

516/3802

पावती

Original/Duplicate

Wednesday, March 06, 2024

नोंदणी क्र.: 39म

11:45 AM

Regn.: 39M

पावती क्र.: 3918

दिनांक: 06/03/2024

गावाचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: बरल8-3802-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: शैलेश तुकाराम बाबकर

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2400.00

पृष्ठांची संख्या: 120

एकूण:

₹. 32400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:05 PM ह्या वेळेस मिळेल.

सह. मुख्य निबंधक, बोरिवली - ८,
मुंबई उपनगर जिल्हा.

बाजार मूल्य: ₹. 5479572.5 /-

मोबदला ₹. 8164300/-

भरलेले मुद्रांक शुल्क : ₹. 490000/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324057622904 दिनांक: 06/03/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹. 400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324057822960 दिनांक: 06/03/2024
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016794682202324P दिनांक: 06/03/2024
बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON.....

S. T. Baykar



सूची क्र. 2

06/03/2024

दुय्यम निबंधका : सह. दु. नि. बोरीवली 8

दस्ता क्रमांक : 3802/2024

नोंदणी :

Page: 63m

शाबाबे मात : दहिसार

क्रमांक	विवरण	मूल्य
(1)	विलेखनात प्रकार	करारनामा
(2)	मोबदला	8164300
(3)	बाजारभावा/भाडेपट्टायाच्या बाबतिलपट्टाकार आकारणी हेतो वी पट्टेधार ते नमुद करावे	5479572.5
(4)	दु.भाषण, पोटाहिस्सा व धरकामांक (असल्यास)	1) पालिकेचे मात.मुंबई मनपा इतर वर्णन :साविकाना नं. 205, वी विंग, माळा नं. 2 मजला, इमारतीचे मात. शाडनेम, ब्लॉक नं. दहिसार पूर्व, मु.नं.400 068, रोड : अणोक वन, इतर माहिती: 392 चौ. फूट रेश कार्पेट ((C.T.S. Number : 2408pt,2482pt ;)) 1) 40.07 चौ.मीटर
(5)	क्षेत्रफळ	1) 40.07 चौ.मीटर
(6)	आकारणी किंवा जुही देण्यात असेल तेव्हा:	
(7)	दम्भऐवज करून देणा-या/निवून ठेवणा-या पध्दतीने मात किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा हुकुमनामा किंवा आदेश असल्यास, प्रतिवारिचे मात व पना.	1) : मात.-मेसर्स ओम साय रियलटीस एज एज पी व्हे भागीदार श्री परेश ठक्कर वरुण कवुलीबवाव करिता मुख्यपार धनश्याम डी ठक्कर वय:-44; पता:-प्लॉट नं. ऑफिस नं 504, माळा नं. 5, इमारतीचे मात: विनी एंजिन्यन्स, ब्लॉक नं. बोरीवली वॅट, मुंबई, रोड नं. एज डी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पंन नं.-AAFFO2561H
(8)	दम्भऐवज करून देणा-या पध्दतीने व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवारिचे मात व पना	1): मात.-श्रीनेश तुकाराम बावकर वय:-36; पता:-प्लॉट नं. कम नं. 10, माळा नं. -. इमारतीचे मात: महाराष्ट्र हरिदास पटेल, ब्लॉक नं. बोरीवली पूर्व, मु.नं.ई, रोड नं. हनुमान टेकडी, काजुपाडा, महाराष्ट्र, मु.नं.ई. पिन कोड:-400066 पंन नं.-ACRPP8711C 2): मात.-एकला श्रीनेश बावकर वय:-30; पता:-प्लॉट नं. कम नं 10, माळा नं. -. इमारतीचे मात: महाराष्ट्र हरिदास पटेल चाल, ब्लॉक नं: बोरीवली पूर्व, मु.नं.ई, रोड नं: हनुमान टेकडी, काजुपाडा, महाराष्ट्र, मु.नं.ई. पिन कोड:-400066 पंन नं:-BCDPM0768B
(9)	दम्भऐवज करून दिल्याचा दिनांक	05/03/2024
(10)	दम्भ नोंदणी केल्याचा दिनांक	06/03/2024
(11)	अनुभवांक, खंड व पृष्ठ	3802/2024
(12)	बाजारभावाबायमागे मुद्रांक शुल्क	490000
(13)	बाजारभावाबायमागे नोंदणी शुल्क	30000
(14)	शेरा	



