

391/13423

पावती

Original/Duplicate

Thursday, June 23, 2022

नोंदणी क्र.: 39M

7:32 PM

Regn.: 39M

पावती क्र.: 14405 दिनांक: 23/06/2022

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल4-13423-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: संजय विनायक नागतोडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2740.00

पृष्ठांची संख्या: 137

एकूण:

रु. 32740.00

आपणास मूळ दस्त, पॅबनेल प्रिंट, सूची-२ अंदाजे
7:47 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 9658698.225/-

मोबदला रु. 13000923/-

भरलेले मुद्रांक शुल्क : रु. 780100/-

सह दु.निबंधक कुर्ला - 4

सह मुख्य निबंधक, कुर्ला - ४
पुणे उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.740/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2306202212754 दिनांक: 23/06/2022
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2306202212673 दिनांक: 23/06/2022
बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003852094202223E दिनांक: 23/06/2022
बँकेचे नाव व पत्ता:

DELIVERED





23/06/2022

पृष्ठी क्र.2

दुपचा विनांक : सह दु.नि. कुली 4

दरत क्रमांक : 13423/2022

मोडेली :

Regn 03m

गावाचे नाव : नागू

कारारनामा	
1) विवेचना पत्र	13000923
2) मोडेल	9658698.225

3) बाजारभावाविषयक टाक्याच्या दृष्टिकोनातून आकारणी देतो की पट्ट्यात नै नगू करावे)

4) भू-मालक पॅटर्नच्या व घरकामांक (अस्त्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर बॉयन मददिका नं. प्लॉट नं. 1205, माळा नं 12 वा मजला, इमारतीचे नाव: आर्सेनियोल, ब्लॉक नं. आर एस रोड (ओल्ड पी के एक्सटेशन रोड), रोड : राज इंस्टिट्यूट इस्टेट मुंबई परिसर मुंबई 400080, इतर माहिती: एकूण क्षेत्रफळ 57.13 चौ मी कार्पेट एरियाचे 615 चौ फूट कार्पेट रेरा नुसार, एक कात पार्किंग सारित, सी टी एस नं 698/1, विटनेज - नगू, (C.T.S. Number : 698/A1 ;)

1) 615 चौ.फूट

2) क्षेत्रफळ

6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

7) दस्तावेज करून घेणा-या/विस्तृत ठेवणा-या पत्रकाराचे नाव किंवा दिवशी न्यायलयाचा हुकूमनामा किंवा आदेशा अस्त्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-ऍसर्स श्रीनाथ विटनेस तर्फे पॉटनर संजय बामन तरे तर्फे कबुलीजबाबकारिता जितेंद रामचंद्र राणे वय:-55; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: श्रीजी आयकॉन, ब्लॉक नं: रायवेंद स्वामी रोड, रोड नं: नागू, मुंबई परिसर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 फॅन नं:-AAAFS3986R

2): नाव:-ऍसर्स श्रीनाथ विटनेस तर्फे पॉटनर दिगंबर आर सुखी तर्फे कबुलीजबाबकारिता जितेंद रामचंद्र राणे वय:-55; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: श्रीजी आयकॉन, ब्लॉक नं: रायवेंद स्वामी रोड, रोड नं: मुंबई परिसर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 फॅन नं:-AAAFS3986R

3): नाव:-ऍसर्स श्रीनाथ विटनेस तर्फे पॉटनर जितेंद एन. शाह तर्फे कबुलीजबाबकारिता जितेंद रामचंद्र राणे वय:-55; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: श्रीजी आयकॉन, ब्लॉक नं: रायवेंद स्वामी रोड, नागू, रोड नं: मुंबई परिसर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 फॅन नं:-AAAFS3986R

4): नाव:-ऍसर्स मितालसु इंद्रलसर्स प्रा. लि. तर्फे जयचंकर मिताराम आर जगिंड तर्फे मुखत्यार मेसेस श्रीनाथ विटनेसचे पॉटनर संजय बामन तरे आण दिगंबर आर सुखी तर्फे कबुलीजबाबकारिता जितेंद रामचंद्र राणे वय:-55; पत्ता:-प्लॉट नं: ऑफिस नं बी-1101, माळा नं: -, इमारतीचे नाव: एक्सप्रेस झॉन, ब्लॉक नं: इन्व्हेस्ट्. हबबे, ओबेरॉय मॉल समोर, रोड नं: मालाड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400097 फॅन नं:-AALCM8274E

