

520/2634

पावती

Original/Duplicate

Thursday, February 10, 2022

नोंदणी क्र. :39म

2:25 PM

Regn.:39M

पावती क्र.: 2792 दिनांक: 10/02/2022

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: करल5-2634-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: गौरी मिलिंद बारस्कर - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2900.00

पृष्ठांची संख्या: 145

DELIVERED

एकूण:

रु. 32900.00

Joint S. R. Kuria-5

बाजार मुल्य: रु.9379770.4 /-

मोबदला रु.11336363/-

भरलेले मुद्रांक शुल्क : रु. 566900/-

सह. दुय्यम निबंधक
कुर्ला-५ (घा-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0902202215728 दिनांक: 10/02/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0902202215678 दिनांक: 10/02/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012872619202122R दिनांक: 10/02/2022

बँकेचे नाव व पत्ता:

Cawar

2/10/2022



10/02/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 2634/2022

नोंदणी :

Regn 63m

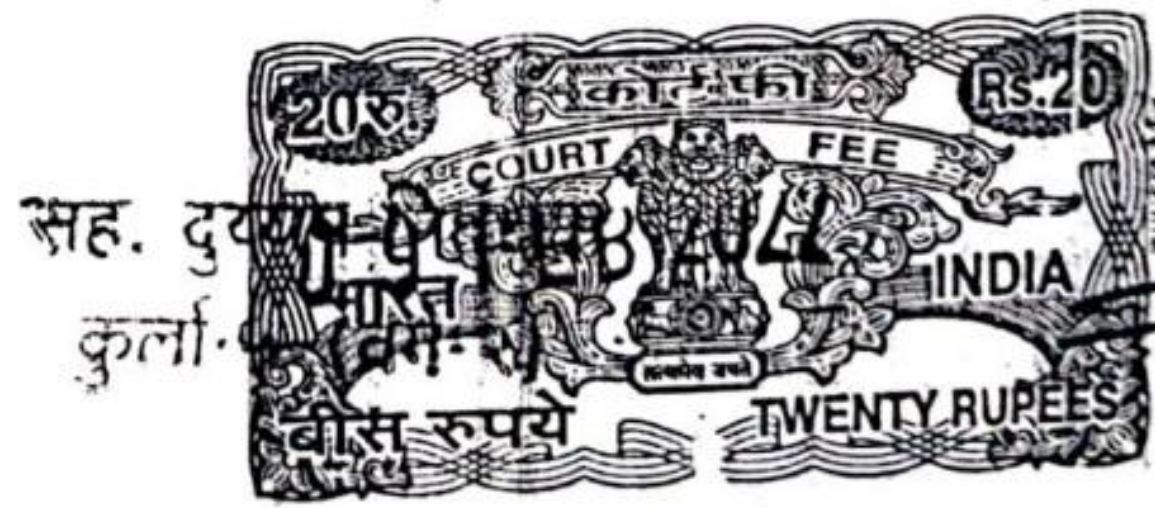
गावाचे नाव : चेंबूर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11336363
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9379770.4
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: प्लॉट नं. ए- 304,3रा मजला, इंटेलिजेंटिया इन्फिनिटी, बाय हावरे प्रॉपर्टीज, सर्वे नं. 14(पीटी), सी टी एस नं. 16(पीटी), प्लॉट नं. 30 टिळक नगर, चेंबूर, मुंबई, क्षेत्रफळ 61.88 चौ मी कार्पेट (Survey Number : 14(PT) ; C.T.S. Number : 16(PT) ;)
(5) क्षेत्रफळ	1) 61.88 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:-मे हावरे हाउसिंग तर्फे भागीदार अमित सुरेश हावरे ह्यांचे कु मु दीपक काटे तर्फे कबुली जवाब देणार गोविंद गोस्वामी - वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 2305, 23 वा मजला, हावरे इन्फोटेक पार्क सेक्टर 30ए, वाशी, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, पिन कोड:-400705 पॅन नं:-AAHFH8891D 2): नाव:-मान्यता देणार- मे चेंबूर भद्रकाली को ऑप हौसिंग सोसायटी लि तर्फे कु मु अमित सुरेश हावरे यांचे कु मु दीपक काटे तर्फे कबुली जवाब देणार गोविंद गोस्वामी - वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एन डी आर-30, टिळक नगर, चेंबूर, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-AAHFH8891D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गौरी मिलिंद बारस्कर -- वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सिद्धार्थ रेसिडेन्सी, ए/ 205,2रा मजला, पी.बाय धोरात मार्ग, चेंबूर रेल्वे स्टेशन जवळ, चेंबूर वेस्ट मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AQPPB8241H 2): नाव:-मिलिंद अनंत बारस्कर -- वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सिद्धार्थ रेसिडेन्सी, ए/ 205,2रा मजला, पी.बाय धोरात मार्ग, चेंबूर रेल्वे स्टेशन जवळ, चेंबूर वेस्ट मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:-AMFPB7405D
(9) दस्तऐवज करून दिल्याचा दिनांक	10/02/2022
(10) दस्त नोंदणी केल्याचा दिनांक	10/02/2022
(11) अनुक्रमांक, खंड व पृष्ठ	2634/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	566900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह. दुय्यम निबंधक

