the said Leased Land is stated as 875.00 Sq. Mtrs. However as per the Actual Demarcation Letter issued by the the Maharashtra Housing Board vide Letter bearing No. EE/HKD/MB/2218/2015 dated 16/05/2015 the area of the said Leased Land was found to be 980.20 Sq. Mtrs. Including Tit Bit area of 10.20 sq. meters. Hence, Advit is entitled to develop the said Leased Land admeasuring 980.20 Sq. Meters.



H. Thus, the Society became sole owner of the Said Building and the Lease hold right holder of the Said Leasehold Land, bearing Survey No. 229 and 267 (pt);

I. The Said Building No. 128 and the Said Leased Land are collectively hereinafter referred to as the "Said Property/Project Land" and is more particularly described in **SCHEDULE 1** hereunder written.

J. Pursuant to the assignment of CTS No. 2, a Property Register Card in respect of the Said Property bearing CTS No. 2 admeasuring 875.00 Sq.mtrs. was issued reflecting the name of the Said Society as the Owner of the Said Property.

K. The Said Building No. 128 was in a dilapidated condition. The Said Society convened several meetings wherein the condition of the Said Building was discussed and the Said Existing Members of A. Nehru Nagar Kalasadan Co-op Hsg Society Limited., unanimously decided to appoint a developer to carry out the development of the Said Property after demolishing the Said Building and constructing in its place a new structure in place and stead thereof was taken;

L. As per the provisions of the Development Control Rules and Regulations, Mumbai Municipal Corporation Act and also the Rules and Regulations of MHADA, balance FSI and potential balance Layout FSI, FSI in the Form of Transfer of Development



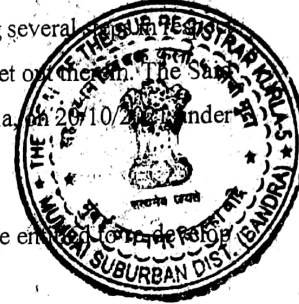
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Property and Advait accepted the said appointment for redevelopment/reconstruction of the Said Property/ said Building vide letter dated;

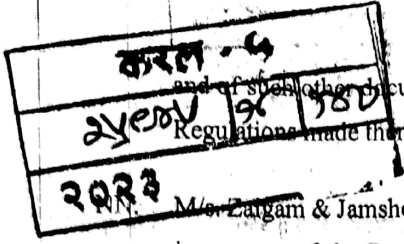
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- S. By and under a **Development Agreement** dated 05/09/2014 made between the Said Society and Advait and Registered on 05/09/2014 with the Sub-Registrar Kurla, under Registration No. KRL-1/7881/2014 (hereinafter called and referred to as the "**Said Development Agreement**"), the Said Society granted unto Advait, the development rights with respect to the Said Property at or for the consideration and on the terms and conditions therein contained;
- T. Simultaneously with the execution of the Said Development Agreement, the Society executed a **Power of Attorney** dated 20/10/2021 in favour of Partners of M/s. Advait Builders & Developer (hereinafter called and referred to as the "**Said Power of Attorney**") to do certain acts, deeds, matters, things and taking several steps in connection of the development of the Said Property as more particularly set out therein. The Said Power of Attorney was registered with the Sub-Registrar Kurla, on 20/10/2021 under Registration No. KRL-1/16091/2021;
- U. By virtue of the Said Development Agreement, Advait became entitled to develop the Said Property;
- V. Vide Letter bearing No. EE/HKD/MB/2218/2015 dated 15/05/2015, MHADA determined the area of the Said Property to be **980.20 sq. meters including Tit-Bit Area of 105.20 sq. meters** and allowed Advait to develop the Said Property admeasuring **980.20 sq. mtrs.**
- W. Subsequent to the execution of Said Development Agreement and Said Power of Attorney, the concept of Furgible FSI was introduced and the Development Control Regulation Act, 1991 was repealed and the Development Control, Promotion and Regulation Act, 2034(DCPR, 2034) has come into force;
- X. Due to numerous amendments in law and introduction of new Rules and Regulations, the Terms and Conditions of Understanding between the Society and Advait have undergone changes, including change in Carpet Area to be allotted to the Existing Members;
- Y. In the **Special General Meeting of Nehru Nagar Kalasadan Co-op Hsg Society Limited.**, held on **04/11/2020**, Advait appraised the Existing Members of the latest development and it further appraises the Society that Advait shall be entering into a Joint Development Agreement with Roha Realty Private Limited, for development of the Said Property jointly;



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and of such other documents as are specified under the Act read with the Rules and Regulations made there under;

M/s. Zangam & Jamshed Advocates has issued a Certificate of Title dated 10/03/2020 in respect of the Project Land, a copy whereof is annexed hereto and marked as "ANNEXURE E".

