



# AGREEMENT FOR SALE

2024

## TRANSFEROR

MR. PRAVINCHAND I HIRANI

MRS. VIMLA P HIRANI

&

## TRANSFeree

MR. SACHIN LALTAPRASAD SINGH

MRS. SARITA S SINGH

388/3626

पावती

Original/Duplicate

Friday, February 23, 2024

3:20 PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 3892 दिनांक: 23/02/2024

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-5-3626-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सचिन लालताप्रसाद सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
3:40 PM ह्या वेळेस मिळेल.

सह दु.सि.का-बोरीवली5

बाजार मूल्य: रु.11072358.96 /-

मोबदला रु.11600000/-

भरलेले मुद्रांक शुल्क : रु. 696000/-

सह दुय्यम निबंधक बोरीवली क्र. ५,

मुंबई उपनगर मिरर

1) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224239207751 दिनांक: 23/02/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015330235202324M दिनांक: 09/02/2024

बँकेचे नाव व पत्ता:

SAS

20RIVALI-5

Delivery Date :- 23/2/24



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	202402232811			23 February 2024, 12:03:52 PM		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	63-मालाड ( दक्षिण ) ( बोरीवली )					
उप मूल्य विभाग	भुभाग: उत्तरेस मामलेदार वाडी मार्ग, पूर्वेस एस. व्ही. रोड, दक्षिणेस वॉर्ड हद्द व पश्चिमेस लिंक रोड.					
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#751					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
58650	134160	154280	193400	134160		चौरस मीटर
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	71.86चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-	
उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor			
रस्ता सन्मुख -						
Sale Type - Resale	First Sale Date - 09/11/2020					
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 110% apply to rate= Rs.147576/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)						
= (( (147576-58650) * (100 / 100) )+58650)						
= Rs.147576/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 147576 * 71.86					
	= Rs.10604811.36/-					
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौरस मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * ( 134160 * 25/100 )					
	= Rs.467547.6/-					
Applicable Rules	= ,10,4,16					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 10604811.36 + 0 + 0 + 0 + 0 + 467547.6 + 0 + 0 + 0 + 0 + 0					
	=Rs.11072358.96/-					

Home

Print



बरल-५		
३६२६	१	३०
२०२४		



CHALLAN  
MTR Form Number-6



GRN	MH015330235202324M	BARCODE	Date	09/02/2024-10:54:03	Form ID	25.2
-----	--------------------	---------	------	---------------------	---------	------

Department	Inspector General Of Registration	Payer Details				
------------	-----------------------------------	---------------	--	--	--	--

Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	

Office Name	BRL5_JT SUB REGISTRAR BORIVALI 5	Full Name	SARITA SACHIN SINGH AND SACHIN LALTAPRASAD SINGH
Location	MUMBAI		

Year	2023-2024 One Time	Flat/Block No.	FLAT NO. 1303, 13th FLOOR, AADITYA PLAZA.
Account Head Details		Premises/Building	

0030045501	Stamp Duty	Amount In Rs.	696000.00	Road/Street	DADISETH ROAD,
------------	------------	---------------	-----------	-------------	----------------

0030063301	Registration Fee	Amount In Rs.	30000.00	Area/Locality	MALAD WEST MUMBAI
------------	------------------	---------------	----------	---------------	-------------------

				Town/City/District	
--	--	--	--	--------------------	--

				PIN	4 0 0 0 6 4
--	--	--	--	-----	-------------

		Remarks (if Any)	
		SecondPartyName=PRAVINCHAND I. HIRANI AND VIMLA	
		PRAVINCHAND HIRANI-	

		Amount In	Seven Lakh Twenty Six Thousand Rupees Only
--	--	-----------	--

Total	7,26,000.00	Words	
-------	-------------	-------	--

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK		
-----------------	----------------------	---------------------------	--	--

Cheque/DD Details	Bank CIN	Ref. No.	03006172024020900272	120224M763768
-------------------	----------	----------	----------------------	---------------

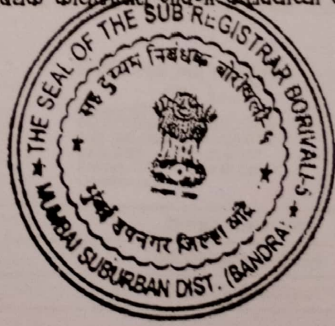
Cheque/DD No.	Bank Date	RBI Date	12/02/2024-12:49:52	Not Verified with RBI
---------------	-----------	----------	---------------------	-----------------------

Name of Bank	Bank-Branch	PUNJAB NATIONAL BANK		
--------------	-------------	----------------------	--	--

Name of Branch	Scroll No. , Date	Not Verified with Scroll		
----------------	-------------------	--------------------------	--	--

Department ID : Mobile No. : 7303575295  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालय में नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



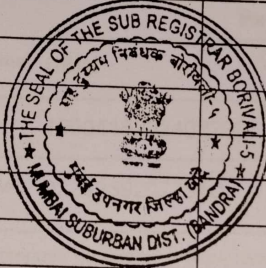
बरल-५  
 ३६२६ २ ३०  
 २०२४



CHALLAN  
MTR Form Number-6



GRN	MH015330235202324M	BARCODE			Date	09/02/2024-10:54:03	Form ID	25.2
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)			
Office Name BRL5_JT SUB REGISTRAR BORIVALI 5					Full Name SARITA SACHIN SINGH AND SACHIN			
Location MUMBAI					LALTAPRASAD SINGH			
Year 2023-2024 One Time					Flat/Block No. FLAT NO. 1303, 13th FLOOR, AADITYA PLAZA.			
Account Head Details					Premises/Building			
0030045501 Stamp Duty					Road/Street DADISETH ROAD,			
0030063301 Registration Fee					Area/Locality MALAD WEST MUMBAI			
					Town/City/District			
					PIN 4 0 0 0 6 4			
					Remarks (If Any)			
					SecondPartyName=PRAVINCHAND I. HIRANI AND VIMLA			
					PRAVINCHAND HIRANI-			
Amount In					Words			
7,26,000.00					Seven Lakh Twenty Six Thousand Rupees Only			
Payment Details PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN Ref. No. 03006172024020900272 120224M763768			
Cheque/DD No.					Bank Date RBI Date 12/02/2024-12:49:52 13/02/2024			
Name of Bank					Bank-Branch PUNJAB NATIONAL BANK			
Name of Branch					Scroll No. , Date 1 , 13/02/2024			

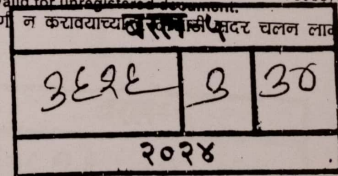


Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 7303575295  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या सदर चलन लावू नये.

Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURIES, MUMBAI 02  
Date: 2024.02.09 15:20:47 IST  
Reason: GRAS Secure Document  
Location: India

Challan Defaced Details



Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-388-3626	0008524680202324	23/02/2024-15:20:09	IGR194	30000.00
2	(IS)-388-3626	0008524680202324	23/02/2024-15:20:09	IGR194	696000.00
Total Defacement Amount					7,26,000.00



**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 23<sup>rd</sup> day of Feb. Christian Year Two Thousand Twenty Four (2024)

Between **Mr. Pravinchand I Hirani & Mrs. Vimla Pravinchand Hirani** Indian inhabitant residing/having address at 301/302, Kamala Apartment, 3rd Floor, J P Road, Dhobighat Lane, Andheri (W), hereinafter called as the **"the VENDORS"** (which expression unless repugnant to the context or meaning thereof shall mean and include them, their legal heirs, executors, administrators and assigns) of the **ONE PART**

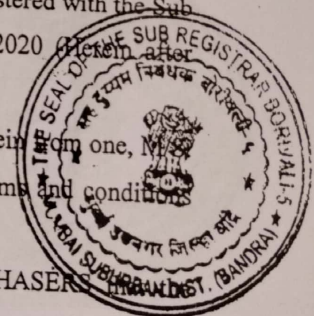
And

(1) **Mr. Sachin Laltaprasad Singh & (2) Mrs. Sarita Sachin Singh** all adult, Indian inhabitant residing/having address at 705/A, Hareshwar Apartment, Pannalal Ghosh Road, Malad West, Near Bhandarwala Naka, Mumbai, Maharashtra - 400 064, hereinafter referred to as the **"the PURCHASERS"** (which expression unless repugnant to the context or meaning thereof shall mean and include them, their legal heirs, executors, administrators and assigns) of the **OTHER PART;**

**WHEREAS:**

- a) WHEREAS the VENDORS are the owners of a Flat bearing no.1303, on ~~03<sup>rd</sup>~~ floor, admeasuring 703 Sq. Ft. Carpet Area as per Real Estate Regulation Act, 2016 (Herein after referred to as the **"Said Flat"** and is more particularly described in the schedule hereunder written) in the building popularly known as "Aaditya Plaza" (Herein after referred to as the **"Said Building"**) situated at Dadiseth Lane, Malad (W), Mumbai - 400 064, by virtue of an Agreement for sale dated 9<sup>th</sup> November 2020, registered with the Sub Registrar of Assurances at Borivali under serial no. BRL/04/9076/2020 (Herein after referred to as the **"Said Agreement for sale"**).
- b) AND WHEREAS the said Flat was purchased by the VENDORS herein from one, M/s. Jet Build Developers (Mumbai) for a consideration and upon the terms and conditions mentioned in the said Agreement for sale dated 9<sup>th</sup> November 2020
- c) AND WHEREAS the VENDORS have represented to the PURCHASERS that the Society in respect of the said Building has not yet been formed and accordingly Share Certificates also have not been issued yet.
- d) AND WHEREAS VENDORS have also declared that possession of the said Flat as on the date of this agreement lies with the Developer i.e. M/s. Jet Build Developers (Mumbai) and the said Developer, M/s. Jet Build Developers (Mumbai) have vide their letter dated 22.02.24 have given their no objection for sale of the Said Flat. Copy of NOC dated 22.02.24 has been annexed hereto and marked as **"Annexure - A"**.

बल-4		
3828	4	30



Pravinchand Hirani  
Sachin Singh  
Sarita Singh



10. The PURCHASERS further declare and confirm that they will abide by the bye-laws of the Society whenever formed without any reservations whatsoever.

11. The VENDORS hereby declare and confirm that the said Flat absolutely belongs to them and they have not created any gift, pledge, lease, loan, mortgage, charge, lien or encumbrances on the said Flat and that these are free from any gift, lease, loan, mortgage, charge, lien, encumbrances or attachment of any Statutory Authorities or otherwise and there is no litigation, stay or any legal proceedings with regard to the said Flat in any Court of Law, Taxing Authority or with Municipality or Society Authorities.



12. The VENDORS have executed and shall execute in future, required if any, all the relative papers required for the effective transfer of the said Flat in the names of the Purchasers. However, in future, they also undertake to co-operate with Purchasers and will execute all such other papers/documents/writings whatsoever for the effective transfer of the said Flat in favour of the Purchasers.

13. The Stamp Duty, Registration charges and out of pocket expenses, will be borne and payable by the Purchaser alone.

14. The VENDORS hereby undertakes to furnish all documents, which may be required by the Purchasers to make title of the said Flat complete and absolute, without claiming any extra charges or compensation. The VENDORS also agree and undertake to sign any other documents or forms for the payment of Stamp Duty to be paid on this Agreement for Sale.

15. The P.A.N. of the VENDORS is

Mr. Pravinchand I Hirani

AAADPH3363F

Mrs. Vimla Pravinchand Hirani

AAADPH3361H

And the P.A.N. of the Purchasers is

Mr. Sachin Lalaprasad Singh

BMSPSR2570J

Mrs. Saria Sachin Singh

DIRPSS143F

16. This Agreement for Sale has been made and executed in Mumbai, the property is situated at ~~Mumbai~~ Mumbai and hence it is subject to the provisions of the Maharashtra Transfer of Property Act, 1919 and the provisions of the Maharashtra Courts of Law.