मुल्यांकनासाठी विचारान घेतलेला तपशील:-
मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्तासोबत सूची क्र. II खरी घेत

(Signature)

सह दुय्यम निबंधका बोरीवली क्र. ८
मुंबई उपनगर जिल्हा

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licencd	Amount	Used At	Deface Number	Disa Date
1	SHALLESHT BAVKAR AND EKTAS BAVKAR	eChallan	10000502024030509986	MH016794682202324P	490000.00	SD	0008881178202324	08/22
2		DHC		0324057622904	2000	RF	0324057622904D	08/22
3		DHC		0324057822960	400	RF	0324057822960D	08/22
4	SHALLESHT BAVKAR AND EKTAS BAVKAR	eChallan		MH016794682202324P	30000	RF	0008881178202324	08/22

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

Value	Disa Date
490000.00	08/22
2000	08/22
400	08/22
30000	08/22

Valuation ID		20240306997	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		06 March 2024, 11:02:03 AM
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	89-दहीसर (बोरीवली)				
उप मूल्य विभाग	भुमगा उत्तरेस 18 मी रुंद रस्ता, पुर्वेस राष्ट्रीय उद्यान, दक्षिणेस भीव वल्लभ मार्ग व पश्चिमेस द्रुताली मार्ग				
सदई नंबर न भू क्रमांक	सि टी एस नंबर#2408				
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमानपनाचे एकक
57110	136750	157260	181300	136750	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Block ID)	40.07चौरस मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्ष	बांधकामाचा दर	Rs.30250/-
उद्घाटन सुविधा	आहे	मजला	1st floor To 4th floor		
रस्ता सामुख -					
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घटवाढ					
		= 100% apply to rate= Rs.136750/-			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर					
		=((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)			
		= (((136750-57110) * (100 / 100))+57110)			
		= Rs.136750/-			
A) मुख्य मिळकतीचे मूल्य					
		= वरील प्रमाणे मूल्य दर * मिळकतीचे प्रमाण			
		= 136750 * 40.07			
		= Rs.5479572.5/-			
Applicable Rules					
		= .10.4			
एकादित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य - तक्रारचे मूल्य + भूजमा + भूजमा वर लागू असलेल्या मूल्यावरील दरम्यान वरील पाकडि मूल्य व खुल्या जमिनीचा दर + वरील पाकडि मूल्य + वरील पाकडि मूल्य + वरील पाकडि मूल्य + वरील पाकडि मूल्य					
= A + B + C + D + E + F + G + H + I + J					
= 5479572.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.5479572.5/-					



खरब - ८		
१०२	१	१२०

Home Print

(Handwritten signature)

सह. मुख्य निबंधक, बोरीवली - ८,
मुंबई उपनगर जिल्हा.



302	9	920
2028		

THIS AGREEMENT is made and entered into at Mumbai this 5th day of March, 2024

BETWEEN

M/S. OMSAATH REALTIES LLP a limited liability partnership firm under the provisions of the Limited Liability Partnership Act 2008 under No. AAH-1952 and having its address at 504, Vini Elegance, L.T. Road, Borivali (West), Mumbai 400 092 through its Designated Partner hereinafter referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean include the partner or partners for the time being and from time to time constituting the said firm, the survivors of them and the heirs, executors, administrators and assigns of the last such survivor or survivors) of the First Part

AND

MR/MRS/M/S. SHAHLESH . TEJARAM . BAUKAR . MRS. FKTA . SHAHLESH . BAUKAR (in case of the partnership firm registered under the provisions of the Indian Partnership Act 1932/The Limited Liability Partnership Act 2008 under No _____ and in case of companies registered under the provisions of The Indian Companies Act 1956/The Companies Act 2013 having its CIN No _____) having his/her/their address at Roarno - 19, Makadev Handas. Patel, Chawl, Shivajinagar Road, Near. Hanuman Mandir Hanuman Tekdi, Kojipada Borivali (West) Member - 400066 hereinafter referred to as "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual include his/her/their respective heirs, executors, administrators and permitted assigns/in case of the HUF, the members and the coparceners of HUF from time to time and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member/in case of