OO. The Promoter may be in future obtain Loan/Mortgage the Flats/Units with any Bank/Financial institution, which does not affect the layout and area of the said Flat, as regards the said Project. It is agreed that the Allottee/s/Purchaser shall execute such writings and documents as may be requested by the Promoters from time to time without any objection and consideration of any nature whatsoever.

PP. The Allottee/s has satisfied himself/herself/themselves with regards to the title of the Promoters of the Project Land and the rights of the Promoters to develop the same and has/have clearly understood the construction to be carried out by the Promoters in respect of the Project Land;

QQ. The Allottee/s are offered an Apartment bearing no. 105, "B" Wing admeasuring 195 sq. ft. of RERA Carpet Area on the 1st floor, (hereinafter called and referred to as the "Said Apartment") of the Building called "Roha Vatika - Roha Palash"(herein after called and referred to as the "Said New Building") being constructed in the Project by the Promoters;

RR. Being fully satisfied with the representations made by the Promoters and having clearly understood the same, the Allottee/s has agreed to purchase and on the basis of the confirmations and undertakings given by the Allottee/s to observe, perform and comply with all terms, conditions and provisions of this Agreement, the Promoters have agreed to allot and sell the said Apartment to the Allottee/s for the consideration of **Rs. 42,45,718/- (Rupees Forty Two Lakhs Forty Five Thousand Seven Hundred and Eighteen Only)** and on the terms and conditions hereinafter appearing;

SS. Prior to the execution of these presents the Allottee/s has/have paid to the Promoter a sum of **Rs. 4,45,000/- (Rupees Four Lakh Forty Five Thousand Only)**, being part consideration for the Apartment agreed to be sold by the Promoters to the Allottee/sas advance payment (the payment and receipt whereof the Promoter hereby admits and acknowledges) and the Allottee/s have agreed to pay to the Promoter the balance consideration in the manner hereinafter appearing;

TT. The Promoter may be in future obtain loan/mortgage the Flats/Units with any Bank/Financial institution, which does not affect the layout and area of the said Flat, as regards the said Project. It is agreed that the Allottee/s/Purchaser shall execute



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- 33 The Promoters agrees to grant and allot to the Allottee ~~covered~~ parking space without charging or levying any price or compensation of any nature, permission to park the Allottee/s own vehicle for the limited and restricted purpose of parking their light motor vehicle and for no other purpose whatsoever, the car parking space, which shall be identified only upon the completion of the project and the right to use the same shall be subject to the bye-laws of the Society.
- 34 The said Apartment and right to use (NIL) Covered Parking Space hereinafter collectively be referred to as "the said Premises" and the same are particularly described in the **SECONDSCHEDULE** hereunder which are
- 35 Thus, the total consideration payable by the Allottee/s for the said Apartment together with the Internal Apartment Amenities is **Rs. 42,45,718/- (Rupees Forty Two Lakhs Forty Five Thousand Seven Hundred and Eighteen Only)**.
- 36 The Allottee/s have paid on or before execution of this Agreement a sum of **Rs. 4,45,000/- (Rupees Four Lakh Forty Five Thousand Only)** as advance payment in the following manner:



Sr. No.	Amount	Cheque No.	Date of the Cheque/RTGS	Bank and Branch
1	Rs. 60,000/-	UPI/323226000369	20-08-2023	Online Payment
2	Rs. 39,000/-	UPI/323251997345	20-08-2023	Online Payment
3	Rs. 1,000/-	IMPS/323216522698	20-08-2023	Online Payment
4	Rs. 3,45,000/-	324719597094	04-09-2023	State Bank of India
Total	Rs. 4,45,000/-			

