

This Agreement for Sale ("Agreement") is made and entered into at Mumbai this _____ day of _____ 2024.

AMONGST

M/S. AVENTA PROPERTIES LLP (PAN No. AASFA8050G), a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 (LLP Identity No.AAA-3238) and having its registered office at 3A/B, Rajabahadur Mansion, 1st Floor, Ambalal Doshi Marg, Fort, Mumbai 400 023, hereinafter called "**the Owner/Developer**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the persons representing the said LLP and their respective heirs, executors, administrators and assigns) of the **First Part**;

AND

Mr. Rijul Ahuja (PAN No. BLMPA7015B) and Mrs. Megha Diddi (PAN No. CAKPD9221J) having his/her address/es as mentioned in Annexure 'A' hereto, hereinafter referred to as "**the Purchaser/s/Allottee/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual or individuals his/her/their respective heirs, executors, administrators and permitted assigns/its successors and permitted assigns and in case of a body corporate its successors-in-title 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, administrators of the last surviving partner and in case of a Hindu Undivided Family, the Karta and the members for the time being and from time to time, the Coparceners and the survivors or survivor of them and the heirs, executors, administrators and permitted assigns of the last survivor of them and in case of a trust, trustees for the time being and from time to time of the trust and the survivors or survivor of them and the heirs executors and administrators of the last survivor of them) of the **Second Part**.

WHEREAS:

- A. By and under two separate Deeds of Conveyance both dated 28th February 2007 made in favour of M/s. Parvesh Construction Pvt. Ltd., being a Company Registered under the Companies Act, 1956 and having its registered office at Militia Apartment, Mathar Pakhadi Road, Mumbai 400 010 (hereinafter called the "said Company") acquired and purchased an immovable property being (i) all that piece and parcel of land or ground with the buildings standing thereon at Mahim admeasuring 2277.79 sq.mtrs. or thereabouts of Mahim Division, Street No. 632/652, F.P. No. 206 of TPS III, Mahim (more particularly described in the **First Schedule** hereunder written) and also (ii) all that piece and parcel of land and ground with the buildings standing thereon situated, lying and being at Mahim and admeasuring 137.27 sq.mtrs. Or thereabouts being C. S. No. 1488 of Mahim Division, Street No. 632/652, F.P. No. 207 of TPS III, Mahim (more particularly described in the **Second Schedule** hereunder written).

