



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

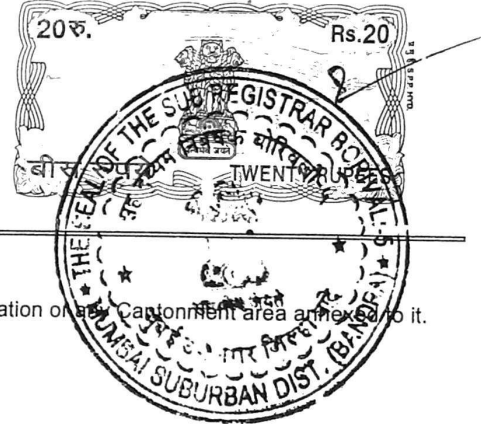
दस्त क्रमांक : 2033/2024

नोंदणी :

Regn.63m

गावाचे नाव : मागाठाणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9210000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8950203.6
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॅट नं.404, ब्री विंग, माळा नं: 4था मजला,, इमारतीचे नाव: अपेक्स ग्रीन वूड, बिल्डिंग नं.2, ब्लॉक नं: राजेंद्र नगर थ्रुद्धा को-ऑप.हौ.सो.लि.,, रोड : राजेंद्र नगर, बोरीवली पूर्व मुंबई - 400066, इतर माहिती: बांधीव मिळकतीचे क्षेत्रफळ 614 चौ. फूट (रेरा कारपेट एरिया) व दस्तात नमूद केल्या प्रमाणे ((C.T.S. Number : 88(part), 88/7 to 12 & 88/23 to 38 ;))
(5) क्षेत्रफळ	1) 614 चौ.फूट
(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:- मेसर्स अपेक्स इन्फ्राटेक चे भागीदार देवशंकर एस. चौधरी तर्फे मुखत्यार जगदीश बाबू सालियन वय:-60; पत्ता:- प्लॉट नं: ऑफिस नं.408, माळा नं:-, इमारतीचे नाव: ब्लू रोज इंडस्ट्रियल इस्टेट, , ब्लॉक नं: मेट्रो मॉल जवळ, वेस्टर्न एक्सप्रेस हायवे,, , रोड नं: बोरीवली पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400066 पॅन नं:-ABVFA4679D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रीना दिनेश गुप्ता वय:-43; पत्ता:- प्लॉट नं: रूम नं. १८३, , माळा नं:-, इमारतीचे नाव: राजेंद्र नगर, , ब्लॉक नं: दत्तपाडा रोड, ऑप शिवसेना शाखा,, रोड नं: बोरीवली पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400066 पॅन नं:-ANNPG3287D
(9) दस्तऐवज करून दिल्याचा दिनांक	01/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	06/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2033/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	552600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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



दस्ता सोबत दिलेली प्रत

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



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 :
P51800047381

Project: APEX GREEN WOOD, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO. 88 (PART), 88/7 TO 12 & 88/23 TO 38 at Borivali, Borivali, Mumbai Suburban, 400066;**

- Apex Infratec** having its registered office / principal place of business at **Tehsil: Borivali, District: Mumbai Suburban, Pin: 400066.**
- 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 **27/10/2022** and ending with **30/06/2026** 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
- 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.



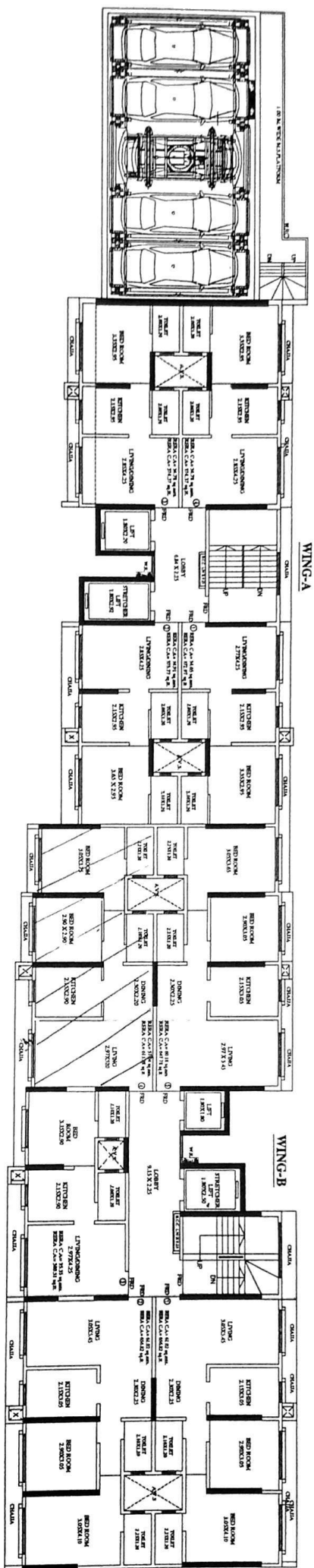
Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 27-10-2022 15:49:44

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

Dated: 27/10/2022
Place: Mumbai

बरल-५		
2033	04	990
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Apex Green Wood - Building No. 2
 Flat NO. - B-404



TYPICAL FLOOR PLAN (2nd to 7th, 9th to 14th, 16th to 21st & 23rd floor)

