

513/12517

Thursday, July 18, 2024

6:13 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 13267

दिनांक: 18/07/2024

गावाचे नाव: ओशिवरा

दस्तावेजाचा अनुक्रमांक: बदर17-12517-2024

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: चंद्रकला सकलेचा

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1100.00

पृष्ठांची संख्या: 55

एकूण:

₹. 31100.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

6:33 PM ह्या वेळेस मिळेल.

वाजार मूल्य: ₹.484880 /-

मोबदला ₹.8500000/-

भरलेले मुद्रांक शुल्क: ₹. 510000/-

1) देयकाचा प्रकार: DHC रकम: ₹.1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724184706021 दिनांक: 18/07/2024

वकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004465194202425E दिनांक: 18/07/2024

वकचे नाव व पत्ता:

Chandrakala Sanklecha

REGISTERED DOCUMENT  
DELIVERED ON 22.07.2024

Rs.8398309.2/-

Home

Print

बदर - १७/



मूल्यांकनाचे वर्ष: 2024  
 जिल्हा: गुंबई (उपनगर)  
 मूल्य विभाग: 50-ओशिवरे (अंधेरी)  
 उप मूल्य विभाग: भूभाग - उत्तरेस विभाग हद्द, पूर्वेस वीस देसाई मार्ग, दक्षिणेस 36.60 मी. विकास योजना रस्ता व मूल्यदर विभाग 50, 247B वी हद्द व पश्चिमेस -यू लिक रोड  
 शॉर्ट नंबर न भू क्रमांक: सि टी एस नंबर#216

**वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.**

खुली जमीन	निवासी सादनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
75170	151280	173970	203600	151280	चौरस मीटर

**बांधीव क्षेत्राची माहिती**

बांधकाम क्षेत्र (Built Up)-	52.03 चौरस मीटर	मिळकतीचा वापर-	निवासी सादनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs. 30250/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		

रस्ता संमुख -  
 Sale Type - Resale First Sale Date - 25/01/2023  
 Sale Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट. वाढ 100% apply to rate - Rs.151280/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)  

$$(((151280 - 75170) * (100 / 100)) + 75170)$$
  
 Rs.151280/-

- A) मुख्य मिळकतीचे मूल्य दरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 $151280 * 52.03$   
 Rs.7871098.4/-
- B) बांदेस्त वाहन तळाचे क्षेत्र 13.94 चौरस मीटर  
 बांदेस्त वाहन तळाचे मूल्य  $13.94 * (151280 * 25/100)$   
 Rs.527210.8/-

Applicable Rules ,10.4,16

**एकत्रित अंतिम मूल्य**

मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेझॅन्गईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + रील गच्चीचे मूल्य + बांदेस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बांदेस्त बात्कणी + मॅकेनिकल वाहनतळ

= A + B + C + D + E + F + G + H + I + J  
 = 7871098.4 + 0 + 0 + 0 + 527210.8 + 0 + 0 + 0 + 0 + 0  
 = Rs.8398309.2/-



CHALLAN  
MTR Form Number-6



GRN	MH004465194202425E	BARCODE			Date	29/06/2024-17 59 24	Form ID	25 2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				BDR17_JT SUB REGISTRAR ANDHERI 6		Full Name			Chandrakala Sanklecha
Location				MUMBAI		Flat/Block No.			Flat No 306, 3rd Floor, Level à€ The Residences
Year				2024-2025 One Time		Premises/Building			Flat No 306, 3rd Floor, Level à€ The Residences
Account Head Details				Amount In Rs.		Road/Street			Oshwara New Link Road Jogeshwan (West)
0030045501 Stamp Duty				510000.00		Area/Locality			Mumbai
0030063301 Registration Fee				30000.00		Town/City/District			Mumbai
						PIN			4 0 0 1 0 2
						Remarks (If Any)			PAN2=AACPF0489L -SecondPartyName=Rajesh Jayantilal Patel-
						Amount In			Five Lakh Forty Thousand Rupees Only
				5,40,000.00		Words			
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref No		00040572024062979060 IK0CUVUJB8	
Cheque/DD No				Bank Date		RBI Date		29/06 2024-06 00 23 01'07 2024	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		182 01 07 2024			
Document ID				The challan is valid for document to be registered in Sub Registrar office only. Not valid for use in other offices.					
Signature Not Verified				Digitally signed by DS		DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02		Date 2024 07 18 13:57 IST	
				Reason GRAS Secure Document		Location India			
				92490		2		44	
				2028					
								THE SEAL OF THE JOINT SUB REGISTRAR, MUMBAI SUBURBAN DIST. (BANDRA, YONIBANDA)	
Remarks				Defacement No.		Defacement Date		UserId	
(S)-513-12517				0002924388202425		18/07/2024-18:13:16		IGR554	
(S)-513-12517				0002924388202425		18/07/2024-18:13:16		IGR554	
				Total Defacement Amount				5,40,000.00	

540000.00

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and executed at MUMBAI, this 18<sup>th</sup> day of July, Two Thousand Twenty-Four (2024).