- B. The property described in the First Schedule hereunder written is acquired and purchased by the said Company from Dhairyawan Religious and Charitable Trust being a Public Charitable Trust registered under the Bombay Public Trust Act 1950 and registered with the Charity Commissioner, Maharashtra State, Mumbai (under No. A-618) as per the Deed of Conveyance dated 28th February 2007 for the consideration and on the terms and conditions more particularly recorded therein as well as in the Order of the Charity Commissioner dated 17th September 2004 and 14th March 2006. The said Deed of Conveyance dated 28th February 2007 concerning the said property described in the First Schedule is duly registered with the Sub-Registrar of Assurances at Mumbai, under Registration Serial No. BBE 2-01851-2007 dated 1st March 2007.
- C. The property described in the Second Schedule is acquired and purchased by the said Company from Mrs. Ulka Suresh Vijaykar and two others under a Deed of Conveyance dated 28th February 2007 for the consideration and on the terms and conditions more particularly recorded in the said Deed of Conveyance dated 28th February 2007.
- D. The said Deed of Conveyance dated 28th February 2007 is duly registered with the Sub-Registrar at Mumbai, under Registration Serial No. BBE 2-01853-2007 dated 1st March 2007.
- E. In the Extract of P. R. Card the name of the said Company is shown as the Owner of the said properties described in the First and Second Schedule hereunder written.
- F. The said properties described in the First and Second Schedule hereunder written are hereinafter for brevity's sake called as "**The Said Properties**".
- G. On the property described in the First Schedule hereunder written, there existed four structures/buildings known as "Trimbak Bhavan", "Gopi Tank", "Rameshwar" and a "Temple with Related structures".
- H. By and under Indenture of Lease dated 28th February 2007 executed between the said Company (therein referred to as the Lessor) and Dhairyawan Religious and Charitable Trust (therein referred to as the Lessee), the said Temple with related structures admeasuring 980 square feet built-up area or thereabouts was leased for a period of Ninety Nine Years for the consideration and on the terms and conditions more particularly recorded therein as well as in the Order of the Charity Commissioner dated 17th September 2004 and 14th March 2006. The said Indenture of Lease dated 28th February 2007 concerning the said Temple and related structures is duly registered with the Sub-Registrar of Assurances at Mumbai, under Registration Serial No. 1851/2007 dated 2nd March 2007. The Temple with Related structures have been indicated by Red Outline on the layout plan hereto annexed and marked as **Annexure 'G'**
- I. On the property described in the Second Schedule hereunder written, there existed a building known as Anand Bhavan comprising of 19 tenants/occupants occupying the respective premises therein.
- J. By and under a Deed of Conveyance dated 03.02.2011 made between the said Company therein called the Vendor of the One Part and the Owner/Developer herein and therein called the Purchaser of the Other Part, the Owner/Developer acquired and purchased from the said Company the said properties described in the First and Second Schedules hereunder written on as is where is basis i.e. along with the existing tenants/occupants occupying the same and on the terms and conditions more particularly recorded in the said Deed of Conveyance dated 03.02.2011. The said Deed of Conveyance is duly registered with the Sub-Registrar of Assurances Mumbai City No. II, Mumbai under Registration Sr. No. BBE-2/871/2011.
- K. The Owner/Developer negotiated with the existing Tenants/Occupants in the said properties and agreed to provide them permanent accommodation in the new building to be constructed as per the Rules, Regulations and Bye-Laws laid down under the Maharashtra Housing and Area Development Authority (called "MHADA") as well as the Mumbai Building Repairs and Reconstruction Act. Thus, the said Tenants/Occupants are to be rehabilitated in the new building to be constructed on the said properties on Ownership Basis and as per the terms and condition recorded in the Agreements entered into with each of them.
- L. The Owner/Developer has also applied for and obtained the Property Register Cards in respect of the said Properties and the copies whereof are annexed hereto and marked as **Annexure 'C'**.
- M. The **Owner/Developer** has got the plans, specifications, elevations, sections and other details of the said Building duly approved and sanctioned from the Sanctioning Authorities and has obtained

Intimation of Disapproval bearing No. EB/6939/GN/A/FCC/4/Amend dated 03.05.2024 under section 346 of the Mumbai Municipal Corporation Act (hereinafter referred to as "IOD") a copy of which has been annexed hereto as **Annexure 'D'**.

