

Other Receipt

507/4050

Friday, 22 March 2024 6:48 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 4333 दिनांक: 22/03/2024

गावाचे नाव: -उसरघर

दस्तऐवजाचा अनुक्रमांक: कलन5-4050-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अक्षय हेमनाथ शेटी -

वर्णन

दस्त हाताळणी फी

रु. 80.00

पृष्ठांची संख्या: 4

एकूण:

रु. 80.00

 Joint Sub Registrar Kalyan 5

1); देयकाचा प्रकार: DHC रकम: रु.80/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324222210787 दिनांक: 22/03/2024

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक, वर्ग-२
कल्याण क्र.५



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 4050/2024

नोंदणी :

Regn:63m

2/03/2024

गावाचे नाव : उसरघर

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	3887400
3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते सुद करावे)	2672500
4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :सदनिका नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड : , इतर माहिती: विभाग नं. 47/151/1,मौजे-उसरघर,ता. कल्याण व जि. ठाणे,सदनिका नं. 2507,25 वा मजला, टॉवर सीएल05-12,माय सिटी फेज 2-क्लस्टर-05-टी10,11,12, पार्ट II दिवा मानपाडा रोड,उसरघर,कल्याण,जि. ठाणे,सदनिकेचे क्षेत्रफळ 34.56 चौ. मी. कारपेट म्हणजेच 372 चौ. फूट कारपेट शासन अधिसूचना क्र. मुद्रांक 2006/ यु. ओ. आर. 53/प्र.क्र 536/म-1 दिनांक 04/03/2008 अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कामध्ये 50% सवलत(536/M-1/04-01-2008/15-01-2008)((Survey Number : मौजे-उसरघर, सर्व्हे नं. 17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 19/1 to 4, 20/3 to 5, 34/1, 36/1/ए, 36/1/बी, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93(Pt.), 103/2, 103/3 to 5, 103/6/ए, 103/6/बी, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/बी, 103/15, 103/16, 103/17, 103/18, 104, 106/2, 106/3, 106/6, 107/1, 107/2/ए, 107/2/बी, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/21, 107/22, 107/23, 107/24, 107/25/ए, 107/25/बी, 107/26/ए, 107/26/बी, 108/1, 108/2, 108/3 आणि 109, 134/1, 134/2, 134/3, मौजे संदप , सर्व्हे नं. 2 आणि 21/1 ;))
5) क्षेत्रफळ	1) 372 चौ.फूट
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या आकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. हॉरीझोन प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ नातू तर्फे अधिकृत कुलमुखत्यार म्हणून किशोर कुमार जैन तर्फे कुलमुखत्यार म्हणून वैभव वाघ वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पाचवा मजला, रुणवाल एंण्ड ओमकार इस्केअर, सायन चुनाभट्टी सिंगल समोर, सायन पुर्व, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पॅन नं:-AAFRCR1404F
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अक्षय हेमनाथ शेटी - वय:-25; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 3, मल्हारी छाया बिल्डींग, टेल्कोसवाडी, नेमाडे गल्ली जवळ, जुनी डोंबिवली, डोंबिवली पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-KLFPS2215P
9) दस्तऐवज करून दिल्याचा दिनांक	22/03/2024
10) दस्त नोंदणी केल्याचा दिनांक	22/03/2024
1) अनुक्रमांक, खंड व पृष्ठ	4050/2024
2) बाजारभावाप्रमाणे मुद्रांक शुल्क	175000
3) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) शेर	

