



Tuesday, November 07, 2017  
9:09 AM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 14667 दिनांक: 07/11/2017

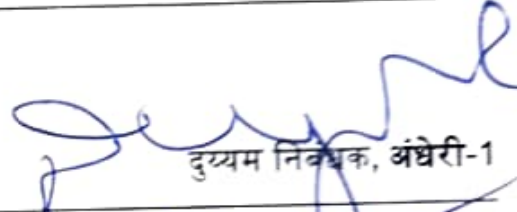
गावाचे नाव: विलेपार्ले  
दस्तऐवजाचा अनुक्रमांक: वदर1-12480-2017  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: त्रिश्रा राजीव पटनी - -

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 3120.00  
पृष्ठांची संख्या: 156

एकूण: रु. 33120.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
9:16 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 21533731.275 /-  
मोबदला रु. 34000000 /-  
भरलेले मुद्रांक शुल्क : रु. 1700000 /-

  
दुय्यम निबंधक, अंधेरी-1  
सह. दुय्यम निबंधक, अंधेरी क्र.-१,  
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006643319201718E दिनांक: 07/11/2017  
बँकेचे नाव व पत्ता:  
2) देयकाचा प्रकार: By Cash रक्कम: रु 3120/-

Trishna Patani

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		07 November 2017, 09:07:10 AM	
Valuation ID	2017110760		
वदर।			
मूल्यांकनाचे वर्ष	2017		
जिल्हा	म्हडें (उपनगर)		
मूल्य विभाग	36-वित्तपार्ले पूर्व ( अंधेरी )		
उप मूल्य विभाग	36/183भुभाग उत्तरेस गावाची हद्द, पूर्वेस दूनगती मार्ग, दक्षिणेस वॉर्ड सीमा व पश्चिमेस रेल्वे लाईन		
सर्व्हे नंबर /न भू क्रमांक	सि टी एस नंबर#620		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खूली जमीन	निवासी सदनिका	कार्यालय	दुकाने
108300	181900	228800	315900
			औद्योगिक
			181900
			मोजमापनाचे एकक
			चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>			
मिळकतीचे क्षेत्र	109.26 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	I-आर सी	मिळकतीचे वय-	0 TO 2 वर्ष
उदववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor
			मिळकतीचा प्रकार-
			बांधीव
			मूल्यदर/बांधकामाचा दर -
			Rs 181900/-
मजला निहाय घट/वाढ = 105% apply to rate = Rs 190995/-			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार नविन दर ) + खुल्या जमिनीचा दर )			
= (( (190995-108300) * (100/100) ) + 108300)			
= Rs 190995/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 190995 * 109.26		
	= Rs 20868113.7/-		
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौरस मीटर		
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * ( 190995 * 25/100 )		
	= Rs 665617.575/-		
<b>एकत्रित अंतिम मूल्य</b>	मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मॉडर्नाईज मजला क्षेत्र मूल्य + लग्नाच्या सधवीचे मूल्य + वरील सधवीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य		
	A + B + C + D + E + F + G + H		
	= 20868113.7 + 0 + 0 + 0 + 665617.575 + 0 + 0 + 0		
	Rs 21533731.275/-		

Home

Print

बदर - ५		
१२४.७०	१	३५२
२०१७		



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2017

स्ताचा प्रकार : अनुच्छेद क्रमांक .....  
 गदरकर्त्याचे नाव : अखारनाम  
 आलुका :- मुंबई / अधरी / बोरीवली / कुर्ला  
 गावाचे नाव : विलेपार  
 मारभूमापन क्रमांक / सर्व्हे क्र. / अंतिम भूखंड क्रमांक : ६२०, ६२०/९  
 न्य दरविभाग (झोन) : ३६ उपविभाग ९६  
 मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
 ती चौ.मी.दर : ९६६००/-  
 स्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : ९०६.२६ बिल्ट अप चौ.मीटर / फुट  
 नारपाकिंग : इक गच्ची: नाही पोटाळा : नाही  
 मजला क्रमांक : ०१ उदवाहन सुविधा आहे/नाही  
 बांधकाम वर्ष : घसारा : नाही  
 बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे  
 निर्धारित केलेले बाजारमुल्य : २,९५,२६,०००/-  
 दस्तांमध्ये दर्शविलेला मोबदला : ३४०,००,०००/-  
 देय मुद्रांक शुल्क : ९६,००,०००/- भरलेले मुद्रांक शुल्क : ९६,००,०००/-  
 देय नोंदणी फी : ३०,०००/-

बंदर - १		
९२४८०	२	९५२
२९५		

सी-बिल्ट अप चौ.मीटर ९०६.२६ x ९६६००/५५ = २०,६६६,५००/-

पाकिंग चौ.मीटर ९३.०४ x ९६६००/- x ५५ = ६६६,०००/-


बाजारमुल्य : २,९५,२६,०००/-  
 मोबदला : ३,४०,००,०००/-  
 देय मुद्रांक शुल्क : ९६,००,०००/-  
 देय नोंदणी फी : ३०,०००/-



लिपिक

सह दुय्यम निबंधक

**CHALLAN**  
MTR Form Number-6

MH006643156201718E	<b>BARCODE</b> 	Date 27/10/2017-18:58:58	Form ID 25 2
<b>Payment</b> Inspector General Of Registration Non-Judicial Customer-Direct Payment <b>Payment</b> Sale of Non Judicial Stamps SoS Mumbai only		<b>Payer Details</b> TAX ID (If Any) PAN No.(If Applicable) AFKPM8244B	
<b>Name</b> BDR4__JT SUB REGISTRAR ANDHERI 2 <b>Location</b> MUMBAI		Full Name TRISHNA RAJEEV PATILNI	
2017-2018 One Time <b>Account Head Details</b>		Flat/Block No. FLAT NO 702 SAKET RE SIDENCY CHS LTD Premises/Building	
45501 Sale of NonJudicial Stamp	Amount In Rs. 1700000.00	Road/Street CTS NO 620 620 1 TO 2 Area/Locality VILE PARLE E MUMBAI Town/City/District PIN 4 0 0 0 5 7	
		Remarks (If Any) PAN2= AANFR8866J-PN-REGENT BUILDERS-CA-34000000	
		Amount In Words Seventeen Lakh Rupees Only	
		17,00,000.00	
<b>Payment Details</b> STATE BANK OF INDIA		FOR USE IN REGISTERED OFFICE	
<b>Cheque-DD Details</b>		Bank - CIN Ref No 0004057201710274115100KD351000	
Cheque/DD No		Bank Date RBI Date 27/10/2017-19:00:05	Not Verified with RBI
Name of Bank		Bank-Branch STATE BANK OF INDIA	
Name of Branch		Scroll No Date	Not Verified with Scroll



\* This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mumbai: 27/10/2017 19:00:05  
 \* ये चालन केवल न्यायिक कार्यालयों में ही दर्ज करने के लिए मान्य है। - न्यायिक कार्यालयों के अतिरिक्त अन्य जगहों पर मान्य नहीं है।