Resm D Gupta



बरल-५		
2033	07	990
२०२४		

388/2033

Thursday, February 01, 2024

12:07 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2193 दिनांक: 01/02/2024

गावाचे नाव: मागाठाणे

दस्तऐवजाचा अनुक्रमांक: बरल-5-2033-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रीना दिनेश गुप्ता

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

12:26 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली5

बाजार मुल्य: रु.8950203.6 /-

मोबदला रु.9210000/-

भरलेले मुद्रांक शुल्क : रु. 552600/-

सह दुय्यम निबंधक बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124311512441 दिनांक: 01/02/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124312212291 दिनांक: 01/02/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014811260202324E दिनांक: 31/01/2024

बँकेचे नाव व पत्ता:

Reena Dupple

ORVALLS

Entry Date :

06/02/2024

Valuation ID 202401318023 मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) 31 January 2024,04:47:50 PM

मूल्यांकनाचे वर्ष 2023
 जिल्हा मुंबई(उपनगर)
 मूल्य विभाग 86-मागाठाणे (बोरीवली)
 उप मूल्य विभाग भुभाग: उत्तरेस राजेंद्रनगर समोरील 36.60 मी.वि.यो. रस्ता, पूर्वेस द्रुतगती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे लाईन.
 सर्व्हे नंबर/न. भू. क्रमांक: सि.टी.एस. नंबर#88

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
 खुली जमीन निव्वसी सदनिका कार्यालय दुकाने औद्योगिक मोजमापनाचे एकक
 61640 142610 164000 210100 142610 चौरस मीटर

बांधीव क्षेत्राची माहिती
 बांधकाम क्षेत्र(Built Up)- 62.76चौरस मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव
 बांधकामाचे वर्गीकरण- उदवाहन सुविधा- 1-आर सी सी आर्हे मिळकतीचे वय- मजला - 0 TO 2वर्ष 1st floor To 4th floor बांधकामाचा दर - Rs.30250/-
 रस्ता सन्मुख -
 Sale Type - First Sale
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100% apply to rate= Rs.142610/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-रानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
 =(((142610-61640) * (100 / 100))+61640)
 = Rs.142610/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 142610 * 62.76
 = Rs.8950203.6/-

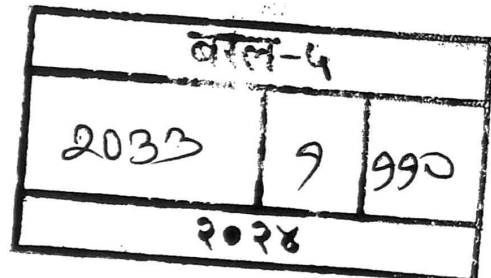
Applicable Rules = ,10,4

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + भेड्ढेनाईन 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 + मेकेनिकल वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 8950203.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 =Rs.8950203.6/-

Home

Print





CHALLAN
MTR Form Number-6

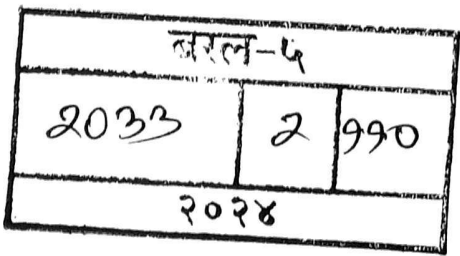


MH014811260202324E		BARCODE		Date	31/01/2024 14:34:02	Form ID	25 2
Department: Inspector General Of Registration				Payer Details			
Type of Payment: Stamp Duty, Registration Fee				TAX ID / TAN (If Any)			
Name: BRL5_JT SUB REGISTRAR BORIVALI 5				PAN No.(If Applicable)	ANNP03207D		
Location: MUMBAI				Full Name	REENA DINESH GUPTA		
Period: 2023-2024 One Time				Flat/Block No.	Flat No. 404, 4th Floor, B Wing, Apex Green		
Account Head Details		Amount In Rs.		Premises/Building	Wood, Bldg. No. 2,		
45501	Stamp Duty	552600.00		Road/Street	Rajendra Nagar Shradha CHS Ltd, Rajendra Nagar		
63301	Registration Fee	30000.00		Area/Locality	Borivali East, Mumbai		
				Town/City/District			
				PIN	4 0 0 0 6 6		
				Remarks (If Any)	SecondPartyName=APEX INFRATEC--		
				Amount In	Five Lakh Eighty Two Thousand Six Hundred Rupees O		
				Words	nly		
Payment Details: IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332024013118388	2851194472
Cheque/DD No.				Bank Date	RBI Date	31/01/2024-14:37:41	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Document ID: Mobile No.: 0000000000
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

Reena D Gupta

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CHALLAN
MTR Form Number-6



RN MH014811260202324E BARCODE [Barcode] Date 31/01/2024-14:34:02 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) ANNPG3287D

Office Name BRL5_JT SUB REGISTRAR BORIVALI 5 Full Name REENA DINESH GUPTA
Location MUMBAI

Year 2023-2024 One Time Flat/Block No. Flat No. 404, 4th Floor, B Wing, Apex Green