सह. दुय्यम निबंधक, वर्ग-२
कल्याण क्र.५

ल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

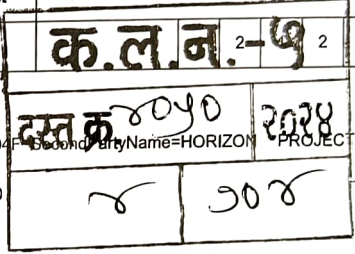




CHALLAN
MTR Form Number-6



GRN	MH017836034202324E	BARCODE			Date	21/03/2024-16:12:52	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR			PAN No.(If Applicable)	KLFPS2215P			
Location	THANE			Full Name	AKSHAY HEMANATH SHETTY			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 2507 FLOOR 25 TOWER CL05-12 MY			
				Premises/Building	CITY PHASE II			
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty		175000.00		Road/Street	USARGHAR DOMBIVLI EAST			
0030063301 Registration Fee		30000.00		Area/Locallity	372 SQ. FT.			
				Town/City/District				
				PIN	2 0 4			
				Remarks (If Any)	क.ल.न.-९			
				PAN2=AAFCR1404	SecondaryName=HORIZON		PROJECTS PVT	
				LTD-CA=3887400	र ३०४			
				Amount In	Two Lakh Five Thousand Rupees Only			
				Words				
Total				2,05,000.00				
Payment Details				PUNJAB NATIONAL BANK				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	03006172024032101580	512329459	
Cheque/DD No.				Bank Date	RBI Date	21/03/2024-16:15:05	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. : 9000000000			
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. This is valid for only registered document.							
दुसरे चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावादी लागू आहे. नोंदणी केलेले व नोंदणी नसलेले दस्तावादी सदर चलन लागू नाही.							



Challan Defaced Details				
Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-507-4050	0009404018202324	22/03/2024-12:10:40	30000.00

क.ल.न.-५	
दस्त क्र. २०५०	२०२४
e	१०४

AKSHAJA SHETTY
 AKSHAY H. SHETTY
 Sujatha H Shetty

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane on this 22nd day of March in the Christian year Two Thousand and Twentyfour (hereinafter referred to as the 'Agreement')

BETWEEN

HORIZON PROJECTS PRIVATE LIMITED (PAN NO. AAFCR1404F), a company incorporated under the Companies Act, 1956, having its registered office at Runwal & Omkar Esquare, 5th floor, Opp. Sion Chunabhatti Signal, Off Eastern Express Highway, Sion (East), Mumbai - 400022, represented by its Authorized Signatory MR. SAURABH SHANKAR NATU, hereinafter referred to as the "OWNERS/PROMOTER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART;



AND "THE PURCHASER/S" as mentioned in "Annexure" annexed hereto (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case

Developers

Purchaser/s

AKSHAY H. SHETTY
 AKSHAJA SHETTY
 Sujatha H Shetty

of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF, the co-parceners and survivors of them and the heirs, executors, administrators and permitted assigns of the last survivors of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company or its successors and permitted assigns) of the OTHER PART.

The Owners and the Purchaser's shall hereinafter collectively be referred to as the 'Parties' and individually as the 'Party'.

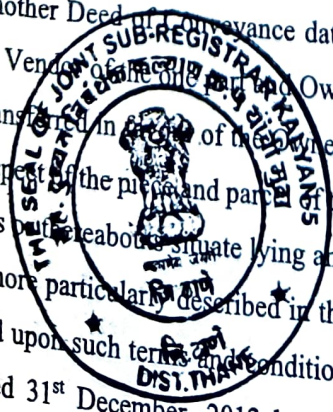
WHEREAS:-

a) By and under a Deed of Conveyance dated 31st December, 2012 executed between Premier Limited ("Premier") as the Vendor of the one part and Horizon Projects Private Limited as the Purchaser of the Other Part, Premier sold, conveyed and transferred in favour of the Owners herein all their right, title, interest, claim and benefit in respect of the piece and parcel of land or ground aggregately admeasuring 285716 sq. meters or thereabouts situate lying and being at Village Usarghar, Taluka Kalyan, District Thane, more particularly described in the Part-I of Schedule A hereunder for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31st December, 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-368 of 2013.

क.ल.न. - ९	
दस्त क्र. २०५०	२०१४
३०	३०

b) By and under another Deed of Conveyance dated 31st December, 2012 executed between "Premier" as the Vendor of the one part and Owner herein of the Other Part, Premier sold, conveyed and transferred in favour of the Owners herein all their right, title, interest, claim and benefit in respect of the piece and parcel of the land or ground aggregately admeasuring 195334 sq. meters or thereabouts situate lying and being at Village Usarghar, Taluka Kalyan, District Thane, more particularly described in the Part-II of Schedule A hereunder for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31st December 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-369 of 2013.

