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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 :
P51900051220

Project: Pole Star , Plot Bearing / CTS / Survey / Final Plot No.:40/26 at Mumbai City, Mumbai City, Mumbai City, 400014;

1. **Om Shanti Housing Development Company** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400013.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **08/06/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:08-06-2023 16:45:56

Dated: **08/06/2023**
Place: **Mumbai**

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

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BRIHANMUMBAI MUNICIPAL CORPORATION

File No. EB/1041/FS/A

EX. ENG./ 1041 / (B.P.) City-III 12 8 MAY 2024'

Sub: Proposed redevelopment on property bearing C.S.No.40/26, Plot No.48K, Scheme No.60 of Dadar Naigaon division, situated at Dadasaheb Phalke Road, in 'F/South' Ward, Mumbai.

- Ref.:**
- i) Developer's letter dated 15.04.2024 (Pg.C-1 to C-3)
 - ii) Building File No. EB/1041/FS/A
 - iii) Circular u/No. CHE/DP/14770/GEN dated 17.09.2019 (Pg.C-5 to C-32)
 - vi) Circular u/No.CHE/DP/299/Gen dated 12.05.2020 (Pg.C-37)
 - v) Circular dated 27.09.2022 (Pg.C-33 to C-35)
 - vi) Govt. Notification dated 03.05.2023 (Pg.C-39 to C-40)
 - vii) Hon'ble M.C. vide note sheet dated 24.08.2022 (Pg.C-53 to C-71)

Reference is requested to the Developer's letter vide above reference dated 15.04.2024 at Pg.C-1 to C-3, wherein it is requested to allow payment facility in instalment towards Sale Residential Fungible Premium and Staircase, Lifts, Lifts Lobby, Passage Area Premium payable to BMC in respect of building permissions as per above said circulars in this regards. The detailed concessions were approved by Hon'ble M.C. vide note sheet dated 24.08.2022 (at Pg.C-53 to C-67) with zonal F.S.I. 1.33 + 0.84 additional F.S.I. on payment of premium + 0.83 admissible TDR + 2.5 times Setback F.S.I. benefit as per Regn.30 and permissible fungible thereon as per Regn.31(3) of DCPR 2034. The proposed building comprising of Ground floor partly for Pit Puzzle Parking System below Ground (-10.85 mt) & above Ground (+7.55 mt) + 1st to 5th residential floors + 6th partly for refuge & partly for residential + 7th to 12th residential floors + 13th partly for refuge & partly residential + 14th to 20th residential floors + 21st partly residential and part terrace with height 69.95 mt. Accordingly, IOD was issued on 30.08.2022 with zonal F.S.I. 1.33 & 2.5 times setback FSI benefit for building comprising of Basement partly for services & pit puzzle parking system + Ground floor + 1st & 2nd parking levels + service floor + 1st to 5th habitable floors with height 23.55 mt.

Now, Developer vide letter dated 15.04.2024 requested to allow installment facility towards Sale Residential Fungible Premium and Staircase, Lifts, Lifts Lobby, Passage Area Premium as per policy dated 17.09.2019, 27.09.2022 & Govt.