



MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Delta Palacio"

"Delta Palacio", Proposed Residential Cum Commercial Building On Plot No. 09, Sector 26, Village - Wahal, Pushpak Wahal, Taluka - Panvel, Dist - Raigad, Navi Mumbai, PIN Code - 410 206.
State - Maharashtra, Country - India

Latitude Longitude: 18°57'56.8"N 73°01'53.5"E

Valuation Done for:
State Bank of India

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051 State - Maharashtra, Country - India



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📍 **Regd. Office :** 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
📠 **TeleFax :** +91 22 26371325/24
📧 mumbai@vastukala.org

MASTER VALUATION REPORT OF "Delta Palacio"

"Delta Palacio", Proposed Residential Cum Commercial Building On Plot No. 09, Sector 26,
Village - Wahal, Pushpak Wahal, Taluka - Panvel, Dist - Raigad, Navi Mumbai, PIN Code - 410 206,
State - Maharashtra, Country - India

Latitude Longitude: 18°57'56.8"N 73°01'53.5"E

NAME OF DEVELOPER: M/s. Shreenathji Enterprises

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **04th Feberay 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Delta Palacio", Proposed Residential Cum Commercial Building On Plot No. 09, Sector 26, Village - Wahal, Pushpak Wahal, Taluka - Panvel, Dist - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, Country - India. It is about 1.6 Km. travel distance from Baman Dongri railway station on Uran - Darave Railway Line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Shreenathji Enterprises	
Project Registration Number	Project	RERA Project Number
	Delta Palacio	P52000047760
Register office address	M/s. Shreenathji Enterprises Office No. C-303, 3rd Floor, "Delta Tower", Plot No. 1, Sector 08, Uthve, Taluka - Panvel, Dist - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Ashish Anjani (Builder Person - Mobile No. 8080995670 / 02227560450 Mr. Swapnil Shinde (Sales Person - Mobile No. 8779864116)	
E - mail ID	balajiemes2@gmail.com www.balaji-group.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Road
On or towards East	Open Plot & Road
On or towards West	Open Plot



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📞 Tele/Fax : +91 22 28371325/24
✉️ mumbai@vastukaia.org

V. S. Legal Associates

Advocates High Court

1A & 5, 5/A, 4th Floor, Kamanwala Chamber,
Premises Co-op. Society Ltd.
Sir P. M. Road, Mumbai 400 001
Tel. No: 91-022-66316626
Tel. No: 91-022-617559/60
Email Id: vs_legal@yahoo.co.in

S. V. Lad

Date: 10/07/2024

VS/SER/SBI/Madam Cama Branch/4508/2024

Annexure - B

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY.

1.	a) Name of the Branch/ Business Unit Office seeking opinion	State Bank of India, Madam Cama Br.
	b) Reference No. and date of the letter under the cover of the documents tendered for scrutiny	By Hand
	c) Name of the Borrowers.	Mrs. Priyanka Kumari & Mr. Kumar Gaurav
2.	a) Type of Loan	Home Loan
	b) Type of property	Flat
3.	a) Name of the Unit/ Concern/ Company/ person offering the property/(ies) as security.	Mrs. Priyanka Kumari & Mr. Kumar Gaurav
	b) Constitution of the unit/concern/person offering the property for creation of charge.	Joint Applicants
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.	Borrowers
4.	Value of Loan (Rs. in crores)	-----
5.	Complete or full description of the immovable property/(ies) offered as security including the following details.	Flat No. 1001, comprising an Adm. Area 57.429 sq. mtrs., (RERA Carpet area), on 10 th Floor, along with 01 Covered Car parking Space bearing No. 33, in the A Wing, in the Building known as "DELTA PALACIO", constructed on the land bearing Plot No. 9 in Sector 26 lying & being situated at Village Pushpak Node, Taluka Panvel & District Raigad.
	a) Survey No.	Plot No. 9 in Sector 26
	b) Door no. (in case of house property)	Flat No. 1001,
	c) Extent/ area including plinth/ built up area in case of house property	Adm. Area 57.429 sq. mtrs., (RERA Carpet area),
	Locations like name of the place, village, city, registration, sub-district etc.	Village Pushpak Node, Taluka Panvel District Raigad.