c) By and under another Deed of Conveyance dated 31st December, 2012 executed between "Premier" as the Vendor of the one part and Owners herein of the Other Part, Premier sold, conveyed and transferred in favour of the Owners herein all their right, title, interest, claim and benefit in respect of the piece and parcel of the land or ground aggregately admeasuring 62,470 sq. meters or thereabouts situate lying and being at Village Sandap, Taluka Kalyan, District Thane, more particularly described in the Part-III of Schedule A hereunder for the consideration and upon such terms and conditions as therein mentioned. The said Deed of Conveyance dated 31st December, 2012 has been registered with the Sub-Registrar of Assurances at Kalyan-1 under Serial No. KLN1-370 of 2013.



d) All properties more particularly described in Part-I of Schedule A, Part-II of Schedule A and Part-III of Schedule A totally admeasuring 5,43,520 sq. mtrs owned by the Owners. Out of the said total area admeasuring 5,43,520 sq. mtrs, some area is acquired by Ministry of Railway and the net area admeasuring about 528350 sq. mtrs approximately is owned and possessed by the Owners which area is hereinafter referred to as "the said Larger Property".

e) By his order dated 28th December 2012, the Deputy Collector and the Competent Authority has ordered for deletion of the remark "Exemption for Industrial Purpose and Transfer Prohibited" appearing on the land revenue records, inter-alia, of the Larger Property. Pursuant to the above Order, the aforesaid remark has been deleted from extracts of the said Larger Property.

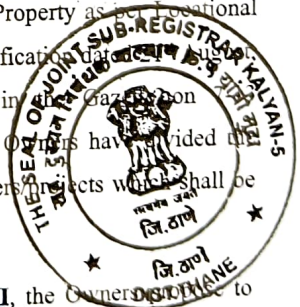
क.ल.न.-९	
दस्तावेज क्र. ७५०/२०१४	
३९	३०

f) The copy of certificate of title dated 26th November 2021 issued by Advocate Dhirendra Mishra with respect to land mentioned in Schedule B is hereto annexed and marked as Annexure "A".

g) The copy of certificates of title dated 29th April 2013 issued by M/s. Harjani & Co., Advocates & Solicitors with respect to land mentioned in Schedule B is hereto annexed and marked as Annexure "B" respectively.

h) The Owners have obtained the necessary permission for change of use of the said Larger Property from "industrial use" to "residential use".

i) The Owners are proposing to construct an integrated township project "MY CITY PHASE-II" in accordance with the provisions of the Maharashtra Regional Town Planning Act, 1966 ("MRTP"), in a phase wise manner, inter-alia, on the Larger Property as per Conditional Clearance granted by Urban Development Department vide Notification dated 17th September 2017 bearing No.TPS.1217/331/CR-72/17/UD-12 published in the Gazette on September 2017. As a part of the aforesaid development, the Owners have decided the development of the Larger Property into multiple phases/ clusters/ projects which shall be developed over a span of 20 years.



j) In its project called My City Phase-II Cluster-05 - Part - III, the Owners propose to construct/ develop residential/ commercial buildings/ towers known as Towers No.10, 11 and 12 (hereinafter referred to as "the said Project") on land admeasuring about 9852.86 sq. mtrs. being a portion of Larger Property as more particularly described in the Schedule B hereunder written (hereinafter referred to as "the said Property") as per plans approved by Mumbai Metropolitan Region Development Authority ("MMRDA") or Kalyan Dombivali Municipal Corporation ("KDMC") as may be applicable or as may be amended by the MMRDA and other concerned authorities. The said Project forms a part of the layout Plan approved by KDMC/MMRDA vide its letter bearing No.SROT/ 27 VILLAGES/ 2401/ AMENDED/ LAYOUT/ USARGHAR-03 /VOL-II /1474 /2017 dated 17th October 2017.

Developers

Purchaser/s
AKSHAYA H. SHETTY
Sujatha H. Shetty

Purchaser/s committing default in paying any of the amounts as aforesaid, the Owner shall be entitled at its own option to terminate this Agreement.

f. The Purchaser/s hereby declares that he/she/they/it has perused this Agreement entirely and all the documents related to the said Property and the said Premises and has expressly understood the contents, terms and conditions of the same and the Purchaser/s, after being fully satisfied, has entered and accepted this Agreement.