Account Head Details Amount In Rs. Premises/Building Wood, Bldg. No. 2,

30045501 Stamp Duty 552600.00 Road/Street Rajendra Nagar Shradha CHS Ltd, Rajendra Nagar

30063301 Registration Fee 30000.00 Area/Locality Borivali East, Mumbai

Town/City/District PIN 4 0 0 0 6 6

Remarks (If Any) SecondPartyName=APEX INFRATEC-

Amount In Five Lakh Eighty Two Thousand Six Hundred Rupees O

Words nly

Payment Details IDBI BANK FOR USE IN RECEIVING BANK

Cheque-DD Details Bank CIN Ref. No. 69103332024013118388 2851194472

Cheque/DD No. Bank Date RBI Date 31/01/2024-14:37:41 Not Verified with RBI

Name of Bank Bank-Branch IDBI BANK

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

Department ID : Mobile No. : 0000000000

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

दर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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2033 3 990

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement	Userld	Defacement Amount
1	(IS)-388-2033	0007829522202324	01/02/2024-12:06:53	IGR194	30000.00
2	(IS)-388-2033	0007829522202324	01/02/2024-12:06:53	IGR194	552600.00
Total Defacement Amount					5,82,600.00

Reena D Gupta

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made at
Mumbai, this 1st day of February 2024;

BETWEEN

Reena D Gupta

M/S. APEX INFRATEC, a Partnership Firm, registered under the provisions of Indian Partnership Act, 1932, having PAN No.ABVFA4679D, and having its registered office at Office No. 408, Blue Rose Industrial Estate, Near Metro Mall, Western Express Highway, Borivali (East), Mumbai - 400066, by its partner **MR. DEVSHANKAR S. CHOUDHARY**, PAN ADTPC6827F, who is authorized by resolution/ authority letter dated 18/09/2021 of the partners of the firm (herein after referred to as "**THE PROMOTERS/DEVELOPERS**"), (Which expression shall unless it be repugnant to the context or meaning thereof mean and includes its Successors-in-interest, the Present & Future all the respective Partner/s constituting in the said Firm for the time being, the survivors of their heirs, executors, administrators and assignees)

AND

Mrs. Reena Dinesh Gupta, aged about **43** years, is an adult Indian Inhabitant, residing at Room No. 183, Rajendra Nagar, Dattapada Road, Opp Shivsena Shakha, Borivali(East), Mumbai-400066. (herein after referred to as the "**FLAT PURCHASER/S**"), which expression shall unless it be repugnant to the context or meaning there of be deemed to mean and include his/her heirs, executors, administrators and his/her assigns.

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Reena D Gupta

The Promoter/s and the Flat Purchaser/s shall, herein after, be collectively referred to as the "**Parties**" and individually as "**Party**".

WHEREAS

A. The Rajendra Nagar Shradha Co-Operative Housing Society Limited, a co-operative housing society, registered under the Maharashtra Co-operative Societies Act, 1960, bearing its registration No. MUM/MHADB/WR/HSG(TC)/10002/98-99 dated April 30, 1998, having PAN No.AAFAR7430P and having its registered office at Chawl No. 1 to 4, Rajendra Nagar, Borivali (East), Mumbai-400066, (hereinafter referred to as "**Society**") is absolutely seized and possessed of, and/or otherwise well and sufficiently entitled to all that pieces and parcels of lease hold land bearing CTS No.88(Part), 88/7 to 12 & 88/23 to 38, admeasuring in about 1315.07 square meters or thereabouts at Mauje Magathane Village, Rajendra Nagar (old), Dattapada Road, Borivali (East), Mumbai - 400 066, in the registration Sub District of Borivali, Mumbai Suburban District (herein after referred to as the "**Land**") together with 4 Chawls, which are now demolished and were bearing nos. Chawl No.1, Chawl No.2, Chawl No.3 and Chawl No.4 having 6 (Six) tenements, 6 (Six) tenements, 6 (Six) tenements and 4 (Four) tenements respectively, having ground floor structure (herein after referred to as the "**Chawl Structure**"). The and along with the Chawl Structure shall hereinafter be referred

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2033	990
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Reena Dnyanesh



to as the "**Property**". The Property is more particularly earmarked in the red color boundary line on the CTS plan and is more particularly described in the First Schedule herein under written.

B. The manner in which the title of the Property has been acquired by the Society is as under:

(i) The Maharashtra Housing and Development Authority ("**MHADA**") being duly constituted with effect from the 5th day of December, 1977, under the Government Notification in the Public works and Housing Development No. ARD-1077(1) Desk-44 dated the 5th December 1977, the Maharashtra Housing Board a Corporation established under the Mumbai Housing Board Act, 1948 (Bom LXLX of 1948) ("**Act**") (herein after referred to as '**the Board**') stood dissolved by operation of section 15 of the said Act.

(ii) The Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as the Subsidized Industrial Housing Scheme.



The Board had, pursuant to the said Government of India Scheme, built Chawl Structure on the Land, consisting of 22 (Twenty-Two) tenements.

(iv) Thereafter, the Board allotted the tenements/Flat in the Chawl Structure to various individual purchaser/s.

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[Handwritten signature]

these purchaser/s then formed the Society in the year 1998.

(v) Prior to the Board got dissolved, the Board was the owner of the Property, then as per clauses (a) and (b) of section 189 of the said Act all the property, rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of MHADA.

(vi) Thus, MHADA became the owner of the Property.