Shahlesh
Baukar

S.T. Patil
Partner

Promoters

Shahlesh
Baukar
Allottee/s



GRANDNESS

partnership firm the partners or partner as at present constituting the said firm the survivors or survivor of them and the heirs, executors, administrators and permitted assigns of the last survivor or survivors and in case of a limited company/corporate body successors and permitted assigns) OF THE OTHER PART;

WHEREAS :

A) By and under a registered Deed of Conveyance dated 29/3/2005 registered with the Office of Sub-Registrar of Assurances at Borivali-3 under No. BDR/6/2270/2005 executed by and between one Mr. Ghanshyam Jagannath Patil and others (therein referred to as the Vendors) and Mr. Hiralal Ramsunder Yadav and others (therein referred to as the Confirming Parties) and M/s. Rathod and Parmar (therein referred to as the purchasers), the said Vendors therein transferred, assured and conveyed unto the said purchasers therein all the piece and parcel of land or ground along-with the structures standing thereon bearing C.T.S. No. 2482 (part) admeasuring about 935.62 sq. mtrs. or thereabouts (which is a part of the larger property) and lying being and situate at Village Dahisar Taluka Borivali within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with the tenements more particularly described in the Schedule there-under written (hereinafter referred to as the SAID FIRST PROPERTY) for the consideration and on the terms and conditions mentioned therein. On the said first property, there are/were various hutment dwellers occupying various huts therein;

B) By and under a registered deed of conveyance dated 28/3/2006 duly registered with the Office of Sub-Registrar of Assurances at Borivali No.3 under no. BDR/6/2462/2006 on 28/03/2006 executed by and between Smt. Kashibai Raoji Patil and others (therein referred to as the Vendors) and Rang Bahadur Singh Ramchander Singh and others (therein referred to as the confirming parties) and M/s. Rathod and Parmar (therein referred to as the purchasers), the Vendors therein sold, transferred and conveyed to as the therein all that piece and parcel of land along-with the structures standing thereon bearing C.T.S. No. 2482 (part) admeasuring about 1,378.84 sq.mtrs. or thereabout (being a portion of a Larger Property) together with the tenements etc. standing thereon being lying and situate at Village Dahisar Taluka Borivali within the Registration District and Sub-District of Mumbai City and Mumbai Suburban more particularly described in the Schedule there-under written (hereinafter referred to as the SAID SECOND PROPERTY) for the

[Signature]
Prohibitors

[Signature]
Allottee/s

[Signature]

consideration property, the

C) By and under Office of Sub- 2012 execute as the Vendor said Vendors all that piece sq.yards equi within the Re together with larger propo (hereinafter r terms and co various hutm

D) By and under with the offic executed by : Vendors) and therein sold, a piece of parce sq.mt. with the Mumbai withi Suburban mor referred to as conditions me hutment dwelle

E) Out of the total 2,105.10 mtrs.

[Signature]
Prohibitors



consideration and on the terms and conditions mentioned herein. On the said second property, there are/were various hutment dwellers occupying various huts therein;

C) By and under a registered deed of conveyance dated 16th April 2012 and registered with the Office of Sub-Registrar of Assurances at Borivali under No. BDR-11/3063/2012 on 16th April 2012 executed by and between Durgavati Devi Batuk Singh and others (therein referred to as the Vendors) and M/s. Rathod and Parmar (therein referred to as the Purchasers therein said Vendors therein sold, conveyed, transferred and assigned unto the Purchasers therein all that piece and parcel of land bearing C.T.S NO.2482(part) admeasuring about 824 sq.yards equivalent to 689 sq. mtrs being lying and situate at Village Dahisar Taluka Borivali within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with the tenements and hereditaments standing thereon (being the part of the larger property) more particularly described in the Schedule there-under written (hereinafter referred to as the SAID THIRD PROPERTY) for the consideration and on the terms and conditions mentioned therein. The said third property is/was occupied by various hutment dwellers occupying various huts therein;

D) By and under a registered Deed of Conveyance dated 16th day of August 2012 registered with the office of Sub Registrar of Assurances at Borivali under No. BDR-11/6899 of 2012 executed by and between Dattu Jairam Rajput and others (therein referred to as the Vendors) and M/s. Rathod and Parmar (therein referred to as Purchasers), the said Vendors therein sold, conveyed, transferred and assigned unto the Purchasers therein all that a piece of parcel of land or ground bearing CTS No. 2408 (part) and admeasuring about 320 sq.mt. with the structure standing thereon situate lying and being at village Dahisar Taluka Mumbai within the Registration District and Sub District of Mumbai city and Mumbai Suburban more particularly described in the Schedule there-under written (hereinafter referred to as the SAID FOURTH PROPERTY) for the consideration and on the terms and conditions mentioned therein. The said fourth property is/was occupied by various hutment dwellers occupying various huts therein;