8) दस्तावेज करून घेणा-या पत्रकाराचे व किंदा दिवशी न्यायलयाचा हुकूमनामा किंवा नॉटिस अस्त्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-संजय विनायक नागातोडे वय:-53; पत्ता:-प्लॉट नं. प्लॉट नं. ए-81, माळा नं. -, इमारतीचे नाव: माला टॉवर्स, ब्लॉक नं: लोखंडवाला कॉम्प्लेक्स, एसबीआय ऑफिसस प्लॅटनस, रोड नं: अशरी परिसर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400053 फॅन नं:-ACAPN4082D

9) दस्तावेज करून दिल्याचा दिनांक

23/06/2022

10) दरत नोंदणी केलेल्याचा दिनांक

23/06/2022

11) अनुक्रमक, खंड व पृष्ठ

13423/2022

12) बाजारभावाच्या मुद्रांक शुल्क

780100

13) बाजारभावाच्या नोंदणी शुल्क

30000

14) पत्ता



15) को-मालकी विद्यमान घनतोला संशोधन:-

मुद्रांक शुल्क आकारतांना निवडविला मुद्रांक :-

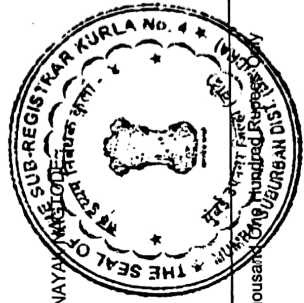
(i) within the limits of any Municipal Corporation or any Cantonment area situated in II.

करल ४
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CHALLAN
MTR Form Number-6

GRN	MH003852094202223E	BARCODE		Date	23/06/2022-12:58:32	Form ID	25.2
Department	Inspector General Of Registration						
Type of Payment	Stamp Duty Registration Fee						
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4						
Location	MUMBAI						
Year	2022-2023 One Time						
Account Head Details	Amount In Rs.						
	Stamp Duty	780100.00					
Registration Fee	30000.00						
PIN	4 0 0 0 8 0						
Remarks (If Any)	SecondPartyName=SANJAY VINAYAK WANSOTRA						
Amount In	Eight Lakh Ten Thousand						
Words	8,10,100.00						
Total	8,10,100.00						
Payment Details	FOR USE IN RECEIVING BANK						
Cheque/DD Details	Bank CIN	69103332022062314486					2752756694
	Bank Date	23/06/2022-12:59:05					Not Verified with RBI
Name of Bank	IDBI BANK						
Name of Branch	Not Verified with Scroll						



Department ID : 7039411234
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चालन करत घेतलेल्या कायद्याच्या दस्त्यासाठी ताली आहे. नोंदणी व कायद्याच्या दस्त्यासाठी सादर चालन लागू आहे।

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करल ४		
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AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai on this 23rd day of June, 2022 BETWEEN M/s. **SHREENATH BUILDERS (PAN: AAAFS3966R)**, a Company incorporated and registered under the provisions of Indian Partnership Act, having its Registered Office at Shreeji Icon, Raghvendra Swamy Road, Nahur, Mulund (West), Mumbai - 400080 hereinafter called **PROMOTERS/OWNERS** (which expression shall unless repugnant to the context or meaning thereof mean and include the present Partners, their survivor or survivors of them, their respective heirs, executors, and administrators) of the **FIRST PART**

AND

1. **Mr. Sanjay Vinayak Nagtode (PAN - ACAPN4082D)**

of Mumbai, Indian Inhabitants, having their address at A-81, Mala Towers Complex, SBI officers Flats, Andheri (W), Mumbai - 400053 hereinafter called **"THE PURCHASER/S"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include in the case of an individual/s his/her/ their respective heirs, executors, administrators and permitted assigns and in the case of a partnership firm or Limited Liability Partnership, the partners from time to time constituting the firm and their respective survivors and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in the case of a company or a body corporate its successors in title and their permitted assigns and which term shall for the sake of brevity include references to one or to more than one Purchaser) of the **Second Part**.