- 37 The Allottee hereby agrees to pay to the Promoter the balance Consideration of **Rs. 38,00,718/- (Rupees Thirty Eight Lakhs Seven Hundred and Eighteen Only)** in the following manner:
- A) Out of total consideration an amount of **Rs. 40,33,432/- (Rupees. Forty Lakhs Thirty Three Thousand Four Hundred and Thirty Two Only)** is due whereas the Allottee has paid on or before execution of this agreement a sum of **Rs. 4,45,000/- (Rupees Four Lakh Forty Five Thousand Only)**, as advance payment and hereby agrees to pay to the Promoter the balance amount of **Rs. 35,88,432/- (Rupees Thirty Five Lakhs Eighty Eight Thousand Four Hundred and Thirty Two Only)** on or before **10th December, 2023.**



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VII. Registration and stamp duty charges and expenses for the execution and registration of the Cancellation Deed.

viii. Charges of postage, telephone/SMS charges, transportation charges.

ix. All cost, charges, and expenses, including reasonable legal fees, incurred by the Promoter in exercising any right, power, or remedy conferred by this Agreement in favor of promoter, and all such sums shall become part of the Outstanding Balance and shall be paid to the promoter by the Allottee immediately and without any or demur.



101. The Promoter shall within 7 (seven) days of receiving the Occupation Certificate of the Project give the Intimation to the Allottee/s. The Intimation shall call upon the Allottee/s to take possession of the Apartment within a period of 15 (fifteen) days from the date of receipt of the Intimation.

102. Upon receiving the Intimation, the Allottee/s shall pay the balance Consideration, Statutory Charges as well as the sums recorded in Clause 10.3 herein below to the Promoter within the period stated above and shall take possession of the Apartment from the Promoter. The Allottee/s shall execute all necessary indemnities, undertakings and such other documentation as may be prescribed in this Agreement and under the Act and the Promoter shall give possession of the Apartment to the Allottee/s.

103. As part of the transaction contemplated herein, the Allottee/s shall, on the receipt of occupation certificate by the Promoter, pay to the Promoter, inter alia, the following amounts over and above the Consideration and Statutory Charges as mentioned hereinabove and all other amounts payable by the Purchaser/s to the Promoter under this Agreement or otherwise:

Particulars	Amount (Rs.)
(i) Electric/Water meter charges	21,399/-
(ii) Legal Charges	10,000/-
(iii) Society and Apex Body formation charges	11,000/-
(iv) Share Money	601/-
(v) Piped gas charges	7,000/-
(vi) Infrastructure and Development charges	2,50,000/-
Total	3,00,000/-



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SCHEDULE 1

(Description of the Said Property)

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All that piece and parcel of land admeasuring about 980.20 sq. Mtr including Tir Bit area of 105.20 Sq. Mtr. and the erstwhile Building No. 128, that was consisting of ground plus 4 upper floors, lying being and situated at CTS No. 2 (p1) of village Kurla-III, Taluka- Kurla, Mumbai Suburban District together with all easement right situated, lying and being at Nehru Nagar, MHADA Layout, Kurla (E), Mumbai - 400 024 and bound as follows:

ON OR TOWARDS EAST BUILDING NO. 134
ON OR TOWARDS WEST BUILDING NO. 126.
ON OR TOWARDS SOUTH 40 FEET WIDE ROAD.
ON OR TOWARDS NORTH BUILDING NO. 127.



SCHEDULE 2

(Description of the Said Premises)

Residential Premises being Flat No. 105 , "B" Wing admeasuring 195 sq. ft. of RERA Carpet Area on the 1st floor, of the Building called "ROHA VATIKA - ROHA PALASH" including (NIL) car parking space being constructed in the Project by the Promoter.



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२०२१ WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.	

SIGNED, SEALED AND DELIVERED

By the within named the party of First part

ROHA REALTY PRIVATE LIMITED

Through its Authorised Director

Shri Harshvardhan Tibrewala

In pursuance of Board Resolution dated : 7/01/2022

In the presence of-

1. ~~POW~~.....
2. ~~SRM~~.....

SIGNED and DELIVERED

By the within named the party of Second part

M/S ADVAIT BUILDERS AND DEVELOPERS

In pursuance to the authority letter dated 14/07/2021

Through its Authorized Partners

Shri Tushar Shrikrishna Khata

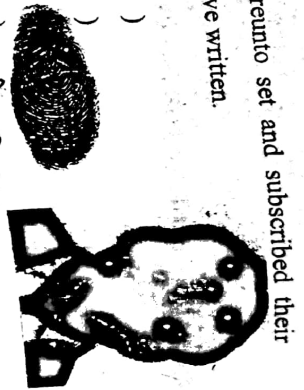
In the presence of-

1. ~~POW~~.....
2. ~~SRM~~.....