BETWEEN

**Mr. Rajesh Jayantilal Patel**, aged 61 years, Aadhar Card No. 5054 1620 7974, Pan Card No. AACPF0489L, Hindu Adult, Indian Inhabitant, owner of Flat No. 306, 3<sup>rd</sup> Floor, 'Level - The Residences' situated at Oshiwara, New Link Road, Jogeshwari (W), Mumbai - 400102 and residing at Om, 44, Paras Society, Nirmla Convent Road, Rajkot, Gujarat - 360007, hereinafter referred to as '**the VENDOR**'

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, successors administrators and assigns) of the **One Part**;

AND

**Mrs. Chandrakala Sanklecha**, aged 47 years, Aadhar Card No. 8554 6321 7285, Pan Card No. ALSPTS3714J, Hindu Adult, Indian Inhabitant, residing at A/402, Citiscap CHS Ltd, 4<sup>th</sup> Floor, A.K. Road, Near J.B. Nagar (Chakala) Metro Station, Andheri - East, Mumbai - 400059, hereinafter referred to as '**the PURCHASER**'

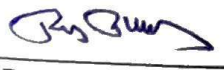
(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, successors administrators and assigns) of the **Other Part**;

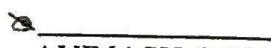
WHEREAS the VENDOR does hereby expressly represent and declares to the PURCHASER as follows:


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- Under the agreement for sale dated 24<sup>th</sup> January, 2023 executed between M/s. Siroya Keystone a registered partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, and having its principal place of business at 208, Konark Shram, Near Tardeo Circle, Tardeo, Mumbai - 400034 and registered office at 808, Raheja Chambers, Nariman Point, Mumbai - 400021, by its partner Mr. Rishabh P. Siroya, therein referred to as "the Promoter" of the first part and M/S. Unity Group, a partnership firm duly registered under

  
RAJESH PATEL  
(Vendor)

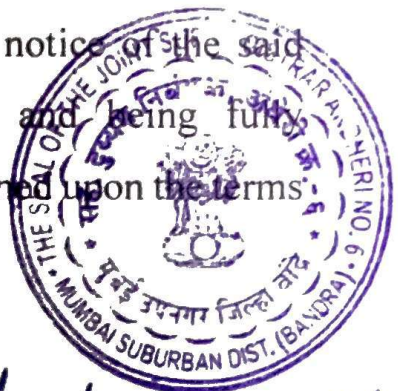
  
AVINASH OJHA  
(Purchaser)

  
BABITA OJHA  
(Purchaser)  
Chandrakala Sanklecha

the provisions of the Indian Partnership Act, 1932, and having its principal place of business at G.L. Halima Premises, Off. Vaishali Nagar, Jogeshwari (West), Mumbai - 400102 therein referred to as "Unity" of the Confirming party; and the vendor therein - Mr. Ravikiran Pandya, referred to as the 'Allottee' of the Other part; the said Promoter has agreed to sell on "Ownership basis" a premises being Flat bearing No. 306 on the 3<sup>rd</sup> floor, admeasuring 509 square feet of RERA carpet along with One covered car parking space, of the propose building to be known as "Levels - The Residences" being lying and situated at the land bearing C.T.S. No. 242/A, 244, 246, 246/1 to 10 of Village Oshiwara, Taluka Andheri, in the Registration District and Mumbai Suburban District having Commencement Certificate for sale building issued by SRA bearing No. SRA/ENG/2467/KW/MHL/AP of 21st February 2015 as per approved plan 01-11-2012 (hereinafter for the sake of brevity referred to as the said Flat).

2. The then Vendor - Mr. Ravikiran Pandya entered in to an Agreement for Sale dated 25<sup>th</sup> January, 2023 with the current Vendor - Mr. Rajesh Jayantilal Patel and registered the said document bearing No. BDR9-1433-2023 before office of Sub-Registrar of Assurances as per the provisions of Registration Act, 1908. The PURCHASER shall take possession from current Vendor in this regard.
3. A Society or a registered common body of the PURCHASER of various Flats/Shops in the said Building as provided under the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of the Construction, Sale, Management and Transfer) Act, 1963 is yet to be incorporated and registered.
4. It is mutually agreed by and between the parties hereto that the VENDOR shall sell and transfer his/her respective right, title and interest under the said Agreement subject to terms and conditions therein contained, in respect of the said Flat. The PURCHASER shall purchase and acquire the said Flat with the notice of the said Agreement and after taking inspection thereof and being fully conversant with the several covenants therein contained upon the terms and conditions hereinafter appearing.

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*Raj Patel*  
**RAJESH PATEL**  
 (Vendor)

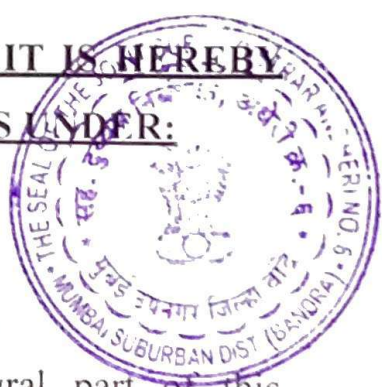
*Avinash Ojha*  
**AVINASH OJHA**  
 ( )

*Chandrakala Sarklecha*  
**BABITA OJHA**  
 (Purchaser)

5. The VENDOR is well and sufficiently having right to sell Flat No. 306, on the 3<sup>rd</sup> Floor, admeasuring 509 sq. ft. carpet area, in the building known as 'LEVEL – THE RESIDENCES' situated at Oshiwara, New Link Road, Jogeshwari (West), Mumbai 400102.
6. Upon the strength of the aforesaid representations made by the VENDOR to the PURCHASER and the PURCHASER believing the same to be true, correct and honest, the parties entered into an oral negotiation and pursuant the VENDOR herein has agreed to sell and the PURCHASER has accepted.
7. The VENDOR has agreed to sell, transfer and assign all his rights, title and interest to the PURCHASER herein for a lump-sum price and consideration of **Rs. 85,00,000/- (Rupees Eighty-Five Lakhs Only)** for the said Flat, admeasuring 509 sq. ft. carpet area, free from all encumbrances.
8. The parties herein are desirous of recording the terms and conditions of the SALE transaction, transfer and assignment of right, title and interest of the VENDOR as the holder in respect of the said Flat on the terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO AS UNDER:**