अतः-५	
३६९६	३०
२०२४	

Pravin I Hirani  
Saria Sachin Singh  
X Sachin Singh

THE SCHEDULE OF THE SAID PREMISES ABOVE REFERRED TO :

Flat bearing no.1303 on 13th floor admeasuring about 703 Sq.Ft. of carpet area as per Real Estate Regulation Act, 2016 in a building popularly known as "Aaditya Plaza" standing on plot of land bearing Survey No.385, corresponding City Survey Nos.751, 751/1 to 88, of Revenue Village Malad (South), Taluka Borivali, in the Registration District of Mumbai Suburban lying being and situated at Dadiseth Road, Malad (West), Mumbai - 400 064.

Pravin I Hirani  
Saria Sachin Singh  
X Sachin Singh



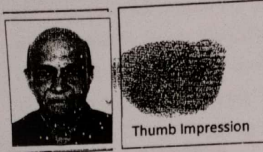
अतः-५	
३६९६	३०
२०२४	



IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands and seals the day and the year first hereinabove mentioned.

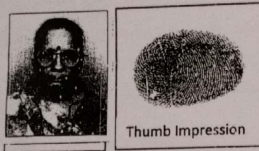
SIGNED, SEALED AND DELIVERED by the within named "VENDORS"

Mr. Pravinchand I Hirani



Pravin. I Hirani  
Signature

Mrs. Vimla Pravinchand Hirani



विमला ए इरानी  
Signature

in the presence of

[Signatures]

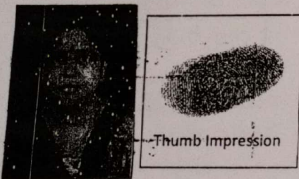
SIGNED, SEALED AND DELIVERED by the within named "PURCHASERS"

Mr. Sachin Laltraprasad Singh



Sachin Singh  
Signature

Mrs. Sarita Sachin Singh



Sarita Singh  
Signature

in the presence of

[Signatures]

बल-५  
3424 90 30  
2024



RECEIPT

RECEIVED of and from the within named Purchasers, a sum of Rs.5,00,000/- (Rupees Five lakh only) vide following cheques by and way of earnest money for the Sale and Transfer of the Flat bearing no. 1303, on the 13th floor, admeasuring 703 Sq.Ft. Carpet area as per Real Estate Regulation Act,2016 in building popularly known as "Aaditya Plaza" standing on plot of land bearing Survey No.385,corresponding City Survey Nos.751, 751/1 to 88, of Revenue Village Malad (South) Taluka Borivli, in the Registration District of Mumbai Suburban lying, being and situate at Dadiseth Road, Malad (West), Mumbai - 400 064.

Sr.No	Cheque No	Dated	Amount	Drawn on
1	000015	27.12.2023	Rs.2,50,000/-	Kotak Mahindra Bank
2	195546	27.12.2023	Rs.2,50,000/-	Union Bank
3				
4				
5				
TOTAL			Rs. 5,00,000/-	

I Say Received Five Lakhs Only

Pravin. I Hirani  
Pravinchand I Hirani

विमला ए इरानी  
Vimla Pravinchand Hirani

Date: 23/1/24

Place: Mumbai



बल-५  
3424 90 30  
2024





# JET BUILD DEVELOPERS (MUMBAI)

BUILDERS, DEVELOPERS & GOVT. CONTRACTORS

F/4, 1st Flr., Aaditya Plaza, Near Bombay Talkies, Dadiseth Lane, Malad (W), Mumbai - 400064.

DATE:- 22.02.2024

To,

Mr. Pravinchand I Hirani & Mrs. Vimla Pravinchand Hirani  
301/302, Kamala Apartment, 3rd Floor, J P Road,  
Dhobighat Lane, Andheri (W), Mumbai.



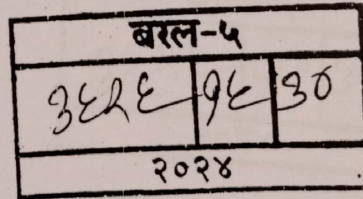
**SUB: No objection for sale of Flat No. 1303 ("Said Flat") on 13<sup>th</sup> Floor of "Aaditya Plaza",  
Dadiseth Lane, Malad (W).**

**REF : Your request letter dated 22.02.2024**

We are in receipt of your above referred letter dated 22.02.2024 and in reply thereto we would like to state as under.

It has been observed that, following amounts are due and receivable by us in respect of the Said Flat:

i) Rs. 50,000/-	for legal charges
ii) Rs. 10,000/-	for formation and Registration of the Society or Limited Company.
iii) Rs. 200/-	towards entrance fee/ Admission Fee of Society
iv) Rs. 500/-	for share money, application entrance fee of the Society or limited company.
v) Rs. 50,616 /-	for proportionate share of taxes and outgoings for one year
vi) Rs. 40,000/-	towards electric & water meter deposit and charges
vii) Rs. 75,924/-	towards advance maintenance and other outgoings for 1 year
viii) Rs. 71,706/-	development charges
ix) Rs. 50,000/-	Fitness Centre
x) Rs. 62,684/-	GST
-----	
<b>Rs. 4,11,630/-</b>	<b>Total</b>





# JET BUILD DEVELOPERS (MUMBAI)

BUILDERS, DEVELOPERS & GOVT. CONTRACTORS

F/4, 1st Flr., Aaditya Plaza, Near Bombay Talkies, Dadiseth Lane, Malad (W), Mumbai - 400064.

In view of the same, we state that, we have no objection for sale of the said Flat by yourself subject to the new purchaser i.e. the said (1)Mr. Sachin Laltaprasad Singh & (2) Mrs. Sarita Sachin Singh agreeing to make the payment of Rs. 4,11,630/- together with the GST to us. Please note that, possession of the said Flat shall be handed over to the said new purchasers only after receipt of the above mentioned amount and after obtaining OC and only upon written request received from your end in respect of the same.