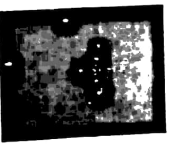
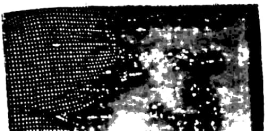
SIGNED, SEALED AND DELIVERED

By the within named the party of "ALLOTTEES"

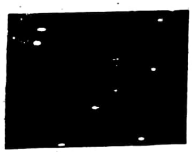
MRS. NEETA NTINKUMAR KASHINATH KHANZODE



Tushar



Neeta Khanzode



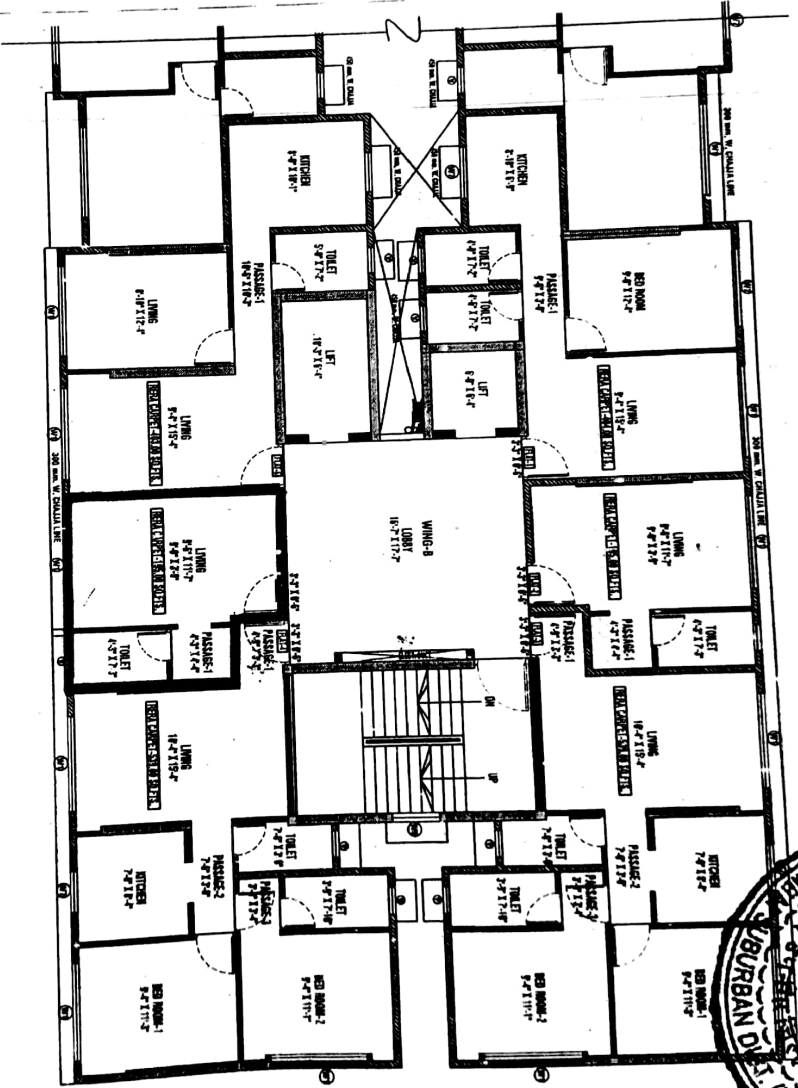
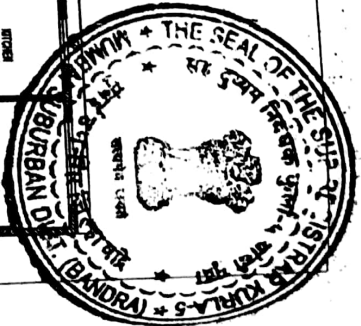
Neeta

MRS. NEETA NTINKUMAR KHANZODE

In the presence of-

1. ~~POW~~.....
2. ~~SRM~~.....