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1. The recitals contained herein above form integral part of this Agreement as if same were set out and incorporated herein. It is further declared and confirmed by the VENDOR herein that all and whatsoever that is stated in these recitals is true and correct.
2. The VENDOR shall sell, transfer, assign and assure and the PURCHASER shall purchase all the rights, title and interest of the VENDOR in the said residential Flat bearing **Flat No. 306**, on the 3<sup>rd</sup> Floor, admeasuring **509 sq. ft. carpet area**, in the building known as '**LEVEL – THE RESIDENCES**' situated at **Oshiwara, New Link Road, Jogeshwari (West), Mumbai – 400102**, hereunder

  
**RAJFESH PATEL**  
 (Vendor)

  
**AVINASH OJHA**  
 (Purchaser)

  
**BABITA OJHA**  
 (Purchaser)  
 Chandrakala Santlecha

written along with all the liberties, privileges and advantages appurtenant thereto and all the estate, possession, right, title, interest, entitlement, benefits both present and future and or claim and or demands whatsoever of the VENDOR thereon in the shares of the proposed society and the said Flat together with the permanent and absolute right to occupation and use and peaceful enjoyment of the said Flat and also his/her rights and claims on and upon the deposits relating to the said Flat for total consideration of ₹ 85,00,000 (Rupees Eighty-Five Lakhs).

3. The PURCHASER has agreed to pay the VENDOR the sum of Rs. 85,00,000/- (Rupees Eighty-Five Lakhs Only) a lump-sum price consideration amount which the PURCHASER shall pay to the VENDOR in the following manner: -

- a. Sum of Rs. 85,000/- (Rupees Eighty-Five Thousand Only), against TDS @ 1% on the total amount of consideration has been paid/deposited thereof with the Income Tax Treasury as per provisions related to TDS on Immovable Properties u.s. 194-IA of the Income Tax Act, 1961 by the PURCHASER and the PURCHASER shall furnish a photocopy to the Vendor for his records and provide TDS certificate for the same. The said TDS Amount of Rs. 85,000 has been paid from below mentioned payment of Rs. 20,00,000 - (Rupees Twenty Lakhs)
- b. Sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) paid as advance/Token via RTGS bearing ref no. CBINR52024052710022361-CBoI dated 27.05.2024
- c. Sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) paid as advance/Token via Cheque drawn on Central Bank of India bearing no. 490974 dated 3.6.2024.
  - i. Total TDS amount of Rs. 85,000 (Rupees Eighty-Five Thousand) has been paid from the above payment of Rs. 20,00,000. Hence, the amount received by the Vendor is Rs. 19,15,000 (Rupees Nineteen Lakhs and Fifteen

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RAJESH PATIL  
(Vendor)

Sankaloch

Bank to che

d. Balance sum of **Rs. 60,00,000/- (Rupees Sixty Lakhs Only)** being the full and final payment/consideration in respect of the purchase price of the said Flat shall be paid through Bank Loan within 30 days from registration of the said flat. If the remaining Bank Loan payment is not paid within 30 days of Registration of the Agreement, then this Agreement for Sale stands Null and Void.

4. The VENDOR's rights title and interest in the said Flat shall stand relinquished and transferred in the name of the PURCHASER only in receipt of the full and final consideration of the said Flat.
5. The VENDOR hereby relinquishes all even rights in the said Flat in favour of the PURCHASER and further hereby authorizes the PURCHASER to obtain the physical and vacant possession of the said Flat as and when the said Flat is ready for use and occupation.
6. The PURCHASER hereby declare that they shall pay all the taxes, the proposed Society's charges and BMC dues at the time of taking possession of Flat No. 306, on the 3<sup>rd</sup> Floor, from the date of Physical Occupation.
7. The current VENDOR has obtained NOC from the then Vendor in respect of the transfer/sale of the said Flat and has hand over to the PURCHASER on or before registration of this Agreement.
8. it's is further expressly agreed between both the parties that they both shall be liable to compensate each other for the loss suffered by any party, on mutually agreed by terms. This is without prejudice to the right of any party for suing for specific performance of contract and/or for subsequent damages if any.
9. It is also agreed between both the parties that if any delay or default is committed on the any of party performing their part of the contract as stipulated in this Agreement, then the other part shall be entitled to claim for the liquidated damages.

10. The VENDOR hereby covenants and declare that:-

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Reg. (Pun)



- a. The VENDOR has not assigned or transferred or agreed to assign or transfer the said Flat premises to any person or any party other than the PURCHASER herein.
- b. The VENDOR is solely and absolutely entitled to the said Flat premises in his/her capacity as member of the proposed society and that no other person or party have any right title or interest of whatsoever nature in the said Flat premises or any part thereof. The VENDOR has good right, title, full power and absolute authority to enter into this Agreement and transfer assign and sell the said Flat premises to the PURCHASER. The VENDOR has not nor anyone on his/her behalf done, omitted or committed any act matter or thing whereby his/her right to transfer the said Flat premises as aforesaid is affected or prejudiced. The VENDOR hereby indemnifies and shall keep the PURCHASER indemnified from or against all actions, suits, proceedings, claims, demands, fines, penalties, expenses or other liabilities of whatsoever nature made or suffered or brought against him or incurred by the PURCHASER as result of any party/person claiming through or from VENDOR.
- c. The VENDOR shall sign, seal, execute, deliver register and complete such other instruments, documents, writings and transfer forms as may be required by the PURCHASER or by the said proposed Society for the VENDOR has observed performed and complied with all rules, regulations, bye-laws and conditions relating to the said Flat premises only on receipt of the full and final consideration of the said Flat.

11. The VENDOR further declare that the VENDOR has in no way created or is liable for any mortgage, charge, claim, lien or any tax liabilities in respect of the said Flat or any part thereof and the same has been agreed to sell transfer and assign free.