अदालत - १

92600	3	992
20/10		



**CHALLAN**  
**MTR Form Number-6**

MH006643319201718E	<b>BARCODE</b> 	Date 27/10/2017 19:05:50	Form ID
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Agent Inspector General Of Registration		Payer Details	
Registration Fees		TAX ID (If Any)	
Type of Payment Ordinary Collections IGR		PAN No.(If Applicable)	AFKPM8244B
Name	BDR4_JT SUB REGISTRAR ANDHERI 2	Full Name	TRISHNA RAJEEV PATIL NI
Location	MUMBAI	Flat/Block No.	FLAT NO 702 SAKET RESIDENCY CHS LTD
Period	2017-2018 One Time	Premises/Building	
<b>Account Head Details</b>		Amount In Rs.	
3301	Amount of Tax	30000.00	Road/Street
			GTS NO 620 620 1 TO 2
			Area/Locality
			VILE PARLE EAST MUMBAI
			Town/City/District
			PIN
			4 0 0 0 5 7
			Remarks (If Any)
			PAN2=AANFR8866J-PN=REGENT BUILDERS-CA
		Amount In	Thirty Thousand Rupees
		Words	30,000.00



Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING OFFICE	
<b>Cheque-DD Details</b>		Bank CIN	Ref. No	00040572017102700763	CHKD9354197
DD No.		Bank Date	RBI Date	27/10/2017-15:06:20	Not Verified with RBI
Bank		Bank-Branch	STATE BANK OF INDIA		
Branch		Scrill No.	Date	Not Verified with Scrill	

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. Not Available  
 हाचा कॅलन केवल दुरयम निविदाक कार्यालयात नोंदणी करण्याच्या दस्तऐवजासाठी लागू आहे. याचा कॅलन केवल दुरयम केवल नोंदणी केलेल्या कार्यालयात नोंदणी केलेल्या दस्तऐवजासाठी लागू आहे. मोबाईल नंबर उपलब्ध नाही

बंद - १

92500	१०	१५२
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२०१७

**AGREEMENT FOR SALE**

This Agreement made at Mumbai on this 27<sup>th</sup> day of OCTOBER, in the Christian year Two Thousand Seventeen by and between

*[Handwritten signature]*

**M/S. REGENT BUILDERS**, a partnership firm registered under Indian Partnership Act, 1932, having **PAN-AANFR8866J**, having its registered office address at 603, Inizio, Cardinal Gracious Road, Chakala, Andheri (East), Mumbai – 400 099 through its Partner Mr. Kanwal R. Bohra aged about 32 years, hereinafter referred to as “THE DEVELOPERS” (which expression shall, unless it be repugnant to the context or meaning thereof mean and include the successors and assigns of the said partnership firm, the partners for the time being and from time to time constituting the said partnership firm, the survivors or survivor of them, the heirs, executors and administrators of such last survivor, his or her or their assigns and the beneficiaries and successors in title of them) of the First Part

*Trishna Patni*



PART - 8		
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2017		

AND

**MRS. TRISHNA RAJEEV PATTNI** Aged- 39 year having Pan No. **AFKPM8244B** of Mumbai, Indian Inhabitant having address at **D/901, Greenwoods, Chakala, Andheri – Kurla Road, Andheri (East), Mumbai – 400093**, hereinafter referred to as the Purchasers (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include

*[Handwritten signature]*

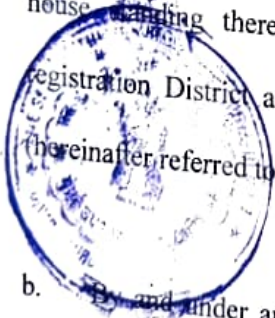
*Trishna Patni*

the members of the aforesaid HUF for the time being and also the respective heirs, executors and administrators) of the Second Part;

WHEREAS:-

a) One Kishanchand Daulatram Bhatia was owner of all that piece and parcel of land admeasuring 866 Sq.yds. equivalent to 711.3 square meters or thereabouts and bearing Plot No.29 G of Paranjape 'A' Scheme and registered in the books of the Collector of Land Revenue under Survey No. 22A, Hissa No.1 (part), and bearing Municipal "K" Ward No.1423 (1) street No. 24F of Paranjape 'A' Scheme along with the messuage, tenement or dwelling house standing thereon situate, lying and being at Vile Parle in the registration District and Sub District Bandra, District, Mumbai Suburban (hereinafter referred to as the said "Plot of Land").

b. And under an Indenture dated 30<sup>th</sup> May 1961 which is registered with the Office of Sub Registrar of Assurances under Serial NO. BND-1193/1961 executed between the said Kishanchand Daulatram Bhatia, therein referred to as Vendor, of the One Part; and Shri Ridhi Sidhi Co-Operative Housing Society Ltd., therein referred to as "the Purchasers" (i.e. the Society herein) of the Other Part; the said Kishanchand Daulatram Bhatia sold, transferred and conveyed the said Plot of Land, absolutely and forever in



बंदर - १	१२५००	२५२
	२०१०	

*Indira Padani*

favour of the said Shri Ridhi Sidhi Co-Operative Housing Society Ltd (i.e. the Society herein).

c. The said Society constructed a building on the said Plot of Land known as "Saket" and the said Plot of Land together with the said Building known as "Saket" is hereinafter referred to as the said Property and the said Property is more particularly described in the First Schedule hereunder written .

d. In the circumstances aforesaid the said Shri Ridhi Sidhi Co-Operative Housing Society Ltd is the absolute owner and/or otherwise well and sufficiently entitled to hereinafter the said Property.

e. By a Development Agreement dated 3<sup>rd</sup> November, 2014 registered at the office of the Sub-Registrar of Assurances at Bandra under Serial No.BDR-4 7507 of 2014, executed by and between the said Society, of the One Part and the Developers herein of the Other Part , the Society granted development rights in respect of the said Property to the Developers herein with respect to the Saket Unit of the said Society, on the terms and conditions more particularly set out in the said Development Agreement;



Inehna Pasmu



बदर - १		
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f. The said society has also signed and executed Registered Power of Attorney dated 3<sup>rd</sup> November, 2014, inter alia appointing the partners of the developers herein as their attorney and conferred upon various powers, discretions and authorities as their true and lawful attorney and said power of attorney is Registered at the office of the Sub-Registrar of Assurances, Bandra under Serial No. BDR- 4/7508/2014.

g. The Developers herein, have earmarked the floors and/or Flats that shall come to the share of the Developers and Society respectively and the Society has authorized the Developers herein, to sell on what is known as "Ownership basis" the Flats/ Flat/parking spaces in the proposed new building on the said property (save and except the flats, which are meant for the existing members of the said society) and the Society has agreed to admit such third Party Flat purchasers as member of their Society;



h. The Developers are entitled and enjoined upon to construct buildings on the Property in accordance with the recitals hereinabove and the Society has put the Developers herein in possession of the Property to take necessary steps with respect to the Project of redevelopment thereon. It is agreed and understood that the term "the said Project" appearing in this Agreement shall mean the Project of redevelopment undertaken by the Developer in respect of