- N. By a Commencement Certificate dated 25.03.2023 issued by the MCGM, the permission to commence the development of the said Building on the said properties has been issued and the same shall be further revalidated and re-endorsed from time to time. A copy of the same has been annexed hereto as **Annexure 'E'**.
- O. In the manner as aforesaid, the Owner/Developer is the sole and absolute Owner of the said properties, more particularly described in the First and Second Schedules hereunder written and is well and sufficiently entitled to develop the said properties and to utilize the maximum development potential thereon;
- P. In the premises aforesaid, the Owner/Developer is entitled to construct/develop the Project (*as defined hereinafter*);
- Q. A copy of the Certificate of Title issued by Vinod Mistry, Advocates and Solicitors, certifying *inter-alia* the right/entitlement of the Owner/Developer to develop free sale component on *inter-alia* the said Properties is annexed hereto as **Annexure 'F'**.
- R. In course of the development, the Owner/Developer intends to utilize the maximum development potential available in respect of the said properties;
- S. The Owner/Developer has retained the full, absolute and exclusive right, authority and unfettered discretion to utilize, develop, sell, transfer, and / or assign at any time in future the balance of the development potential or the entire unconsumed or the residual FSI in relation to the said properties and/or under the said IOD, whether arising prior to the date of this Agreement or at any time hereafter which has not been consumed on the said Properties, at their sole and absolute discretion;
- T. The Developer shall be entitled to the entire unconsumed and residual FSI in respect of the said properties, and the entire increased, additional, available, future and extra FSI, whether by way of purchase of FSI from any authority by payment of premium or price, the change of law and policy, the purchase of transferable development rights ("**TDR**"), availability and increase of FSI/TDR, floating FSI, fungible FSI, FSI arising due to a larger layout and the development thereof and/or FSI which is not computed towards FSI by any concerned authority or due to proposed changes in layout by implementing various schemes as mentioned in the DCR or based on any expectation of increased FSI which may be available in future on modification of DCR or any other regulations which are applicable to the development of the said properties in the present layout and the Developer will be entitled to and have right, at its sole discretion to amalgamate the Said properties with one or more of the adjoining properties and to utilize the FSI thereof *inter-alia* on any portion of the Said properties and/or amalgamated layout and also to sub-divide such amalgamated property or otherwise by any other means whatsoever, which shall absolutely and exclusively belong to and be available to the Developer and that neither the Purchaser/s nor the Organization/Apex Body/Federation shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity;
- U. A portion of the FSI utilized in the said building is being utilized for the rehabilitation of existing tenants/occupants of the said old buildings ("**Rehab Component**") and the Owner/Developer have expressly informed the purchasers of the same
- V. The Owner/Developer will also be entitled to the additional development potential on the portion of the said properties in the event of such portion being taken over by the MCGM as a road set back area and the Developer will be entitled to utilize the same on the said properties;
- W. The Purchaser/s in their personal capacity as also in their capacity as members of the Society / Condominium / Company when formed and registered hereby give their unequivocal and express consent to the utilization by the Developer and/or their nominee/s and assigns, of such additional FSI and any benefits arising there from as hereinabove contained;
- X. For access to the said Building and other development on the said Properties from the existing D. P. Road, there is an internal access road admeasuring approximately six meters wide and shown on the plan annexed hereto as **Annexure 'G'**;

- Y. The Owner/Developer has informed the Purchaser/s that the building plans in respect of the said Building may vary and are subject to final sanction of the MCGM or any other concerned authorities and after having understood the same, the Purchaser/s has granted his/ her/ its/ their express consent to carry out changes/ additions/ modifications and alterations in the said Building and the layout plan in respect of the said properties or part thereof as contemplated under Section 14 of RERA (as defined hereinafter);
- Z. The Owner/Developer is entitled to amend, modify and/or substitute the proposed future and further development of the said properties as a singular/ amalgamated and/or as a sub-divided layout in full or in part(s), in accordance with the applicable law from time to time which may *inter-alia*, include construction of buildings in consonance with proposed lay-out in phase-wise manner on such layout, whether presently reserved for buildable/non-buildable reservations, open space due to proposed changes in layout by implementing various schemes as mentioned in DCR or based on expectation of increased FSI which may be available in future on modification of DCR, which are applicable to the development of said properties and/or the amalgamated and/or sub-divided layout, at the case may be, at the sole discretion of the Owner/Developer *inter-alia* in consonance with the DCR;
- AA. The said Building has been submitted for registration as a real estate project to the Real Estate Regulatory Authority ("Authority") under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the 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 applicable rules for the State of Maharashtra ("RERA Rules") ("the Project"). The Authority has duly issued the Certificate of Registration bearing Registration No. **P51900006152** dated 18th January, 2024 for the Project and a copy of the RERA Certificate is annexed and marked as **Annexure 'H'** hereto;
- BB. The Owner/Developer has entered into standard Agreement/s with Architects registered with the Council of Architects and such Agreement/s are as per the Agreement prescribed by the Council of Architects;
- CC. The Owner/Developer has appointed Structural Engineers for the preparation of the structural design and drawings of the said Building and accordingly, the said properties are being developed under the professional supervision of the Architects and the Structural Engineers (or any suitable replacements/substitutes thereof);
- DD. The Purchaser/s has/have demanded from the Owner/Developer and the Owner/Developer has given to the Purchaser/s, inspection of all title deeds and documents relating to the said properties, orders, the plans, design and specification prepared by the Architect of the Owner/Developer, in-principal approvals, all the endorsements on the development permissions, approvals, the CC and all other documents specified under RERA and the Maharashtra Ownership Flats (Regulation of Promotion, Construction, Sale, Management and Transfer) Act 1963 or any other enactment as may be in force from time to time and the Rules and regulations made thereunder and the Purchaser/s has/ have, prior to the date hereof, examined a copy of all the documents and papers referred to above and has caused the same to be examined in detail by his/her/its Advocates and Planning and Architectural consultants and is satisfied with the same and with the title of the Owner/Developer to develop the said properties and sell the flats in the said Building;
- EE. The sale building is known as '**Medius**', and consists of Basement Services, Commercial/Shopping establishments, mechanical car-parking spaces, residential flats, refuge areas, service floors, fire check floor and terrace with overhead utilities/tanks, etc. in the said Building ("**the said Building**"), which is being constructed on the said Properties;
- FF. The Purchaser/s has/have also examined all documents and information, including in respect of the title of the Owner/Developer to develop the said properties and uploaded by the Owner/Developer on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects and is satisfied with the same;
- GG. Save and except the litigation disclosed on the website of the Authority, there are no other litigations affecting the Project;
- HH. The Owner/Developer has informed the Purchaser/s that it has availed of credit facility in connection with the aforesaid project from **Kotak Mahindra Investments Limited and PHL Fininvest Private Limited**, and their associates and that the said apartment has been given as security for the same. A "No Objection Certificate" has been obtained from such lending institution for sale of the said apartment to the Purchaser/s;