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*Rajesh Patel*  
RAJESH PATEL

*Avinash Ojha*  
AVINASH OJHA

*Babli Ojha*  
BABLI OJHA

12. The VENDOR hereby further declares that the said Flat is free from all encumbrances beyond reasonable doubts and hereby undertake to indemnify and keep indemnified the PURCHASER against all demands, claims, proceedings, costs and expenses arising from any persons claiming through or from VENDOR relating to the said Flat.
13. The VENDOR agrees to sign all the necessary papers, documents, letters, affidavits, etc. for completing the said transactions and also appear before any Government agency or Sub Registrar to admit the execution of Agreement and receipt of consideration. However, the PURCHASER shall not have nor claim any right to the interest of whatsoever nature in the said Flat until the payment of the said full purchase price ₹ 85,00,000/- (Rupees Eighty-Five Lakhs Only) has been paid by the PURCHASER to the said VENDOR.
14. The PURCHASER shall become members of the said proposed Society and shall abide by all bye-laws, rules and regulations made and adopted from time to time by the said proposed society and shall regularly pay the share of their society monthly outgoing regularly without fail and indemnify VENDOR in that respect.
15. The VENDOR shall hand over the original Agreement and relevant papers and receipts relating to the said Flat on receipt of the full and final consideration of the said Flat to the PURCHASER.
16. It is also agreed by and between the parties that the Stamp Duty levied by the competent authorities in respect of the present agreement shall be borne and paid by the VENDOR along with the registration charges and the stamp duty is paid on these presents as per Article 5[ga][ii] of the Bombay Stamp Act 1958 amended dated 07-05-2005. (S.D. and Registration cost is paid by the Seller/Vendor which is included in Agreement value i.e., Rs. 85,00,000/- (Rupees Eighty-Five lakhs only)). Further Metro Cess @ 1 % on Agreement value will also be paid by the Seller/Vendor on behalf of the PURCHASER. Hence, the agreed full and final price is inclusive of Stamp Duty, GST, Registration and Builder Charges.

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2028		



Rajesh Patel  
**RAJESH PATEL**  
 (Vendor)

Avinash Ojha  
**AVINASH OJHA**

Babita Ojha  
**BABITA OJHA**  
 (Purchaser)

17. This Agreement will operate as a Sale Deed upon compliance of all terms and conditions and obligations as stipulated in this Agreement for Sale by the Parties herein including that of the VENDOR handing over vacant and peaceful physical possession of the said Flat to the PURCHASER and against receipt by the VENDOR of full and final consideration in respect of the Flat.

18. The present sale of the said property is governed under the provisions of Maharashtra Flat Ownership Act 1963 (MOFA) and Maharashtra Real Estate Regulatory Authority (RERA) and all other concerned laws applicable to the said property and more particularly under the Maharashtra Co-op Societies Act, 1960.

19. In the event of any disputes pertaining to any matter relating to the transaction of any matter arising out of the interpretation of this Agreement for Sale are subject to the jurisdiction of the Court/Competent Authorities in Mumbai.

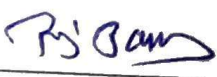
बंदर - ३०६		
१२५१०	१२	५५
<u>SCHEDULE OF THE SAID PROPERTY</u>		

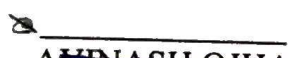



Flat No. 306, on the 3<sup>rd</sup> Floor, admeasuring 509 sq. ft. carpet area, in the building known as 'LEVEL-THE RESIDENCES' situated at Oshiwara, New Link Road, Jogeshwari (West), Mumbai 400 102, with one parking, bearing C.T.S. No. 242/A, 244, 246, 246/1 to 10 of Village Oshiwara, Taluka Andheri, in the Registration and Mumbai Suburban District having Commencement Certificate for sale building issued by SRA bearing No. SRA/ENG/2467/KW/MHL/AP of 21st February 2015. The building comprises of 34 storeyed tower with lifts facilities and the building is under construction.

**IN WITNESS WHEREOF** the parties hereinabove have hereunto set their respective hands the day and year written first hereinabove.

SIGNED, SEALED & DELIVERED ]  
by the within named 'the VENDOR' ]

  
RAJESH PATEL  
(Vendor)

  
AVINASH OJHA  
(Purchaser)

  
BABITA OJHA  
(Purchaser)  
Chandrakala Sanklecha

MIR. RAJESH JAYANTILAL PATEL

Pan No. AACPF04891

Through his representative

MIR. PRASHANT PAREKH

In the presence of below witnesses

AND

SIGNED, SEALED & DELIVERED

by the within named 'the PURCHASER'

MRS. CHANDRAKALA SANKLECHA

Pan No. ALSPS3714J

In the presence of below witnesses



*Rajesh Patel*



*Chandrakala Sanklecha*

बदर - १७/		
9249V	93	44
२०२४		



*Rajesh Patel*  
RAJESH PATEL

*AVINASH KHIL*

*Chandrakala Sanklecha*

## RECEIPT

Received with thanks from **PURCHASER** an amount of Rs. **25,00,000/- (Rupees Twenty-Five Lakhs only)** towards the part payment for sale of Flat No. **306**, on the **3<sup>rd</sup>** Floor, admeasuring **509 sq. ft.** carpet area, in the building known as '**LEVEL - THE RESIDENCES**' situated at Oshiwara, New Link Road, Jogeshwari (W), Mumbai 400 102, bearing C.T.S. No. 242/A, 244, 246, 246/1 to 10 of Village Oshiwara, Taluka Andheri, in the Registration and Mumbai Suburban District in the following manners;