बंद - १		
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२०१०		

*Inchha Padmi*

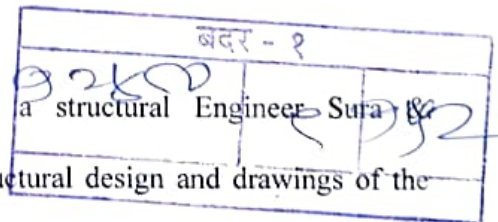
the said Property described in the First Schedule hereunder written belonging to the said Society;

i. The Municipal Corporation of Greater Mumbai has issued their Intimation of Disapproval (I.O.D.) No. CHE/WS/1460/K/337(NEW) dated 23<sup>rd</sup> October 2015;

j. The Developers have applied to the Municipal Corporation of Greater Mumbai for issuance of Commencement Certificate (C.C.) in respect of the proposed building to be constructed on the said Property and the MCGM has issued their Commencement Certificate (C.C.) bearing No. No.CHE/WS/1460/K/337 (NEW) dated 21st March, 2016

k. The Developers have completed construction of the said Building as per the sanctioned plan and **“Full Occupation Certificate & Building Completion Certificate dated 17<sup>th</sup> October, 2017** is issued by Executive Engineer Building Proposal (W.S.) K-Ward, Municipal Corporation of Greater Mumbai.

l. The Developers have appointed a structural Engineer - Sura Associates for the preparation of the structural design and drawings of the buildings and the Developers accept the professional supervision of the Architects and the structural Engineer till the completion of the building;



Inshna Patil

m. The Purchasers has/have demanded from the Developers and Developers have given inspection to the Purchasers of all the documents title relating to the said Property and the plans designs and specifications prepared by the Developers' Architects;

n. In accordance with the building plans sanctioned by Municipal Corporation of Greater Mumbai vide permission No.CHE/WS/1460/K/3 (NEW) dated 23<sup>rd</sup> October 2015 the Developers, shall commence construction of the building/s to be known as "Saket" comprising of Stilt plus 7 upper floors together with open/stilt Mechanical/Puzzle Car Parking Space on the said Property more particularly described in the First Schedule hereunder written;

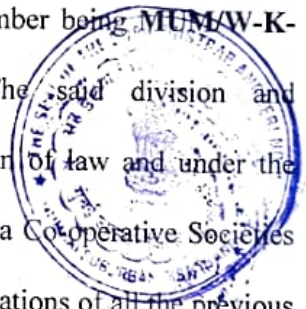


While sanctioning the said plans, Municipal Corporation of Greater Mumbai (MCGM) has laid down certain terms, conditions, stipulations and restrictions and such terms, conditions, stipulations and restrictions till now have been and even hereafter will have to be observed and performed by the Developers while completing the said Project of proposed construction and only upon the observations and performance whereof, the Occupation and Completion Certificates in respect of such construction shall be granted by

Lichna Patni

the said MCGM , the Developers hereby agree to ensure that the Developers shall duly observe and perform all such terms, conditions, stipulations and restrictions;

p. It is represented that by an Order dated 13<sup>th</sup> April 2017 the Deputy Registrar appointed under the Maharashtra Co-operative Societies Act 1960 has under the provisions of Sections 16 and 17 of the Maharashtra Co-operative Societies Act 1960 divided the said Riddhi – Siddhi Co-operative Housing Society Ltd. into two separate Societies and registered the Saket Unit as a separate Society in the name of Saket Residency Co-operative Housing Society Ltd with separate registration number being **MUM/W-K-EAST/HSG/(TC)/16035/2017-2018/Year-2017**. The said division and bifurcation has taken place as a result of operation of law and under the provisions of Sections 16 and 17 of the Maharashtra Co-operative Societies Act 1960, and as such, all rights, liabilities and obligations of all the previous Contracts are now stood transferred and passed on to the said Saket Residency Co-operative Housing Society Ltd. All the reference to the Society under this Agreement hereinafter unless it be repugnant to the context will mean the said Saket Residency Co-operative Housing Society Ltd. A copy of the said Order of division dated 13<sup>th</sup> April 2017 passed by the Deputy



*Lichna Patni*

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Registrar of Co-operative Societies and a copy of the Certificate  
Registration of the said Saket Residency Co-operative Housing Society Ltd  
is annexed hereto and marked as Annexure "J" and Annexure "K".

q. The Purchasers has/ have applied to the Developers for allotment to the  
Purchasers of a Flat being **Flat No. 702 on the 7<sup>th</sup> floor** of the proposed  
building to be constructed by the Developers on the said Property;

r. The Purchasers has/have prior to the execution of this agreement taken  
physical inspection of the said Property and have satisfied themselves about  
the same and about the title of the said Society to the said property and have  
accepted the same and shall not be entitled to any further investigation  
thereof and no requisition or objection whatsoever shall be raised in future  
respect of any matter relating thereto.



s. The Purchasers hereby agree/s and confirm/s that inspection has been  
given by the Developers of all the documents of title and true copies of  
Intimation of Disapproval, Commencement Certificate, the present and  
proposed plans and the specifications of the said building/s, which is in the  
process of being constructed by the Developers on the said property and the  
plans, designs and specifications prepared by the Developer's Architects  
Messrs Synergy Architects & Consultants and of such other documents as are  
specified under the Real Estate (Regulation and Development) Act, 2016

*[Handwritten signature]*

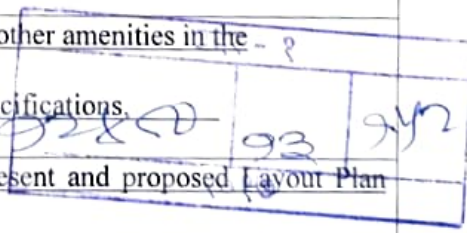
*Lishna Patni*

बदर - १	
१२४००	१२ १४२
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(hereinafter referred to as "the said Act") and the Rules and Regulations made there under and under the provision of Maharashtra Ownership of Flats act, 1963;

t. Copies of the following documents and sanctions are annexed hereto and marked as follows:

<b>Annexure "A"</b>	<u>Title Certificate issued by Shiralkar &amp; Co</u>
<b>Annexure "B"</b>	<u>Authenticated Copies of Property Register Card of the said property.</u>
<b>Annexure "C"</b>	<u>City Survey Plan.</u>
<b>Annexure "D"</b>	<u>Copy of I.O.D. No.CHE/WS/1460/K/337 (NEW) dated 23<sup>rd</sup> October, 2015</u>
<b>Annexure "E"</b>	<u>Copy of Commencement Certificate No. CHE/WS/1460/K/337 (NEW) dated 21st March, 2016.</u>
<b>Annexure "F"</b>	<u>Authenticated Copies of floor plan of the concerned Flat and Parking Plan as Sanctioned by Municipal Corporation of Greater Mumbai (MCGM).</u>
<b>Annexure "G"</b>	<u>List of fixtures, fittings and other amenities in the Building / Flat and other specifications.</u>
<b>Annexure H (colly)</b>	<u>Authenticated Copies of present and proposed Layout Plan as approved by Municipal Corporation of Greater Mumbai (MCGM) according to which the construction of</u>



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*Inshna Patni*

	the proposed Building/s and open spaces are proposed to be provided for the said Project of redevelopment of the said Property
<b>Annexure I</b>	Authenticated copy of Registration of the said Project under RERA.
<b>Annexure J</b>	A copy of the said Order of division dated 13 <sup>th</sup> April 2017 passed by the Deputy Registrar of Co-operative Societies.
<b>Annexure K</b>	A copy of the Certificate of Registration dated 13 <sup>th</sup> April 2017 of the said Saket Residency Co-operative Housing Society Ltd.
<b>Annexure L</b>	"Copy of <b>Full Occupation Certificate &amp; Building Completion Certificate</b> " dated 17 <sup>th</sup> October, 2017 issued by MCGM.