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 2023
 26900



TYPICAL FLOOR PLAN
 1ST TO 7TH & 9TH TO 14TH & 16TH TO 17TH



NAME OF PROJECT	ROHA VATIKA - ROHA PALASH
NAME OF PURCHASERS	Mr. Nithinkumar Kashinath Khanzode & Mrs. Neeta Nithinkumar
WING - B	B
FLOOR NO.	1st
FLAT NO.	105



Mr. Khanzode
(Signature)

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

Cell, Greater Mumbai
(A designated Planning Authority for MHADA layouts considered as per go

regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

AMENDED PLAN

No.MH/EE/BP Cell/GM/MHADA-22/516/2022
Dated: 03 JAN 2022

महाराष्ट्र गृह निर्माण



To,

Architect,

Shri. Vilas Dikshit of M/s. Shilp Associates,
317, E- Square, Subhas Road, Above State Bank of India,
Vile-Parle (E), Mumbai-400 057.



Sub: -Proposed redevelopment of existing building No.128 Knowlton Road, Kalasadan Co.Op. Hsg Soc. Bearing C.T.S. No. 02 (pt.), at village of Kurla Nagar, Kurla (E), Mumbai – 400 024

Ref: -1. Zero FSI IOA plans issued by MHADA dated 04.09.2020.

2. Zero FSI C.C. Issued on 27.11.2020.

3. Concession u. No. ET- 270 approved on dtd. 25.11.2021.

4. Application letter from Architect Shri Vilas Dikshit dated 09.12.2021.

Dear Applicant,

With reference to your above letter this is to inform you that the plans submitted by you are approved and issued subject to the compliance of the conditions mentioned in Intimation of Disapproval dated 25.09.2020 approved by MHADA & the following conditions: -

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

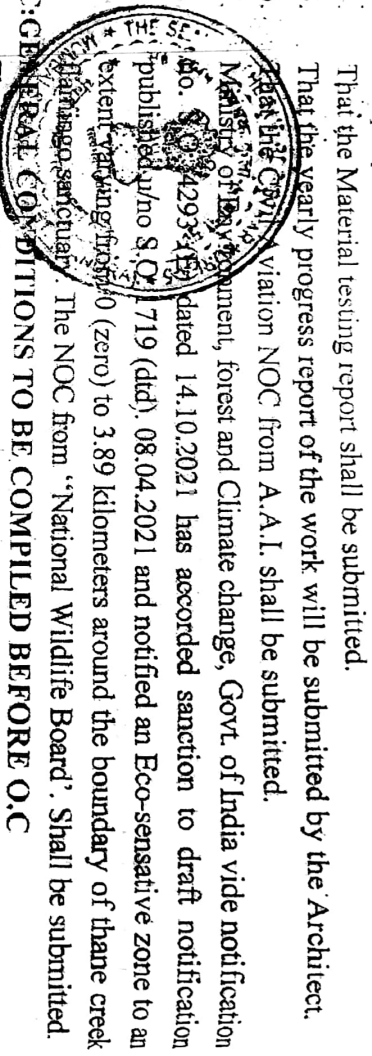
1. That the plinth/stilt height shall be got checked by this office staff.
2. All the payments as intimated by SPA MHADA shall be paid and any other Outstanding that may be levied by any other Govt. Dept. if any shall be borne by The Society / Applicant.

निर्माण भवन, कलासदन, वीले (पूर्व), मुंबई - ४०० ०५१.
दफ्ती : ६६४०५०००
सं.सं. : ०२२-२६५९२०५६

Gita's Niman Bhavan, Kalasadan, Bandra (East), Mumbai - 400 057/
Phone : 68405000
Fax No.: 022-26592056
Website : www.mhada.maharashtra.gov.in

प्लान - ५	
स्येनव	६/१२/२०
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3. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for: a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h) NOC from Electric Supply Company.



GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted and requirements there in shall be complied with before submission of B.C.C. if applicable.
2. That the low-lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murrum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side
3. That the dust bin will be provided.
4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces and terrace will be kept open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will be done in presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empanelled consultants for: -
a) S.W.D., b) Water Works, c) CFO / Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any) Assessment shall be submitted before occupation.
10. That Structural Engineer's final Stability Certificate along with up to date

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11. License copy and R.C.C. design canvas plan shall be submitted.
11. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building will not be affected if applicable.
12. That final completion plans shall be submitted for Completion of the work shall be submitted.
13. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
14. That the topmost elevation level of the building certified by Airports Authority of India mentioning that the height of the building is within the permissible limit of Civil Aviation N.O.C. shall be submitted before O.C.C.
15. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority.
16. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
17. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
18. That the conditions mentioned in the Civil Aviation NOC shall be complied with one set of amended plans duly signed and stamped is hereby returned in the token of Approval.



