

## गावाचे नाव : नाहर

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	33156000
(3) वाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नसुद करावे)	24543692
(4) भू-मापन, पोटहिम्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका क्र.3603,36 वा मजला, सदनिकेचे क्षेत्रफळ 1158 चौ. फूट रेग कागपेट, मोवत वाल्कनीचे क्षेत्रफळ 55 चौ. फूट, सीआरा, मॉन्टाना फेज 2, विल्डिंग न.7, एन वी एम मार्ग, निर्मल लार्डफस्टाईलच्या जवळ, मुलुंड पश्चिम, मुंबई - 400080. इतर माहिती व मिळकतीचे वर्णन दम्नात नसूद केल्याप्रमाणे. ( ( C.T.S. Number : 514(part) 531(part) 532(part) 533(part) 534(part) ; ) )
(5) क्षेत्रफळ	1) 124 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- लोहितका प्रॉपर्टीज एल एल पी चे ऑथोराईझ मिग्रेटरी अशोक आडेप नर्फे मुखत्यार महादेव गुरव वय:-45; पत्ता:- प्लॉट नं. : , माळा नं: तळ आणि तिसरा मजला , इमारतीचे नाव: प्रायम इन्फिनीटी , ब्लॉक नं: परांजपे वी स्कीम, विने पार्ले पूर्व, मुंबई , रोड नं: सुभाष रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AAFFL4502R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- महेश कृष्णभुक्मार खासगीवाला वय:-50; पत्ता:- प्लॉट नं: , माळा नं: , इमारतीचे नाव: ए-904, अमल्की विल्डिंग, रहेजा गार्डन, ब्लॉक नं: टीपटॉप प्लाझासमोर, ठाणे पश्चिम , रोड नं: एन वी एस मार्ग , महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ATUPK5360L 2): नाव:- श्वेता महेश खासगीवाला वय:-47; पत्ता:- प्लॉट नं: , माळा नं: , इमारतीचे नाव: ए-904, अमल्की विल्डिंग, रहेजा गार्डन, ब्लॉक नं: टीपटॉप प्लाझासमोर, ठाणे पश्चिम, रोड नं: एन वी एस मार्ग, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AAEPJ7567M
(9) दस्तऐवज करून दिल्याचा दिनांक	16/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	16/04/2024
(11) अनुक्रमांक, खंड व पृष्ठ	8544/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	1989500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेग	

सह. दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



वस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)  
कुर्ला क्र. ३

करल - ३		
५४४	४	९६०
२०२४		



### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 16TH day of APRIL, 2024.

BETWEEN

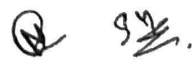
**Lohitka Properties LLP**, a limited liability partnership, incorporated under the provisions of Limited Liability Partnership Act, 2008, having its registered office of business at Prius Infinity, Ground floor and 3<sup>rd</sup> floor, behind Garware House, Paranjape B Scheme, Subhash Road, Vile Parle (E) Mumbai 400057, hereinafter referred to as the "**the 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

Mr./Mrs./Messrs. MAHESH RISHABHKUMAR KHASGIWALA (ATUPK5360L)  
SHWETA MAHESH KHASGIWALA (AAEPJ7567M)

having his/her/ their address at A-904, AMALFI BUILDING, RAHEJA GARDENS, LBS MARG, OPP. TIPTOP PLAZA, THANE (W), MAHARASHTRA, 400604 herein after referred to as "**the Purchaser**", (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 survivors or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member

  
(Signature of Promoter)

  
(Signature of Purchaser)

488	73	580
2028		

**THE SECOND SCHEDULE HEREINABOVE REFERRED TO**  
(Description of the Plot B)

All that piece and parcel of land bearing Survey No. 151A(Part) and Survey No. 89(Part) corresponding to CTS No. 531(Part) and CTS No. 534 admeasuring 10,882 square meters or thereabouts situate, lying and being at Village Nahur, Taluka Kurla and bounded as follows:

- On the East** Partly by the Property of Western Rolling Mills Limited/Plot A and Partly the access road connecting Lal Bahadur Shastri Marg
- On the West** By the Tansa Water Pipe Line
- On the North and on the South** By the property of Western Rolling Mills Limited/ Plot A.

**THE THIRD SCHEDULE HEREINABOVE REFERRED TO**  
(Description of the Plot A)

All that piece and parcel of land admeasuring 49,250 square meters or thereabouts and now in possession of 49088.00 square meters of land as per Property Register Card bearing CTS No. 514(Part), CTS No. 531 (Part), CTS No. 532 (Part), CTS No. 533 (Part) and CTS No. 534 corresponding to Survey No. 89(Part), Survey No. 151A(Part), Survey No. 158(Part), Survey No. 159(Part), Survey No. 168(Part) situate, lying and being at Village Nahur, Taluka Kurla and bounded as follows:

- On the East** By Public road known as Lal Bahadur Shastri Marg (old Bombay Agra Road)
- On the West** By 36 meters wide proposed development plan road and the Tansa Water Pipe Line/Plot B
- On the North** Partly by the Property belonging to Messrs. National Schrader Scovil Duncan Limited and partly by survey no. 172A (part)
- On the South** By proposed 18.3 wide development plan road as per sanctioned development plan of Municipal Corporation of Greater Mumbai

**THE FOURTH SCHEDULE HEREINABOVE REFERRED TO**  
(the said Flat)

Flat No. 3603 admeasuring - square feet of carpet area as per the relevant and D. C. regulations and rules applicable under law or 1158 square feet of carpet area as per RERA along with 55 square feet Balcony on the 36th floor in **SIERRA** Building in ---- Wing to be constructed on the Property as mentioned in the Third Schedule.



