

**REFORM REALTY**

S-1, Pinnacle Business Park, Mahakali Caves Road, Andheri East, Mumbai - 93

Receipt No. 043

Date: 29.01.2024

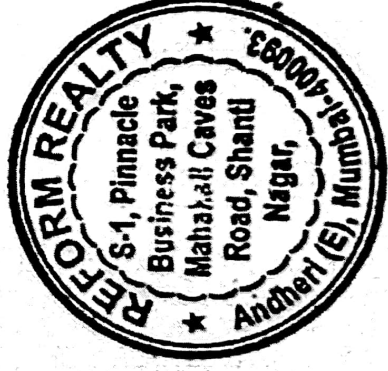
Received with thanks From: VIJAY NARAYAN CHAVAN & VEENA VIJAY CHAVAN

Rupees: FIVE LAKH ONLY

In RTGS/Cheque No.: 052517 from SBI, Nariman point Br Dated: 25.01.2024

On Account of Purchase of Flat No. 905, in REFORM RESIDENCY, Malad East, Mumbai - 97.

**Rs. 5,00,000/-**



**Note: Subject to realization of Cheque**

**Authorized Signatory**

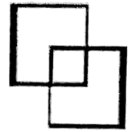
# SARANG ARCHITECTS

ARCHITECTS, SURVEYORS & DESIGNERS

Annexure A

FORM 1

## ARCHITECT'S CERTIFICATE



ESTD. 1957

Date : 23.05.2023

To,  
**Mr. Afzal Iqbal Shahbazkar,**  
Reform Realty,  
S-1, 2nd Floor, Pinnacle Business Park,  
Mahakali Caves Road, Andheri (East),  
Mumbai - 400093.

**Subject:** Certificate of Percentage of Completion of Construction Work of residential building 'Reform Residency' on plot bearing C.T.S. No. 162, 162/1 to 12, village Kurar, at Malad (East), Mumbai, having MahaRERA Registration Number (P51800046014) being developed by Mr. Afzal Iqbal Shahbazkar of Reform Realty.

Sir,

I, Shri. Oosama Farooq Sarang, of M/s. Sarang Architects, have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of residential building known as 'Reform Residency' on plot bearing C.T.S. No. 162, 162/1 to 12, village Kurar, at Malad (East), Mumbai, having MahaRERA Registration Number (P51800046014) being developed by Mr. Afzal Iqbal Shahbazkar of Reform Realty.

Based on Site Inspection, with respect to layout / each of the Building / Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project under MahaRERA is as per Table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

**Table - A**

Sr. No. (1)	Tasks /Activity (2)	Percentage of actual work done (As on date of the Certificate) (3)
1.	Excavation	100%
2.	Basement (if any)	N.A.
3.	Podiums (if any)	N.A.
4.	Plinth	100%
5.	Stilt floor	100%
6.	Slabs of Super Structure (10 nos.)	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and windows within flats / premises	90%
8.	Sanitary fittings within the flat / premises	100%
9.	Staircases, lifts wells and lobbies at each floor level overhead and underground water tanks	100%

...2...



📍 S-1, 2<sup>nd</sup> Floor, Pinnacle Business Park, Shanti Nagar, Mahakali Caves Road, Andheri (E), Mumbai - 400 093.

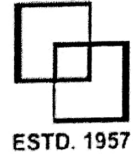
☎ +91 97698 92447 / +91 96640 63913 ✉ architectsarang1957@gmail.com 🌐 sarangarchitect.com



# SARANG ARCHITECTS

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☎ +91 97698 92447 / +91 96640 63913 ✉ architectsarang1957@gmail.com 🌐 sarangarchitect.com



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No P-7754/2021/(162)/P/N Ward/KURAR/FCC/1/Amend  
**COMMENCEMENT CERTIFICATE**

To,  
 M/s. Reform Realty  
 S-1, 2nd floor, Pinnacle Business Park, Mahakali  
 Caves Road, Next to Ahura Centre, Andheri (East)  
 Mumbai 400093.