AND

M/s. **MITASU DEVELOPERS PVT. LTD. (PAN - AALCM8274E)**, a company incorporated under the provisions of the Companies Act, 2013 and having its registered office at B-1101 Express Zone, W.E. Highway, Diagonally Opp. Oberoi Mall, Malad (East), Mumbai 400 097, hereinafter called **"DEVELOPER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors in title and assigns) of the **Third Part**,



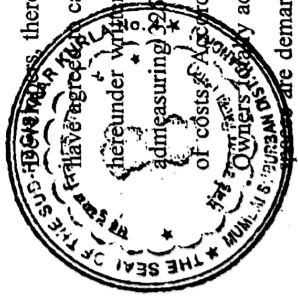
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I) Various registered Deed of Conveyances, the Owners have purchased all those pieces and parcels of land or ground situate, lying and being at Village Nahur, Taluka Kurla in the Registration District and Sub District of Mumbai City and Mumbai Suburban and in the District of Mumbai Suburban bearing CTS No. 698/A1 admeasuring in aggregate 3026.00 sq. mtrs. or thereabouts more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Said Property");

II) In view thereof, the Owners (hereinafter for brevity's sake referred to as Owners) are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land or ground situate, lying and being at Village Nahur, Taluka Kurla in the Registration District and Sub District of Mumbai City and Mumbai Suburban and in the District of Mumbai Suburban bearing CTS No. 698/A1 admeasuring in aggregate 3026.00 sq. mtrs. or thereabouts more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Said Property");

III) By and under an Agreement for Sale dated 20th September 2018 executed by and between the Owners, therein referred to as the Vendors of the One Part and the Purchasers, therein referred to as the Purchasers of the Other part, the Developers carry on the construction on the property described in the Schedule hereunder written and further agreed to handover to the Owners constructed area admeasuring 3252 sq. meters equivalent to 35000 sq. feet RERA Carpet Area free of costs including flats, which are coming to the share or allotment of the Owners. The Owners' admeasuring 35000 sq. feet RERA carpet area and the car parking area are demarcated and a list of the Owners' area and the Developers Area is annexed hereto as Annexure E.



IV) Pursuant to the Agreement for Sale dated 20th September 2018, executed by and between the Owners and the Developers, the Developers have agreed to construct and allot an area admeasuring 3252 sq. meters equivalent to 35000 sq. feet RERA Carpet area free of costs to the Owners.

V) The Developers declares that at present it is developing the project which comprises of Basement (pit) + Ground (still) + 2 Podiums + 22 upper residential floors on the said Property. The Developer further declares that the Developers is fully and freely entitled to change, amend, modify, alter, resubmit the details, designs, specifications etc. in respect of existing as well as further development on the said Property in such manner as the Developers may in its own discretion deem fit and proper subject to the Developers' entire responsibility and liabilities.

[Handwritten signatures and initials]

करल ४.
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further consent from the Purchaser as it is agreed by the Purchaser that the Owners and the Developers have already informed the Purchaser (about such possible construction).

2. The Purchasers have prior to the execution of this Agreement for Sale satisfied themselves about the title of the Owners/Developers to the said Property more particularly described in the Schedule hereunder written and the Purchasers shall not be entitled to further investigate the title of the Owners/Developers to the said land/property and no requisitions or objections shall be raised upon any matters relating thereto. A copy of the Certificate of Title issued by Om Prakash Shukla, Advocate is annexed hereto and marked as Annexure "B". The Purchasers shall purchase the premises hereinafter mentioned on the basis of the said Certificate of Title.