E) Out of the total areas of the said first property and second property, an area admeasuring 2,105.10 mtrs. has been declared as slum under provisions of Maharashtra Slum Areas

[Handwritten signature]
Proprietors

[Handwritten signature]
Allottee/s



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GRANDNESS

29/5/2008 and the balance area out of the said First to Fourth property also proposed to be developed as slum property and the approvals to the same is applied and pending;

F) All the hutment/slum dwellers occupying the said first to fourth property have granted their individual consents to the said M/s. Rathod and Parmar for submission of the scheme for redevelopment of the said first to fourth property under provisions of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971 and the said hutment dwellers have also entered into individual agreements for permanent alternate accommodation with the said M/s. Rathod and Parmar;

G) The said hutment dwellers formed themselves into Co-operative Housing Society known as Bajrangdas Bapa SRA Sahakari Grih Nirman Sansthan Ltd. (hereinafter referred to as "the said society") registered under Registration No.MUM/SRA/HSG/TC/12443/Year 2014 under the Maharashtra Co-operative Societies Act 1960;

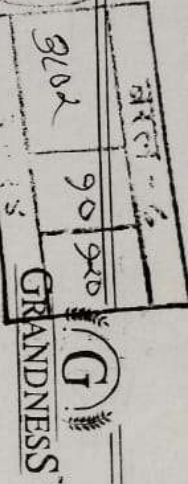
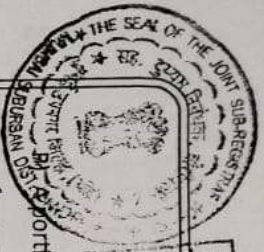
H) The said society has also executed a redevelopment Agreement with the said M/s. Rathod and Parmar which was notarized on 3rd July 2011 and an Irrevocable Power of Attorney also notarized on 3rd July 2011 in favour of the said M/s. Rathod and Parmar conferring upon the said M/s. Rathod and Parmar necessary powers and authorities required for redevelopment of the said first to fourth property under SRA Scheme;

I) The Slum Rehabilitation Authority by its letter dated 13.11.2013 bearing No. SRA/ENG/2645/RN/PL/LOI sanctioned the said scheme for redevelopment of the part out of the said first to fourth property on the terms and conditions set out therein for the redevelopment of the said first to fourth property bearing CTS No. 2408 (part) and CTS No. 2482 (part) under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971;

J) Thereafter the Slum Rehabilitation Authority in pursuance to the various approvals issued Intimation of Approval (IOA) dated 5th July, 2014 and Commencement Certificate (CC) dated 27.4.2015 both bearing No. SRA/ENG/3096/RN/PL/AP upto the plinth level (part) the

[Signature]
Promoters

[Signature]
Allottee/s



portion of the land covering sale building admeasuring 1,243 sq meters or thereabouts from and out of the said First to Fourth property referred hereinabove upon which the present sale building is proposed more particularly described in the First Schedule hereunder written and shown by Green colour boundary lines on the plan annexed hereof and marked Annexure "D" is hereinafter referred to as the said property;

Q) Pursuant to what is recited above the Promoters herein are entitled to develop the said property and the said M/s. Rathod & Parmar and Promoters herein got the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said sale building/s and the promoter shall obtain the balance approvals from various authorities in respect of the same from time to time, so as to obtain Occupancy Certificate of the said sale Building;

R) The predecessors of the Promoter has agreed to enter into a standard Agreement with an Architect M/s Aakar Architects & Consultants registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

S) The Promoter has appointed a structural Engineer Mr. Haresh Patel for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings;