--Sd--
(Anil Rathod)
Executive Engineer (ES)/B.P. Cell
Greater Mumbai/ MHADA.

Copy to,
The Hon'ble Chief Officer /M.B. for information and necessary action please.
a) The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide no. COMB/REE/NOC/F-1101/2865/2021 dt. 21.11.2021 for Gross plot area 980.20Sq. Mt. A set of approved plan for information and necessary action please.

क्रमांक - 4	
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2023


The Architect/ Layout Cell/M.B. for information and necessary action please.
The set of plans attached herewith for your information & necessary action. The plans are approved as per NOC issued by Mumbai Board vide no. COMB/REE/NOC/F. 1101/2865/2021 dt. 24.11.2021 for Gross plot area 980.20Sq.Mt. The above approval parameter may please be incorporated in layout while getting approval of the layout of Nehru Nagar, MHADA Layout, Kurla. (East). It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.



attached herewith for your information & necessary action. The set of plans approved as per Demarcation issued by Mumbai Board vide No. 21/8/2015, dt. 16.05.2015, for Gross plot area 980.20 Sq. Mt. The above approval parameter may please be incorporated in layout while the layout of Nehru Nagar, MHADA Layout, Kurla. (East). It is also requested that, the difference if any, observed in land area and BUA allotted the same may please be informed to this department of B.P./MHADA within a period of one week.

For forward of information & necessary action.

- Copy to:
4. Dy. Ch.E. Eng. /BP Cell / A for information please,
 5. The Nehru Nagar Kalasadan Co. Op. Hsg Soc. (Bldg. no. 128).
 6. A.E.W.W. 'L' Ward (MCGM)
 7. A.A. & C. 'L' Ward (MCGM)
 8. Assistant Commissioner 'L' Ward (MCGM)
 9. M/s. Advait Builder & Developers C.A. to Nehru Nagar Kalasadan Co. Op. H Soc. Kurla (E), Mumbai-400 024.
 10. M/s. Roha Realty Private Limited C.A. to Nehru Nagar Kalasadan Co. Op. Hs Soc. Kurla (E), Mumbai-400 024.


Anil Rathod
Executive Engineer (ES)/B.P. Cell
Greater Mumbai/ MHADA.

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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No. TB84315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-22/516/2022/FCC/1/New Date : 11 March, 2022

To
M/s. Advait Builders &
Developers C.A. to Society
81/A, Kamgar Nagar, Kuria (E),
Mumbai 400024



Sub : Proposed redevelopment of existing building No.128 Known as Nehru Nagar Kalasadan Co.Op. Hsg Soc. Bearing C.T.S. No. 02 (pt.), at village Kuria Nehru Nagar, Kuria (E), Mumbai - 400 024

Dear Applicant,

With reference to your application dated 26 October, 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 to **Proposed redevelopment of existing building No.128 Known as Nehru Nagar Kalasadan Co.Op. Hsg Soc. Bearing C.T.S. No. 02 (pt.) at village Kuria Nehru Nagar, Kuria (E), Mumbai - 400 024.**

- The Commencement Certificate/building Permission is granted on following conditions.
1. The land vacated in consequence of embankment 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

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मालमत्ता पत्रक

विभाग/सेवा - कुर्ना भाग -B
 गा. कुर्ना
 कारा / सं को. नं.
 दिनांक/न. प्र. मा. का. - न. प्र. अ. कुर्ना
 शासनाला दिलेला अक्षरपत्राचा क्रमांक पाहण्याचा
 ताखील आणि साध्या कर तयारकीचा दिनांक येथे

दिनांक	व्याख्या	खंड क्रमांक	नकाशे धारक (धा) गृहकार (ग) किसान धार (का)	साध्याकरण
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20/02/2014
 भाडेपट्ट्याने -
 मा. दुय्यम निव्वडक कुर्ना - १ गावेकडील भाडेपट्टा करला
 १ दिवस क्रमांक - ६८६८/२०१३ व सेल डिड करला
 १ दिवस क्र. ६८६९/२०१३ अन्वये न. प्र. क्र. २ वे.
 १००.० चौ.मी. क्षेत्रात, नेहरू नगर कारागारान को. आणि
 हो. मा. लि. चौकी ६० वरचे मुसतीची वेळीचेडी ३० वर्गमीनी
 प्लॉटिनीत करणाचे प्रतीकर नोंद केला.