3. The Purchaser agrees to purchase from the Owners and the Owners to the Purchaser on what is known as "Ownership Basis" a Flat/Unit in the 12th Residential Floor of the building known as "ARCENCIE" admeasuring RERA carpet area of 57.13 Sq. Mtrs. / 615 Sq. Ft. surrounded by red colour boundary line in the Floor Plan thereof hereto annexed as Annexure "A" (hereinafter referred to as "the said Flat/Unit") for a lump sum consideration of INR 1,30,00,923/- (Rupees One Crore Thirty Lakh Nine Hundred Twenty Three Only) which shall include the proportionate price of the common areas and facilities appurtenant to the said Flat as shown surrounded by Red colour boundary line on the said Plan. The nature, extent and description of the common areas and facilities appurtenant to the said Flat is more particularly described in Item Nos. (1) and (2) of the Third Schedule hereto.

4. The Owners has agreed to permit the Purchaser/s, the right to exclusively use one car parking space/s in (open / covered / under stilt / Podium Level 1 / Podium Level 2) (exact number and location to be allotted later) (hereinafter referred to as "the Parking Space/s").

5. The Purchaser shall pay to the Owners the agreed lump sum consideration of INR 1,30,00,923/- (Rupees One Crore Thirty Lakh Nine Hundred Twenty Three Only) as above, in the following manner:-

1	As earnest money on or before execution of this Allotment / Agreement	10%
2	On or before Completion of Foundation.	10%
3	On or before Completion of Plinth Work.	10%
4	On or before Completion of 1 st & 2 nd Slab.	4%
5	On or before Completion of 3 rd & 4 th Slab.	4%

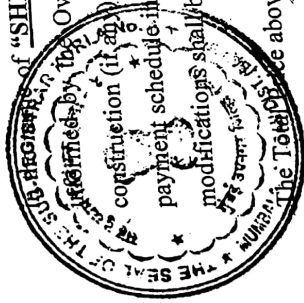
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 2026
 2026

On or before Completion of 5 th & 6 th Slab.	4%
On or before Completion of 7 th & 8 th Slab.	4%
On or before Completion of 9 th & 10 th Slab.	3%
On or before Completion of 11 th & 12 th Slab.	3%
On or before Completion of 13 th & 14 th Slab.	3%
On or before Completion of 15 th & 16 th Slab.	3%
On or before Completion of 17 th & 18 th Slab.	3%
On or before Completion of 19 th & 20 th Slab.	3%
On or before Completion of 21 st & 22 nd Slab.	3%
On or before Completion of 23 rd Slab.	3%
On or before Completion of Internal & External Brick Work.	7%
On or before Completion of Internal Plaster Work.	7%
On or before Completion of External Plaster Work.	6%
On or before Completion of Flooring & Tiling Work.	5%
Within seven days of the Owners intimating the Purchaser/s that the said Flat is ready for Occupation or before the Purchaser/s take/s the possession of the said Flat, whichever is earlier.	5%
TOTAL	100%

(Time being essence of Contract)

All payments to be made by the Purchaser/s under this Agreement shall be by cheques, demand drafts, pay orders (including remittances from abroad) made out in favour of the Owners of "SHREENATH BUILDERS" and/or any other Bank as may be specified in the Agreement. In the event of the approval for the additional construction (if any) being obtained, the Owners shall have the right to modify the payment schedule in relation to the instalments remaining to be paid, and any such modifications shall be binding on the Purchaser.



The Total consideration above excludes other charges and taxes i.e. consisting of tax paid or payable by the Owners by way of GST, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Owners up to the date of handing over the possession of the Flat.

The aforesaid total consideration is escalation-free, save and except escalation/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, Local Bodies/Government from time to time. The Owners undertakes and agrees that while raising a demand on the Purchaser for increase in Development charges, cost, or levies imposed by the competent authorities etc., the Owners shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along

(Signatures)

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is nominated to remain present before the concerned Registrar of Assurances to admit the execution and the Owners/Developers shall not be responsible for not lodging the said agreement by the Purchaser for registration. The expenses for the registration including further stamp duty, penalties premium etc., shall be borne and paid by the Purchaser alone.

IN WITNESS WHEREOF the parties have executed these presents the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(the said property)

All that piece or parcel of land or ground bearing CTS No. 698/A1 admeasuring in aggregate 3026 sq. mtrs., situated, lying and being at Village Nahur, Taluka Kurla in the Registration District and Sub District of Mumbai City and Mumbai Suburban and in the District of Mumbai.