(vii) Thereafter, by virtue of the indenture of lease dated May 29, 2012, registered with the Sub - Registrar of Assurances at Borivali no. 2, bearing serial number BDR-5/4765/2012, executed between MHADA and the Society, MHADA assigned the Land to the Society on lease, for a period of 60 (Sixty) years, commencing from January 1, 1993, renewable by every 30-30 years twice, on such terms and conditions as more precisely mentioned therein ("**Indenture of Lease**").

(viii) Simultaneously, by virtue of deed of sale dated May 29, 2012, registered with the Sub-Registrar of Assurances at Borivali no.2, bearing serial number BDR-5/4766/2012, executed between MHADA and the Society, MHADA sold, transferred, conveyed and assure dun to the Society the Chawl Structure. For the consideration and on the terms and conditions more particularly mentioned therein ("**Deed of Sale**").



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Reena D Gupta

(ix) Consequently, the Society became the rightful leaseholder of the Land and the owner of the Chawl Structure and has been seized and possessed of or otherwise well and sufficiently entitled to the Property. The name of the Society is not updated in the property card of the Land as a lessee of the Land.

C. The Chawl Structure was constructed approximately 60 (Sixty) years ago and required extensive repairs, both internally and externally. Further, the condition of the Chawl Structure was dilapidated. Considering the cost for undertaking such repairs and maintenance, the Society considered it desirable to demolish the same and reconstruct/redevelop new building ("**New Building/s**") to accommodate the Members and the Purchaser(s) by utilizing the land floor space index ("**FSI**"), and Fungible FSI relating to and arising out of the Land as per then prevailing Development Control Regulations for Greater Mumbai, 2034 (as may be amended and modified from time to time) ("**DC Rules**").

Under a Development Agreement dated October 7, 2021, executed by and between the Promoter, the Society & its Members duly registered with the Office of Sub-Registrar of Assurances at Borivali-5, with its Serial no. BRL-5/13941/2021 ("**Development Agreement**") the Promoter was granted development rights with respect to the



Reena D Gupta

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A handwritten signature in black ink, appearing to be "Reena D Gupta", written over a faint circular stamp.

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Property in writing on the terms and conditions more particularly contained in detail therein.

E. The Society also executed a Power of Attorney dated October 7, 2021, in favour of the Promoter and duly registered with the Office of Sub-Registrar of Assurances at Borivali, with its Serial no. BRL-5/13942/2021, for the purpose of redevelopment of the Property, including liaising with the concerned authorities and obtaining necessary approvals/ licenses/ permits.

F. The Promoter has got the plans, specifications, elevations, sections and details of the New Buildings sanctioned from MHADA for construction of the New Buildings vide Intimation of Approval (I.O.A.1) bearing reference No.MH/EE/BP/Cell/GM/MHADA-86/1089/2022 dated 11.04.2022 (for building no. 1) & Intimation of Approval (I.O.A.2) bearing reference No. MH/EE/BP/Cell/GM/MHADA-86/1159/2022 dated 12.08.2022 (for building no. 2), as amended from time to time. MHADA has also further issued the Commencement Certificate (C.C. 1) bearing reference No. MH/EE/(BP)/GM/MHADA-86/1089/2022 /CC/1/New dated 05.07.2022 (for building no.1) & Commencement Certificate (C.C.2) bearing reference No. MH/EE/(BP)/GM/MHADA-86/1159/2022/CC/1/New dated 22.09.2022 (for building no. 2) in respect of the New Building;



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- G. Pursuant to receipt of CC and the sanctioned plans, the Promoter has commenced construction of the Property to be named as "**Apex Green Wood**" comprising of **Stilt + 23 upper floors** on the Property in accordance with the building rules and regulations of the MHADA and the provisions of the DC Rules and such other laws, rules and regulations as may be in force at present and/or at any time hereafter.
- H. The Promoter has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at **Apex Green Wood** under no. **P51800047381**, an authenticated copy of the same is attached herewith as **Annexure**.
- I. In terms of the said Development Agreement, the Promoter is required to construct a new building comprising of **Stilt plus 23 upper floors** (herein after referred to as "**the New Building**"). The Promoter is required to construct and handover the requisite number of flats in the said New Building to be constructed on the Property as set out in detail in the aforesaid Development Agreement to the existing Members of the Society (hereinafter referred to as "**the Member's Area**"), free of cost on ownership basis and are well and sufficiently entitled to sell, allot, lease or otherwise deal with all the remaining flats in the said new building (herein after referred to as "**the Promoters Area**") at their absolute discretion and appropriate the proceeds



Revised 07/4/24

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thereof to themselves.

J. The Promoter has entered in to a prescribed Agreement with the Architect, 3 Dimensional Consultants LLP – Shri. Jigar K. Nagda – License No. N/141/LS, registered with the Council of Architects and have also appointed Architect, as Structural Engineers for preparing structural designs and drawings and specifications of the said new buildings to be constructed on the said plot and the Flat Purchaser (hereinafter for the sake of convenience the purchaser of Flat are referred to as the Flat Purchaser) accept/s the professional supervision of the said Architect and the said structural Engineer till the completion of the said new buildings unless otherwise changed;

K. The Promoter is entitled to purchase FSI by paying premium for the purposes of consuming and utilizing it on the Property and/or merge the scheme for development on the Property with any other scheme *inter alia* to gain maximum FSI that can be loaded and utilized on the Property, as permissible by the MHADA, D.C. Rules and Regulations and other applicable laws from time to time;

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	L.	The Promoter
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The Promoter has given inspection to the Flat Purchaser/s of all the documents of title relating to the Land plans, designs and specifications prepared by the Promoter Architects and of such other documents as are specified

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under the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") and the rules made there under, and satisfactory inspection of the certificate of title issued by their Advocate appointed by them, copy of property register card ("**PRC**") extracts, and all other revenue records showing the title of the Promoter to the Property. A copy of the **title certificate dated [24/07/2022]** issued by the Advocates and Solicitors of the Promoter is also annexed hereto and marked **Annexure**.