Sr.	Cheque/UTR No	Date	Bank Name	Amount
1.	RTGS - CBINR520240527 10022361-CBoI	27.05.24	Central Bank of India	Rs. 5,00,000/-
2.	Cheque - 490974	03.06.24	Central Bank of India	Rs. 20,00,000/-

*Ty' Ram*  
*Ty' Ram*

*Ty' Ram*

I SAY RECEIVED

Rs. 25,00,000/-

MR. RAJESH

JAYANTILAL PATEL

(VENDOR)

बदर - १७/  
१२५९७ १५ ५५  
२०२४



*Ty' Ram*

Chandrakala Sanklecha

RECEIPT

Received with thanks from PURCHASER an amount of Rs. 60,00,000/- (Rupees Sixty Lakhs Only) towards the payment for sale of Flat No. 306, on the 3<sup>rd</sup> Floor, admeasuring 509 sq. ft. carpet area, in the building known as 'LEVEL - THE RESIDENCES' situated at Oshiwara, New Link Road, Jogeshwari (W), Mumbai 400 102, bearing C.I.S. No. 242/A, 244, 246, 246/1 to 10 of Village Oshiwara, Taluka Andheri, in the Registration and Mumbai Suburban District in the following manners;

Sr.	Cheque/UTR No	Date	Bank Name	Amount

*Rajesh Patel*  
*Jayantilal Patel*

*Rajesh Patel*

I SAY RECEIVED  
Rs. 60,00,0000  
MR. RAJESH  
JAYANTILAL PATEL  
(VENDOR)

बदर - १७/		
१२५१०	१६	५५
२०२४		



*Rajesh Patel*  
Rajesh Patel  
(Vendor)

*Chandrakala Sanklecha*  
Chandrakala Sanklecha



END SIROYA  
Date: 22/06/2024

To,

Mr. Rajesh Jayantilal Patel,  
Om, 44, Paras Society, Opp. Nirmala  
School, Nirmala Convent Road,  
Rajkot, Gujarat – 360007

बदर - १७/		
५२५१४	३०	५५
२०२४		



**Sub:** Re-sale of Flat No. 306 on 3<sup>rd</sup> Floor, admeasuring 509 sq. ft. of RERA carpet area, of the proposed building to be known as "LEVEL – The Residences" (The said Premises).

Ref: Your letter dated 14.06.2024 requesting for issuance of this NOC.

**Dear Sir/Madam,**

Under the Agreement for Sale of Premises dated 24.01.2023 duly registered under Sr. No. BDR09-1342-2023 (hereinafter referred to as "the said Agreement"), we have agreed to sell and transfer the subject premises upon the terms and conditions more particularly contained thereunder to Mr. Ravi Pandya and Mr. Ravi Pandya have further sold the said premises to you under an Agreement executed by and between Mr. Ravi Pandya and you.

We state that you have informed us vide above referred letter that you are desirous to Sell the said premises to Mrs. Chandrakala Sanklecha and Mrs. Chandrakala Sanklecha has agreed to purchase the said Premises already constructed/under construction from you upon the terms and conditions mutually decided by and between you and Mrs. Chandrakala Sanklecha.

We do hereby as per clause 8.12 and/or other relevant clause of the said Agreement grant our consent/No Objection for sale of the said premises to Mrs. Chandrakala Sanklecha however subject to Mrs. Chandrakala Sanklecha complying all applicable terms and conditions of the said Agreement for Sale dated 24.01.2023 bearing registration Sr. No. BDR09-1342-2023 execute by and between us and Mr. Ravi Pandya.

We hereby state and confirm that upon execution and registration of the Agreement for Sale between you and Mrs. Chandrakala Sanklecha, Mrs. Chandrakala Sanklecha will be treated as Allottee of the said premises.





END

We hereby confirm that upon the registration of the Agreement for Sale in respect of the said premises to be executed by and between you and Mrs. Chandrakala Sanklecha, all the terms and condition of the said Agreement dated 24.01.2023 bearing registration Sr. No. BDR09-1342-2023 executed between us and Mr. Ravi Pandya shall be binding on Mrs. Chandrakala Sanklecha and upon the compliance of all the terms and conditions of the "Allottee" by Mrs. Chandrakala Sanklecha as mentioned in the said Agreement dated 24.01.2023 bearing registration Sr. No. BDR09-1342-2023, we confirm that we will grant the possession of the said premises to Mrs. Chandrakala Sanklecha as per the terms and conditions mentioned in the said Agreement dated 24.01.2023 bearing registration Sr. No. BDR09-1342-2023.

This letter may be treated as our 'No Objection Certificate' for the sale of the said Premises by you to Mrs. Chandrakala Sanklecha.

Thanking you,

Yours Truly,

**For, M/S. SIROYA KEYSTONE**

Authorized Signatory



**I/We Accept and confirm**

**Mr. Rajesh Jayantilal Patel**

बदर - १७/		
९२४९८	३९	५५
२०२४		







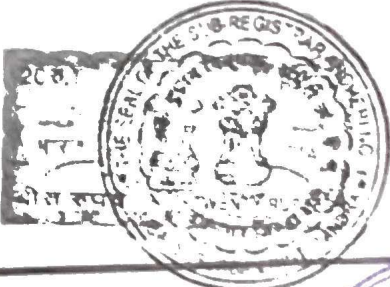
07/02/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3  
दस्त क्रमांक : 1433/2023  
नोदणी :  
Regn 63m