THE SECOND SCHEDULE ABOVE REFERRED TO:

AMENITIES IN FLAT
FITTINGS & FIXTURES INSIDE EACH FLAT

INTERNAL WALLS

- Internal walls will be covered with GYPSUM and finished with Luster paint.
- Elegant high quality Vitrified Tiles along with Skirting in flooring
- Main Entrance Door Laminated on both sides with high quality fittings..
- Anodized Aluminium Sliding Windows.
- Provision for Television / Telephone / Internet, connections, in each Apartment.
- Provision for Split A.C. in all bedrooms.

KITCHEN

- High designer Tiles dado of reputed make on kitchen platform.
- Granite Slab/ Quartz for platform top and stainless steel sink of reputed brand.
- Branded C.P. fittings.

TOILET & BATHROOMS

- Designer tiles up to door height in toilet with dry and wet area.
- Sanitary ware of First Quality and Reputed Brand.

Handwritten signatures and initials, including 'MB' and 'MB'.

कल ४
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SECURITY

- Video door phone
- Intercom Facility
- C.C.T.V in common area

THE THIRD SCHEDULE ABOVE REFERRED TO:
(COMMON AREAS AND FACILITIES) (GENERAL AMMENITIES)

1. Common areas shall include open spaces, common entrances, common passages, lobbies, lift lobbies, staircases and landings, Lift/s and Lift shafts and roof terraces in the Buildings.
2. Common facilities in the Building shall include:-
 - Elevators of reputed Brand.
 - Plumbing lines, Sewerage and Drainage lines, Electric Fixtures & Fittings, Watchman Cabin, Society Office, Pump Room, Meter Room
 - Overhead and underground Water Tanks, Water Pipes, Water Meters.
3. Common Facilities in the Layout shall include:-
 - Landscaped open spaces.
 - Driveways, Compound Wall & Gates.
 - Rain Water harvesting system.
 - Grand Double Height Entrance Lobby.
 - Well Designed Spacious each Floor Lobby.
 - Ample Parking Space in Stilt and Podium, well designed driveway.
 - Children's Play Area.
 - Senior Citizen's Area.
 - Fitness Center with Steam and Massage Room and Space for Indoor Games.
 - Terrace sit-outs.
 - Open Air Yoga Deck on Terrace.
 - Swimming Pool on Podium.
 - Fire-Fighting equipment as per specifications provided by Chief fire Officer of M.C.G.M.



[Handwritten signature]

8023/38/21
 SIGNED AND DELIVERED for and on behalf of the
 above named "OWNERS"
 M/S. SHREENATH BUILDERS

through its Partner/s

1. Mr. Sanjay Waman Tare
2. Mr. Digamber R. Sukhee
3. Mr. Jitendra N. Shah

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in the presence of

- 1) MADHAN NAGODE, S. Nagode
- 2) Madhan, P. Diwane - P.L.

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in the presence of

- 1) Mr. S. Nagode.
- 2) P.L.

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SIGNED AND DELIVERED for and on behalf of the above named "DEVELOPERS" M/S. MITASU DEVELOPERS PVT.LTD through its Director/s

1. MR. MITARAM R. JANGID, through its C.A.
- M/S. SHREENATH BUILDERS

in the presence of

- 1) Mr. S. Nagode
- 2) P.L.

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RECEIPT

४२८१ ४		
१३६२३	२०	२३१०
२०२२		

RECEIVED the sum of INR 19,50,138/- (Rupees Nineteen Lakh Fifty Thousand One Hundred Thirty Eight Only) from the within named Purchaser towards part payment for Flat No. 1205, in the manner as follows:-

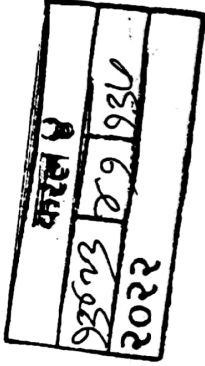
Sr. No	Amount (Rs.)	T.D.S.	Cheque No. / UTR No.	Dated	Drawn on Bank
1.	5,00,000/-	-	138364	05/04/2022	State Bank of India
2.	8,00,092/-	-	138365	04/05/2022	State Bank of India
3.	5,00,000/-	-	NEFT	19/05/2022	State Bank of India
4.	1,50,046/-	-	NEFT	24/05/2022	State Bank of India
	19,50,138/-		TOTAL		