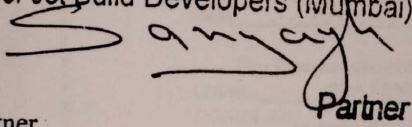
Please sign the counter copy of this NOC as a token of your acceptance to the above

Thanking you,,

Yours Truly,

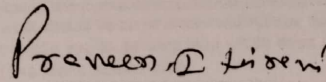
For, M/s. Jet Build Developers (Mumbai)

For Jet Build Developers (Mumbai)

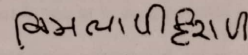
  
Partner

Partner

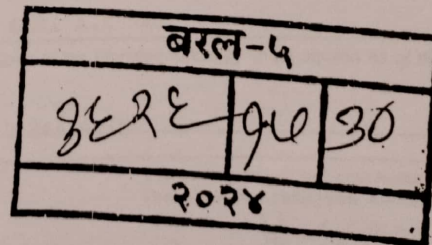
We agree and accept the above



Pravinchand I Hirani



Vimla P Hirani



Annexure-D



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/ENG/3159/PN/PL/AP = 5 MAR 2015  
COMMENCEMENT CERTIFICATE SALE BLDG.

TO,  
M/s. Jet Build Developer (Mumbai)  
101, Zaver Bldg., Babhai Gaudhan,  
Babhai Naka, Borivali (West),  
Mumbai.  
Sir.

With reference to your application No. 3090 dated 08/10/2014 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_ C.T.S. No. 751, 751/1 to 88

of village Malad T.P.S. No. \_\_\_\_\_  
ward P/N Situated at Vadi Sheth Marg, Malad (W), Mumbai.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
U/R No. SRA/ENG/2752/PN/PL/LOI dt. 10/06/2014  
IDA U/R No. SRA/ENG/3159/PN/PL/AP dt. 20/01/2015  
and 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. However the construction work should be commenced within three months 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. 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 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) 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 and 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.

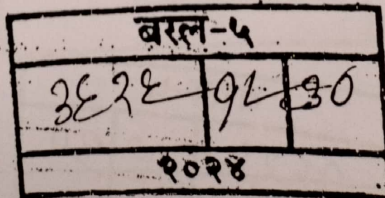
The C.E.O. (SRA) has appointed SHRI A.S. RAO  
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

This C.C. is granted for work up to plinth level only.



For and on behalf of Local Authority  
The Slum Rehabilitation Authority

Shri. S. S. Rao  
Executive Engineer (SRA) (W.S.)  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)



3032	3032	3032
3032	3032	3032



19.12.19  
Executive Engineer  
Shim Rehabilitation Authority

This C.C. is further extended from 19th to 20th upper floors including O.H.W.T & L.M.R. of sale building as per approved amended plans dated 01/11/2019.

19 DEC 2019  
Executive Engineer  
Shim Rehabilitation Authority

This C.C. is re-endorsed as per approved amended plans dated 01/11/2019.

5 NOV 2019  
Executive Engineer  
Shim Rehabilitation Authority

3032	3032	3032
3032	3032	3032



24/11/18  
Executive Engineer  
Shim Rehabilitation Authority

This C.C. is further extended from 16th to 18th upper floors in sale Bldg. as per amended plans dt. 24/11/18.

24 APR 2018  
Executive Engineer  
Shim Rehabilitation Authority

This C.C. is further extended up to 15th floor as per approved plans dated 26/05/2015.

20 JAN 2017  
Executive Engineer  
Shim Rehabilitation Authority

This C.C. is further extended upto Gr + 2nd floor as per approved amended plans dt. 26/05/2015.

9 DEC 2015  
Executive Engineer  
Shim Rehabilitation Authority

This C.C. is re-endorsed upto ground floor as per approved amended plans dated 26/5/2015.

26 MAY 2015  
Executive Engineer  
Shim Rehabilitation Authority



388/3626

शुक्रवार, 23 फेब्रुवारी 2024 3:20 म.नं.

दस्त गोपवारा भाग-1

बरल-5

दस्त क्रमांक: 3626/2024

दस्त क्रमांक: बरल-5 /3626/2024

बाजार मुल्य: रु. 1,10,72,359/- मोबदला: रु. 1,16,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,96,000/-

दु. नि. सह. दु. नि. बरल-5 यांचे कार्यालयात

पावती:3892

पावती दिनांक: 23/02/2024

अ. क्र. 3626 वर दि.23-02-2024

सादरकरणाचे नाव: सचिन लालताप्रसाद सिंह

रोजी 3:18 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

दस्त हजर करणाऱ्याची सही:

सह दु.नि.का-बोरीवली5

सह दु.नि.का-बोरीवली5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 23 / 02 / 2024 03 : 18 : 57 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 23 / 02 / 2024 03 : 20 : 02 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

\* सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. \* दस्तातील संपूर्ण पत्रकार, मिष्ठादक व्यक्ती, सखीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्ताची सत्यता, वैयक्ता कायदेशीर बाबीसाठी दस्त निष्ठापक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

सह दु.नि.का-बोरीवली5

सह दु.नि.का-बोरीवली5

सह दु.नि.का-बोरीवली5

Sachin Singh





23/02/2024 3 28:28 PM

दस्त गोपबारा भाग-2

बरल-5  
दस्ता क्रमांक: 3626/2024

दस्ता क्रमांक: बरल-5/3626/2024  
दस्ताचा प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: प्रविणचंद आय. हिरानी पत्ता: प्लॉट नं: 301/302, माळा नं: कमला अपार्टमेंट, इमारतीचे नाव: तिसरा मजला, ब्लॉक नं: अंघेरी पश्चिम, मुंबई, रोड नं: जे.पी. रोड, धोबीघाट लेन, महाराष्ट्र, मुम्बई. पिन नंबर: AAAPH3383F	लिहून घेणार वय: -72 स्वाक्षरी: Prem D Hirani		<input checked="" type="checkbox"/>
2	नाव: विमला प्रविणचंद हिरानी पत्ता: प्लॉट नं: 301/302, माळा नं: -, इमारतीचे नाव: कमला अपार्टमेंट तिसरा मजला, ब्लॉक नं: अंघेरी पश्चिम, मुंबई, रोड नं: जे.पी. रोड, धोबीघाट लेन, महाराष्ट्र, मुम्बई. पिन नंबर: AAAPH3361H	लिहून घेणार वय: -59 स्वाक्षरी: (Signature)		<input checked="" type="checkbox"/>
3	नाव: सचिन लालताप्रसाद सिंह पत्ता: प्लॉट नं: 705/ए, माळा नं: -, इमारतीचे नाव: हरेचर अपार्टमेंट, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: पद्मलाल घोष रोड, महाराष्ट्र, मुम्बई. पिन नंबर: BMSPS2570J	लिहून घेणार वय: -42 स्वाक्षरी: (Signature)		<input checked="" type="checkbox"/>
4	नाव: सरिता सचिन सिंह पत्ता: प्लॉट नं: 705/ए, माळा नं: -, इमारतीचे नाव: हरेचर अपार्टमेंट, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: पद्मलाल घोष रोड, महाराष्ट्र, मुम्बई. पिन नंबर: DJRPS5143F	लिहून घेणार वय: -41 स्वाक्षरी: Sarita Singh		<input checked="" type="checkbox"/>