  
(Signature of Promoter)

  
(Signature of Purchaser)



**BRIHANMUMBAI MUNICIPAL CORPORATION  
ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND FULL OCCUPATION  
UNDER REG. 11(7) /11(8) OF DCPR 2034**  
[CHE/ES/2119/T/337(NEW)/OCC/2/New of 21 March 2024]

To,  
M/s Lohitka Properties LLP C.A to Owner  
Sheth house next to dindoshi fire stn Gen .A.K.vaidya Marg malad (E).

Dear Applicant,

The Full development work of Residential building comprising of Wing C Stilt + 1st to 5th Podium (part) & (parking only)+ 6th Podium / E - Deck floor (part) + (parking only) + R.G+ 1st to 39th upper residential floors on plot bearing CTS No. Old C.T.S. Nos. 514, 531(pt), 531/1 to 14, 532A & 534 & New CTS No 514A, 514B & 514C of village MULUND-W at L.B.S. Marg is completed under the supervision of Shri. AMEET G. PAWAR , Architect , Lic No. CA/2004/34543 , Shri. Girish Purushottam Dravid , Structural Engineer, Lic. No. STR:840004515 and Shri. Sanjeev Khubchand Nahar , Site supervisor, Lic.No. N/110/SS-I and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer a/no. CHE/ES/2119/T/337(NEW) dated 09 January 2024 . The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The FULL OC is approved subject to following conditions.

1. That the balance conditions as per this office Intimation of Disapproval and amended plans approval conditions shall be complied with before requesting full OCC.
2. That all safety precautionary measures shall be taken in accordance to relevant IS code and in consultation with registered Structural Consultant/ Architect during progress of the balance work.
3. That the building for which part occupation permission as marked on accompanied plans is requested shall be protected against any mishap & no FSI violation within the said portion shall be permitted.
4. That the prospective occupants of the building shall be made aware of the balance works & BMC shall be kept indemnified for any litigation, mishap etc.
5. That the layout terms and conditions shall be complied with before granting full OCC.

**Copy To :**

1. Asstt. Commissioner, T Ward
  2. A.A. & C. , T Ward
  3. EE (V), Eastern Suburb
  4. M.I. , T Ward
  5. A.E.W.W. , T Ward
  6. Architect, AMEET G. PAWAR, SATYANARAYAN PRASAD COMMERCIAL CENTER, GROUND FLOOR, DAYALDAS ROAD, VILE PARLE EAST, MUMBAI-400057.
- For information please

# 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 :

**P51800014539**

Project: **MONTANA PHASE - 2** Plot Bearing / CTS / Survey / Final Plot No.: **OUT OF CTS NOS 514,531 PT, 531/1 TO 14,532A PT AND 534 PT at Kurla, Kurla, Mumbai Suburban, 400080;**

1. **Lohitka Properties LLP** having its registered office / principal place of business at Tehsil: **Andheri**, District: **Mumbai Suburban**, Pin: **400057**.

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 **08/12/2017** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature and seal of the Authorized Officer  
Dr. Vasanti Premchand Prabhakar  
(Secretary, MahaRERA)  
Date: 21-11-2022 16:20:59

Dated: 21/11/2022  
Place: Mumbai

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

पत्रक

न.पू.अ. मुंबई

विराहा -

राज्यपाला विस्थापनेकरिता (पुणे शहरपालिका) लक्षात आणून घ्याव्यात असलेल्या विस्थापित जागेत बांधण्यात येणाऱ्या बांधकामाच्या संदर्भात

विनाशहीत सारा कायदा प्रमाणे

क्रमांक	नविन धारक (या) पदेदार (या) किंवा घर (या)	साक्षरता
दोम १३३ बी. मार भिनरोलीकडे घरा सारा दरसन क. १-२५		<p>श्री. राजेश रमेश</p> <p>श्री. राजेश रमेश</p> <p>श्री. राजेश रमेश</p> <p>श्री. राजेश रमेश</p> <p>श्री. राजेश रमेश</p> <p>श्री. राजेश रमेश</p> <p>श्री. राजेश रमेश</p>
	(H) मेसर्स वेल्डिंग रोस्कींग मिल्स प्रा. लि.	
	<p>श्री. जयवंतजी बागुका आणि संपत्तक मूढी अभियंते (म. राज्य) पुणे पोस्टल स्टेशन परिसरक क्र. ना. पु. १/सि. ५/अहरी मंड. २०१५ पुणे विनाशकार/२/२०१५ इकाईस अर्थात क्र. न. पू. नगर/१/११५४ विनाशकार/२०१५ मन्व्य केवळ चौकशी संशोधनकरील क्षेत्र व मिळकत पडिजेवरील क्षेत्र मंडळाला मिळकत पात्रिकेवर नमुद मंकी क्षेत्र अहरी नळ इमार रोस्कींगी पुर्वक सारा इमारत चौ. मी. बाळाल केस.</p> <p>१२/१०/२०१७</p> <p>१२/१०/२०१७</p>	