THE SCHEDULE A ABOVE REFERRED TO

(Description of the said Larger Property)

PART - I

क.ल.न.-५	
दस्तावेज नं. ३०५०	२०२४
३६/१/१, ३६/१/२, ३७/१, ३७/२	
९१/९, ९१/४, ९१/५, ९२/१, ९२/२	

All that piece and parcel of land or ground aggregately admeasuring 2,85,716 sq. mtrs. or thereabouts bearing Survey Nos. 17/1, 17/2, 17/3A, 17/3B, 17/4, 17/5, 19/1 to 4, 20/3 to 5, 34/1, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1 to 4, 71/8, 91/1, 91/2, 91/9, 91/4, 91/5, 92/1, 92/2, 103/3 to 5, 103/6/A, 103/6/ B, 103/7 to 13, 103/14B, 103/15 to 18, 104, 106/2, 106/3, 106/6, 107/2/ A, 107/2/B, 107/3 to 24, 107/25/A, 107/25/B, 107/26/A, 107/26/B, 108/1, 108/2, 134/1, 134/2, 134/3, situate, lying and being at Village Usarghar, Taluka Kalyan, District Thane, forming a part of Larger Property.

PART - II

All that piece and parcel of land or ground aggregately admeasuring 1,95,334 sq. mtrs. or thereabouts bearing Survey Nos. 93 (part), 103/2, 107/1, 108/3, and 109 (part) situate, lying and being at Village Usarghar, Taluka Kalyan, District Thane, forming a part of Larger Property.

PART-III

All that piece and parcel of land or ground aggregately admeasuring 62,470 sq. mts or thereabouts bearing Survey Nos. 2 and 21/1 situate, lying and being at Village Sandap, Taluka Kalyan, District Thane, forming a part of the said larger property.

THE SCHEDULE "B" ABOVE REFERRED TO:

(Description of the said Property)

All that piece and parcel of land or ground aggregately admeasuring 9852.86 sq.mtrs. or thereabouts bearing Survey Nos. 108/1, 108/2, 108/3 pt and 107/2B pt forming a part of Larger Property, situate lying and being at Village Usarghar, Taluka Kalyan, District Thane.

IN WITNESS WHEREOF the parties hereto have executed these presents and the duplicate hereof the day and year first above mentioned.



Developers

Akshay
Purchaser/s
AKSHAY
Suyatha

क.ल.न.-७	
दस्त क्र. ४०५०	२०२४
९७	१०४

SIGNED SEALED AND DELIVERED
By the within named OWNERS
HORIZON PROJECTS PVT. LTD.

By hand of its Authorized Signatory
MR. SAURABH NATU
his PoA Mr. Kishor Kumar Jain
in the presence of

[Signature]
[Signature]

SIGNED, SEALED AND DELIVERED
By the within named Purchaser/s

MR. AKSHAY HEMANATH SHETTY
MS. AKSHATA HEMNATH SHETTY
MRS. SUJATHA HEMANATH SHETTY

in the presence of
[Signature]
[Signature]

RECEIVED of and from the said Purchaser /s
above named the sum of ₹. 3,84,852 /-
RUPEES THREE LAKH EIGHTY FOUR THOUSAND
EIGHT HUNDRED FIFTY TWO ONLY
as advance payment or deposit paid by the
Purchaser/s to the Owners

Witness:
1.
2.

For HORIZON PROJECTS PRIVATE LIMITED



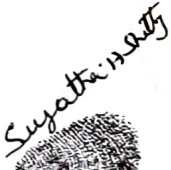
[Signature]
AUTHORIZED SIGNATORY



Akshay - H. Shetty



Akshaja Shetty



Sujatha H. Shetty



We say received

For Horizon Projects Pvt. Ltd.