साचाचे नाव : अतिवत

- (1) विवेकाचा प्रकार वारसाचा
- (2) मोबदला 7980000
- (3) बाजारभाव/बाडेपट्टावाच्या बाबतिलेपटाकार आकारणी देतो की पट्टेदार हे मसुदा करावे 7871098.4
- (4) मू-भापन पोडहिस्ता व परक्यांक (असल्यात) 1) पाकिसेचे नाव मुंबई मसुदा इतर वर्गीत - सवतिका नं: सवतिका क्र 308, माळा नं: 3रा मजला, इमारतीचे नाव मेम्बुल व रेसिडेन्स, ब्लॉक नं: जोसेफरी पश्चिम मुंबई 400102, रोड : म्यु लिक रोड, जोसेफरी, इतर माहिती सवतिके चे एफएम लेव 509 ची फुड रेटा कारपेट. मूळ दस्ताएवज नोंदणी क्र. बरत9-1342-2023 निष्प्राप्त दिनांक 24/01/2023 रोजी विद्युत देणार यांनी रुपये 4,80,000/- इतके मुद्रांक शुल्क भरते असल्यामुळे तसेच एक वर्षाच्या आत पुनविही होत असल्यामुळे महाराष्ट्र मुद्रांक अतिवितन 1958 चे अनुच्छेद 5जी(ए)अ क्रमचे तरतूद मुद्रांक शुल्क 4,80,000/- ची वजावट देऊन एकूण मुद्रांक शुल्क करक रुपये 1000/- इतका प्रस्तुत करण्यात आला. (( C.T.S. Number : 242/ए, 244, 246, 246/1 वे 10 ; ) )
- (5) शेवटचा 1) 52.03 चौ.मीटर
- (6) आकारणी किंवा सुची देण्यात असेल तेव्हा.
- (7) दस्तऐवज काल देणा-बाधितून देवणा-बा पत्रकाराचे नाव किंवा दिवाणी न्यायालयवाचा हुकुमनाचा किंवा आदेश असल्यात, प्रतिबादिचे नाव व पत्ता 1) नाव:-रविशिरस - पंढरा बघ:-52; पत्ता:-प्लॉट नं: क्रम नं 23, माळा नं: 3रा मजला, इमारतीचे नाव: वी एन जैन कंपाउंड, विल्डींग नं 60/82, ब्लॉक नं: मुंबई, रोड नं: डॉ. ज्येदेकर रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400012 पॅन नं:-AUNPP4544M
- (8) दस्तऐवज काल देणा-बा पत्रकाराचे व किंवा दिवाणी न्यायालयवाचा हुकुमनाचा किंवा आदेश असल्यात, प्रतिबादिचे नाव व पत्ता 1) नाव:-राजेश जयतीलान पटेल बघ:-59; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: ज्ये. 44, पारळ सोसायटी, ब्लॉक नं: राजकोट, मुम्बरात, रोड नं: निर्मला कोनवेन्ट रोड, मुम्बरात, राजकोट. पिन कोड:-360007 पॅन नं:-AACPF0489L
- (9) दस्तऐवज काल दिव्याचा दिनांक 25/01/2023
- (10) दस्त नोंदणी केव्याचा दिनांक 27/01/2023
- (11) अनुक्रमांक, संख व पृष्ठ 1433/2023
- (12) बाजारभाववाचमचे मुद्रांक शुल्क 1000
- (13) बाजारभाववाचमचे नोंदणी शुल्क 30000
- (14) शेरा



मुम्बईमहासारी विचारात घेतलेला इपटीक:-

मुद्रांक शुल्क आकाराचा विवरलेला अनुच्छेद :-

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

दस्तऐवज पोडणीकर विकल्प परिकल्प कर नोंदणी करताना भरले गेलेले आहे. या व्यवहाराचे विवरण एव ई-वेब वर मुहामुंबई महानगरपालिकेन पाठविणेत कायला आहे. आता हे दस्तऐवज दाखल करण्यासाठी परावित्वात स्वतः नोंदणी करवचक्या पाही.

Integrated Governance enabling You Do Things Easily

It is necessary to update Relevant records of Property/Property Tax after registration of documents. Details of this transaction have been forwarded by Email ( dated 06/02/2023 ) to Municipal Corporation of Greater Mumbai. No need to spend your valuable time and energy to submit this documents in person.



सह. दुय्यम निबंधक, अंधेरी क्र. ३,  
मुंबई उपनगर जिल्हा.

83





SLUM REHABILITATION AUTHORITY

PART OCCUPATION CERTIFICATE AS PER ANNEXURE 20, AS PER REG. 11 (7) OF DCPR 2034

No. SRA/ENG/2467/KW/MHL/AP

Date :

- 5 MAR 2024

To,

Architect

Mukesh Bahadur

of M/s. Consultants Combined  
B-101, Manek Kunj (Meghwadi),  
Dr. S.S. Rao Road, Lalbaug,  
Parel, Mumbai - 400 012.

**Sub:-** Part Occupation Certificate to **Sale building** under S.R. Scheme on the plot bearing CTS No. 242/A(pt), 244, 246, 246/1 to 10 & 243 of Village Oshiwara u/reg. 33 (10) with adjoining non slum plot bearing C.T.S. No. 248, 249 (pt) & 265 A of Village Oshiwara, u/reg. 33 (14) D New Link Road, Jogeshwari (West), Mumbai, in the "K/W Ward" of BMC.

**Ref. :** Your letter dtd. 24.11.2023

Gentleman,

With reference to above, it is to inform you that the permission to occupy the Service Basement + Lower Ground (pt) + Upper Ground + 1<sup>st</sup> to 31<sup>st</sup> upper floors of Sale Building, completed under the supervision of Architect Shri. Mukesh Bahadur of vide license No.CA/82/7237, the Structural Engineer Vakil Mehata Sheth Consulting Engineers vide License no. STR/S/139 and Site Supervisor Shri. Kishor K. Velani vide License no. V/40/SS-I, may be occupied on the following conditions.