बरोबर दस्तऐवज करून देणार तबाकधीत करारनामा चा दस्त ऐवज करून घेण्याचे कबूल करतात. शिक्षा क्र.3 ची वेळ: 23 / 02 / 2024 03 : 27 : 08 PM

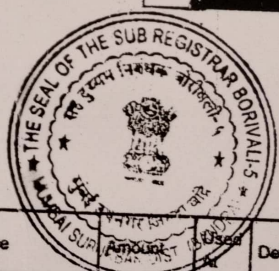
ओळख:-

खालील हसम असे निवेदीत करतात की ते दस्तऐवज करून देण्या-यजनां व्यक्तीस ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: सागर खापरे वय: 31 पत्ता: दुकान नं 5 बोरीवली आशीबांद बक्षिरा नाका बोरीवली पश्चिम, मुंबई पिन कोड: 400091		<input checked="" type="checkbox"/>
2	नाव: मनोज केणी वय: 39 पत्ता: दुकान नं 5 बोरीवली आशीबांद बक्षिरा नाका बोरीवली पश्चिम, मुंबई पिन कोड: 400091		<input checked="" type="checkbox"/>

शिक्षा क्र.4 ची वेळ: 23 / 02 / 2024 03 : 28 : 22 PM

मह. मु. नि. क्र. - बोरीवली 5



Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
1	SARITA SACHIN SINGH AND SACHIN LALTAPRASAD SINGH	eChallan	03006172024020900272	MH015330235202324M	696000.00	SD	0008524680202324	23/02/2024
2		DHC		0224239207751	600	RF	0224239207751D	23/02/2024
3	SARITA SACHIN SINGH AND SACHIN LALTAPRASAD SINGH	eChallan		MH015330235202324M	30000	RF	0008524680202324	23/02/2024

[D: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

Know Your Rights as Registrants

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

बरल-५		
३६२६	३०	३०
२०२४		

प्रमाणित करणेत येते की, या  
दस्तावाध्ये एकूण.....३०.....पन्ने आहेत

सह दुय्यम निबंधक बोरीवली क्र. ५  
मुंबई उपनगर जिल्हा वांद्रे

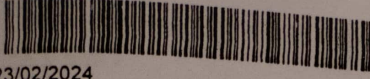


बरल-५/ ३६२६ / २०२४  
पुस्तक क्रमांक १, क्रमांक .....वर  
नोंदला 23 FEB 2024  
दिनांक:

(डॉ.बी. चव्हाण)  
सह दुय्यम निबंधक बोरीवली क्र. ५  
मुंबई उपनगर, जिल्हा वांद्रे



23/02/2024



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 3626/2024

नोंदणी :

Regn:63m

गाबाचे नाव : मालाड	
(1) विनेखाचा प्रकार	करारनामा
(2) मोबदला	11600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11072358.96
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: सदनिका क्र 1303, माळा नं: 13बा मजला, इमारतीचे नाव: आदित्य प्लाझा, ब्लॉक नं: मालाड पश्चिम,मुंबई, रोड : दादीसेठ रोड, इतर माहिती: सोबत एक कार पार्किंग( ( C.T.S. Number : 751, 751/1 TO 88 ; ) )
(5) क्षेत्रफळ	1) 71.86 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रविणचंद आय. हिरानी वय:-72; पत्ता:-प्लॉट नं: 301/302, माळा नं: कमला अपार्टमेंट, इमारतीचे नाव: तिसरा मजला, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: जे.पी. रोड, धोबीघाट लेन, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AAAPH3363F 2): नाव:-चिमला प्रविणचंद हिरानी वय:-69; पत्ता:-प्लॉट नं: 301/302, माळा नं: -, इमारतीचे नाव: कमला अपार्टमेंट तिसरा मजला, ब्लॉक नं: अंधेरी पश्चिम, मुंबई, रोड नं: जे.पी. रोड, धोबीघाट लेन, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-AAAPH3361H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सचिन लालताप्रसाद सिंह वय:-42; पत्ता:-प्लॉट नं: 705/ए, माळा नं: -, इमारतीचे नाव: हरेश्वर अपार्टमेंट, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: पन्नालाल घोष रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-BMSPS2570J 2): नाव:-सरिता सचिन सिंह वय:-41; पत्ता:-प्लॉट नं: 705/ए, माळा नं: -, इमारतीचे नाव: हरेश्वर अपार्टमेंट, ब्लॉक नं: मालाड पश्चिम, मुंबई, रोड नं: पन्नालाल घोष रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-DJRPS5143F
(9) दस्तऐवज करून दिल्याचा दिनांक	23/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	23/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3626/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	696000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी दि. 23/02/2024 रोजी उपस्थित:-

मुद्रांक शुल्क आकारण्याचे धोरणानुसार :- (i) within the limits of any Municipal Corporation or any Cantonment or any area annexed to it.

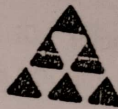


दस्ता सोबत दिलेली प्रत

सह दुय्यम निबंधक बोरीवली क्र. ५,  
मुंबई उपनगर जिल्हा.



ANNEXURE: K



SLUM REHABILITATION AUTHORITY



No. SRA/ENG/3159/PN/PL/AP

Date 9 NOV 2017

To,  
Architect,  
Shri Ketan Belsare,  
M/s. Ellora Project Consultants Pvt. Ltd.,  
317-321, Ninad Chs Ltd, Bldg.No.7,  
Kher Nagar, Service Road, Bandra (E),  
Mumbai-400 051.