We Say Received INR 19,50,138/-,
FOR SHREENATH BUILDERS

[Signature]
[Signature]

Partner





ANNEXURES and SCHEDULES to AGREEMENT FOR SALE:-

Sr. No.	Annexure No.	Details of Annexure
1	A	Plot boundary with Hatched Building Plan
2	A-1	'Said flat' shown on plan
	B	Title Certificate dated 8.5.2019 – Om Prakash Shukla
3	C	Property Card
4	D	IOD – CHE/ES/1285/T/337 (New) CC – CHE/ES/1285/T/337(NEW)/FCC/2/Amend Distribution of Flats RERA Certificate – P51800021946 POA – Mitasu Developers to Shreenath Builders KRL2-7024-2021 dated 12/04/2021 Resolution – Mitasu Owners Pvt. Ltd. Index II – 11388/2018 dated 24/09/2018



SCHEDULES:

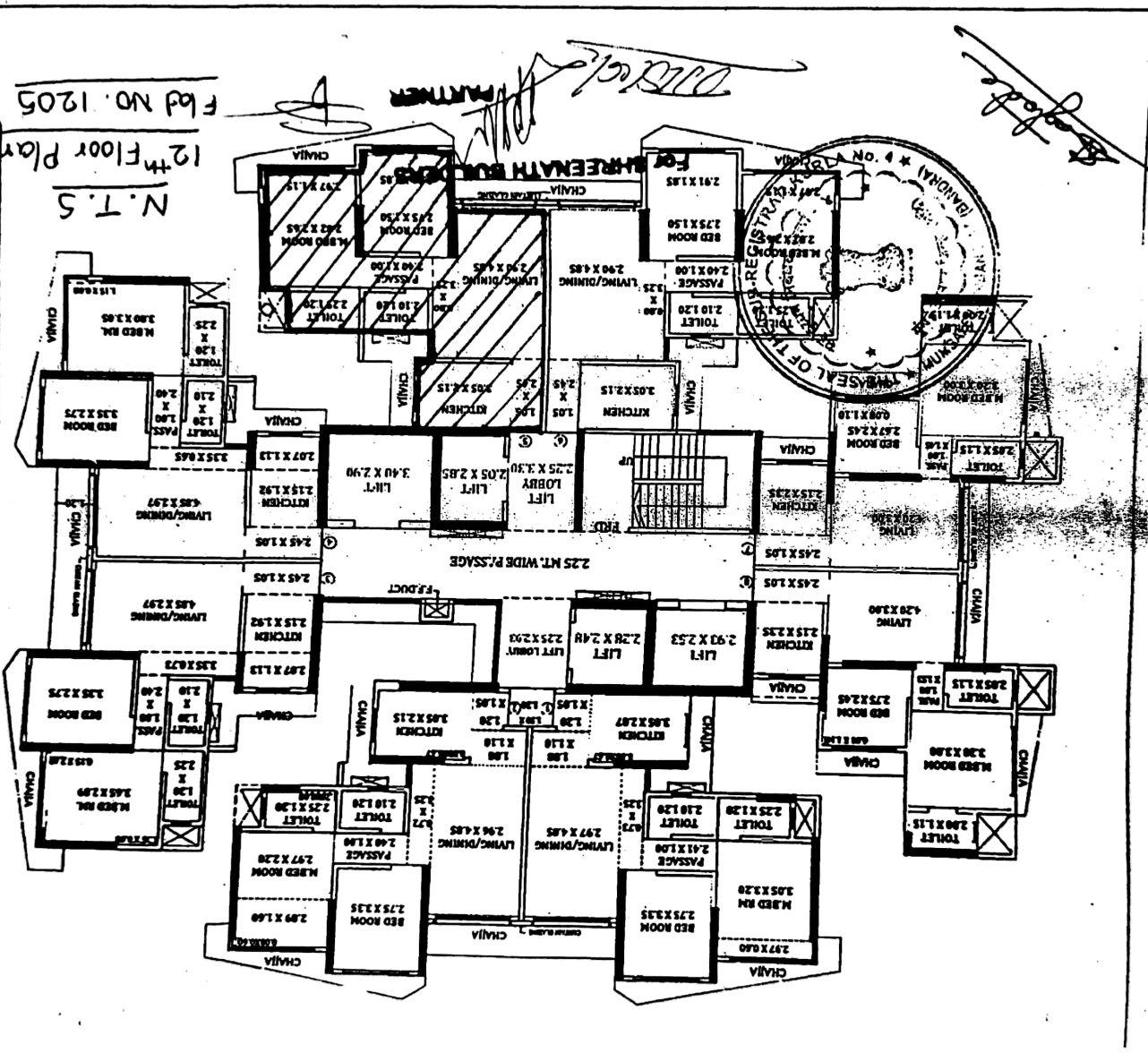
FIRST : SAID PROPERTY

SECOND: SPECIFICATION OF FLAT

THIRD: COMMON AREAS

कल 8
2302
2022

Fld NO. 1205
12th Floor Plan
N.T.S





MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1285/T/337(NEW)/FCC/2/Amend

COMMENCEMENT CERTIFICATE

13023	85	230
2022		

To,
M/s Shreenath Builders
Classic Plaza, Shop No. 13, Gokhale Road, naupada,
Thane West, 400602

Sir,

With reference to your application No. CHE/ES/1285/T/337(NEW)/FCC/2/Amend Dated: 07 Jan 2019 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 07 Jan 2019 of the Mumbai Municipal Corporation Act 1968 to erect a building in Building development work of on plot No. - C.T.S. No. 698A/1 and 698A/2 Division / Village / Town Planning Scheme No. MULUND-W situated at Raghavendra Swami Road Road / Street in T Ward Ward.

The Commencement Certificate / Building Permit is granted on the following conditions. --