- II. The Purchaser/s hereby confirm/s that he/ she/ it/ they has/ have fully read and understood the foregoing recitals and has/have agreed and consented that the Owner/Developer shall have all the rights in respect of the development of said properties and the Owner/Developer has the right to sell the flats in the Project to be constructed by the Owner/Developer and, to enter into this Agreement with the Purchaser/s of the flats in the Project and to receive the sale consideration in respect thereof;
- JJ. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Owner/Developer while developing the said Properties and constructing the said Building and upon due observance and performance of which only, the Occupation Certificate and Building Completion Certificate in respect of the said Building and/or the Project, as the case may be, shall be granted by the competent authority;
- KK. The Owner/Developer has accordingly commenced construction of the said Building on the said Properties in accordance with the sanctioned plans, approvals and permissions;
- LL. As requested by the Purchaser/s, the Purchaser/s has/ have agreed to purchase and the Owner/Developer has agreed to sell to the Purchaser/s, on the terms and conditions hereinafter appearing, on what is known as ownership basis, the Flat as more particularly described in **Annexure 'A'** and shown by red hatched lines on the sanctioned floor plan hereto annexed and marked as **Annexure 'I'** (hereinafter referred to as the "**Flat**") at or for the lump sum Consideration (hereinafter referred to as the "**Consideration**") also specified in the said **Annexure 'A'** and as incidental thereto, has also agreed to grant to the Purchaser/s the right to use the Car Parking as described in **Annexure 'A'** (hereinafter referred to as the "**Car Parking Space/s**") and the Common Areas (*as defined hereinafter*) subject to the superintendence and rules and regulations formulated by the Society / Condominium / Entity / Apex Body to be formed in relation thereto (The Flat and the Car Parking Space are hereinafter collectively referred to as "**the said Premises**");
- MM. The Owner/Developer has further informed the Purchaser/s that after seeking necessary approvals from the concerned authorities pertaining to upper additional floors above the currently approved floors, as stated herein, such additional floors may be constructed in consonance with such approval / permissions and that neither the Purchaser/s nor the Organization/Apex Body/Federation shall have or claim any rights, benefits or interest whatsoever in respect thereof and/or for any inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity;
- NN. The Owner/Developer has informed the Purchaser/s that the Owner/Developer has entered into /are entering into/will be entering into similar separate agreements with several other persons and parties for the sale of other premises in the said Building;
- OO. In pursuance of the provisions of RERA and RERA rules, the Parties are executing this written agreement for sale in respect of the said Premises and agree to register this Agreement with the office of the sub-registrar of assurances under the provisions of the Registration Act, 1908.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. DEFINITIONS AND INTERPRETATION