Sub: Amended plan cum Part Occupation Permission to Sale building of  
S. R. Scheme on slum plot bearing C.T.S. Nos. CTS No. 751,751/1  
to 88, of Village Malad, Dadisheth Marg, Malad (w), Mumbai, For  
Suraj Bhuvan Rahiwashi Sangh SRA CHS (Prop.).

Ref: Your letter dated 13/06/2017.

Sir,

With reference to your above letter & Certificates, I have to inform  
you that the permission to part occupy Basement + Gr. + 1st & 2nd  
commercial + 3rd to 5th level Pedium upper floors in Sale building  
completed under the supervision of Licensed Surveyor Shri Ketan  
Belsare (Registration No. B/245/LS), Consulting Structural Engineer  
Shri. H.L.Patel (Reg. No. STR/P/107), Site Supervisor Shri. Bhavesh R.  
Parmar (License No. P/265/S.S.-I.) and shown in red colour in the plans  
submitted by you on 13/06/2017 is hereby granted subject to the  
following conditions;

1. This occupation permission is for 74 no. Commercial Shop.

रस्ता		
एव्हे	१२१	१५०
२०२०		

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051  
Tel.: 2656 5300, 2659 0405 / 1879, Fax: 022-2659 0457, Email: info@sra.gov.in



388/7438  
Wednesday, May  
1:27 PM

गावाचे नाव: मालाड  
दस्तऐवजाचा अनुक्रमांक  
दस्तऐवजाचा प्रकार :  
सादर करणाऱ्याचे नाव

आपणास मूळ दस्त  
1:34 PM ह्या वेळेस

बाजार मूल्य: रु.1 /-  
मोजदला रु.0/-  
भरलेले मुद्रांक शुल्क

1) देयकाचा प्रकार:  
2) देयकाचा प्रकार:

2. That the balance LOI & IOA conditions shall be complied with before asking full CCC of sale bldg. or as directed.
3. That you shall submit N.O.C. from the A.A. & C. 'P/N' Ward shall be obtained and the requisitions, if any shall be complied with before applying Full O.C.C..
4. That the single P.R. cards for the amalgamated plot shall be submitted before applying Full O.C.C.

One set of plans of Sale building is returned herewith as token of approval.

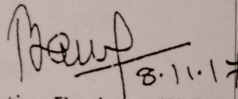
Yours faithfully,

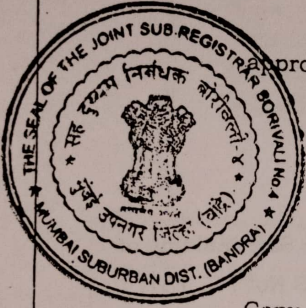
-sd-

Executive Engineer-W.S.  
Slum Rehabilitation Authority

Copy to:

1. ✓ Developer :- M/s. Jet Build Developer Mumbai..
2. Asst. M.C., P/N ward.
3. A.E.W.W. 'P/N' Ward.
4. A.A. & C. 'P/N' Ward.
5. H.E. of MCGM.

  
8.11.17  
Executive Engineer-W.S.  
Slum Rehabilitation Authority



वरल-४		
९००९	१२२	१५०
२०२०		

ANNEXURE - K



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3159/PN/PL/AP

Date :

15 NOV 2019

To,  
Licensed Surveyor,  
Shri Ketan Belsare,  
M/s. Ellora Project Consultants Pvt. Ltd.,  
317-321, Ninad Chs Ltd, Bldg.No.7,  
Kher Nagar, Service Road, Bandra (E),  
Mumbai-400 051.



Sub: Amended plan cum Part Occupation Permission to Sale building  
R. Scheme on slum plot bearing C.T.S. Nos. CTS No. 751,751/1 to 88,  
of Village: Malad, Dadisheth Marg, Malad (w), Mumbai, For Suraj  
Bhuvan Rahiwashi Sangh SRA CHS (Prop.).

Ref: Your letter dated 05/08/2019.

Sir,

With reference to your above letter & Certificates, I have to inform you that the permission to part occupy Basement + Gr. + 1<sup>st</sup> & 2<sup>nd</sup> commercial + 3<sup>rd</sup> to 5<sup>th</sup> level Podium upper floors in Sale building completed under the supervision of Licensed Surveyor Shri Ketan Belsare (Registration No. B/245/LS), Consulting Structural Engineer Shri. H.L. Patel (Reg. No. STR/P/107), Site Supervisor Shri. Bhavesh R. Parmar (License No. P/265/S.S.-I.) and shown in red colour in the plans submitted by you on 13/06/2017 is hereby granted subject to the following conditions;

1. This occupation permission is granted for 11 nos. Rehab Commercial Shop and 63 no. Commercial Shop.
2. That the balance LOI & IOA conditions shall be completed with before asking full OCC of sale bldg. or as directed.

बदल - ४		
२०६६	९९२	९५०
२०२०		

Administrative Building, Prof. Anant, Kanekar Marg, Bandra (East), Mumbai - 400 051.  
Tel.: 2659 5800, 2659 0405 / 1879, Fax : 022-2659 0457, E-mail : info@sra.gov.in



3. That you shall submit NOC from the A.A. & C. 'P/N' Ward shall be obtained and the requisitions, if any shall be complied with before applying Full O.C.C.

4. That the single P.R. cards for the amalgamated plot shall be submitted before applying Full O.C.C.

One set of plans of Sale building is returned herewith as token of approval.

Yours faithfully,

-Sd-

Executive Engineer-III  
Slum Rehabilitation Authority

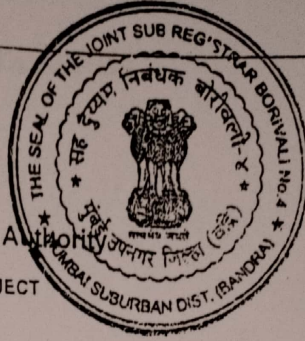
Copy to:

1. Developer :- M/s. Jet Build Developer Mumbai..
2. Asst. M.C., P/N ward.
3. A.E.W.W. 'P/N' Ward.
4. A.A. & C. 'P/N' Ward.
5. H.E. of MCGM.