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करल - ५		
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AGREEMENT FOR SALE

This Agreement made at Vashi this 10th day of Feb. 2022 BY &
BETWEEN M/S. HAWARE HOUSING, a Partnership Firm duly registered
under the Indian Partnership Act, 1932 and having its place of business at 2305,
23rd Floor, Haware Infotech Park, Sector-30A, Vashi, Navi Mumbai, hereinafter
referred to as the "**PROMOTER**" (which expression shall unless it be
repugnant to the context of meaning thereof be deemed to mean and include the
partners for the time being of the said firm, its successor/s and he
and administrators of the last surviving partner) of **ONE PART**;





AND

MRS. GAURI MILIND BARASKAR AND MR. MILIND ANANT BARASKAR both are Indian Inhabitant residing at, **Siddharth Residency, A/205, 2ND FLOOR, P.Y.Thorat Marg, Near Chembur Railway Station(West), Chembur, Mumbai - 400089** hereinafter referred to as the "**PURCHASER/S**" (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include *(in case of Individual/s)* his/her/their heirs, executors, administrators and assigns; *(in case of Partnership Firm)* 'the Partners for the time being of the said firm, the Survivors or Survivor of them and the heirs, executors administrators and assigns of last Surviving Partner *(in case of Body Corporate)* 'its successors and assigns' (and in case of Hindu Undivided Family) 'the coparcener/s of the HUF and their respective heirs, executors, administrators and assigns') of the

SECOND PART;
For HAWARE HOUSING

Authorized Signatory

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AND

BHADRAKALI CO-OPERATIVE HOUSING

SOCIETY LTD., a Society duly registered under the Maharashtra Co-op., Societies Act, 1961 under Registration No. MUM/MHADDB/HSB/

(TO)/12129/2003-04 through its Constituted Attorney **SHRI. AMIT SURESH**

HAWARE through his POA Holder **Shri Dipak Kate** having its registered office at NDR-30, Tilak Nagar, Chembur, Mumbai, hereinafter called "THE

CONFIRMING PARTY (which expression shall unless repugnant to the context meaning thereof mean and include its successors and assigns) of the


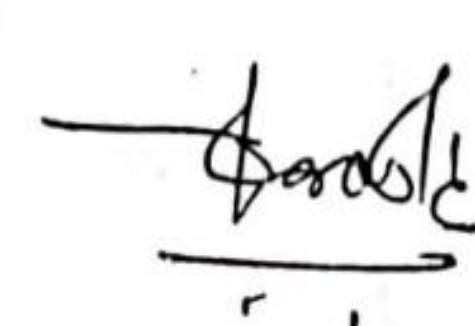
'THIRD PART':

A. WHEREAS:

- I. The Bombay Housing and Area Development Board (THE BOARD) is an authority constituted under Section -18 of Maharashtra Housing and Area Development Act, 1976 ("the said Act") for the purpose of carrying out the aims and objects which Maharashtra Housing and Area Development Authority (THE AUTHORITY) is ordained to do under the said Act.
- I. The BOARD carries out its functions under the overall control and subject to the directions given by the AUTHORITY.
- II. The AUTHORITY and the BOARD have been vested with the power of disposing the lands under Section 16 of the said Act;

For HAWARE HOUSING


Authorised Signatory

करल - ५
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2022

The Promoter has unequivocally divulged to the Purchaser that by a Loan Agreement dated 29th July 2021, the Promoter has taken a loan from Aditya Birla Housing Finance Limited for development of the


Project Land and construction of buildings on it. The Promoter has mortgaged the said Property along with certain other properties in favour of Aditya Birla Housing Finance Limited ("the Mortgagee") as a security