1. The Part Occupation permission is granted for 206 Nos. of Sale Residential, 01 No. Society office, 01 Nos of Fitness center & 02 Nos. of Sale Commercial tenements in proposed in Sale building u/ref.
2. That balance conditions of LOI under No. SRA/ENG/1182/KW/MHL/LOI, Dated 16/09/2009 & Revised LOI Dated 28/07/2017, 29/01/2019 & 05/10/2021 shall be complied with before granting full OC to Sale building u/ref.
3. That balance conditions of IOA under No. SRA/ENG/2467/KW/MHL/AP. Dated 01/11/2012 & Amended plans time to time & lastly amended on 31.05.2023 shall be complied with before granting full OC to Sale building.

बदर - १७/		
१२५७७	३४	५५
२०२४		



4. That certificate under Section 270A of B.M.C. Act. shall be obtained from H.E.'s department regarding adequacy of water supply.

A set of certified part completion plan is returned herewith please.

Yours faithfully,

—sd—

Executive Engineer - K/W  
Slum Rehabilitation Authority

Copy to :-

- ✓ 1) Developer : M/s. Unity Group
  - 2) Asst. M.C. ( K/W) Ward.
  - 3) A.A. & C. (K/W) Ward of M.C.G.M.
  - 4) A.E.W.W. (K/W) Ward.
- For information please.

*Bat*  
*05/03/2024*  
Executive Engineer -K/W  
Slum Rehabilitation Authority

बदर - १७/		
१२५५५	३५	५५
२०२४		



मालमत्ता पत्रक

आंशिवरा तालुका/न.भू.मा.का. -- न.भू.अ.अंधेरी जिल्हा -- मुंबई उपनगर जिल्हा

खंड क्रमांक ४३१९५ एच-१  
 -६६० नवीन मिळकत पत्रीका  
 न.भू.क्र. २४२ व  
 ची उघडलेने क्षेत्र कमी  
 ४२५३५



व्यवहार खंड क्रमांक नविन चारक (धा) साक्षात्कन  
 पट्टेदार (प) किंवा धार (घ)

मा. भरणर नहरामलदार (बीन शंती) II अंधेरी  
 यांचकडील AT/N/NAII/८४३ ता.०४/१०/८०  
 अन्वये बीन शंती सारा रु. २६.४० ता.०१/०८/१९७९  
 पासून ते ३६/०७/१९८० पर्यंत धरण्याची नोंद केली  
 क्षेत्र ३३०.०० चौ.मी वर

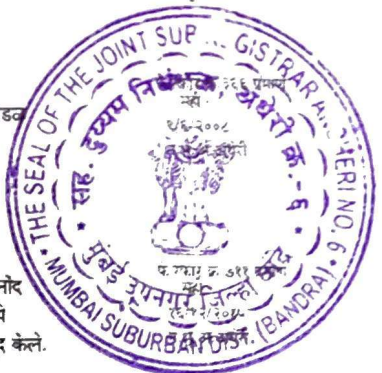
विनयनी आदेश न.भू.क्र.२३७ वरील ता.११/९/८१ चे नोंदी प्रमाणे

बदर-९		
पुस्तक क्रं.	१७३३	९६५७
२०२३		

मा. जिल्हाधिकारी नू. उप. जि यांचकडील आदेश क्रसी /कार्या ३क /पो वि/  
 परा आर अ-३० दि.०५/०४/१९९९ अन्वये न.भू.क्र. २४२ क्षेत्र ४३१९.५ चौ.मी  
 मधून ६६० चौ.मी. क्षेत्राची नवीन मिळकत प. उघडल्याने क्षेत्र कमी  
 करून ४२५३.५ चौ.मी. क्षेत्र कायम केले वशेज बदल केला

मुंबई गृह निर्माण व क्षेत्र विकास मंडळ मुंबई यानकडील  
 पत्र क्रमांक जा. क्र. /सपूव्य/अंधेरी/मं. मं./२४७२/८८  
 दि. १५/५/०८ ७/१२ उतारे, ताबे पावती, पंचनामा क.  
 जा.प. संपादन क्षेत्राचा नकाशा व राजपत्र इ. अन्वये  
 धारक म्हणून मं. ग. नि. व क्षेत्र विकास मंडळ चे नाव  
 दाखल केले.

बदर - ११७/		
२५१७	३६	५५
२०२४		



मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचकडील परिपत्रक क्र.ना.भू.१/म.प./अक्षरी नोंद  
 २०१५. पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.आंशिवरा/फ.क्र.७२१ दिनांक १६/१२/२०१५ अन्वये  
 मिळकत पत्रिकेवरील नमूद अक्षरी क्षेत्र अक्षरी रुपांतरित करून चार हजार दोनशे त्रैपन्न पुणांक पाच दशाश चौ.मी.नमूद केले.

एकूण नोंदी ९  
 एकूण शुल्क १२२५  
 १२०/-  
 २/-

न.भू.अ.अंधेरी  
 मुंबई उपनगर जिल्हा  
 बरी नकद  
 बंदर भूसाधन अधिकारी  
 नंदी.



# SLM REHABILITATION AUTHORITY

Administrative Building, Anant Karvekar Marg, Bandra (East), Mumbai - 400 051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No SRA/ENG/2467/KA/MHL/AP

23 FEB 2015

## COMMENCEMENT CERTIFICATE

SALE BLDG.

TO

M/s. Unity Group,  
Flat No. 500C,  
Next to Lovely Homes Society,  
Vaishali Nagar Road, Jogeshwari (W),  
Mumbai-400 102.