2

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Friday, June 28, 2024
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पावती

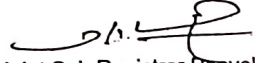
Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 12680 दिनांक: 28/06/2024

गावाचे नाव: वहाळ
दस्तऐवजाचा अनुक्रमांक: पवल4-11740-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: प्रियंका कुमारी --

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2400.00
पृष्ठांची संख्या: 120
एकूण: रु. 32400.00

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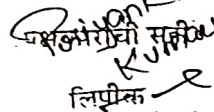

Joint Sub Registrar Panvel 4

बाजार मूल्य: रु. 3938072.985/-
मोबदला रु. 9500000/-
भरलेले मुद्रांक शुल्क: रु. 570000/-

सह दुय्यम निबंधक वर्ग २
पनवेल क्र. ४

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 400/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624288119803 दिनांक: 28/06/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624285819764 दिनांक: 28/06/2024
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004330924202425E दिनांक: 28/06/2024
बँकेचे नाव व पत्ता:

पुढे दस्तऐवज परत मिळाले


प्रियंका कुमारी
लिपीक

सह दुय्यम निबंधक पनवेल



02/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 11740/2024

नोंदणी :

Regn:63m

गावाचे नाव : वहाळ

(1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 9500000
 (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 3938072.985
 (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका क्र.1001, दहावा मजला, ए विंग, डेल्टा प्लासिओ, प्लॉट क्र.9, सेक्टर 26, पुष्पक नोड, वहाळ, ता.पनवेल, जि.रायगड. क्षेत्र 57.429 चौ.मी.कारपेट + 01 कवर्ड कार पार्किंग स्पेस क्र.33 दुसऱ्या वेसमेंट तेवतवर क्षेत्र 134.550 चौ.फूट. (Plot Number : 9 ; SECTOR NUMBER : 26 ;)

(5) क्षेत्रफळ 1) 57.429 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1) नाव:-मे. श्रीनाथजी इंटरप्रायझेस तर्फे भागीदार प्रशांत बाबुभाई गाजीपरा यांचे कु.मु. म्हणून राहुल राजेंद्र भालेकर - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी-३०३, डेल्टा टॉवर, प्लॉट क्र.०१, सेक्टर ८, उलवे, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410206 पॅन नं:- ADQFS2196C

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव:-प्रियंका कुमारी -- वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.२१०, जी विंग, द मॉनिंग अपार्टमेंट, धामोटे, नेरळ ईस्ट, कर्जत, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410101 पॅन नं:-FETPK4361C
2) नाव:-कुमार गीरव - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.२१०, जी विंग, द मॉनिंग अपार्टमेंट, धामोटे, नेरळ ईस्ट, कर्जत, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410101 पॅन नं:-BIZPG3894C

(9) दस्तऐवज करून दिल्याचा दिनांक 28/06/2024

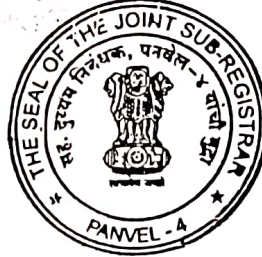
(10) दस्त नोंदणी केल्याचा दिनांक 02/07/2024

(11) अनुक्रमांक, खंड व पृष्ठ 11740/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 570000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा



दस्तासोबतची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,
पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

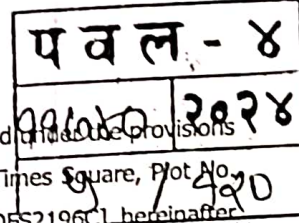
(II) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (I), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Navi Mumbai on this 28^m day of
June, 2024

BETWEEN

M/S. SHREENATHJI ENTERPRISES, a partnership firm incorporated under the provisions of Indian Partnership Act, 1932 having place of business at 1302, V Times Square, Plot No. 03, Sector 15, CBD Belapur, Navi - Mumbai, Thane - 400615 [PAN: ADQFS2196C] hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor) of the **ONE PART**;