1. The land vacated on consequence of the endorsement of the setback line/ road widening 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 not exceed three years provided further that such lease 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. A.E.B.P. S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 30/12/2016



87778
3383
2022

Issue On : 31 Dec 2014 Valid Upto : 30 Dec 2015
 Application Number : CHE/ES/1288/JT/037(NEW)/CC/1/0/6

Remark :

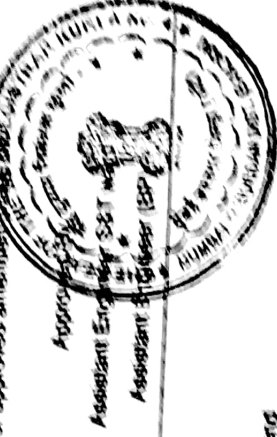
C.C upto Silt level as per approved plans dt. 21.11.2014

Approved By
 E.E:ESP/RES-1
 Executive Engineer

Issue On : 30 Jul 2019 Valid Upto : 29 Jul 2020
 Application Number : CHE/ES/1288/JT/037(NEW)/FOC/1/1/0/6

Remark :

CC is re-endorsed for work of Basement for Pit parking and U.G. Tank + Silt for 10th stack parking + 2nd podium for horizontal (landem) parking + 2nd podium for Stack Parking only as per approved amended plans dt. 21.05.2019.



Issue On : 30 Apr 2021 Valid Upto : 29 Apr 2022
 Application Number : CHE/ES/1288/JT/037(NEW)/FOC/1/Amend

Remark :

C.C. is extended up to 10th (p) upper floors (by seeking part 10m floor i.e. flat nos. 1, 2,3 & 4, against temporary structure already approved and against handing over of amenity open space), as per approved amended plans dt. 21.05.2019

Approved By
 Assistant Engineer S&T ward

CHE/ES/1288/JT/037(NEW)/FOC/2/Amend

Assistant Engineer (BP)

कर्मल ४		
१३०२३	५०	१३५
२०२२		

Issue On : 26 Nov 2021

Valid Upto : 30 Dec 2021

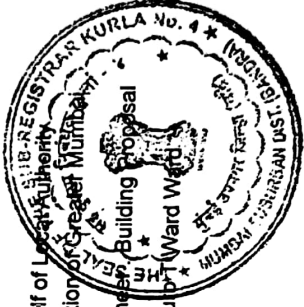
Application Number :

CHE/ES/1285/T/337(NEW)/FCC/2/Amend

Remark :

Further C.C. extended up to 21st (part) upper floors (by restricting part 21st floor i.e. flat nos. 1, 2, 3 & 4, against temporary structure already approved and against handing over of amenity open space) as per amended plans dated 14/08/2021.