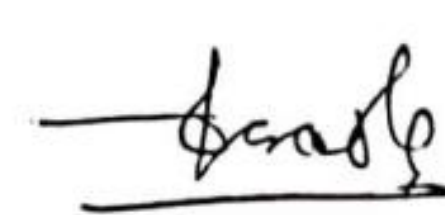
of Aditya Birla Housing Finance Limited ("the Mortgagee") as a security for availing from the Mortgagee finance, inter alia, for construction of building/s on the said Property and for general corporate purposes. The Mortgagees have agreed that the Promoter shall be entitled to allot and/or flats in the building/s to be constructed on the said Property and they shall issue 'No Objection Certificate/s' in respect of such allotment/ sale

subject to the Promoter complying with the stipulated terms and conditions in this regard. The Purchaser consents that the Promoter has reserved the right to create mortgages/ encumbrances as required from time to time save and except the right of the Purchaser on the said Flat. The details of such mortgages shall be disclosed in accordance with the provisions of law

A. AND WHEREAS:

1. The Purchaser/s has/have requested and the Promoter has agreed to sell (on the basis of carpet area only) to the Purchaser/s, **Flat bearing No. A-304** having a carpet area of **61.88 sq.mts** on the **3rd floor** in the building **"INTELIGENTIA INFINITY BY HAWARE PROPERTIES"** (hereinafter referred to as "the said flat") being For HAWARE HOUSING


Authorized Signatory

करल - ५		
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THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Survey No.14(pt) C.T.S. 16 Part, Plot No.30 containing by admeasurement an area of 1237 sq.mts. between Building No.3-4& 5-6, lying being and situate at Tilak Nagar, Chembur, Mumbai- 400 089 in the Registration Sub-Dist. Bandra, Mumbai Suburban District or

thereabout and bounded as under:

On or towards the North : Bldg. No.5 & 6;

On or towards the South : Bldg. No.3 & 4;

On or towards the East : Road;

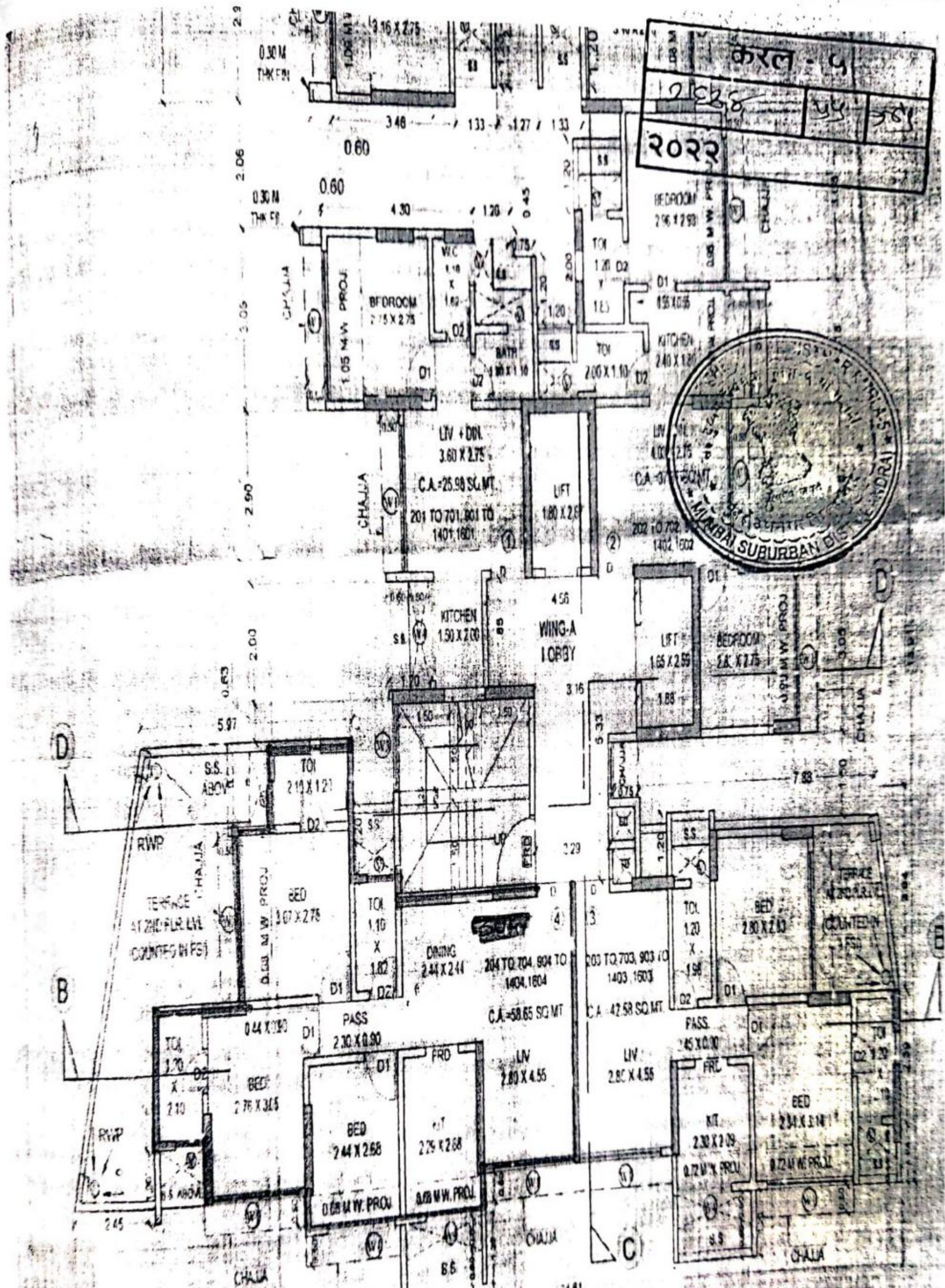
On or towards the West : Road.