T) It is informed by the promoter to the Allottee/s herein that the promoters at present are proposing one rehab building and one sale building in the entire layout and further the promoters are proposing to amalgamate the adjoining properties with the said first to fourth property and amend the layout plan/s and the Allottee/s do and each of them do hereby accords his/her/their/its irrevocable consent to such amalgamation and joint developments as may be proposed by the promoter and agrees and undertakes to sign and execute the consent as may be required by the promoter and further agrees and undertakes to not to raise any objection in respect of the same in any manner whatsoever and further agrees and undertakes to not to ask for and/or demand any compensation and/or reduction in the consideration agreed herein in any manner in respect of the same and/or otherwise as the case may be. However such amendments shall always be subject to the provisions of

[Signature]
Promoters

[Signature]
Allottee/s

RERA. It is further in common layout road residents of rehab bu reach the said sale po the Allottee/s shall in manner whatsoever respect of the said pr

U) At present Promoter shall be installing an may during the cou supplying authority

V) While sanctioning down certain term performed by the building and upo certificate in respe authority;

W) The Promoter ha accordance with th

X) The promoter has full and free insp design and specifi the said Real Estate Estate (Regulation and also verified Authority under expressly confirm verification and s and not based up

[Signature]
Promoters



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2028		

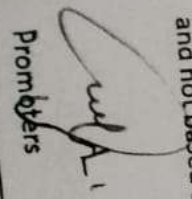
REERA. It is further informed that the said entire project was a (six) meter wide internal common layout road which shall be used by the Allottee/s of the Sale building as well as residents of rehab building/s. The internal road/access shall be utilized as the right of way to reach the said sale portion and the Rehab portion in the said entire layout and in such event the Allottee/s shall not raise any claim and/or objection of any nature whatsoever in any manner whatsoever and the same shall remain as the right reserved by the Promoters in respect of the said property;


U) At present Promoters herein propose to install an electric substation by Reliance Energy and shall be installing an electric substation to be constructed by Reliance Power. The promoter may during the course of developments may change the same with any other electricity supplying authority in the entire layout;

V) While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the entire project including the said sale building and upon due observance and performance of which only the or occupancy certificate in respect of the said sale building/s shall be granted by the concerned local authority;

W) The Promoter has accordingly commenced construction of the said sale building/s in accordance with the said proposed plans;

X) The promoter has on demand from the Allottee/s prior to the execution hereof has given full and free inspection of all the title deed/s and documents and the permission, plans design and specifications prepared by the Promoters Architects and sanctions in respect of the said Real Estate Project and of such other documents as are specified under the Real Estate (Regulation & Development) Act, 2016 and rules and regulation made there-under and also verified the same with the website which has been put up by the Real Estate Authority under Real Estate (Regulation and Development Act, 2016. The Flat Allottee/s expressly confirm that he/she/they/it has agree to enter into this agreement based upon verification and satisfaction afore-stated documents, permission, plans and sanctions only and not based upon any information contained in the notice advertisement or prospectus,


Promoters


Allottee/s





Slum Rehabilitation Authority	2023
9101	2023
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SLUM REHABILITATION AUTHORITY

No. RN/PVT/0075/20120222/AP/S 2

Date: **25 SEP 2023**

To,
Shri. Jitendra B. Patel Of
M/s. Aakar Architects & Consultants
Gr. Floor, Satyanarayan Prasad Commercial Centre,
Davaladas Road, Off Nehru Road,
Vile Parle (E), Mumbai-57

Subject: Amended cum Part OC to sale building no. 2 in S.R. Scheme on plot bearing C.T.S. No. 2482/A(pt.), 2482/B & 2408(pt.) of village Dahisar, at Dahisar(E), Mumbai.

Ref: Your letter dated 26/06/2023.

The development work upto 19th upper floor of sale building no. 2 in S.R. Scheme on plot bearing C.T.S. No. 2482/A(pt.), 2482/B & 2408(pt.) of village Dahisar, at Dahisar(E) is completed under supervision of License Surveyor Shri. Jitendra B. Patel, Lic. No. P/555/LS, Structural Engineer Mr. Hareesh L. Patel Lic. No. STR/P/107 and Site Supervisor Shri. Krishnakumar L. Gohel, Lic. No. G/19/SS-1. may be occupied on the following conditions:

- 1) The occupation permission is granted for Basement + Gr. (pt.) + Stair (pt.) + 1st to 19th upper floors.
- 2) That all conditions of Letter of Intent issued under No. SRA/ENG/2645/RN/PL/LOI dated 13/11/2013 and revised LOI dated 09/10/2017, 06/09/2019, 31/05/2021 & 27/09/2022 shall be complied with.
- 3) That conditions of IOA under No. RN/PVT/0075/20120222/AP/S-2 dated 10/10/2017 and amended IOA dated 19/06/2018, 17/09/2019 & 22/06/2021 shall be applicable and should be complied.
- 4) That the certificate under section 270A of BMC Act shall be obtained from A.E (W/W) 'R/N' Ward and a certified copy of the same shall be submitted to this office.