AND

MRS. PRIYANKA KUMARI adult aged 30 years Indian Inhabitant, (PAN NO. FETPK4361C), (AADHAAR NO. 9367 5495 9513) & **MR. KUMAR GAURAV** adult aged 32 years Indian Inhabitant, (PAN NO. BIZPG3894C), (AADHAAR NO. 5205 7964 0984) having their address at FLAT NO.210, G WING, THE MORNING APARTMENT, NERAL, DHAMOTE, NERAL EAST, KARJAT, RAIGAD, MAHARASHTRA- 410101, hereinafter referred to as "**the Allottee**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**:

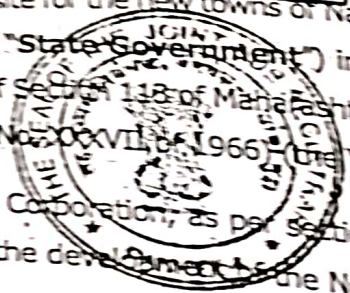
The Promoter and the Allottee, as the context may require, are hereinafter Individually referred to as the "**Party**" and collectively as the "**Parties**".

Reference to the singular includes a reference to the plural and vice versa and reference to any gender includes a reference to all other genders.

Priyanka Kumari

११७४० २०२४

- A. The Corporation is the New Town Development Corporation of Maharashtra Limited the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra (the "State Government") in exercise of its powers under Sub-Section (1) A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966 (Mah Act No. XXVII of 1966) (the "MRTP Act, 1966").
- B. The Corporation, as per Section 126 (a) & (b) of the MRTP Act, 1966 acquired for the development of the Nerul Uran Railway Project and Navi Mumbai Project.
- C. The Corporation, as a part of the development of Navi Mumbai, has established a New Town ("Navi Mumbai") (Allotment of plots to Railway I Affected Persons for Nerul Uran Railway Project/Mumbai Trans Harbour Project/Navi Mumbai Project and purposes allied thereto) with the approval of State and Central Government (hereinafter referred to as the "Project" with development of land for the purpose allied thereto).
- D. The Right to Fair Compensation and Transparency in Land Acquisition, Resettlement and Rehabilitation Act 2013 (the "LARR Act, 2013") came into force with effect from 01.01.2014 replacing the Land Acquisition Act, 1894. Although the land for the Project was notified under the Land Acquisition Act, 1894, awards under Section 24 of LARR Act, 2013, the determination of compensation for certain lands as on 01.01.2014. The awards under Section 24 of LARR Act, 2013, the determination of compensation for certain lands shall have to be in conformity with the LARR Act, 2013.
- E. Pursuant to Section 108 (1) and 108 (2) of the LARR Act, 2013, the State Government vide Government Resolution Urban Development Department No. CID-274/UD-10 dated 1st March, 2014 (the "G.R. dated 01.03.2014") has provided for higher and better compensation in the form of developed plots to the land owners, whose lands are to be acquired for the Project. Accordingly, the Corporation is obliged to allot a plot to the land owner concerned. The land owner concerned has opted for compensation in the form of developed plot in lieu of monetary compensation.
- F. Mr. Abhijeet Pandurang Patil, Mr. Kishor Kisan Karzole and Mrs. Shubhangi Mahendraraj Gharat ("Owners 1") were the owners of and possessed of and otherwise well and sufficiently entitled to all those pieces and parcels of agricultural land bearing (i) G.R. No. 278/2 admeasuring 004-81R-008, (ii) G.R. No. 278/3 admeasuring 004-240-008, (iii) G.R. No. 278/7 admeasuring 004-270-008, (iv) G.R. No. 278/8 admeasuring 004-31R-008, (v) G.R. No. 278/9 admeasuring 004-200-008, (vi) G.R. No. 278/C admeasuring 004-155-008, (vii) G.R. No. 327/02C admeasuring 004-100-008, all



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Page 13
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situate at Village Ghavhan, Taluka Panvel, District Raigad, Maharashtra State
(hereinafter referred to as the "said Owners 1 Lands").