For HAWARE HOUSING

Authorized Signatory

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2ND TO 7TH, 9TH TO 14TH, 16TH & 16TH FLOOR PLAN (PROPOSED)
 (WING - A & B)
 SCALE - 1:100

Gavin K. Khandekar

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Amended plan

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

Building Permission Cell, Greater

(A designated Planning Authority for MHADA layouts
regulation No. TPB4315/167/CR-51/2015/UB-11 dt 23 May 2018.)

AMENDED PLAN

No. MH/EE/(B.P)/GM/MHADA-25/525/2021

Date: 02 JUN 2021

To,
Chembur Bhadrakali CHSL.
Plot no. NDR-30, MHADA layout,
C.T.S. No. 16(pt), at Tilak Nagar,
Chembur (West), Mumbai -400 089.

Sub: Proposed Development on Plot No. NDR-30 for Chembur Bhadrakali Co-Op.
Hsg. Soc. Ltd on plot bearing C.T.S. No. 16(pt), MHADA Layout at Tilak
Nagar, Chembur, Mumbai -400 089.

- Ref.: 1. CE/5796/BPES/AM IOD dated 04/01/2005
2. CE/5796/BPES/AM First C.C. dated 14/03/2005
3. CE/5796/BPES/AM Amended plan dated 14.12.2007
4. CE/5796/BPES/AM Further C.C. dated 22.02.2008.
5. MH/EE/(B.P.)/GM/MHADA-25/525/2020 issued by MHADA Last
Amended plan dated 17.09.2020.
6. MH/EE/(B.P.)/GM/MHADA-25/525/2021 issued by MHADA
Last Further C.C. dated 19.01.2021.
7. Concession approved from Hon'ble V.P. & CEO/A vide No.
ET-463 dated 27/05/2021.
8. Application Letter for Amended plan from Architect Shri. Milind
Fulzele of M/s. SPACE DESIGN dtd. 24.05.2021.

Dear Applicant,

With reference to your above letter this is to inform you that the above plans,
submitted by is hereby issue subject to the compliance of the conditions mentioned in
I.O.A. dated 14.12.2007, Amended plan dated 17.09.2020 and subject to compliance
of following conditions-

A: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the R.C.C. design and calculation as per the amended plans shall be
submitted through the registered Structural Engineer.
2. That all requisites payment fees, deposits, premium shall be paid.

गृहनिर्माण भवन कलानगर, बंदरा (पूर्व), मुंबई - 400 051.
दूरध्वनी : ६६४०५०००
फॅक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.
Phone : 66405000
Fax No.: 022-26592053
Website : www.mhada.maharashtra.gov.in

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Annex - A

FORM 116-3070 - 2 VALID UPTO 11 MAR 2005
MUNICIPAL CORPORATION OF GREATER MUMBAI

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FORM 11
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
NO CEI 5796 BPES/AM 11 4 MAR 2005

COMMENCEMENT CERTIFICATE

To, M/s. Chembur Bhadrakali Co-op. H. Soc. Ltd.