The Purchaser is aware of all the terms and conditions contained in various documents hereinabove recited and shall observe all the terms and conditions applicable to him. The Purchasers hereby further agrees and covenants with the Developers to sign and execute all papers and documents in favour of the Developers or otherwise as may be necessary for the purpose of enabling the Developers to carry redevelopment on the said property and construct the proposed building in accordance with the sanctioned plans relating thereto or such other plans with such additions and alterations that

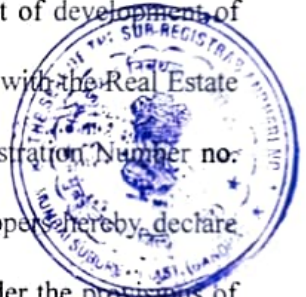
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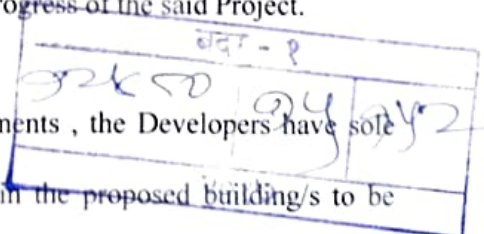
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may be sanctioned by the Municipal Corporation of Greater Mumbai (MCGM) and as the Developers may in their sole discretion deem fit and proper and/or for the purpose of applying for or obtaining the approval or sanction of Municipal Corporation of Greater Mumbai (MCGM) or any other appropriate authorities in that behalf as well as for the construction of the said building on the said property upon or after the grant of such approval or sanction relating thereto provided the size and location of the said Flat agreed to be purchased by the Purchasers is not in any manner adversely affected.

v. The Developers herein have registered the Project of development of the said Property under the provisions of the RERA Act with the Real Estate Regulatory Authority on **17.08.2017** under project Registration Number no: **P51800007061** being Annexure "I" hereto. The Developers hereby declare that they have furnished all the information required under the provisions of the said Real Estate (Regulation and Development) Act, 2017 and the rules made there under at the time of registration of the said Project with the Real Estate Regulatory Authority and agree and undertake to update and revise the same from time to time with regard to the progress of the said Project.



w. by virtue of the above recited documents, the Developers have sole and exclusive right to sell the Flats/ Flat in the proposed building/s to be constructed by the Developers on the said property and to enter into



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Inehna Pashni



Agreement/s with the Purchasers herein to receive the sale consideration, in full and to the respect thereof;

x. the Developer has got the necessary approvals as mentioned hereinabove from the concerned local authority(s) to the plans, specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

y. the Developer shall accordingly commence construction of the said building/s in accordance with the said proposed plan.

z. Parties after relying on the inspection, confirmation, representations and assurances of each other agree to faithfully abide by the terms, conditions and stipulations contained in this Agreement and applicable laws and are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

aa. This Agreement for Sale is in respect of the Flat which the Developer herein are authorized and entitled to sell in the said Project;

bb. In view of the above, the Purchasers has agreed to purchase from the Developers and the Developers have agreed to allot to the Purchasers Flat

No. 702 on the 7<sup>th</sup> Floor measuring 980 sq. ft (carpet area) equivalent to

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**91.05 sq.mts.** and with **One** Slot Mechanical Car Parking Space ( hereinafter referred to as "said Flat") in the building proposed to be constructed on the said Property (hereinafter referred to as "said Flat");

bb. The Developers hereby clarifies that they have withdrawn all its advertisements and brochures etc. in respect of the said Project published prior to 01.05.2017 and the same are not in use since then; and the Purchasers hereby acknowledges the same. The Purchasers further hereby admit and confirms that he has relied only on the advertisements and brochures etc in respect of the said Project published by the Developers only after 01.05.2017.

cc. The carpet area of the said Flat is **91.05 sq. ft** square meters and "carpet area" means the net usable floor area of the said Flat agreed to be sold hereunder and excludes the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchasers or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchasers, but includes the area covered by the internal partition walls of the Flat.

dd. prior to the execution of these presents the Purchasers has paid to the Developer a sum of **Rs. 16,00,000/-** (Rupees **Sixteen Lakh** only), being payment of the sale consideration for the Flat agreed to be sold by the Developer to the Purchasers as advance payment (the payment and receipt whereof the Developer both hereby admit and acknowledge) and the

*Inshna Paktani*

Purchasers has agreed to pay to the Developer the balance of the consideration in the manner hereinafter appearing.

ee. under Section 13 of the said Real Estate (Regulation and Redevelopment) Act, 2016 and provisions of Maharashtra Ownership Flats Act, 1963 the Developer is required to execute a written Agreement for Sale of said Agreement with the Purchasers, being in fact these presents and all to register said Agreement under the Registration Act, 1908.

ff. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Purchasers hereby agrees to purchase the said Flat and the mechanized Car parking Space.



NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO

1. RECITALS TO FORM PART OF AGREEMENT

1. The recitals of this agreement shall form an integral part of the agreement.
2. The Developers are entitled to develop and shall construct a building consisting of Stilt plus 7 upper floors together with Mechanical Car Parking

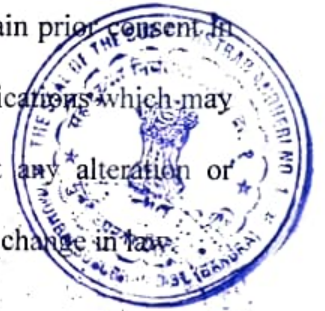
Spaces on the property more particularly described in the First Schedule

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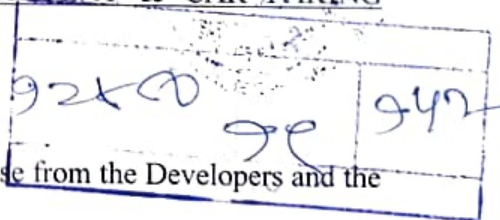
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hereunder written in accordance with the plans/ designs/ specifications approved by the MCGM and other concerned local authority and which have been seen and approved by the Purchasers with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority/ the Government to be made in them or any of them. The Developers intend to commence in due course, further development of the said Property in a phase wise manner and in accordance with the sanctioned plans with such variation or modification or any amendments thereof, as may be approved by the concerned authorities, from time to time Provided that the Developers shall obtain prior consent in writing of the Purchasers in respect of variations or modifications which may adversely affect the said Flat of the Purchasers except any alteration or addition required by any Government authorities or due to change in law.



## 2. PURCHASE AND ALLOTMENT OF FLAT & CAR PARKING SPACE



2.1 The Purchasers hereby agrees to purchase from the Developers and the Developers hereby agrees to sell to the Purchasers Flat being **Flat No. 702** of carpet area admeasuring **91.05 sq. meters** on **7<sup>th</sup> floor** in the building (hereinafter referred to as the said Flat ) as shown in the Floor plan thereof hereto annexed and marked Annexure F including **Rs. 3,33,00,000/-** (Rupees **Three Crore Thirty Three Lakhs Only**) being the proportionate price of the

Jnehma Patani



common areas and facilities appurtenant to the Flat aggregating to a total consideration of **Rs. 3,40,00,000/-** (Rupees **Three Crore Forty Lakh** only) (subject to deduction of Tax at Source "TDS" at the applicable rate of 1% per the present rules + GST as per the present Rules ). The nature, extent and description of the common areas and facilities and the Restricted Areas which are more particularly described in the Second Schedule annexed herewith.