M. The Flat Purchaser/s hereby confirm and acknowledge that they have obtained information relating to the sanctioned plans, lay out plans along with specifications approved by the competent authority, stage wise time schedule of completion and all such information as required under the RERA and they have satisfied himself/herself/themselves about the title of the Promoter to the said Property and the Flat Purchaser/s confirm that she/they are entering in to this Agreement after inspecting the aforesaid documents and shall never raise any objection/s to the same.

The Flat Purchaser/s applied to the Promoter for sale of flat out of the Promoter's Area to the Flat Purchaser/s being **Flat No. 404** on **4th Floor** in **B Wing** area admeasuring **614 sq.ft.** Rera Carpet Area in the Project known as "**Apex Green Wood**" in **Building No. 2** Known



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as **Rajendra Nagar Shradha Co-op Hsg. Soc. Ltd.**, situated at Rajendra Nagar, Borivali(E), Mumbai - 400066, and more particularly described in the **Second Schedule** hereinabove written.

O. The Promoter has, accordingly, agreed to sell to the Flat Purchaser/s the Flat and the Flat Purchaser/s has/have agreed to purchase from the Promoter the Flat on such terms and conditions more particularly mentioned hereinafter.

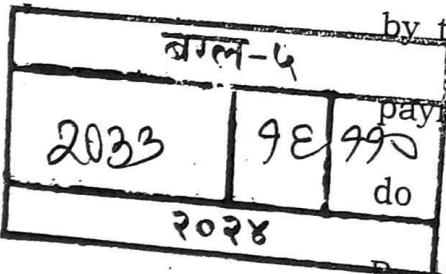


Prior to the execution of these presents, the Flat Purchaser/s has paid to the Promoter a sum of **Rs. 35,51,000/- (Rupees Thirty Five Lakhs Fifty One Thousand only)**

::DETAILS OF THE PAYMENT::

DATE	Chq/RTGS No.	AMOUNT RS.	Bank Details
24.10.2023	674397	9,51,000/-	Bank Of India
30.10.2023	674398	16,00,000/-	Bank Of India
17.11.2023	007076	10,00,000/-	SVC Co-operative Bank Ltd.
	TOTAL	35,51,000/-	

out of the total price payable for the Flat agreed to be sold by the Promoter to the Flat Purchaser/s as an advance payment (the payment and receipt whereof the Promoter do thereby admit and acknowledge) and the Flat Purchaser/s has agreed to pay to the Promoter the balance of the total price in the manner hereinafter



annexed and marked **Annexure**, [the Flat (wherever applicable) shall hereinafter referred to as "**Flat**"], for the price of **Rs. 92,10,000/- (Rupees Ninety Two Lakhs Ten Thousand Only)** ("**Consideration**") including the proportionate price of the common areas and facilities appurtenant to the Flat. The Sale Price shall be exclusive of all taxes, levies, duties, cesses etc. All such taxes, levies, duties, cesses (*whether applicable/ payable now or become applicable/ payable in future*) including Goods & Services Tax ("**GST**") shall be borne and paid by the Flat Purchaser/s alone and the Promoter shall never be liable, responsible and/ or required to bear, and/ or pay the same or any part thereof . The Flat agreed to be sold hereunder are more particularly described in the **Second Schedule** hereunder written.

3. Payment Schedule

The Flat Purchaser/s shall pay to the Promoter the Consideration, without any delay and default, (timely payment of each installment being essence of the contract) in the following manner:

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PAYMENT SCHEDULE		
PARTICULAR	% DUE	AMOUNT
Booking Amount	10%	9,21,000/-
On execution of Agreement	15%	13,81,500/-
On Completion of Plinth	20%	18,42,000/-
On Completion of 5th Slab	5%	4,60,500/-
On Completion of 10th Slab	5%	4,60,500/-
On Completion of 15th Slab	5%	4,60,500/-
On Completion of 20th Slab	5%	4,60,500/-
On Completion of 24th Slab	5%	4,60,500/-
On Completion of Brickwork & External Plaster	10%	9,21,000/-
On Completion of Plumbing & Tiling	10%	9,21,000/-
On Completion of Painting & Sanitary Fittings	5%	4,60,500/-
On Possession	5%	4,60,500/-
Total	100%	92,10,000/-

4. Inspection of Completion of Flat

It is agreed that any communication in writing by the Promoter to the Flat Purchaser/s for inspection of the said Property by the Flat Purchaser/s and/or about the completion of a particular stage of construction is sufficient and within 7 (Seven) days of such notice, the Flat Purchaser/s shall pay to the Promoter the requisite installment of the Consideration.