*[Signature]*  
05/11/19  
Executive Engineer-III  
Slum Rehabilitation Authority

वरल-४		
२०६६	१२०	१५०
२०२०		





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 :  
P51800002793

Project: Aaditya Plaza, Plot Bearing / CTS / Survey / Final Plot No.: 751, 751/1 TO 88 OF VILLEGE MALAB Borivali,  
Borivali, Mumbai Suburban, 40064;

1. Jet Build Developers(Mumbai) having its registered office / principal place of business at Tehsil: Borivali, District:  
Mumbai Suburban, Pin: 400092.

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 04/03/2017 and ending with 31/12/2018 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  
Digitally Signed by  
Dr. Vasant Prernanand Prabhu  
(Secretary, MahaRERA)  
Date: 8/4/2017 8:01:58 AM

Dated: 04/08/2017  
Place: Mumbai

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

बयल-४		
२००४	११३	१५०
२०२०		



17-11-20

ANNEXURE - G



Maharashtra Real Estate Regulatory Authority  
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECTS  
FORM 'F'  
(See rule 7(2))

This extension of registration is granted under section 7 of the Act, to the following project: Project: Aaditya Plaza Plot Bearing / CTS / Survey / Final Plot No.: 751,751/1 TO 88 OF VILLEGE MALADt Borivalli, Borivalli, Mumbai Suburban, 400064; registered with the regulatory authority vide project registration certificate bearing No P51800002793 of

1. Jet Build Developers(Mumbai) having its registered office / principal place of business at Tehsil: Borivalli, District: Mumbai Suburban, Pin: 400092.
2. This renewal of registration is granted subject to the following conditions, namely:-

- o 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 5 (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;
- o 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 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 of the project is less than the estimated cost of completion of the project.

- o The registration shall be valid up to 31/12/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 7 the Act.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o That the promoter shall take all the pending approvals from the competent authorities
- o 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: 11/09/2018  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasanti Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 9/11/2018 4:00:04 PM  
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

बसल-४		
२०७६	९९९	९५०
२०२०		

ANNEXURE: G



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

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Aaditya Plaza, Plot Bearing / CTS / Survey / Final Plot No.: 751,751/1 TO 88 OF VILLEGE MALAD, Borivalli, Borivalli, Mumbai Suburban, 400064*; registered with the regulatory authority vide project registration certificate bearing No P51800002793 of

1. Jet Build Developers (Mumbai) having its registered office / principal place of business at Tehsil: Borivalli, District: Mumbai Suburban, Pin: 400092.
2. This renewal of registration is granted subject to the following conditions, namely:-
  - o 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;
  - o 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 (l) 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 of the project is less than the estimated cost of completion of the project.
  - o The registration shall be valid up to 31/12/2020 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promoter shall take all the pending approvals from the competent authorities
  - o 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  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)

Date: 19/12/2019 12:23:18  
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

Dated: 19/12/2019  
Place: Mumbai

बरल - ४		
९०९२	९०९	९५०



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

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: Aaditya Plaza, Plot Suburban, 400064; registered with the regulatory authority vide project registration certificate bearing No P5180C002793 of**

1. **Jet Build Developers(Mumbai)** having its registered office / principal place of business at **Tehsil: Borivali, District: Mumbai Suburban, Pin: 400092.**

2. This renewal of registration is granted subject to the following conditions, namely:-

- o 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;
- o 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 of the project is less than the estimated cost of completion of the project.

- o The registration shall be valid up to **30/06/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- o That the promoter shall take all the pending approvals from the competent authorities.
- o 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  
Digitally Signed by  
Dr. Vasanth Pramanand Prabhu  
(Secretary, MahaRERA)

Date: 16/05/2020 09:05:35  
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