2.2 The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchasers 1 (One) Mechanized parking spaces bearing No. **P26** situated at **Stilt floor** being constructed in the layout for the consideration of **Rs. 7,00,000/-**.

3. CONSIDERATION

3.1 The total aggregate consideration amount for the Flat including the parking space is thus **Rs. 3,40,00,000/-**.

3.2 The Purchasers has paid on or before execution of this Agreement a sum of **Rs. 16,00,000/-** (Rupees **Sixteen Lakh** only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Developer the balance amount of **Rs. 3,24,00,000** (Rupees **Three Crore Twenty Four Lakh** Only) in the following manner:-

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**Payment Plan**

i. Amount of Rs. NIL /- (Rupees NIL only) on or before \_\_\_\_\_ (not exceeding 30% of the total consideration) to be paid to the Developer after the execution of Agreement.

ii. Amount of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) on completion of Plinth of the building or Wing in which the said Flat is located (not exceeding 45% of the total consideration)

iii. Amount of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) on completion of Slabs including Podiums, if any, and stilts of the building or Wing in which the said Flat is located (not exceeding 70% of the total consideration)

iv. Amount of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) on completion of walls, internal plaster, flooring, doors and windows in which the said Flat is located (not exceeding 75% of the total consideration)

v. Amount of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) on completion of Sanitary fitting, staircases, lift wells, lobbies upto the floor level of the said Flat (not exceeding 80% of the total consideration)

vi. Amount of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ only) on completion of external plumbing, external plaster, elevation, terraces



*Jishna Patni*

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*Jishna Patni*

39. As required by Rule 114(b) of the Income Tax Rules, the parties hereto declare that their Permanent Account Numbers are as mentioned below:-

1.1. The Developers : AANFR8866J

1.2. The Purchaser : AFKPM8244B

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

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:  
DESCRIPTION OF PROPERTY

All that piece and parcel of land or ground admeasuring at 711.3 Sq. meters. bearing CTS No. 620, 620/1 to 2 of Village - Vile Parle (East), Taluka - Andheri, District - Mumbai Suburban along with the building standing thereon and known as 'SAKET' consisting of ground plus two upper floors having 12 Residential Flats situated at Paranjape Scheme -A, Road No.2, Vile Parle (East), Mumbai - 400 057.



THE SECOND SCHEDULE ABOVE REFERRED TO IN RESPECT OF  
COMMON AREAS, LIMITED COMMON AREAS AND FACILITIES

Page - 2		
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Page 2		

(a) “Common Areas and Facilities means:

1. The foundation, columns, beams, supports, ducts, chajjas, corridors, staircases, entrance lobbies exits of the building/s.

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*Indira Patani*

**M/S. REGENT BUILDERS**

*[Handwritten signature]*  
Partner

SIGNED AND DELIVERED by  
The within named DEVELOPERS  
"REGENT BUILDERS" THROUGH  
ITS PARTNER  
"MR. KANWAL R. BOHRA" )

PAN NO. AANFR8866J )



in the presence of .....

1. *[Signature]*
2. *[Signature]*

SEAL & DELIVERED by the )



With named PURCHASERS )

"MRS. TRISHNA RAJEEV PATTNI" )

*Trishna Patni*

PANCARD: AFKPM8244B )



in the presence of .....

1. *[Signature]*
2. *[Signature]*

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ANNEXURE "D"

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**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No.CHE/WS/1460/K/337(NEW)

of 23 OCT 2015

To:  
Shri Premal Gogri of  
M/s.Synergy Architects,  
603/22, Eden Garden C.H.S. Ltd.  
Oshiwara,Mhada Complex,  
Andheri (W), Mumbai 400 053.

Ex. Engineer Bldg. Proposal (W.S.)  
H and K - Wards  
Municipal Office, R. K. Patkar Marg,  
Bandra (West), Mumbai - 400 050

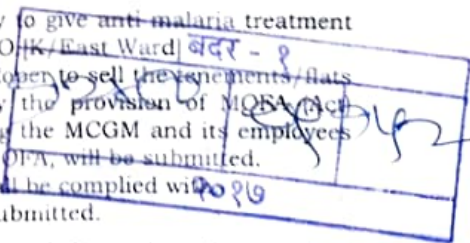
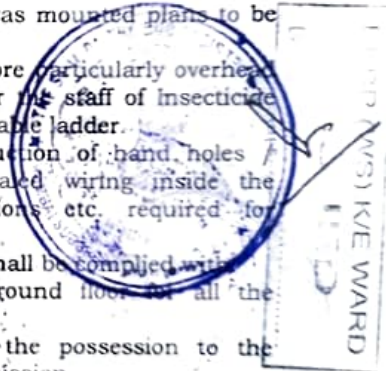
Sub:- Proposed residential building on plot bearing CTS  
No.620, 620 (1 to 2) of village Vile Parle (E) at  
Paranjpe Scheme Road No.2, Vile Parle (East),  
Mumbai

Gentleman,

Ref : Your letter dated 08.10.2015.

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference for which competent authority has accorded sanction, subject to the following conditions :-

- 1) All the objections of this office I.O.D. under even no. dated 21.07.2015 shall be applicable and should be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
- 3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 4) That the infrastructural works, such as; construction of hand holes / panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.
- 5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
- 6) That the letter box shall be provided at the ground floor for all the tenements.
- 7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
- 8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S Codes.
- 9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 10) That the R.C.C. framed structures, the external walls shall not be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 11) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
- 12) That the authorized Pvt .Pest Control Agency to give anti-malaria treatment shall be appointed in consultation with P.C.O.HK/East Ward बंदर - 8
- 13) That the RUT shall be submitted by the developer to sell the tenements/flats on carpet area basis only and to abide by the provision of MOFA (MCGM) amended upto date and the I.B indemnifying the MCGM and its employees from any legal complications arising due to MOFA, will be submitted.
- 14) That the condition of revised bye-law 4(c) shall be complied with.
- 15) That the N.O.C. from Civil Aviation shall be submitted.
- 16) That the Janata Insurance Policy in the name of site under reference shall be submitted.



Jehna Patani

M/S. REGENT BUILDERS  
Signature  
Date

- 17) That the NOC from A.A. & C., K/East Ward shall be submitted.
- 18) That the Labour Welfare Tax of 1% of construction cost as per ready reckoner shall be paid.
- 19) That all the payments shall be made.
- 20) That the quality control for building work / for structural work / supervision of the work shall be done and certificate to that effect shall be submitted periodically in proforma.
- 21) That the testing of building material to be used on the subject work shall be done and results of the same shall be submitted periodically.
- 22) That the Registered Undertaking stating that the conditions of E.E. T & C. NOC shall be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall be submitted.
- 23) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/East Ward] shall be submitted before applying for C.C.
- 24) That the work shall be carried out between sunrise and sunset only.
- 25) That the R.U.T. & Indemnity Bond shall be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents.
  - a) Ownership documents.
  - b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans.
  - c) Copies of Soil Investigation Report.
  - d) RCC details and canvas mounted structural drawings.
  - e) Structural Stability Certificate from Lic. Structural Engineer
  - f) Structural audit reports.
  - g) All details of repairs carried out in the buildings.
  - h) Supervision certificate issued by Lic. Site Supervisor.
  - i) Building Completion Certificate issued by Lic. Surveyor / Architect.
  - j) NOC and Completion Certificate issued by C.F.O.
  - k) Fire safety audit carried out as per the requirement of C.F.O.