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This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: GRANDNESS, Plot Bearing / CTS / Survey / Final Plot No.: 2482 PART AND 2408 PART at Borvalli, Borvalli, Mumbai Suburban, 400068,** registered with the regulatory authority vide project registration certificate bearing No P51800014703 of

1. **M/S Om Saath Realities Llp** having its registered office / principal place of business at **Tehsil: Borvalli, District: Mumbai Suburban, Pin: 400092**

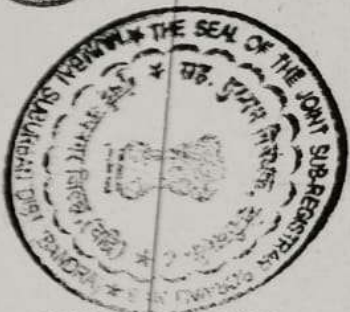
2. This renewal of registration is granted subject to the following conditions, namely:-
 The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 The promoter shall deposit seventy percent of the amounts realised by the promoter in 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.

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 schedule 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 up to 28/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
 The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 That the promoter shall take all the pending approvals from the competent authorities
 If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Digitally Signed by
 Signature valid
 Dr. Vasantrao Remanand Prabhakar
 Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
 Date: 04-03-2024 19:01:13

Dated: 04/03/2024
 Place: Mumbai



29/12/2023	
8102	29/12/2023
2023	

Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

The extension of registration is granted under section 6/7 of the Act, to the following project: **Project: GRANDNESS, Plot Bearing / CTS / Survey / Final Plot No.: 2482 PART AND 2408 PART at Borivali, Borivali, Mumbai Suburban, 400068,** registered with the regulatory authority vide project registration certificate bearing No P51800014703 of

1. **M/S Om Saath Realities Llp** 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:-

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in 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 (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by m/p/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 up to **29/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including **revoking the registration granted herein, as per the Act and the rules and regulations made there under.**

Signature valid
Digitally Signed by
Dr. Vajranti Murawade
Signature (Secretary)
Maharashtra Real Estate Regulatory Authority

ANNEXURE C-1



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SLUM REHABILITATION AUTHORITY

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

No. R-N/PVT/0075/20120222/AP/52
COMMENCEMENT CERTIFICATE

TO, M/s. Hathod & Parmar, Sale Bldg. No. 02,

262, Heena' Tillek Mandir Road
Vile Parle (E) Mumbai 400 057 22 FEB 2018

Sr. With reference to your application No. 3115 dated 23/06/2017 for Development Permission and grant of Commencement Certificate under section 44 & 49 of the 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 erect a building on plot No. _____ CTS No. 2482/A (Pt) & 2408 (Pt)

of village Dahisar TPS No. 1
ward R-N Situated at Dahisar (E)

The Commencement Certificate/Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/2043/R-N/P/L/031 LOI dt 13/11/2013 & Revised LOI IDA/U/R No. R-N/PVT/0075/20120222/AP/S-2 10/10/2017 and on following conditions.

1. The land vacated in consequence of endowment 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 P.B. Pawar
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 Top of 3rd Level Podium

Certified True Copy

Jitendra B. Patel
Jitendra B. Patel
Licensed Surveyor

For and on behalf of Local Authority
The Slum Rehabilitation Authority
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



DEVELOPER COPY	9 OCT 13 926
ST. No.	092

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kulkarni Marg, Bhandra (East), Mumbai - 400051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1986 (FORM 'A')

No. HN/PVT/0075/20120222/AP/S2 -3 OCT 2019

COMMENCEMENT CERTIFICATE

SALE BLDG N.02

M/s. Um Swath Realities LLP.