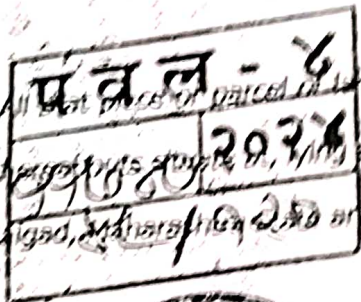
99680	2028
("Owners") were the	
sufficiently entitled to all those	

- G. Mr. Vinod Banwarilal Singhanla and Mr. Ravi Vasudeo Goenka were the owners of and possessed of and otherwise well and sufficiently entitled to all those pieces and parcels of agricultural land bearing (i) Gat No. 278/3 admeasuring 00H-52R-00P, (ii) Gat No. 278/4 admeasuring 00H-52R-00P and (iii) Gat No. 278/9C admeasuring 00H-19R-00P, all situate at Village Gavhan, Taluka Panvel, District Raigad, Maharashtra State (hereinafter referred to as the "said Owners 1 Lands").
- H. The said Owners 1 Lands were notified for acquisition under the Land Acquisition Act, for Nerul-Uran railway Project/Mumbai Trans Harbour link Project/Nav Mumbai Project and purposes allied thereto. As per the Government Resolution of Urban Development Department bearing No.CID-1812/CR-274/UD-10 dated 1st March 2014, Corporation is obligated to allot a developed plot to the land owner concerned if he has opted for the compensation in form of developed plot in lieu of monetary compensation for the acquisition of concerned owner's lands. Accordingly consent award was passed in favour of the Owners 1 and subsequent to that in lieu of acquisition the said Owners 1 Lands, the Owners 1 entitled to a developed plot admeasuring about 3,342.7 square meters or thereabouts as compensation under 22.5% scheme.
- I. The said Owners 2 Lands were notified for acquisition under the Land Acquisition Act, for Nerul-Uran Railway Project/Mumbai Trans Harbour link Project/Nav Mumbai Project and purposes allied thereto. As per the Government Resolution of Urban Development Department bearing No.CID-1812/CR-274/UD-10 dated 1st March 2014, Corporation is obligated to allot a developed plot to the land owner concerned if he has opted for the compensation in form of developed plot in lieu of monetary compensation for the acquisition of concerned owner's lands. Accordingly, consent award was passed in favour of the Owners 2 and subsequent to that in lieu of acquisition the said Owners 2 Lands, the Owners 2 entitled to a developed plot admeasuring near about 1,937.30 square meters or thereabouts as compensation under 22.5% scheme.
- J. The following two litigations being Special Civil Suit No. 332 of 2017 and Special Civil Suit No. 330 of 2017 in respect of the said Owners 1 Lands were filed by the predecessor in title of the said Owners 1 Lands in Civil Court, Panvel.
- K. **Special Civil Suit No. 330/2017 :-**
- (i) (1) Sarawati Baburao Deshmukh (2) Balaram Narayan Deshmukh deceased through his legal heirs (2/1) Nalini Balaram Deshmukh (2/2) Rajesh Balaram Deshmukh (2/3) Archana Ajay Mane (3) Gitabal Trimbak Deshmukh (4) Yashwant Trimbak Deshmukh (5) Jaywant Trimbak Deshmukh (6) Kamlakar




Rajyanka
Kumar





(the said Plot/Project Land)

All that piece or parcel of land known as Plot No.9 admeasuring 5,280.00 square meters or thereabouts situated in, and being at Sector 26 at Pushpak Node, Taluka Panvel, District Palghat, Maharashtra and bounded as follows:

- On or towards the North : By Plot No. 10 and 12;
On or towards the South : By Plot No. 7, 8 and 8A;
On or towards the East : By 24 Mtr. Road; and
On or towards the West : By Plot No. 9A.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(the said Flat)

ALL THAT residential flat bearing No. **1001** having RERA carpet area admeasuring **57.429** square meters on the **10th** floor of "**A**" Wing along with right to exclusive use of **01** covered car parking space in stilt of the Project known as "**Delta Palacio**" being constructed on the Project Land more particularly described in the First Schedule hereinabove written.