2028

C-3

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No CHE/ES/2119/T/337(NEW)/FCC/1/Amend  
**COMMENCEMENT CERTIFICATE**

To,  
 M/s Lohitka Properties LLP C.A to Owner  
 Sheth house next to dindoshi fire strn  
 Gen.A.K.vaidya Marg malad (E)

Sir,  
 With reference to your application No. CHE/ES/2119/T/337(NEW)/FCC/1/Amend Dated. 27 Nov 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 27 Nov 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building for Building development work of on plot No. - C.T.S. No. 514, 531(pt), 531/1 to 14, 532A & 564, Division Padga, Town Planning Scheme No. MULUND-W situated at LBS Marg Road / Street in T Ward/Ward.



- The Commencement Certificate / Building Permit is granted on the following conditions:
1. The land vacated on consequence of the endorsement of the setback line/ road widening plan shall form part of the public street.
  2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
  3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
  4. This permission does not entitle you to develop land which does not vest in you.
  5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
  6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
    - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
    - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
    - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
  7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
- The Municipal Commissioner has appointed Shri. AE BP S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.
- This CC is valid upto 16/10/2017

न.पू.अ. मुंबई

मुंबई उपनगर मिल्स

१२/१०/२०१७

१२/१०/२०१७

करल - ३		
LYK	DRJ	960
२०२४		

Issue On : 17 Oct 2016

Valid Upto : 16 Oct 2017

Application Number :

CHE/ES/2119/T/337(NEW)CC/1/Old

Remark :

C.C. upto plinth for phase I as per approved phase programme dated 13/10/2016 and as per approved plan dated 01/09/2016.



Approved By  
A.G.TAMBEWAGH  
Executive Engineer

Application Number :

Valid Upto : 16 Oct 2017

CHE/ES/2119/T/337(NEW)FCC/1/Old

Remark :

Further C.C. for wing A & B as per the last approved amended plans dt 10-7-2017 i.e. for core portion of Stilt + 4 level Podium + upper Stilt i.e. excluding the portion beyond building line + 1st to 8th upper floors for wing A & B.

Approved By  
J.C SIDDHPURA  
Assistant Engineer (BP)

Issue On : 18 Jul 2018

Valid Upto : 16 Oct 2018

Application Number :

CHE/ES/2119/T/337(NEW)FCC/1/Old

Remark :

Further full C.C. for wing A & B and C.C. upto podium level for wing C as per approved amended plans dtd:20.6.2018

Approved By  
J.C SIDDHPURA  
Assistant Engineer (BP)



Issue On : 22 Mar 2019

Valid Upto : 16 Oct 2019

Application Number :

CHE/ES/2119/T/337(NEW)/FCC/1/Amend

Remark :

Full further C.C. for wing A & B and CC upto podium level for wing C as per approved amended plans dated 11-3-2019.

Approved By

J.C. Dusane

Assistant Engineer (BP)



Issue On : 24 Oct 2019

Valid Upto : 16 Oct 2020

Application Number :

CHE/ES/2119/T/337(NEW)/FCC/2/Amend

Remark :

Further C.C. granted up to top of 36th floor i.e. full CC for Wing A & Wing B and upto 5th (part) floor (i.e. excluding flat no 3 and 4 floor) for Wing C, as per approved amended plans dated 18/10/2019.

Approved By

Jayesh C Dusane

Assistant Engineer (BP)

Issue On : 12 Dec 2019

Valid Upto : 11 Dec 2020

Application Number :

CHE/ES/2119/T/337(NEW)/FCC/3/Amend

Remark :

Further C.C. granted upto 39th floor i.e. full CC for wing A & B & upto 22nd floor for wing C, as per approved amended plan dt. 02.12.2019.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On : 23 Nov 2021

Valid Upto : 16 Oct 2022

CHE/ES/2119/T/337(NEW)/FCC/1/Amend



करल - ३		
८५४	DRU	DEO
२०२४		

Application Number : CHE/ES/2119/T/337(NEW)/FCC/1/Amend

Remark :

Full CC for the Wing C of bldg. no. 07 is granted as per approved amended plan dt. 02.12.2019



Cc to :

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

✓  
Name : Nitin Vasantao Patil  
Designation : Assistant  
Engineer  
Organization : Personal  
Date : 23-Nov-2021 15: 58:58

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Assistant Engineer . Building Proposal  
Eastern Suburb T Ward Ward