504, Vini Elegance L.T. Road

Borivali (W) Mumbai - 400 092

With reference to your application No. 3115 dated 23/06/2017 for Development

and grant of Commencement Certificate under section 44 & 49 of the Maharashtra Regional Town Planning Act, 1986 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1986 to erect a building on plot No. _____

TS No. 2482/A (pt) and 2408 (pt) _____
 Village _____ TPS No. _____
 and H/N _____ Situated at Dahisar (E) _____

The Copy of the Certificate/Building Permit is granted subject to compliance of mentioned in H/O SRA/ENG/2845/HN/PL/LVI dt. 13/11/2013 & Revised LCI dt. 9/10/2017 HN/PVT/0075/20120222/AP/S2 dt. 10/10/2017 dt. 6/9/2019 and on following conditions:

- (a) The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
 - (b) 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.
 - (c) 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. 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.
 - (d) 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, 1986. 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 1986.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assigns, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri P.B Pawar

Executive Engineer to exercise the powers and functions of the Planning Authority under section 45 of the Act
 dated 19/09/2019 for work up to 11th level as per amended plans

For and on behalf of Local Authority
 The Slum Rehabilitation Authority

Executive Engineer (SRA)
 FOR

CHIEF EXECUTIVE OFFICER

3002 2022



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 :
P51800014703

Project: Grandness, Plot Bearing / CTS / Survey / Final Plot No.: 2482 PART AND 2408 PART at Borhail, Borhail, Mumbai Suburban, 400068;

1. M/S Om Saath Realities Llp having its registered office / principal place of business at Tehsil: Borhail, 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 28/12/2017 and ending with 31/12/2021 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 Remanand Prabhu
(Secretary, Maharashtra REERA)
Date: 26-12-2017 17:17:52