Exclusive use of **01** covered car parking space at **02nd Basement** level Parking bearing No. **33** admeasuring **134.550** sq.ft. having **16'5"** ft. length, **8'2"** ft. breadth, **9'4"** ft. vertical clearance.

THE THIRD SCHEDULE ABOVE REFERRED TO :

(Nature, extent and description of common areas and facilities in the Project)

- i. Society Office;
- i. Lifts;
- ii. Kids Play Area.
- iii. Adequate Parking Space
- iv. Swimming Pool
- v. Gymnasium and clubhouse



Priyanka
Kumar

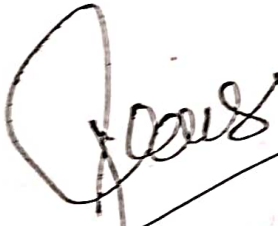

पवल - ४
 ०९०४०२०२४
 RECEIVED OF AND FROM
 ५३७५३०
 & MR. KUMAR GAURAV

RECEIPT

THE WITHIN NAMED PURCHASER/S **MRS. PRIYANKA KUMAR**
 THE SUM OF **Rs.1,00,000/- (RUPEES ONE LAKH ONLY)**
 BY THEM BEING THE EARNEST MONEY DEPOSIT/ PART PAYMENT TOWARDS
 WITHIN NAMED AGREED MONETARY CONSIDERATION ON THE EXECUTION HERE
 AS PER THE TERMS & CONDITIONS OF THIS AGREEMENT (CHEQUES SUBJECT
 REALISATION)

SR. NO.	ANVELDATE	CHEQUE	BANK	AMOUNT (RS.)
1.	07/09/2023	520303	AXIS BANK LTD.	Rs.1,00,000/-
TOTAL PAYMENT RECEIVED				Rs.1,00,000/-

WE SAY RECEIVED
 FOR **M/S. SHREENATHJI ENTERPRISES**

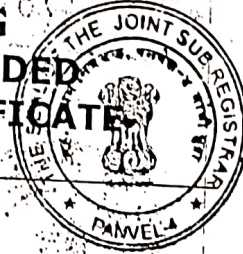
MR. PRASHANT BABUBHAI GAJIPARA
 PARTNER/S

Reference No. : CIDCO/BP-18036/TPO(NM & K)/2022/12130

पवल - ४	
११६४०	२०२४
Date : ०५/२४/२०	



SANCTION OF BUILDING PERMISSION AND AMENDED COMMENCEMENT CERTIFICATE



To,

Sub : Development Permission for Mixed Building on Plot No. 9, Sector 26 at Pushpak, Navi Mumbai.

Ref :

Dear Sir / Madam,

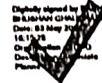
With reference to your application for Development Permission for Mixed Building on Plot No. 9, Sector 26 at Pushpak, Navi Mumbai. The Development Permission is hereby granted to construct Mixed Building on the plot mentioned above. The Commencement Certificate / Building Permit is granted under Section 45 of the said Act is enclosed herewith, subject to the conditions mentioned therein with following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. 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 certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Thanking You

Yours faithfully,

Signature
valid



ASSOCIATE PLANNER (BP)

ANNEXURE - C.

पवल - ४	
९९६४०	२०२४
०२/१२०	



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 :

P52000047780
Project: DELTA PALACIO Plot Bearing / CTS / Survey / Final Plot No.: 09 at Wahal, Panvel, Raigarh, 410206;

1. Suresh Nath Enterprises having its registered office / principal place of business at Tehsil: Panvel, District: Raigarh, MA 410206

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 realized 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.