Name : Nitin Vasantao Patil
Designation : Assistant Engineer
Organization : Personal
Date : 26-Nov-2021 13: 07:22



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai
Assistant Engineer
Eastern Suburban Ward 107

Cc to :

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

CHE/ES/1285/T/337(NEW)/FCC/2/Amend

Page 3 of 3 On 26-Nov-2021





MUNICIPAL CORPORATION OF GREATER MUMBAI

Notasheet

Application Number : CHE/ES/1285/T/337
(NEW)/Other/5/New
Zone Name : Eastern Suburb
Architect/LE/SE Name : SHASHIKANT LAXMAN
JADHAV

Ward Name :
Inward Date :
Issued On :

करल ४		
१३४२३ Marked	५९	१३५
२०२२	2019	

07 Jan 2022

Authority Remark:

CC is Revalidated upto 30.12.2022 as proposed.

Name : Nitin Vasantrao Pali
Designation : Assistant
Engineer (BP)
Organization : Personal
Date : 07-Jan-2022 17: 47:13





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

करल ४		
१३३	ए	१३०
२०२२		

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800021946

Project: **Arcenciel** , Plot Bearing / CTS / Survey / Final Plot No.: **698 A/1 at Kurla, Kurla, Mumbai Suburban, 400080;**

1. **Mitsuo Developers Pvt Ltd** having its registered office / principal place of business at **Tehsil: Borivall, District: Mumbai Suburban, Pin: 400097.**

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 schedule 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 25/08/2019 and ending with 30/09/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid
Digitally Signed by
Dr. Vaasan Pramanand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 22:35:21

Dated: 08/09/2021
Place: Mumbai

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





BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22

OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND FULL OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034

[CHE/ES/1285/T/337(NEW)/OCC/1/New of 25 April 2024]

To,
M/s Shreenath Builders
Classic Plaza, Shop No.13, Gokhle Road, naupada, Thane West,400602.

Dear Applicant,

The Full development work of Residential building comprising of Full Occupation Certificate for proposed building comprising Basement + Stilt + 1st Podium + 2nd Podium + 3rd to 21st & 22nd(pt.) upper floors + LMR & OHT as per the last approved plans dated 22.08.2022. on plot bearing CTS No. 698A/1 and 698A/2 of village MULUND-W at Raghvendra Swami Road is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV , Licensed Surveyor , Lic. No. J/167/LS , Shri. SHAILESH R Mahimtura , Structural Engineer, Lic. No. STR/39 and Shri. Gopal N. Utekar , Site supervisor, Lic.No. U/24/SS-I and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/1285/T/337(NEW)-CFO/1/New. dated 15 January 2024 . The same may be occupied and completion certificates submitted as sighted above,are hereby accepted.

The FULL OC is approved subject to following conditions:

Full Occupation Certificate for proposed building comprising Basement + Stilt + 1st Podium + 2nd Podium + 3rd to 21st & 22nd(pt.) upper floors + LMR & OHT as per the last approved plans dated 22.08.2022.

Copy To :

1. Asstt. Commissioner, T Ward
 2. A.A. & C. , T Ward
 3. EE (V), Eastern Suburb
 4. M.I. , T Ward
 5. A.E.W.W. , T Ward
 6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please

Digitally signed by Suhas Vasant Nemane
Date: 25 Apr 2024 18:21:30
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

Yours faithfully
Executive Engineer (Building Proposal)
Brihanmumbai Municipal Corporation

CHE/ES/1285/T/337
(NEW)/OCC/1/New

Page 1 of 2 On 25-Apr-2024