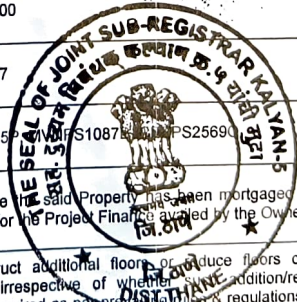
[Signature]
Authorized Signatory

Akshay - H. Shetty
Akshaja - Shetty
Sujatha - H. Shetty
Purchaser/s

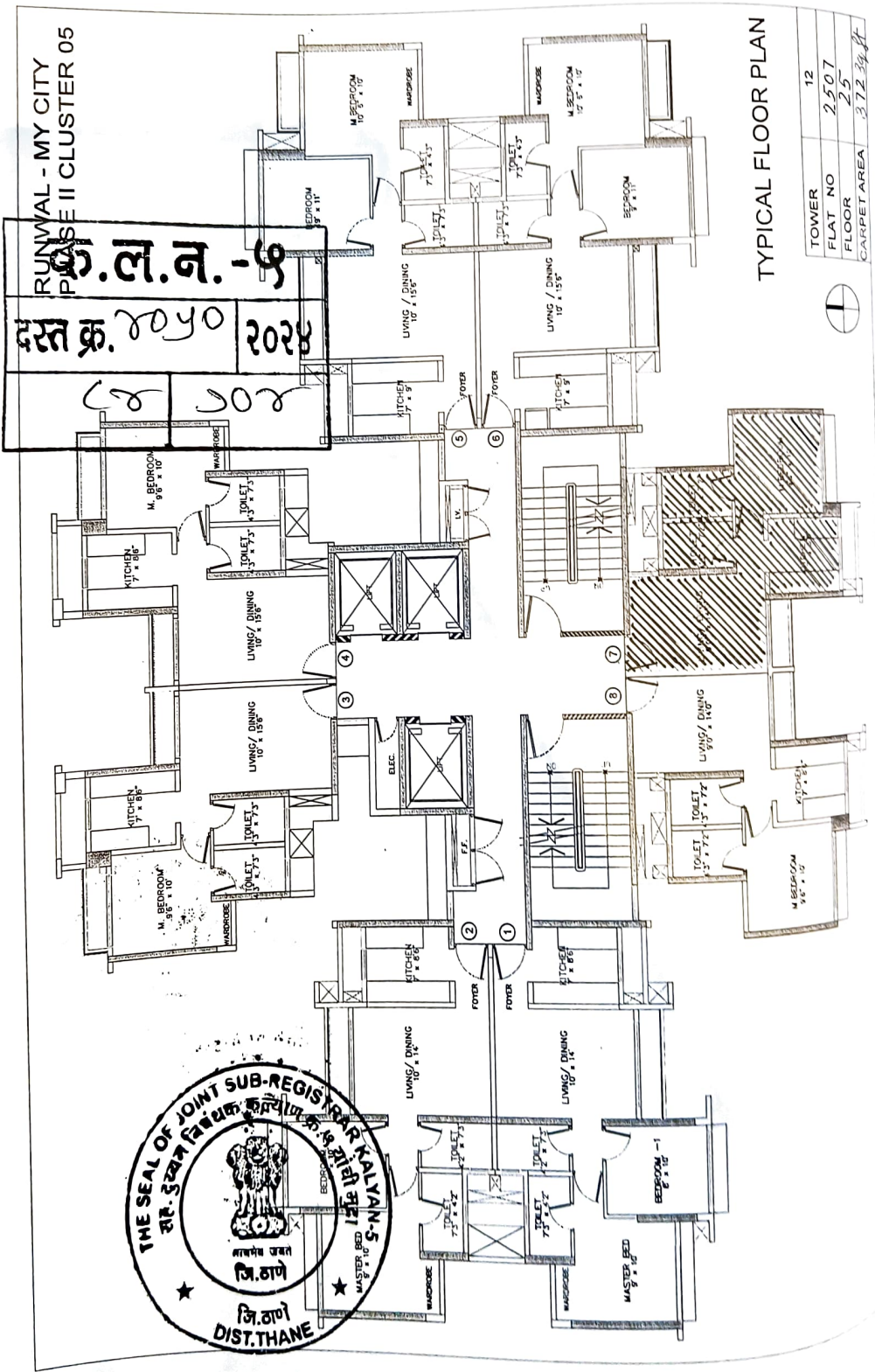
ANNEXURE "F"
Flat/Flat Purchaser's Details