5. Taxes

The Flat Purchaser/s hereby undertakes to pay the amount of the GST along with each installment. The Promoter shall not be bound to accept the payment of any

Reena D Gupta

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installments unless the same is paid along with the amount of the GST applicable there on and the Flat Purchaser/s shall be deemed to have committed default in payment of amount due to the Promoter hereunder, if such payment is not made along with the GST amount. Provided further that if no account of any change/ modification/ amendment in the present statute or laws or rules and policies by the central government or the state government, any other taxes become payable hereafter on the amounts payable by the Flat Purchaser/s to the Promoter in respect of this Agreement and/or the GST levied is increased, the Flat Purchaser/s shall be solely and exclusively liable to bear and pay the same and the Flat Purchaser/s do and doth hereby agree and indemnify and keep indemnified the Promoter and its successor-in-title and assigns in respect thereof.



Time line to make Payment and Default Mechanism

The Flat Purchaser/s agrees to pay to the Promoter the aforesaid installments within 7 days from the date of demand by the Promoter. In the event the Flat Purchaser/s defaults in making such payment within the stipulated time line as mentioned herein above, the Flat Purchaser/s shall be liable to pay to the Promoter such amount which is due along with an interest which shall be the State Bank of India highest Marginal Cost of Lending Rate plus 2 (Two) percent on all the delayed

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payments which become due and payable by the Flat Purchaser/s under this Agreement from the date the said amount is payable by the Flat Purchaser/s still realization of the same. The Promoter shall in respect of any amount remaining unpaid by the Flat Purchaser/s under the terms and Conditions of this Agreement have a first lien and charge on the Flat agreed to be acquired by the Flat Purchaser/s.

6.2 In the event the Flat Purchaser/s defaults in paying the interest as contemplated in Clause 6.1 herein above, then in that case, the Promoter shall have the absolute right to rescind this Agreement.

6.3 On the Flat Purchaser/s committing default in payment of any installment due and payable by the Flat Purchaser/s to the Promoter (including his/ her /their proportionate share of taxes, rates, cesses, other charges and all other outgoings) under this Agreement, and/or the Flat Purchaser/s committing breach of any of the terms herein contained, the Promoter shall be at liberty to terminate this Agreement by giving 30 days prior notice in writing. Provided further that upon termination of this Agreement as aforesaid, the

Promoter shall refund to the Flat Purchaser/s the amount of installments of Consideration in respect of the Flat which may have been paid by the Flat Purchaser/s to the Promoter without any interest, within 45 days from the date of execution and registration of cancellation deed of such termination after forfeiting a minimum of 10% of the



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THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces and parcels of land bearing C T S no. 88(part), 88/7 to 12 & 88/23 to 38 admeasuring in aggregate about 1315.07 square meters or thereabouts of Village Magathane, Taluka Borivali, lying and being situated at, Rajendra Nagar (old), Dattapada Road, Borivali (East), Mumbai - 400066 within the Registration Sub-District of Borivali and Mumbai Suburban District together with 4(Four)/ chawls which are now demolished and were bearing nos. Chawl No. 1 having 6 (Six) tenements, Chawl No. 2 having 6 (Six) tenements, Chawl No. 3 having 6 (Six) tenements and Chawl No.4 having 4 (Four) tenements consisting of aggregating 22 tenants, having ground floor structure, and bounded as follows:

On or towards North by: Himgauri CHSL

On or towards South by : Mangal Deep CHSL

On or towards East by: Vikas Parishram CHSL

On or towards West by: Ram Mandir Road and Jai Sant

Maa Tower.



THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 404 on **4th Floor** in **B wing** admeasuring **614** Sq. Ft.

(Rera carpet area) in the project known as "**Apex Green Wood**"

Building No. 2 known as **Rajendra Nagar Shradha Co-op. Hsg.**

Soc. Ltd, situated at Rajendra Nagar, Borivali (E), Mumbai -

400066, to be/being constructed on the Land described in the

First Schedule hereinabove.

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Reena D Gupta

SIGNED SEALED AND DELIVERED BY THE

Within named "THE PROMOTER"

M/S. APEX INFRATEC

Represented Through its authorized Partner/s



Mr. Devshankar S. Choudhary

For APEX INFRATEC
Partner

In the presence of:

- 1. Amrita Sachin Mirajkar } Amrita
- 2. Vidya Shrikant Chavan } Chavan

SIGNED, SEALED AND DELIVERED BY THE

Within named "FLAT PURCHASER/S"



Mrs. Reena Dinesh Gupta

Reena D Gupta

In the presence of:

- 1. Smita Manjunath Wastar } Smita
- 2. Prashant Gulabao Badadare } Prashant

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Amenities

- 1 Earth Quake Resistant R.C.C. frame structure.
- 2 Stilt + 23 Storey Tower.
- 3 Vitrified tiles flooring in Entire Flat.
- 4 Premium Electrical Fittings, Plumbing & Sanitary wares
- 5 Grand Double Height Entrance Lobby
- 6 Multipurpose Hall
- 7 Fitness Centre & Indoor Games
- 8 Modern End Elegant Elevation
- 9 Ample Car Parking
- 10 Branded High Speed Elevators
- 11 Beautifully Landscaped Roof Top Garden