With reference to your application No 461 dated 19/01/2011 for Development Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No \_\_\_\_\_  
CTS. No. 242A (pt.), 244, 246, 246/1 to 10 & 243

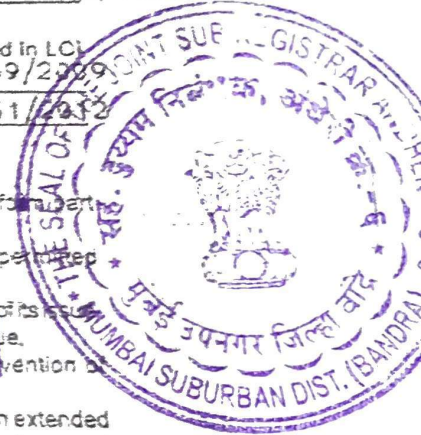
of village Cshiwara TP3 No. \_\_\_\_\_  
ward K/W Situated at New Link Road, Jogeshwari (W), Mumbai-102.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI

UIR No. SRA/ENG/1182/KN/MHL/LOI dt. 16/09/2009  
IDA UIR No. SRA/ENG/2467/KA/MHL/AP dt. 01/11/2012

and on following conditions.

बका - 5.10/44  
92990 88 44  
0003



- The land vacated in consequence of endorsement of the red mark line/road widening 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 reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
- If construction is not commenced 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 C.E.O. (SRA) if
  - 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.
  - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed SRI A.S. RAO

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work upto top of plinth level to sale building, as per approved plans dtd. 01/11/2012.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

*[Signature]*  
23/2/15

Executive Engineer (SRA) (A.S.)





# SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2467/KW/MHL/AP

23 FEB 2015

COMMENCEMENT CERTIFICATE

SALE BLDG.

TO,

M/s. Unity Group,  
Halima Apartment, Plot No.500C,

Next to Lovely Homes Society,  
Vaishali Nagar Road, Jogeshwari (W),  
Mumbai-400 102.

With reference to your application No. 461 dated 19/01/2011 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_  
C.T.S.No. 242A(pt.), 244, 246, 246/1 to 10 & 243

of village Cshiwara T.P.S. No. \_\_\_\_\_  
ward K/W Situated at New Link Road, Jogeshwari (W), Mumbai-102.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
U/R No. SRA/ENG/1182/KW/MHL/LOI dt. 15/09/2009

IDA U/R No. SRA/ENG/2467/KW/MHL/AP dt. 01/11/2012  
and on following conditions.

92490 88 49

1. The land vacated in consequence of 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 from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed SHRI A.S. RAO  
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to top of plinth level to sale building, as per approved plans dtd. 01/11/2012.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

*[Handwritten signature]*  
The Engineer (SRA)



SRA/ENG/2467/KW/MHL/AP

This plinth C.C. is further re-endorsed as per approved amended plans dtd. 12/09/2017.

Executive Engineer  
Slum Rehabilitation Authority

17 JUN 2019

SRA/ENG/2467/KW/MHL/AP

This plinth C.C. is re-endorsed as per approved amended plans dtd. 12/09/2017 & grant further C.C. to Sale Bldg. above plinth including brick work up to top slab of 8th upper floors & from 9th to 11th for RCC frame work only as per approved amended plans dtd. 12/09/2017.

*[Signature]*  
17/06/2019  
Executive Engineer  
Slum Rehabilitation Authority



SRA/ENG/2467/KW/MHL/AP

17 JAN 2020

This C.C. is further extended up to 16th floor + part 17th floor (Flat No. 3, 4, 7 & 8 only), including brick work from 10th floor, as per approved amended plans dtd. 12/09/2017.

*[Signature]*  
25/09/2020  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2467/KW/MHL/AP

22 MAR 2021

This further C.C. is extended for 17th(pt) floor to 19th upper floor + Fire Check Floor & service floor for R.C.C. Frame work only, as per approved amended plans dated 12/09/2017.

*[Signature]*  
2023  
Executive Engineer  
Slum Rehabilitation Authority

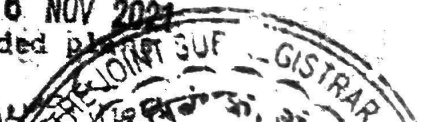
बदर - ९	
क्र. १	१०३३०६५०
2023	

SRA/ENG/2467/KW/MHL/AP

28 NOV 2021

This C.C. is re-endorsed as per approved amended plans dated 17/11/2021.


बदर - ११/



SRA/ENG/2467/KW/MHL/AP

- 3 FEB 2022


This C.C. is further extended for entire work upto 25th upper floors of sale building u/ref. as per approved amended plans dated 17/11/2021.

  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2467/KW/MHL/AP

25 JUL 2022

This C.C. is further extended for R.C.C. Frame Work from 29th to 31st upper floors of Sale Building u/ref. as per approved amended plans dated 17/11/2021.

  
Executive Engineer  
Slum Rehabilitation Authority



बदर-९		
पुस्तक क्र. १९०३३	००	५६
२०२३		





## 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 :  
**P51800011428**

Project: **LEVEL - The Residences** , Plot Bearing / CTS / Survey / Final Plot No.: **242Apt, 244, 246, 246/1-10, 243, 265A, 248, 249 pt at Andheri, Andheri, Mumbai Suburban, 400102;**

- M/S Siroya Keystone** having its registered office / principal place of business at Tehsil: **Ward ABCD** District: **Mumbai City, Pin: 400034.**
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **31/08/2017** and ending with **30/12/2023** 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
- 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.



बदर-९		
पुस्तक क्र. १९४३३	४५	५७
Signature valid Digitally Signed by Dr. Vasant Pramanand Prabhu (Secretary, MahaRERA) Date: 09-09-2021 15:19:25		

Dated: 09/09/2021

Place: Mumbai

Signature and seal of the Authorized Officer

Maharashtra Real Estate Regulatory Authority

बदर - १७/		