The above documents shall be handed over to the end user/prospective society within a period of 30 days incase of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the abovesaid documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.
- 26) That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall be taken and completion certificate to that effect shall be submitted from the Licensed Structural Engineer before further C.C.



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M/S. REGENT  
 Partner



23 OCT 2015

Ex. Engineer Bldg. Proposal (W.S.)  
H and K - Wards  
Municipal Office, R. K. Patkar Marg,  
Bandra (West), Mumbai - 400 050

CHE/WS/1460/K/337(NEW)

- 27) That the R.U.T. shall be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.
  - 28) That the verification of AMSL of completed work shall be done before F.C.C. The AMSL of the topmost part of the building under reference shall also be verified before O.C.C.
  - 29) That the R.U.T. for not misusing the additional parking proposed for full potential of F.S.I. and will count the same in FSI or will be handed over to M.C.G.M. free of cost, if the building is not constructed for full potential.
- One set of plans in token of approval is enclosed herewith.

(3 sheets)

Yours faithfully,

*[Signature]*  
21/10/2015  
SOPPKOS

P.V. Sheth  
21-10-2015  
Aaspk/r

*[Signature]* 23/10/15

Executive Engineer, Building Proposals,  
(Western Suburbs) K Ward o/c

- Copy to : 1| Shri Kanwal Bohra, Partner of M/s Regent Builders, C.A. to Owner  
2| Assistant Commissioner, K/East Ward  
3| A.E.W.W., K/East Ward  
4| D.O K/East Ward



Forwarded for information please

*[Signature]*  
21/10/2015  
SOPPKOS

P.V. Sheth  
21-10-2015  
Aaspk/r

*[Signature]* 23/10/15

Executive Engineer, Building Proposals,  
(Western Suburbs) K Ward o/c

M/S. REGENT BUILDERS

*[Signature]*  
Partner

*Inehna Parmar*

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ANNEXURE "E"

C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI  
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966  
No CHE/WS/1460/K/337(NEW)  
COMMENCEMENT CERTIFICATE

M/s Regent Partner of M/s Regent

603, 6th floor, Cardinal Gracious Road, Opp. Plaza, Chakala Village, Andheri(E)

Reference to your application No. CHE/WS/1460/K/337(NEW) Dated. 24/11/2014 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) of the Maharashtra Regional and Town Planning Act 1966 to erect a building in Building development permission under Section 346 no 337 (New) of the Maharashtra Regional and Town Planning Act 1966 to erect a building in Building development permission under Section 346 no 337 (New) of the Maharashtra Regional and Town Planning Act 1966 on plot No. \_\_\_\_\_ C.T.S. No. 620, 620/1 to 2 Division / Village / Town Planning Scheme No. \_\_\_\_\_ situated at \_\_\_\_\_ Road / Street. In K/E Ward Ward \_\_\_\_\_

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

The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.

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.

The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.

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.

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.

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. Shri. Sanjay U Borse - (Asst. Eng. (B.P.) K/East) Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

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CHE/WS/1460/K/337(NEW)  
Further C.C. is now extended up to CC up to top of 7th floor excluding parapet wall and lift machine room up to height of 23.98 mtrs. AGL. as per last approved plan dated 23.10.2015

Inehna Patani

M/S. REGENT PARTNERS

Partner



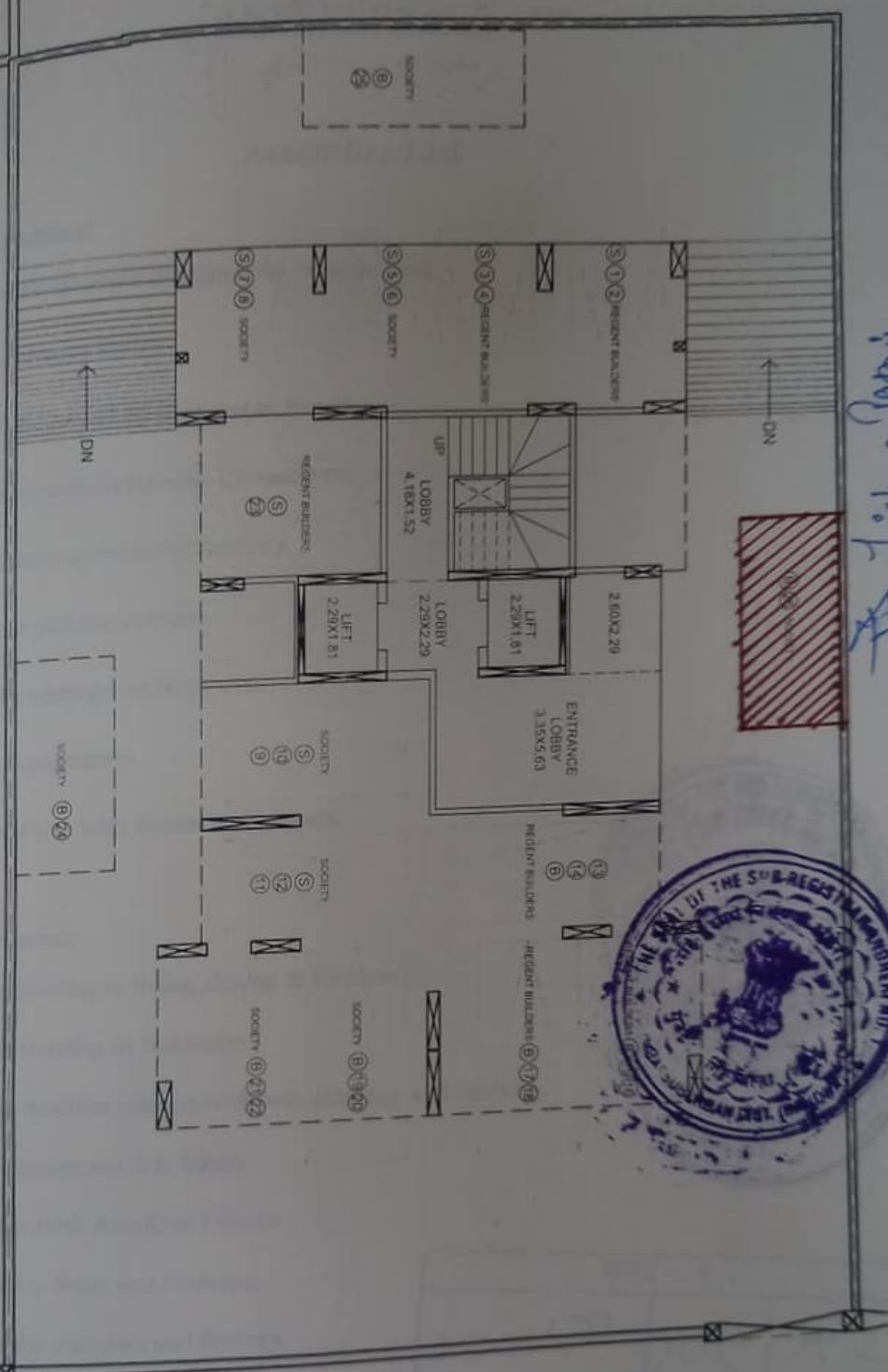




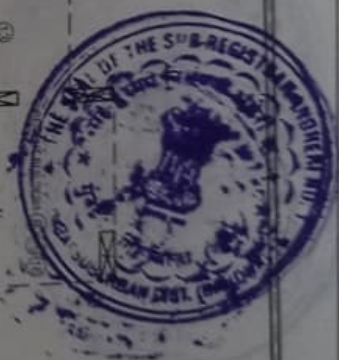
# ANNEXURE "F1"

