



## 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 :  
**P51700049248**

Project: **F Neelkanth Greens** , Plot Bearing / CTS / Survey / Final Plot No.: **312/1A** at **Thane (M Corp.), Thane, Thane, 400610;**

1. **Neelkanth Mansions And Infrastructure Pvt. Ltd.** having its registered office / principal place of business at  
Tehsil: **Kurla**, District: **Mumbai Suburban**, Pin: **400077**.

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 (l) 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 **03/02/2023** and ending with **14/03/2028** 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: **03/02/2023**  
Place: **Mumbai**

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

**Jugal Patel**



**NEELKANTH**  
**Building Trust Since 1938**

Formerly Known as:  
**Velji Harkha Patel & Sons.**

**Neelkanth Group**

Fine House, 5th Floor,  
Anandji Lane, Next to Bhaveshwar Market,  
M. G. Rd, Ghatkopar (E),  
Mumbai - 400 077.

Ph : +91-22-21021080

Fax : +91-22-21025930

Mob.: 9819154254

Email : jugalpatel@neelkanthgroup.com

Architects

Architects

h Mansions and Infrastutucre Pvt. Ltd. and Mukesh M Patel

C issued by Trustee Vistra ITCL (India) Limited for release of

cate along with copy of approved plans (10 No.s)

sions and Infrastrcutre Pvt. Ltd.

Neelkanth Mansions and Infrastructure Pvt Ltd  
F Wing Neelkanth Greens Thane.

## Particulars



## Neelkanth Group

Fine House, 5th Floor,  
Anandji Lane, Next to Bhaveshwar Market,  
M. G. Rd, Ghatkopar (E),  
Mumbai - 400 077.  
Ph : +91-22-21021080  
Fax : +91-22-21025930  
Mob : 9819154254  
Email : jugalpatel@neelkanthgroup.com

NA	Draft Agreement for Sale
11-12-2023	Details of Present Litigation along with case details
24-12-2021	SBI Marketing Associates approval numbers for CI
21-08-2023	7 X 12 Extract
04-05-2012	N A Order -04.05.2012
03-10-2023	MoFA Carpet Area Certificate by Architect Saakaar Architects
03-10-2023	RERA Carpet Area Certificate by Architect Saakaar Architects
26-11-2012	MCHI-CREDAI Registration Letter of Neelkanth Mansions and Infrastructure Pvt. Ltd. and Mukesh M Patel
07-06-2022	Index II of Deed of Mortgage along with NOC issued by Trustee Vistra ITCL (India) Limited for release of charge of mortgage
28-09-2023	Amended Permission/ Commencement certificate along with copy of approved plans (10 No.s)
03-02-2023	RERA Registration certificate
NA	PAN & addresses of developers Neelkanth Mansions and Infrastructure Pvt. Ltd.
NA	MoA & AoA of Neelkanth Mansions and Infrastructure Pvt. Ltd.
13-06-2022	MoEF
04-01-2023	RERA title Search report issued by SNG & Partners
NA	Certificate of Incorporation certificate received by ROC of Neelkanth Mansions and Infrastructure Pvt. Ltd.
08-07-1944	Photocopy of Indenture of Conveyance dated 8 <sup>th</sup> July, 1944 duly registered with the Sub-Registrar of Assurances under serial no. BOM/4624/1944;
27-10-1999	Photocopy of Consent Terms dated 27 <sup>th</sup> October, 1999 filed against Appeal No. 752 of 1999;
31-12-2003	Photocopy of Development Agreement dated 31 <sup>st</sup> December, 2003 duly registered with the Sub- Registrar of Assurances under serial no. TNN-2/594/2004;
31-12-2003	Photocopy of Power of Attorney dated 31 <sup>st</sup> December, 2003;
13-03-2006	Photocopy of Development Agreement dated 13 <sup>th</sup> March, 2006 duly registered with the Sub-Registrar of Assurances under serial no. TNN-2/1948/2006 on 13/03/2006;
13-03-2006	Photocopy of Power of Attorney dated 13 <sup>th</sup> March, 2006 duly registered before Sub-Registrar of Assurances at serial no. TNN-2/232/2006;
23-04-2004	Photocopy of Declaration cum Indemnity Bond dated 23 <sup>rd</sup> April, 2004 registered with the Sub-Registrar of Assurances under serial no. TNN-2/3307/2004;
23-04-2004	Photocopy of Declaration cum Indemnity Bond dated 23 <sup>rd</sup> April, 2004 registered with the Sub-Registrar of Assurances under serial no. TNN-2/3306/2004;
23-04-2004	Photocopy of Declaration cum Indemnity Bond dated 23 <sup>rd</sup> April, 2004 registered with the Sub-Registrar of Assurances under serial no. TNN-2/3307/2004;
03-10-2000	Photocopy of Order dated 3 <sup>rd</sup> October, 2000 bearing No. ULC/TA/TE-1/Majiwade/SR-170+171 issued by Additional Collector and Competent Authority Thane Urban Agglomeration;
27-10-2000	Order dated 27.10.2000 issued by Additional Collector and Competent Authority Thane Urban Agglomeration;