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महाराष्ट्र शासन

नाम/सीने - सागाबागो
 गावकायम सं. १००० - न.पु. अ. सी. १०००

ना.पु. अ. सी. १०००
 सागाबागो

६६ ६६ ६६

पदाधिकारी

नाम व पद

१. महासंचालक

२. सचिव

३. सहायक सचिव

४. सहायक सचिव

५. सहायक सचिव

दिनांक	वर्ग	नाम व पद	पदाधिकारी
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पदाधिकारी

पदाधिकारी



न.पु. अ. सी. १०००
 सागाबागो

अर्थ सं. - ४४३९

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गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
DEVELOPMENT AUTHORITY



म्हाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA
(A designated Planning Authority for MHADA layouts constituted as per
government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL (IOA)

No.MH/EE/BP /Cell/GM/MHADA-86/ 1159/2022
Dated : 1 2 AUG 2022

To,
Mr. Devshankar Chaudhary of
M/s. APEX INFRATEC
Office no.408, blue rose Industrial Estate,
Near metro mall, W.E. Highway,
Borivali (E) mumbai-400 066.

Sub:-Proposed Redevelopment of existing Chawl no. 1 to 4, known as Rajendra
Nagar Shraddha CHSL on plot bearing CTS No. 88 (pt), 88/7 to 12,
88/23 to 38 of village Magathane at Rajendra Nagar (Old), dattapada road,
borivali (E), Mumbai – 400 006(i.e. Bldg. No.2)

Ref:- 1. Concession approval from Hon'ble V.P./MHADA dtd. 09.03.2022
2. Application Letter for I.O.A. From L.S. Jigar Nagda of M/s. 3
Dimensional Consultants LLP dtd. 04.07.2022

Dear Applicant,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 submitted with
letter dtd.04.07.2022, and delivered to MHADA on and the plans, Sections
Specifications and Description and further particulars and details of your Chawl No. 1
to 4 known as Rajendra Nagar Shraddha CHSL on plot bearing C.T.S. No. 88
(pts), 88/7 to 88/23 to 38 of village magathane, at Rajendra Nagar (Old), dattapada
road, Borivali (E), Mumbai – 400 006(i.e. Bldg. No.2) furnished to this office under
your letter, dated 04.07.2022, I have to inform you that I may approve the building or
work proposed to be erected or executed, and I therefore hereby formally intimate to
you U/S 45 (1) (ii) of MRTP Act 1966 as amended upto date, my approval by reasons
thereof subject to fulfillment of conditions mentioned as under:-

कलानगर, वांद्रे (पूर्व), मुंबई ४०० ०५१

६६४० ५०००
फोन: ०२२-२६५९२०५६



Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000.
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

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A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per appendix- IX of D.C. Regulation – 5(3) (9) shall be submitted by him.
3. The structural Design and calculations for the proposed work accounting for system analysis as relevant IS code along with Plan shall be submitted before C.C.
4. Janata Insurance Policy shall be submitted.
5. Requisitions of clause as per DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
6. Bore well shall be constructed in consultation with H.E./MCGM if required.
7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
8. Information Board shall be displayed showing details of proposed work, name of Owner, Developer, Architect, R.C.C. Consultant etc.
9. Necessary deposit for erection/display of hording or the flex of size m to m for the advertisement of proposal shall be made.
10. That the qualified/registered site supervisor through Architect /structural Engineer shall be appointed.

11. NOC's Listed below shall be submitted

- a. Superintendent of Garden (SG)/ Tree NOC for tree Cutting/ Transplanting.
- b. SWD department
- c. PCO
- d. H.E.
- e. S.P
- f. A.E.W.W
- g. A.A & C
- h. S.W.M.
- i. M & E
- j. Water trunk main /aqueduct Remarks. A.A.W.W
- k. MahaNagar Gas

12. That the specific NOC as per Hon'ble Supreme Court of India (SLP Civil no. D-23708/2017) order in dumping ground court case dt. 15.03.2018 shall be submitted from concerned department/SWM department along with guarantee.

B: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C.

1. That the plinth/stilt height shall be got checked by this office staff.

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2. All the payments as intimated by SPA MHADA shall be paid and any other outstanding that may be levied by any other Govt. Dept. if any shall be borne by the Society / Applicant.
3. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for : a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h)NOC from Electric Supply Company.
4. That the Material testing report shall be submitted.
5. That the yearly progress report of the work will be submitted by the L.S./Architect
6. That the Civil Aviation NOC from A.A.I. shall be submitted.


GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C. if applicable.
2. That the low lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side
3. That the dust bin will be provided.
4. That 3.00 mt. wide paved pathway upto staircase will be provided.
5. That the open spaces as per approval, parking spaces and terrace will be kept open.
6. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
7. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
8. That terraces, sanitary blocks, nahanis in kitchen will be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will be done in presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment shall be submitted before occupation.
10. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
11. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building will not be affected if applicable.
12. That final completion plans shall be submitted for Completion of work on site shall be submitted.



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13. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
14. That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall be submitted before O.C.C.
15. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority.
16. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
17. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift shall be submitted.


(Dinesh Mahajan)
Executive Engineer B.P. Cell (W.S)
Greater Mumbai/ MHADA

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SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
 - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street, at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street.
 - b. Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - c. Not less than 92 ft.(Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

Attention is drawn to the notes accompanying this Intimation of Approval.