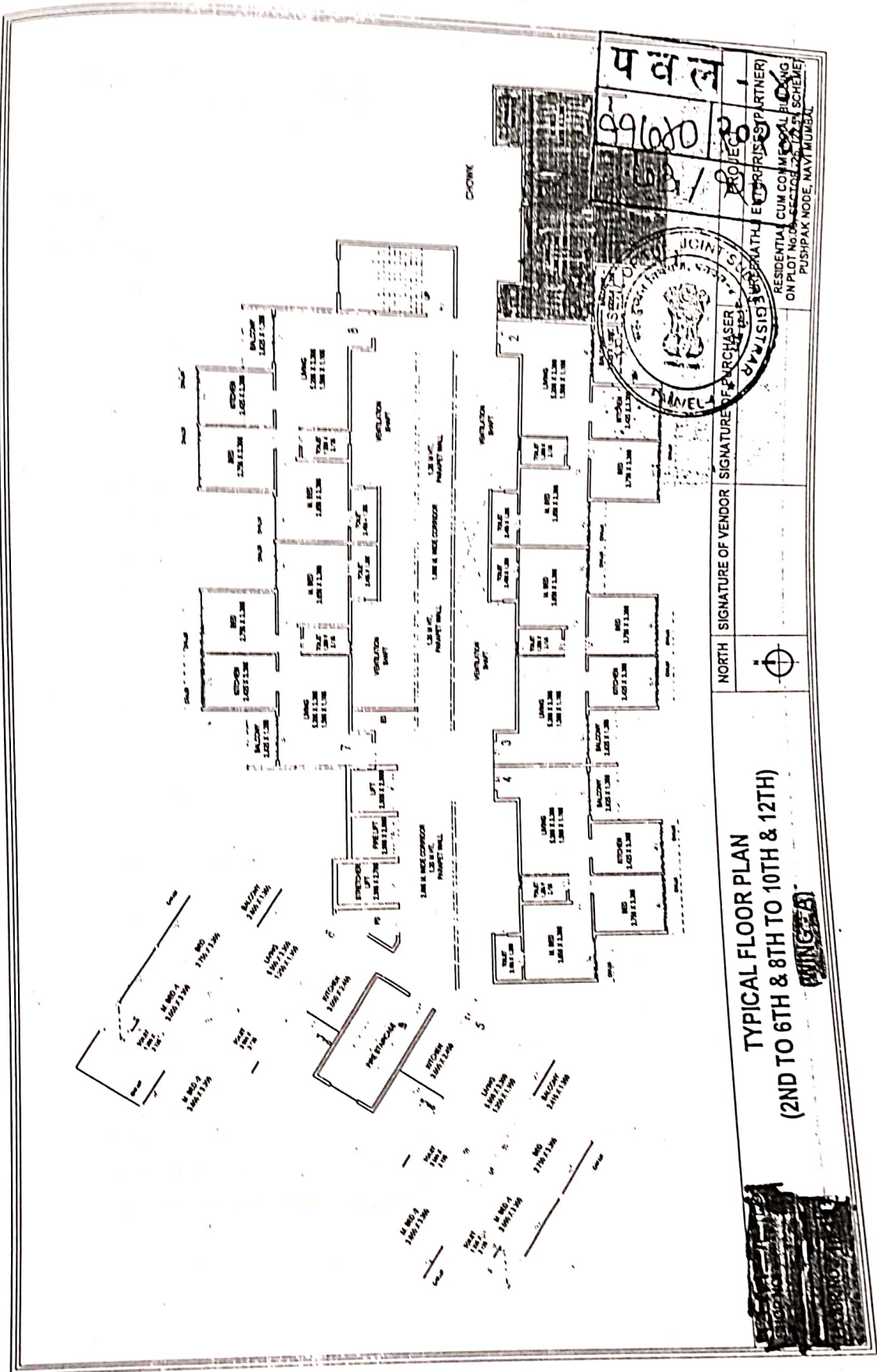
- The Registration shall be valid for a period commencing from 28/11/2022 and ending with 31/07/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Dated: 28/11/2022
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhū
(Secretary, MahaRERA)
Date: 28-11-2022 11:01:55

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



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 99680 2008
 108/10
 JOINT'S VENTURE
 RESIDENTIAL CUM COMMERCIAL BUILDING
 ON PLOT NO. 4, SECTOR 27, MIDC SCHEME I
 PUSHPAK NODD, NAVY MUMBAI



NORTH SIGNATURE OF VENDOR SIGNATURE OF PURCHASER
 TYPICAL FLOOR PLAN
 (2ND TO 6TH & 8TH TO 10TH & 12TH)



Poojanka
 Komari