(B)

UNIVERSITY OF ARCHITECTURE  
 DEPARTMENT OF PROFESSIONAL AND PRACTICE  
 FACULTY OF ARCHITECTURE  
 PAPER: 102  
 NAME: 26  
 SUBJECT: ARCHITECTURE  
 COURSE: B.Arch  
 YEAR: 1  
 SEMESTER: I  
 DATE: / /



*Jishna Patni*  
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7.30 MTS. WIDE PARANJPE SCHEME ROAD NO. 2  
**M/S. REGENT BUILDERS**

*[Signature]*  
 Partner *Jishna Patni*

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# ANNEXURE "H"

The drawing set includes several key components:

- PLAN OF THE BUILDING:** Detailed floor plans showing room layouts, dimensions, and structural elements.
- LOCATION PLAN:** A map showing the project's location within a larger urban context.
- SECTION THROUGH THE BUILDING:** A vertical cross-section showing the building's height, floor levels, and structural details.
- SECTION THROUGH THE WALL:** A detailed view of the wall construction, showing insulation and structural layers.
- SECTION THROUGH THE ROOF:** A detailed view of the roof structure, showing rafters, trusses, and waterproofing.
- SECTION THROUGH THE FLOOR:** A detailed view of the floor construction, showing layers from the ground up to the finished floor.
- SECTION THROUGH THE DOOR:** A detailed view of the door frame and threshold.
- SECTION THROUGH THE WINDOW:** A detailed view of the window frame and glazing.
- SECTION THROUGH THE STAIRCASE:** A detailed view of the staircase structure and handrails.
- SECTION THROUGH THE ELEVATOR:** A detailed view of the elevator shaft and landing.
- SECTION THROUGH THE LIFT:** A detailed view of the lift shaft and landing.
- SECTION THROUGH THE PLUMBING:** A detailed view of the plumbing fixtures and connections.
- SECTION THROUGH THE ELECTRICAL:** A detailed view of the electrical wiring and fixtures.
- SECTION THROUGH THE AIR CONDITIONING:** A detailed view of the AC unit and ductwork.
- SECTION THROUGH THE ROOFING:** A detailed view of the roofing material and structure.
- SECTION THROUGH THE FOUNDATION:** A detailed view of the foundation and ground level.
- SECTION THROUGH THE WALL AND ROOF:** A detailed view of the wall and roof junction.
- SECTION THROUGH THE WALL AND FLOOR:** A detailed view of the wall and floor junction.
- SECTION THROUGH THE WALL AND DOOR:** A detailed view of the wall and door junction.
- SECTION THROUGH THE WALL AND WINDOW:** A detailed view of the wall and window junction.
- SECTION THROUGH THE WALL AND STAIRCASE:** A detailed view of the wall and staircase junction.
- SECTION THROUGH THE WALL AND ELEVATOR:** A detailed view of the wall and elevator junction.
- SECTION THROUGH THE WALL AND LIFT:** A detailed view of the wall and lift junction.
- SECTION THROUGH THE WALL AND PLUMBING:** A detailed view of the wall and plumbing junction.
- SECTION THROUGH THE WALL AND ELECTRICAL:** A detailed view of the wall and electrical junction.
- SECTION THROUGH THE WALL AND AIR CONDITIONING:** A detailed view of the wall and AC junction.
- SECTION THROUGH THE WALL AND ROOFING:** A detailed view of the wall and roofing junction.
- SECTION THROUGH THE WALL AND FOUNDATION:** A detailed view of the wall and foundation junction.
- SECTION THROUGH THE WALL AND WALL AND ROOF:** A detailed view of the wall and wall and roof junction.
- SECTION THROUGH THE WALL AND WALL AND FLOOR:** A detailed view of the wall and wall and floor junction.
- SECTION THROUGH THE WALL AND WALL AND DOOR:** A detailed view of the wall and wall and door junction.
- SECTION THROUGH THE WALL AND WALL AND WINDOW:** A detailed view of the wall and wall and window junction.
- SECTION THROUGH THE WALL AND WALL AND STAIRCASE:** A detailed view of the wall and wall and staircase junction.
- SECTION THROUGH THE WALL AND WALL AND ELEVATOR:** A detailed view of the wall and wall and elevator junction.
- SECTION THROUGH THE WALL AND WALL AND LIFT:** A detailed view of the wall and wall and lift junction.
- SECTION THROUGH THE WALL AND WALL AND PLUMBING:** A detailed view of the wall and wall and plumbing junction.
- SECTION THROUGH THE WALL AND WALL AND ELECTRICAL:** A detailed view of the wall and wall and electrical junction.
- SECTION THROUGH THE WALL AND WALL AND AIR CONDITIONING:** A detailed view of the wall and wall and AC junction.
- SECTION THROUGH THE WALL AND WALL AND ROOFING:** A detailed view of the wall and wall and roofing junction.
- SECTION THROUGH THE WALL AND WALL AND FOUNDATION:** A detailed view of the wall and wall and foundation junction.



बदा - १  
२२०० ९९९ २५२  
२०१७

Lichna Patni

**M/S. REGENT BUILDERS**  
*[Signature]*  
Partner















ANNEXURE "I"

# 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 :

PS1800007061

Project: **Saket Residency Co Op Hsg Soc Ltd** Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 620 620/1 TO 2at Andheri, Andheri, Mumbai Suburban, 400057;**

1. **Regent Builders** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban. Pin: 400099.**

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

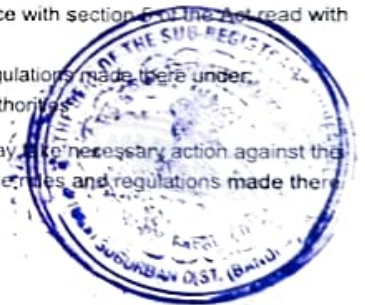
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 (I) 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 **17/08/2017** and ending with **31/03/2018** 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 authority.

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 Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 8/11/2017 5:25:06 PM

Dated 17/08/2017  
Place Mumbai

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

*Trishna Patil*

**MS. REGENT BUILDERS**

Partner

बदर - १	
२२००९२३	७५२
२०१७	



ANNEXURE "I"

# 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

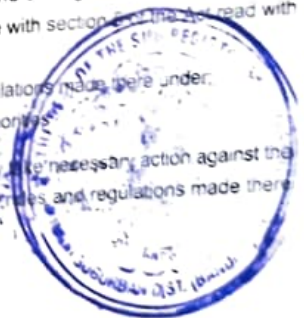
1800007061

**Saket Residency Co Op Hsg Soc Ltd** Plot Bearing / CTS / Survey / Final Plot No. **CTS NO 620 620/1 TO 2a** Andheri, **Mumbai Suburban, 400057;**

**Regent Builders** having its registered office / principal place of business at Tehsil **Andheri, District: Mumbai Suburban, Pin: 400099.**

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 (I) 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 **17/08/2017** and ending with **31/03/2018** 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 authority.
  - 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. Vasanti Premchand Prabh  
(Secretary, MahaRERA)  
Date 8/11/2017 5:25:06 PM

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

Inehna Patni

M/S. REGENT BUILDERS

Partner

बदर - १	
२४००९२३	९५२
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ANNEXURE "L"

45

MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/WS/1460/K/337(NEW) of 17 October 2017]

Kanwal R. Bohra Partner of M/s Regent Builders C.A. to Owner  
210, 603, 6th floor, Cardinal Gracious Road, Opp. P & G Plaza, Chakala Village, Andheri(E).