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NOTES

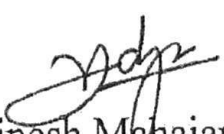
1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
5. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
12. No work should be started unless the existing structures proposed to be demolished are demolished.

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13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
14. The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
15. It is to be understood that the foundations must be excavated down to hard soil.
16. The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
17. The water arrangement to be carried out in strict accordance with the Municipal requirements.
18. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO/MHADA.
19. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
20. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
21. Louvres should be provided as required by Bye law No. 5 (b)/b. Lintels or Arches should be provided over Door and Windows opening/ c. The drains should be laid as require under Section 234-1(a)/d. The inspection chamber should be plastered inside and outside.
22. All Precautionary safety measures shall be done on construction site while executing the work with prior consolation of appointed structural Engineer & Geo Technical Engineer. Special precaution shall be taken during Excavation & thereafter.




 (Dinesh Mahajan)
 Executive Engineer B.P. Cell (W.S)
 Greater Mumbai/ MHADA

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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/157/CP. 51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-86/1159/2023/FCC/1/New

Date : 19 July, 2023

To

Shri. Devshankar choudhary
partner of M/s. APEX INFRATEC

Office no.408, blue rose
Industrial Estate, Near metro
mall, W.E. Highway, Borivalli (E)
mumbai-400 066.

Sub : Proposed Redevelopment of Existing Chawl No. 1 to 4, Known as Rajendra Nagar Shradha CHSL (i.e. Bldg. No.02), on Plot bearing CTS No. 88(pt), 88/7 to 12, 88/23 to 38 of Village Magathane at Rajendra Nagar (Old) MHADA Layout, at Datta Pada Road, Borivalli (East), Mumbai - 400066.

Dear Applicant,

With reference to your application dated 13 September, 2022 for development permission and grant of Further Commencement Certificate under section 44 & 69 of 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 **Proposed Redevelopment of Existing Chawl No. 1 to 4, Known as Rajendra Nagar Shradha CHSL (i.e. Bldg. No.02), on Plot bearing CTS No. 88(pt), 88/7 to 12, 88/23 to 38 of Village Magathane at Rajendra Nagar (Old) MHADA Layout, at Datta Pada Road, Borivalli (East), Mumbai - 400066..**

The Commencement Certificate/Building permission is granted 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.
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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - 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 VP & CEO, MHADA is contravened or not complied with.

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c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant 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 Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.

8. 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.

VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 21 September, 2023

Issue On : 22 September, 2022

Application No. : MH/EE/(BP)/GM/MHADA-86/1159/2022/CC/1/New

Remark :

This C.C is granted upto top of basement i.e ht. 0.15 mt AGL as per approved plan dtd. 12.08.2022.

Valid Upto : 21 September, 2023

Issue On : 19 July, 2023

Application No. : MH/EE/(BP)/GM/MHADA-86/1159/2023/FCC/1/New

Remark :

This C.C. is now further extended upto top of 20th floor i.e. ht. 61.25 mt as per approved plan dtd. 12.08.2022."

Valid Upto : 21 September, 2023

MHADA

Executive Engineer/B.P.Cell
Greater Mumbai/MHADA

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner R Central Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Borivali Division / MB.
6. A.E.W.W R Central Ward MCGM.

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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

C. C. REVALIDATION

MH/EE/(BP)/GM/MHADA-86/1159/2023/CCR/1

Date : 19 October, 2023

Shri. Devshankar choudhary partner
of M/s. APEX INFRATEC

Office no.408, blue rose Industrial
Estate, Near metro mall, W.E.
Highway, Borivali (E) mumbai-400
066.

Sub : Proposed Redevelopment of Existing Chawl No. 1 to 4, Known as Rajendra Nagar Shradha CHSL (i.e. Bldg. No.02), on Plot bearing CTS No. 88(pt), 88/7 to 12, 88/23 to 38 of Village Magathane at Rajendra Nagar (Old) MHADA Layout, at Datta Pada Road, Borivali (East), Mumbai - 400066.

Ref : 1) Your application No **MH/EE/(BP)/GM/MHADA-86/1159/2023/CCR/1** dated **09 October, 2023**

2) Demand Note No. **MHADA/BP/0141/2022** Dated **10 October, 2023**

Sir,

With reference to your application no at reference no. 1 regarding revalidation of CC for **Proposed Redevelopment of Existing Chawl No. 1 to 4, Known as Rajendra Nagar Shradha CHSL (i.e. Bldg. No.02), on Plot bearing CTS No. 88(pt), 88/7 to 12, 88/23 to 38 of Village Magathane at Rajendra Nagar (Old) MHADA Layout, at Datta Pada Road, Borivali (East), Mumbai - 400066.**, you have been informed vide Demand Note at reference no.2 for making necessary payment.

Since you have made payment for Rs. **11410** /- vide receipt No. **033984384371** Dated **17 October, 2023**, The revalidation of CC is granted.

Now, This **CC is revalidated upto 21 September, 2024** subject to terms and conditions mentioned in the earlier approval vide No. MH/EE/(BP)/GM/MHADA-86/1159/2022/IOA/1/Old dt. 12 August, 2022



Executive Engineer / BP Cell
Greater Mumbai / MHADA

Copy to:

1) Architect / LS - Jigar Kishore Nagda

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