- 1.1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim and the capitalized words defined therein and used in the operative portion of this Agreement shall have the meaning assigned to them in the Recitals. The headings given in the operative section of this Agreement and to the schedules/Annexures are only for convenience, and shall not form an operative part of this Agreement or the schedules/Annexures and shall be ignored in construing the same.
- 1.2. The Purchaser/s hereby confirm/s that he/ she/ it/ they has/ have fully read and understood the provisions of this Agreement and has/ have agreed that the Owner/Developer shall have all the rights in respect of the said Building and the Said properties and the Purchaser/s will not object to the same;
- 1.3. In this Agreement, unless the context otherwise requires (i) capitalised terms defined by inclusion in quotations and/or parenthesis have the meanings so ascribed; and (ii) the following expressions shall have the following meanings assigned to them herein below:

THE SECOND SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land or ground with the buildings and standing thereon situate lying and being at Mahim containing by admeasurement 137.27 sq.mtrs. Bearing C. S. No. 1488 of Mahim Division, Street No. 632/652, F. P. No. 207 of TPS III, Mahim and bounded as under:

To the North: By T. Kataria Marg
To the South: By F.P. No. 206
To the West: By Property bearing Final Plot No. 208
To the East: By the Property of Gajanan Moreshwar Joshi

THE THIRD SCHEDULE ABOVE REFERRED TO

Part A

(List of Common Areas and Amenities)

1. Staircase
2. Passage and Mid-landing
3. Corridors
4. Common electric meter for common lights and services.
5. 03 Nos. of Elevators
6. Lift Lobby
7. Fire Fighting Equipment and means to access thereto.
8. Water tank(s)
9. Drainage, storm water drain, electric sub-station if constructed
10. Refuge Area
11. Open spaces around the said new building.
12. Gymnasium
13. Banquet Hall
14. Mechanical Car Parking System
15. Swimming Pool

Part B

(List of Common Areas and amenities for the exclusive use of the Purchaser/s)

1. Terraces (if any) attached to Flats in the Said Building.

Annexure 'A'

Sr. No.	Clause No.	Details	Particulars
1.		Name of the Purchaser/s	Mr. Rijul Ahuja and Ms. Megha Diddi
2.		Present Residential Address of the Purchaser/s	1001, Wadhwa Pristine, Bal Govind das Road, Near Ruparel College Gate 2, Matunga West, Mumbai 400 016.
3.	Recital LL read with Clause 2.1	Description of the Flat	Residential premises bearing no. 3502 admeasuring 105.91 square meters (Approx. 1140 square feet) Carpet Area located on the 35th floor of the said Building (MCGM flat number 3502 presently on 35th floor). The Flat shown on the floor plan hereto annexed and marked as Annexure 'I' by Red hatched lines.
4.	Recital LL read with Clause 2.1 & 2.2	Use of Car Parks	02 Nos. of car parking/s in the Mechanical Car Parking System of the said building.
5.	Recital LL read with Clause 2.1 & 2.2	Consideration	<p>Rs. 4,73,10,000/- (Rupees Four Crores Seventy Three Lakhs Ten Thousand only) being the base price for the Flat ("the Purchase Price") which shall be increased by the quantum of GST or any cess or surcharge by whatever name called on the Purchase Price as per the applicable provisions of any law for the time being in force, whether in force as on the date hereof or which may hereinafter come into force.</p> <p>An indicative schedule with computation of amounts is included in Annexure 'B' hereto annexed.</p>
6.	Clause 12.2, 17.1, 17.2 & 17.11	Other Charges	<p>Rs.00/- (Rupees Zero only) lump sum amount of Clubhouse Membership Charges</p> <p>Rs.1,00,000/- (Rupees One Lakh only) lump sum amount of Legal charges</p> <p>Rs. 50,000/- (Rupees Fifty Thousand only) towards deposit of Electric Meter / Water Meter.</p> <p>Rs.50,000/- (Rupees Fifty Thousand only) towards Society formation charges;</p> <p>Rs.500/- (Rupees Five Hundred only) for Share money, application and entrance fee of the Society/ Condominium/ Company;</p> <p>Rs.2,18,880 /- (Rupees Two Lakhs Eighteen Thousand Eight Hundred Eighty only) Maintenance Security Deposit for proportionate share of Outgoings.</p>



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Medius, Plot Bearing / CTS / Survey / Final Plot No.: 206 207 at GNorth-400016, Ward GNorth, Mumbai City, 400016* registered with the regulatory authority vide project registration certificate bearing No P51900006152 of