Applicant/Owners,

Full development work of Residential building comprising of Stilt for 2 level stack parking + 1st Floor Part for Residential use & Part Society Office + Fitness Centre + 2nd to 7th upper floors for Residential use on plot bearing No./CTS No. 620, 620/1 to 2 of village Vile Parle at Vile Parle (East) is completed under the supervision of Shri. PREMAL KANTILAL GOGRI, Architect, Lic. No. CA/01/28190, Shri. Piyushkumar K Sura, RCC Consultant, Lic. No. STR/S/76 and Hitesh R Solanki Site supervisor, Lic.No. S/738/SS- 1 and as per development completion certificate submitted by subject and as per completion certificate issued by Chief Fire Officer u/no. FB/LR/R III/44 dated 10 July 2017. The same may be occupied and completion certificate submitted by you is hereby accepted.

to be occupied with the following condition/s.

That the building terrace shall not be kept accessible.

To:  
Asstt. Commissioner, K/E Ward  
A. & C., K/E Ward  
E (V), Western Suburb I  
I., K/E Ward  
E.W.W., K/E Ward  
Architect, PREMAL KANTILAL GOGRI, 2203, 1 wing, Agrawal Nimit tower, Shubh shanti complex Near Kandivali link  
Kandivali (West)  
Information please

Document certified by  
Prakash Rajaram Rasal  
<rasalprakash@yahoo.in>  
Name : Prakash Rajaram  
Rasal  
Designation : Executive  
Engineer  
Organization : Municipal  
Corporation of Greater  
Mumbai  
Date : 17-Oct-2017 18:30



M/S. REGENT BUILDERS

*[Handwritten Signature]*

Partner

*Inehna Parmu*

बदर - १		
२२००	२३५	२५२
२०१७		

ANNEXURE "L"

45



MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

REGULANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/WS/1460/K/337(NEW) of 17 October 2017]

R. Bohra Partner of M/s Regent Builders C.A. to Owner  
6th floor, Cardinal Gracious Road, Opp. P & G Plaza, Chakala Village, Andheri(E).

Owners.

Development work of Residential building comprising of Stilt for 2 level stack parking + 1st Floor Part for  
use & Part Society Office + Fitness Centre + 2nd to 7th upper floors for Residential use on plot bearing  
No. 620, 620/1 to 2 of village Vile Parle at Vile Parle (East) is completed under the supervision of Shri. PREMAL  
KANTILAL GOGRI, Architect, Lic. No. CA/01/28190, Shri. Piyushkumar K Sura, RCC Consultant, Lic. No. STR/S/76 and  
R Solanki Site supervisor, Lic.No. S/738/SS- I and as per development completion certificate submitted by  
as per completion certificate issued by Chief Fire Officer u/no. FB/LR/R III/44 dated 10 July 2017. The same may  
and completion certificate submitted by you is hereby accepted.

subjected with the following condition/s.

building terrace shall not be kept accessible.

Commissioner, K/E Ward

, K/E Ward

Western Suburb I

E Ward

, K/E Ward

, PREMAL KANTILAL GOGRI, 2203, I wing, Agrawal Nimit tower, Shubh shanti complex Near kandivali link

ivali (West)

ation please

Document certified by  
Prakash Rajaram Rasal  
<rasalprakash@yahoo.in>

Name : Prakash Rajaram  
Rasal  
Designation : Executive  
Engineer  
Organization : Municipal  
Corporation of Greater  
Mumbai  
Date : 17-Oct-2017 18:30



Yours faithfully,  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai

M/S. REGENT BUILDERS





07/11/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 12480/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) विलेपार्ले

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	34000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21533731.275
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 702, माळा नं: 7 वा मजला, इमारतीचे नाव: साकेत रेसिडेंसी को ऑप ही सो लि, ब्लॉक नं: विलेपार्ले पूर्व मुंबई 400057, रोड नं परगंजो ए स्कीम रोड नं.2, इतर माहिती: सदनिकेचे क्षेत्र 91.05 चौरस मीटर कार्पेट, मोबत एक कार पार्किंग नं.पी/26 ( ( C.T.S. Number : 620,620/1 to 2 ; ) )
(5) क्षेत्रफळ	1) 109.26 चौ.मीटर
(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 रिजेंट विल्डर्स चे भागीदार कवल बोहरा - - वय:-32; पत्ता:-603, -, इनिझिओ, चकाला, अंधेरी पूर्व, मुंबई, कार्डिनल ग्रेसिअस रोड, -, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400099 पॅन नं:-AANFR8866J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- त्रिश्रा राजीव पटनी - - वय:-39; पत्ता:-डी/901, -, ग्रीनवुड्स, अंधेरी पूर्व, मुंबई, चकाला, अंधेरी कुलां रोड, -, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400093 पॅन नं:-AFKPM8244B
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2017
(10) दस्त नोंदणी केल्याचा दिनांक	07/11/2017
(11) अनुक्रमांक, खंड व पृष्ठ	12480/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1700000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेय	



श्री. दुय्यम निबंधक, अंधेरी क्र. १

मुल्यांकनासाठी विचारान घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



श्री प्रत

श्री. दुय्यम निबंधक, अंधेरी क्र. १



Share Certificate No. 019 Member's Regn. No. 19 No. of Shares 10

## Share Certificate

(Authorised Share Capital Rs. 50,000/- Divided into 1000 Shares of Rs. 50 each)

**SAKET RESIDENCY CO-OP. HSG. SOC. LTD.**

(Registration No. MUM / W-K-East / HSG / (TC) / 16035 / 2017-18 Estd. - 2017)

C.T.S. No. 620, 620/1 to 2, Paranjape Scheme A Road No. 2, Vile Parle (E), Mumbai - 400 057.

(Registration under the Maharashtra Co-operative Societies Act, 1960)

THIS IS TO CERTIFY THAT Shri / Smt. / M/s. Trishna Rajeev  
Pattai

is the Registered Holder of Ten Fully paid up shares of Rupees Rs. 50/- (FIFTY)  
each distinctive numbered from 181 to 190 both inclusive in  
SAKET RESIDENCY CO-OP. HSG. SOC. LTD., Paranjape Scheme A Road No. 2, Vile Parle (E),  
Mumbai - 400 057

Subject to the Bye-laws of the said Society.

GIVEN under the Common Seal of the said Society on

this 2<sup>nd</sup> day of November 20 17



[Signature]  
Authorised  
M. C. Member

[Signature]  
Secretary



[Signature]  
Chairman  
(P.T.O.)