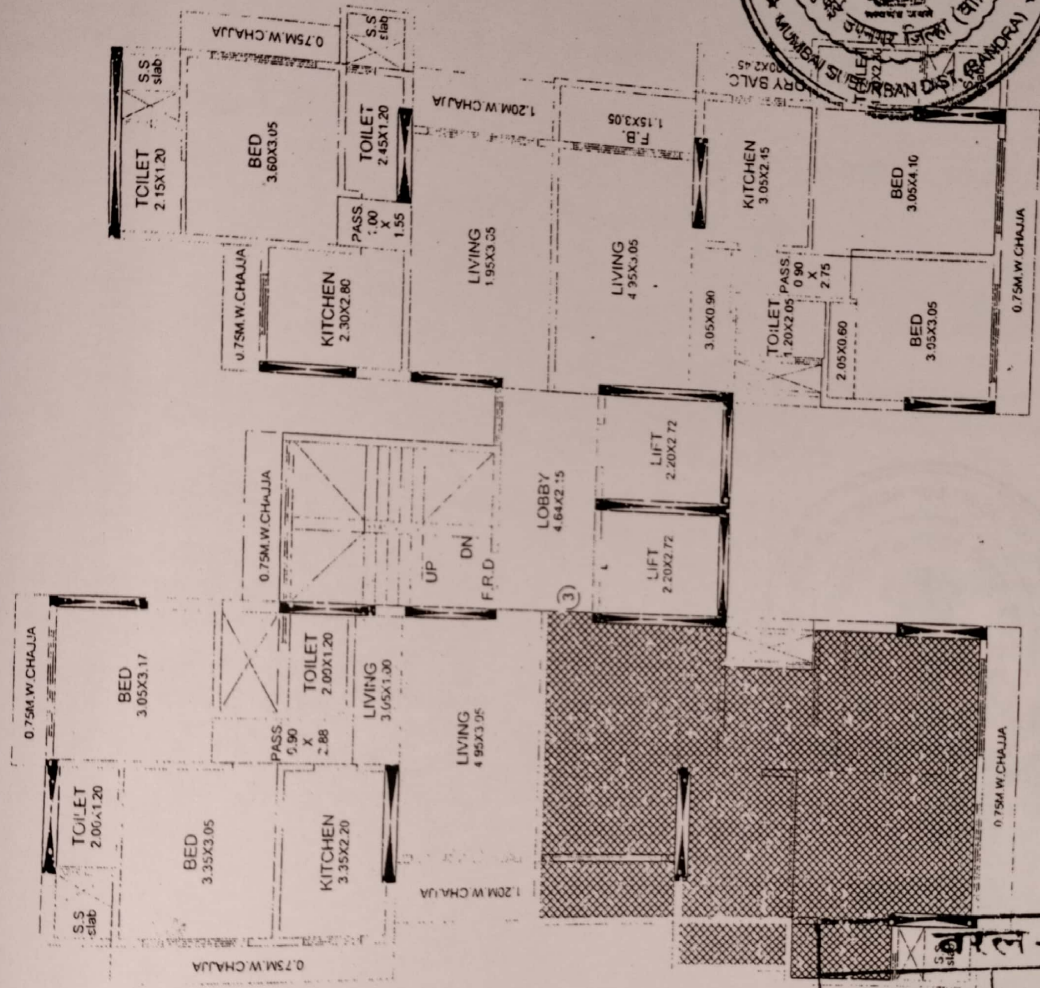
Dated: 18/05/2020  
Place: Mumbai

बाल - ४		
२०६६	९०६	९५०
२०२०		

"Annexure-F"



AADITYA PLAZA



TYPICAL FLOOR PLAN

FLOOR : 13  
FLAT NO : 1303  
CARPET AREA : 703 SQFT

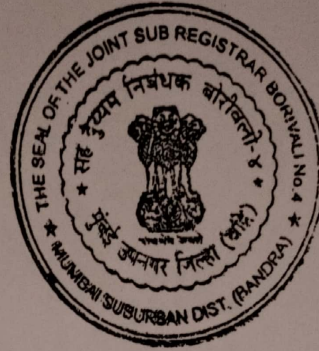
बल-४		
२००२	१०५	१५०
२०२०		

*Sangh*  
*[Signature]*



# Ellora Project Consultants Pvt. Ltd.

317-321, Ninad Chs Ltd. Bldg. No. 7, Kher Nagar, Service Road, Bandra (E), Mumbai - 400051 • Tel.: 022 2647 4144 / 2647 4177  
Email Add : [elloraprojectconsultants@gmail.com](mailto:elloraprojectconsultants@gmail.com) • [ketenbelsare@yahoo.com](mailto:ketenbelsare@yahoo.com)  
CIN No. U93090MH2010PTC198995



Date : 13.01.2020

## TO WHOM SO EVER IT MAY CONCERN

Sub: Work completion certificate of proposed S.R. Scheme on plot bearing CTS No. 751, 751/1 to 88 of village Malad, Dadisheth Marg, Malad (w), Mumbai for Suraj Bhuvan CHS (Sale Building)  
Ref: SRA/ENG/3159/PN/PL/AP

Dear Sir,

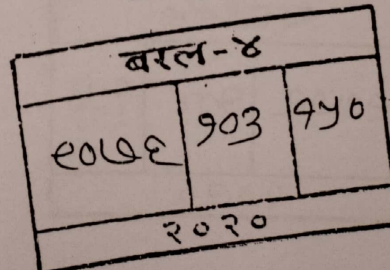
With reference to the above mentioned subject I hereby state that the construction work of 21<sup>st</sup> slab has been completed in proposed S.R. Scheme on property bearing C.T.S No. 751, 751/1 to 88 of village Malad, Dadisheth Marg, Malad (w), Mumbai, for Suraj Bhuvan CHS (Sale Building) known as Aaditya Plaza as informed by developer. This letter is issued on request of developer M/s Jet Build Developer (Mumbai).

Thanking you.

Yours sincerely,

For Ellora Project Consultants Pvt. Ltd.,

Authorized signatory





11/11/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 9076/2020

नोदंगी :

Regn:63m

गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9915000
(3) बाजारभाव(माडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	10337905
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका क्र - 1303, माळा नं: 13 वा मजला, इमारतीचे नाव: आदित्य प्लाझा, ब्लॉक नं: दादीसेठ मार्ग, रोड : मालाड पश्चिम मुंबई 400064, इतर माहिती: विलेख - मालाड दक्षीण,सोबत एक कार पार्कींग( ( C.T.S. Number : 751,751/1 to 88 ; ) )
(5) क्षेत्रफळ	1) 71.86 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जेट बिल्ड डेव्हलपर्स मुंबई चे भागीदार राकेश शाह आणि संजय शाह तर्फे मुखत्यार गोविंद हमीरसिंग सोलकी वय:-55; पत्ता:-प्लॉट नं: ऑफिस नं - 503 , माळा नं: -, इमारतीचे नाव: गांजावाला रेसिडेन्सी . ब्लॉक नं: गांजावाला लेन , रोड नं: बोरीवली पश्चिम मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AAIFJ7840B
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रवीणचंद आय हिरानी वय:-69; पत्ता:-प्लॉट नं: सदनिका क्र - 301,302 , माळा नं: -, इमारतीचे नाव: कमला अपार्टमेंट , ब्लॉक नं: जे पी रोड,धोबीघाट लेन , रोड नं: अंधेरी पश्चिम मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-AAAPH3363F 2): नाव:-विमला प्रवीणचंद हिरानी वय:-66; पत्ता:-प्लॉट नं: सदनिका क्र - 301,302, माळा नं: -, इमारतीचे नाव: कमला अपार्टमेंट, ब्लॉक नं: जे पी रोड,धोबीघाट लेन, रोड नं: अंधेरी पश्चिम मुंबई महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-AAAPH3361H
(9) दस्तावेज करून दिल्याचा दिनांक	09/11/2020
(10)दस्त नोदणी केल्याचा दिनांक	10/11/2020
(11)अनुक्रमांक,खंड व पृष्ठ	9076/2020
(12)बाजारगापाप्रमाणे मुद्रांक शुल्क	206800
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सफुमीकरण  
दस्तावेज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तावेज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 11/11/2020 ) toMunicipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-४,  
मुंबई उपनगर जिल्हा.