1. **Aventa Properties LLP** having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400023.*

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

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

OR

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

- The registration shall be valid up to **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 18/01/2024

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 18-01-2024 12:50:38
Maharashtra Real Estate Regulatory Authority



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No EB/6939/GN/A/FCC/4/Amend

COMMENCEMENT CERTIFICATE

To,
M/s. Aventa Properties LLP
3A/B, Rajabhadur Mansion, Ambalal Dosdhi Marg,
Mumbai

Sir,

With reference to your application No. **EB/6939/GN/A/FCC/4/Amend** Dated, **03 Aug 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 **03 Aug 2018** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **00 C.T.S. No. 206 & 207** Division / Village / Town Planning Scheme No. **Mahim** situated at **L.J. Road Road / Street in G/North 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 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 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. **Sandipkumar Wagh (AEBP) CITY-VII** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 2/8/2019

Issue On : 02 Aug 2016

Valid Upto : 02 Aug 2019

Application Number :

EB/6939/GN/A/CC/1/New

Remark :

Plinth C.C.

Approved By

MCGM

Assistant Engineer (BP)

Issue On : 16 Aug 2019

Valid Upto : 15 Aug 2020

Application Number :

EB/6939/GN/A/FCC/1/NEW

Remark :

This C.C. is endorsed as per last amended plans approval letter dt. 14.05.2019.

Approved By

Vaibhav B.Gandhi Asst. Engg.(BP)City VII
G/North

Assistant Engineer (BP)

Issue On : 25 Sep 2019

Valid Upto : 24 Sep 2020

Application Number :

EB/6939/GN/A/FCC/1/Amend

Remark :

This CC is further extended upto 18th Part floors as per approved amended plans dated 14.05.2019 & as per approved phase I of approved Phase programme dtd 18.09.2019 in accordance with approval from EEBP City III vide note sheet dated 25.09.2019.

Approved By

Vaibhav B.Gandhi Asst. Engg.(BP)City VII
G/North

EB/6939/GN/A/FCC/4/Amend

Assistant Engineer (BP)

Issue On : 02 Aug 2021

Valid Upto : 01 Aug 2022

Application Number :

EB/6939/GN/A/FCC/2/Amend

Remark :

This CC is further extended upto Top of 4th Service Floor as per amended approved plan dtd 14.05.2019 & as per phase-II of phase Programme dtd 18.09.2019 in accordance with approval from EEBP City III vide note sheet dated 05.07.2021.

Approved By

Shri Vaibhav Bhargav Gandhi
AE BP CITY VII

Assistant Engineer (BP)

Issue On : 23 Sep 2022

Valid Upto : 22 Sep 2023

Application Number :

EB/6939/GN/A/FCC/3/Amend

Remark :

This C.C. is further extended up to top of 29th floor (for entire building floor area of phase I and II as per approved phase program dated 18.09.2019) as per last amended approved plan dated 03.06.2022.

Approved By

Sandipkumar Wagh (AEBP) CITY-VII

Assistant Engineer (BP)

Issue On : 25 Mar 2023

Valid Upto : 01 May 2023

Application Number :

EB/6939/GN/A/FCC/4/Amend

Remark :

This C.C. is further extended up to 32nd (part) upper floor (i.e. excluding tenement No. 3 & 4 at 32nd floor) as per approved Phase program dated 15.02.2023 & as per amended approved plans dated 03.06.2022.

Digitally signed by SANDIPKUMAR ARVIND WAGH
Date: 25 Mar 2023 15:14:43
Organization: Brihanmumbai Municipal Corporation
Designation: Assistant Engineer (BP)