20/02/2014
 मा. सहाय्यक अभियंता (उच्चतपाईत प्लॅन) एल. गोंड एल. वडं याचेकडील पत्र क्रमांक: A/C/O/S/PS/M/14200 दि.
 20/08 व इतरकडील कार्यालयाकडील तालाडी हद्द कारागार/मुद्रणा (रस्ता कडी) मोबली. क्र. २२ २७ चौ. मी. क्षेत्र जाच-मुद्रणा
 वनातपा पत्रिका प्रस्तावित रस्ता कडीकडे राखल करणेत को. आहे.
 भाडेपट्ट्याने
 मा. दुय्यम निव्वडक कुर्ना-१ गावे कडील भाडेपट्टा
 वर-१३/२०६/२००८ दिनांक १४/१२/२००८ व
 अधिकारतरण पत्र - वर-१३/१२०७/२००८
 दि. १३/१२/२००८ व सुवी. क्र. ३ अन्वये न. प्र. क्र. २१की
 ७९९.० चौ.मी. क्षेत्रात भाडेपट्टा करणेत १९ वर्षे करीता
 नेहरू नगर विमुक्ती को. आणि हो. चौ. लि. वे नालाची नोंद
 केला.

20/02/2014
 भाडेपट्ट्याने -
 मा. शासना प्रविष्टिमात्रा मंडळ यांनी त्यांचे मानकीचे न. प्र. क्र.
 २ पैकी या निव्वडकरीतरीत ७९५.०० चौ.मी. क्षेत्र मा. सहा
 दुय्यम निव्वडक, कुर्ना भाग - ३, मुंबई उपनगर जिल्हा
 गावेकडील नोंदणीकृत भाडेपट्टा वरत को.
 वर-१३/१२/२००८ नोंदणी क्र. २५/०९/२००८
 अन्वये एकरा १९ वर्षे वास्तव्यकीकरिता भाडेपट्ट्याने
 दिनांक न. प्र. क्र. २ यादीत ७९५.०० चौ.मी. क्षेत्रात करार
 रक्कम करारी भाडेपट्टा करणेत नेहरू नगर कारागार
 को. आणि हो. चौ. लि. वर नालाची नोंद घालता येवती.

(ग)
 नेहरू नगर विमुक्ती को. आणि हो. चौकी लि.
 (७९३.० चौ.मी.)
 मा. आगावटी आणुल आणि संघालक
 भूमि अधिकारी (सहाय्य) पुणे
 गावेकडील परिपत्रक क्र. मा. प्र. ४/
 दि. ११/अक्षरी नं. २०१५, पुणे दिनांक
 १६/०२/२०१५ व इकरडील आदेश
 क्र. न. प्र. कुर्ना भाग-३/के. फा. क्र. ३३०/
 २०१५, दिनांक १४/१२/२०१५ अन्वये
 केवळ मालकाने परिकेवर नगद अंकी
 क्षेत्र अक्षरी अडोतील हजारा पाचशे
 सहासह पुराणिक तीन हत्तीशा चौ.मी.
 दाखल केले.

शे. प्र. क्र. ३३० प्रमाणे
 १४/१२/२०१५
 न. प्र. अ. कुर्ना
 शे. प्र. क्र. ३५४ प्रमाणे
 ०६/०६/२०१३
 न. प्र. अ. कुर्ना
 शे. प्र. क्र. ३५४ प्रमाणे
 ०६/०६/२०१३
 न. प्र. अ. कुर्ना

03/03/2014

FORM - 5
अथवा Annexure
2023



Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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

P51800028970

Project: ROHA VATIKA-ROHA PALASH Plot Bearing / CTS / Survey / Final Plot No.: S NO 229 AND 267 PT CTS

NO 02 PT VILLAGE KURLA at Kurla, Kurla, Mumbai Suburban, 400038.

1. **Roha Realty Private Limited** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400093**

2. The registration is granted subject to the following conditions, namely:-

1. The promoter shall enter into an agreement for sale with the allottees.
2. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate Regulatory and Development (Regulation of Real Estate Projects, Registration of Real Estate Agents, Rates and Disclosures on Website) Rules, 2017.
3. 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 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 **15/04/2021** and ending with **31/03/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid

✓

Date: **15/04/2021**
Place: **Mumbai**

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