Dated: 26/12/2017
Place: Mumbai

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

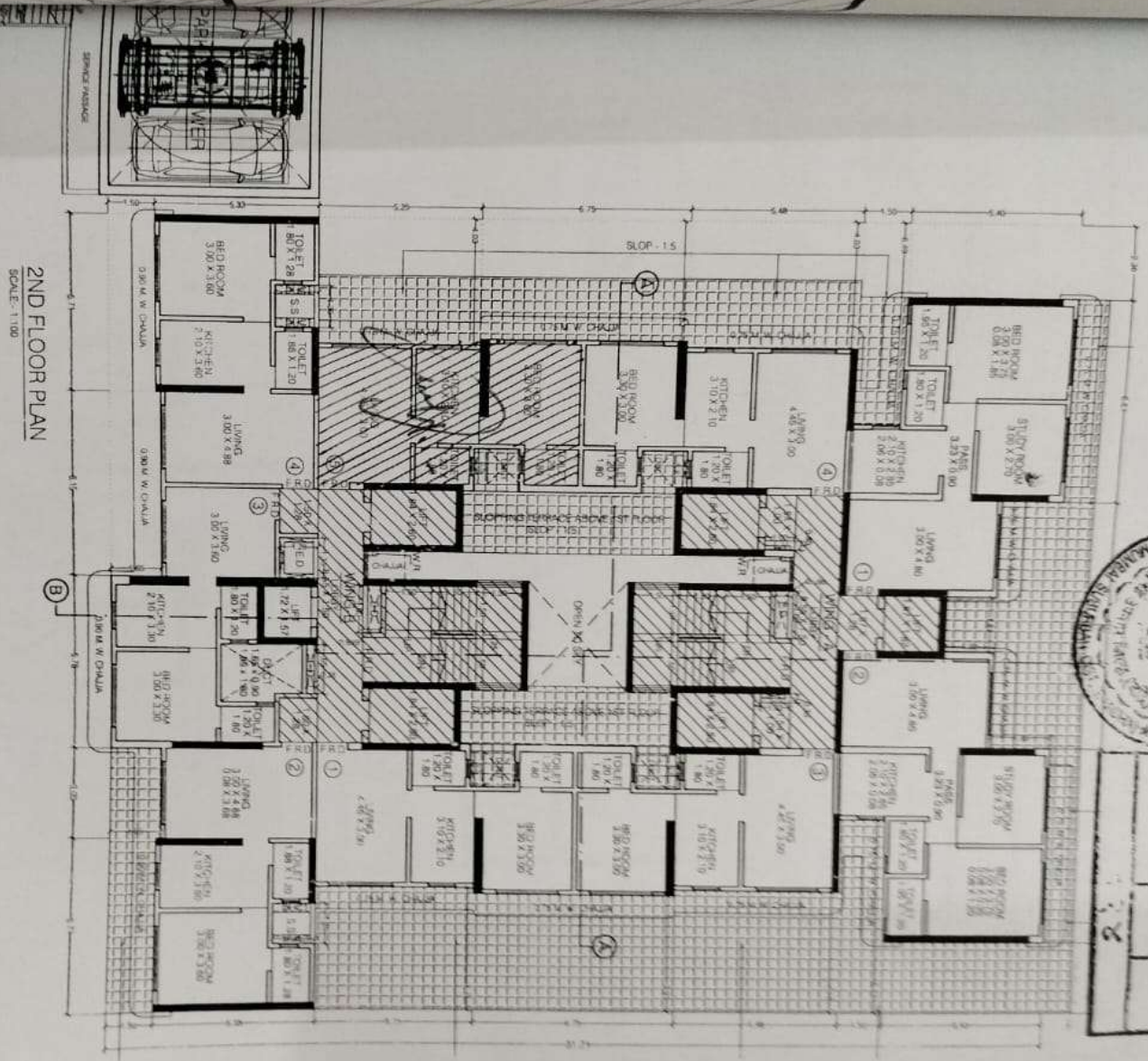
Dated: 22/
Place: Mu

This extension
bearing / CTS
registered with

1. M/S Om
Mumba
2. This ren



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Flat No :- 205-B
 Floor No:- 2nd
 Project - Grandness
 Developer - Om South
 Realities LLP

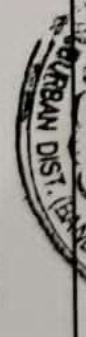
S.T. Bankar

Architect



शाखाचे नाव : दाहिसर

(1) विलेखाचा प्रकार	कारणनामा	शाखाचे नाव : दाहिसर
(2) मोबदला	8164300	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5479572.5	
(4) मू-मापन,पोटाहिस्सा व धरकनांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदामिका नं: 205,बी विंग, माळा नं: 2 मबला, इमारतीचे नाव: शाहनेस, ब्लॉक नं: दाहिसर पूर्व,मुम्बई400 068, रोड : अशोक वन, इतर माहिती: 392 चौ. फूट रेट कार्पेट ((C.T.S. Number : 2408Pl,2482pl ;))	
(5) क्षेत्रफळ	1) 40.07 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा:		
(7) इन्सपेक्शन करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा हुजुमनामा किंवा कोर्टा असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स ओम साथ रियलटीस एज एज पी चे भागीदार श्री परेश उकरा तर्फे कबुलीबनाव करिता मुळकार वनश्याम डी उकरा वय:-44; पत्ता:-प्लॉट नं: ऑफिस नं 504, माळा नं: 5, इमारतीचे नाव: विनी एलिअन्स, ब्लॉक नं: बोरीवली वॅस्ट, मुंबई, रोड नं: एल डी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400092 फोन नं:-AAFFO2561H	
(8) इन्सपेक्शन करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा कोर्टा असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीनेश तुकाराम बावकर वय:-36; पत्ता:-प्लॉट नं: रुम नं. 10, माळा नं: -, इमारतीचे नाव: महादेव हरिदास पटेल, ब्लॉक नं: बोरीवली पूर्व, मुम्बई, रोड नं: हनुमान टेकडी,काजुपाडा, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फोन नं:-AQRPB8711C 2): नाव:-एकता श्रीनेश बावकर वय:-30; पत्ता:-प्लॉट नं: रुम नं 10, माळा नं: -, इमारतीचे नाव: महादेव हरिदास पटेल चाल, ब्लॉक नं: बोरीवली पूर्व,मुम्बई, रोड नं: हनुमान टेकडी,काजुपाडा, महाराष्ट्र, मुम्बई. पिन कोड:-400066 फोन नं:-BQDPM0768B	
(9) इन्सपेक्शन करून दिल्याचा दिनांक	05/03/2024	
(10) इन्सपेक्शन नोंदणी केल्याचा दिनांक	06/03/2024	
(11) अट्टरनीचा,खंड व पृष्ठ	3802/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	490000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) रेट		



मुद्रांकनामाद्वी विचारात घेतलेला तपशील:-
 मुद्रांक शुल्क आकाराना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

दस्तासोबत सूची क्र. II

खरी प्रत

सधु सुब्बास निबंधक बोरीवली क्र. ८
 मुंबई उपनगर जिल्हा