Sir,

With reference to your application No. **P-7754/2021/(162)/P/N Ward/KURAR/FCC/1/Amend** Dated. **24 Jun 2021** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **24 Jun 2021** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **162** C.T.S. No. **162** Division / Village / Town Planning Scheme No. **KURAR** situated at **Pushpa Park Road Road / Street in P/N Ward Ward** .

The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse 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 Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant 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 or 45 of the Maharashtra Regional and 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.

The Municipal Commissioner has appointed Shri. **Assistant Engineer(B.P.)P Ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 1/3/2023

Issue On : 02 Mar 2022

Valid Upto : 01 Mar 2023

Application Number :

P-7754/2021/(162)/P/N  
Ward/KURAR/CC/1/New

Remark :

This C.C. is granted for the work upto plinth level only as per last approved IOD plan dated 30/12/2021.

Approved By

Shri. A. P. Dhiwar (EE-WS 2) P ward

Executive Engineer

Issue On : 20 Jun 2022

Valid Upto : 19 Jun 2023

Application Number :

P-7754/2021/(162)/P/N  
Ward/KURAR/FCC/1/New

Remark :

This C.C. is now granted for the entire work of building comprising of stilt forparking + 1st to 8th floors and by restricting 9th floor as per last approved plan dt.30/12/2021.

Approved By

Assistant Engineer(B.P.)P Ward

Assistant Engineer (BP)

Issue On : 01 Mar 2023

Valid Upto : 01 Mar 2023

Application Number :

P-7754/2021/(162)/P/N  
Ward/KURAR/FCC/1/Amend

Remark :

This C.C. is now granted for the entire work of building comprising of stilt (parking) + 1st to 8th & 9th (pt.) upper floors including OHT/LMR as per approved amended plan dated 12.12.2022.





Digitally signed by HARESH CHANDIRAM BHAGAT  
Date: 01 Mar 2023 19:27:45  
Organization: Brihanmumbai Municipal Corporation  
Designation: Assistant Engineer (RP)

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Assistant Engineer . Building Proposal  
Western Suburb II P/N Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.





# 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 :  
**P51800046014**

Project: **REFORM REALTY** , Plot Bearing / CTS / Survey / Final Plot No.: **CTS No 162, 162/1 to 12 at Borivali, Borivali, Mumbai Suburban, 400097;**

1. **Reform Realty** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400093.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the 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 (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 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 **15/06/2022** 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



Dated: **15/06/2022**

Place: **Mumbai**

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



निबंधक भागीदारी संस्था (म. रा) यांचे कार्यालय, मुंबई

भागीदारी संस्था क्रमांक

Application No.	4780005538734	Receipt No.	MB000098365
REFORM REALTY यांच्याकडून			
रुपये/पैसे (अक्षरी)	Thousand Six Hundred Only		
खाट्टील बाबीसाठी फी म्हणून मिळेल			
	रुपये	पैसे	
भारतीय भागीदारी अधिनियमाचे कलम ५८ अन्वये भागीदारी संस्थेच्या वितरणपत्राची नोंदणी Form A	1500	00	
भारतीय भागीदारी अधिनियमाचे कलम ६०, ६१, ६२, ६३(१) (१) (१अ)(२) आणि ६४ (२) खाली फेरफारांची नोटीस	0	00	
पाठविलेली निवेदने नोंदण्याकरिता भारतीय भागीदारी अधिनियमाच्या कलम ५९-अ-१/६९-अ अन्वये आकारण्यात आलेले दंड	0	00	
निरीक्षणकारिता	0	00	
नकलेकरिता	100	00	
इतर	0	00	
	एकूण	1600	00

25 Jun 2021

तारीख

निबंधक भागीदारी संस्था,

गवहायद्र राज्या

This is computer generated receipt, no signature or stamp required

	रुपये	पैसे	
MAHAONLINE Service Charges	20	00	
SGST	1	80	
CGST	1	80	
	एकूण	23	60
	Gross Total	1,623	60