क.ल.न. - ५	
दस्त क्र. २०५०	२०२४
८३	१०४

Sr. No	Particulars	Details
1.	Name of Purchaser/s	MR. AKSHAY HEMANATH SHETTY MS. AKSHAJA HEMNATH SHETTY MRS. SUJATHA HEMANATH SHETTY
2.	Address of Purchaser/s	3, MALHARI CHAYA BLDG, TELKOSWADI, NEAR NEMADE GALI, JUNI DOMBIVLI, TELKOSWADI, DOMBIVLI WEST - 421202
3.	Description of the said Flat/ Premises	1 BHK
4.	Project	MY CITY PHASE II - CLUSTER 5 - T10,11,12 - PART III
5.	Building Name	NA
6.	Wing	CL05-12
7.	Floor	25
8.	Flat No.	2507
9.	Carpet Area (sq.mtr. and sq. ft.) and an additional area of enclosed and/or open balcony and/or service area and/or open terrace appurtenant to the net usable area of the flat meant for exclusive use of the Purchaser/s; AND	Carpet area of flat 372 Sq. Feet equivalent to 34.56 Sq.mtr. of enclosed/open Flower bed Balcony - NA Sq. Feet equivalent to NA Sq. mtr and/or Service/utility area 2.37 sq.mtr. equivalent to 25.51 sq.ft. and/or Terrace NA sq.mtr. equivalent to NA sq.ft. for which no additional consideration is payable
10.	Additional Areas: exclusive to the said Flat / Premises (limited areas and facilities available with the said flat / Premises).	a. NA Sq. Mts b. NA Sq. Mts c. NA Sq. Mts d. Also for which no additional consideration is payable
11.	No. of Car Parks included in the Agreement	NO CAR PARK
12.	Sale Consideration for said Flat/ Premises @ Carpet Area	Rs. 3887400
13.	Other charges and Deposits	Rs. 234587
14.	PAN No. of Purchaser/s	KLFPS2215 KLFPS1087 KLFPS25690
15.	Details of Mortgage/Charge as referred in Recital (q) of the Agreement	As on date the said Property has been mortgaged to ICICI Bank Ltd for the Project Finance availed by the Owners.
16.	Consent U/s 14 of the RERA Act 2016 (or any similar provision under prevalling law)	To construct additional floors or reduce floors of the said Building, irrespective of whether any addition/reduction of floors is required as per applicable laws & regulations, however, without affecting the area of the said Flat/Premises in any manner.
17.	Payment of GST	The Consideration amount currently is arrived at after considering the benefit of input credit under GST Laws. In case of non-availability of input credit, the Developer shall be entitled to increase the total consideration payable under the Agreement for Sale to the extent of the total cost (including all taxes, duties, charges and agreement value) that purchaser has agreed to incur in the GST regime as on the date of booking of the flat.



Akshay H. Shetty
Akshajci Shetty
Sujatha H Shetty
 Purchaser/s

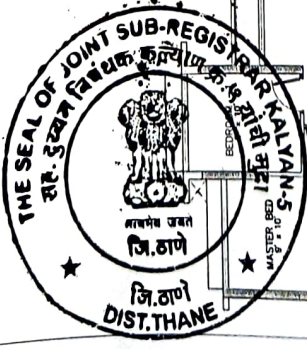


क.ल.न. - ५
दस्ता क्र. २०५० २०२४
 ८२ ३०२

RUNWAL - MY CITY
 PHASE II CLUSTER 05

TYPICAL FLOOR PLAN

TOWER	12
FLAT NO	2507
FLOOR	25
CARPET AREA	372.39 sq.ft



For HORIZON PROJECTS PRIVATE LIMITED

 AUTHORIZED SIGNATORY
 Developers

AKSHAY H. S.
 AKSHAYA S.
 Purchasers
 Syatha H. S.

ANNEXURE "L"



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

क.ल.न. - ५	
दस्त क्र. ४०५०	२०२४
८९	१०४

This registration is granted under section 5 of the Act to the following project under project registration number : P51700027171

Project: MY CITY PHASE II CLUSTER 5 PART III , Plot Bearing / CTS / Survey / Final Plot No.: 108/1 108/3 107/28 at Usarghar, Kalyan, Thane, 421201;

1. Horizon Projects Pvt Ltd having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400022.

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 20/11/2020 and ending with 30/06/2027 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 Armanand Prabhu *,
(Secretary, MahaRERA)
Date:08-09-2021 22:01:19

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

Dated: 08/09/2021
Place: Mumbai



AISHWARYA. H. SHETTY