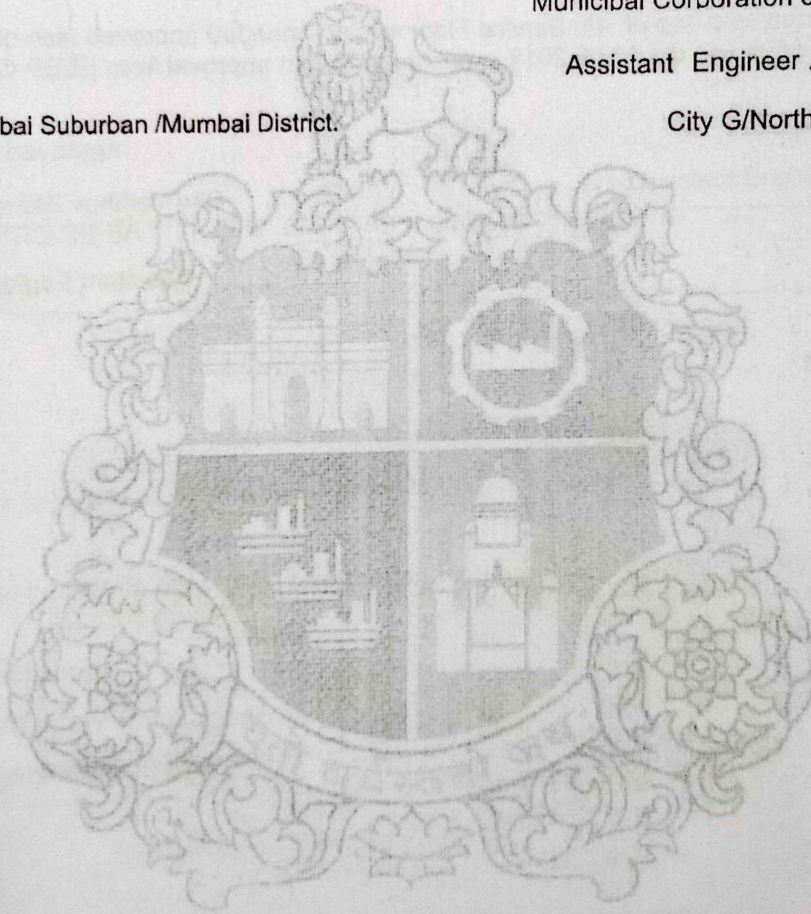
For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal

City G/North Ward

Cc to :

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





Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Medius, Plot Bearing / CTS / Survey / Final Plot No.: 206 207 at GNorth-400016, Ward GNorth, Mumbai City, 400016* registered with the regulatory authority vide project registration certificate bearing No **P51900006152** of

1. **Aventa Properties LLP** having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400023*.

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

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

OR

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

- The registration shall be valid up to **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 18/01/2024

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 18/01/2024 12:50:38
Maharashtra Real Estate Regulatory Authority

Customer: Yes No

CIF No/ Account No.

First Name Middle Name Last Name

RISUL AHUSA

Birth:

13071995

PAN: BLMPA7015B

9167089279

RISUL.AHUSA@GMAIL.COM

Spouse:

MEGHA DIUDI

Father:

PRAMOD KUMAR AHUSA

Gender:

Male Female Third Gender

Marital Status:

Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)

Aadhaar / UID No. 797373060909

Other ID No.

Passport No.:

Driving License No.

MGNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

Residential Status:

Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

RLMS .

CRM NO. 28392047

EMAIL ID. megha.diddi@gmail.com



STATE BANK OF INDIA

Branch PBB HIRANANDANI
Branch Code 4234

CIF No. 1	88763334221 (2)
CIF No. 2	80074005610 (1)
CIF No. 3	
LOS/RLMS :	

Applicant Name: <u>MR. RIJUL AHUJA</u> (2)	
Co-Applicant Name: <u>MS. MEGHA DIDI</u> (1)	
Co-Applicant Name:	
Contact No:	
Loan amount: <u>RS. 4.50 CR</u>	Tenure: <u>30 yrs</u>
Interest Rate:	EMI:
Loan Type: <u>HOME LOAN NEW U/C</u>	SBI LIFE:
Property Location:	
Property Cost:	
Name of Developer / Vendor: <u>PS1900006152</u>	
Name of HLC: <u>SORCIER CONSULTANCY</u>	
Name Of Dealing Officer: <u>MITHUN MITHAVKAR</u>	

	Date		Date
Search - 1		Residence Verification	
Search - 2		Office Verification	
Valuation - 1	<u>Vastukala - 04/06</u>	Site Inspection	
Valuation - 2	<u>Sanjay Doshi - 04/06</u>		

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