Sir,

CERTIFIED TRUE COPY
MILIND KUTHE
REGD. ARCHT. PFT



With reference to your application No. 597 dated 26/12/04 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Chembur on plot No. NDR-30 C.T.S. No. 16 Divn/Village/Town-Planning Scheme No. Tilak Nagar situated at Road/Street Chembur Ward 12 the Commencement Certificate/Building permit is granted on the following conditions:-

- 1) The land vacated on consequence of the endorsement of the set back 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 occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for 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 & Town Planning Act, 1966.

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म्हाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

AMENDED PLAN

No. MH/EE/(B.P)/GM/MHADA-25/ 525 /2020

Date: 17 SEP 2020

To,
Chembur Bhadrakali CHSL.
Plot no. NDR-30, MHADA layout,
C.T.S. No. 16(pt), at Tilak Nagar,
Chembur (West), Mumbai -400 089.

Sub: Proposed Development on Plot No. NDR-30 for Chembur Bhadrakali Co-Op. Hsg. Soc. Ltd on plot bearing C.T.S. No. 16(pt). MHADA Layout at Tilak Nagar, Chembur, Mumbai -400 089.

- Ref.:1 CE/5796/BPES/AM IOD dated 04/01/2005.
2. CE/5796/BPES/AM First C.C. dated 14/03/2005.
3. CE/5796/BPES/AM last Amended plan dated 14.12.2007.
4. CE/5796/BPES/AM Further C.C. dated 22.02.2008.
5. Application Letter for Amended plan from Architect Shri. Milind Fulzale of M/s. SPACE DESIGN dtd. 27/07/2020.

Dear Applicant,

With reference to your above letter this is to inform you that the above plans submitted by is hereby issue subject to the compliance of the conditions mentioned in I.O.A. dated 14.12.2007 and subject to compliance of following conditions-

A: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the R.C.C. design and calculation as per the amended plans shall be submitted through the registered Structural Engineer.
2. That all requisites payment fees, deposits, premium shall be paid.
3. That C.C. shall get endorsed.
4. That the up-to-date paid receipts of A. A. & C. S ward shall be submitted.
5. That the Extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
6. That the Valid Janta Insurance policy shall be submitted by Architect.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.
दूरध्वनी : ६६४०५०००
फॅक्स नं. : ०२२-२६५९२०५८

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Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.
Phone : 86405000
Fax No.: 022-26592058
Website : www.mhada.maharashtra.gov.in

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करल - ५		
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8. That terraces, sanitary blocks, nahanis in kitchen shall be made Water proof and same shall be provided by method of pounding and all sanitary connections shall be leak proof and smoke test shall be done in presence of licensed plumber.
9. That final N.O.C. from concerned authorities / empanelled consultants for :- a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, -d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment shall be submitted before occupation.
10. That Structural Engineer's final Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall be submitted.
11. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home user will be provided and that drainage system or the residential part of building shall not be affected if applicable.
12. That final completion plans for Completion of work on site shall be submitted.
13. That Site Supervisor certificate for quality of work and completion of the work shall be submitted in prescribed format.
14. That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall be submitted before O.C.C.
15. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority
16. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioner.
17. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.



महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

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महाराष्ट्र MHADA	



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation
No.TPB4315/167/CR-51/2015/JD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA-25/525/2021

Date: 19 JAN 2021

To,
Chembur Bhadrakali CHSL,
Plot no. NDR-30, MHADA layout,
C.T.S. No. 16(pt), at Tilak Nagar,
Chembur (West), Mumbai -400 089.



Subject : Proposed Development on Plot No. NDR-30 for Chembur Bhadrakali Co-Op.
Hsg. Soc. Ltd on plot bearing C.T.S. No. 16(pt), MHADA Layout at Tilak
Nagar, Chembur, Mumbai -400 089.

- Reference :
1. CE/5796/BPES/AM IOD dated 04/01/2005.
 2. CE/5796/BPES/AM First C.C. dated 14/03/2005.
 3. CE/5796/BPES/AM last Amended plan dated 14.12.2007.
 4. CE/5796/BPES/AM Further C.C. dated 22.02.2008.
 5. MH/EE/(B.P.)/GM/MHADA-25/525/2020 issued by MHADA
Last Amended plan dated 17.09.2020.
 6. Application Letter for Further C.C. from Architect Shri. Milind
Fulzale of M/s. SPACE DESIGN dtd. 30.12.2020.

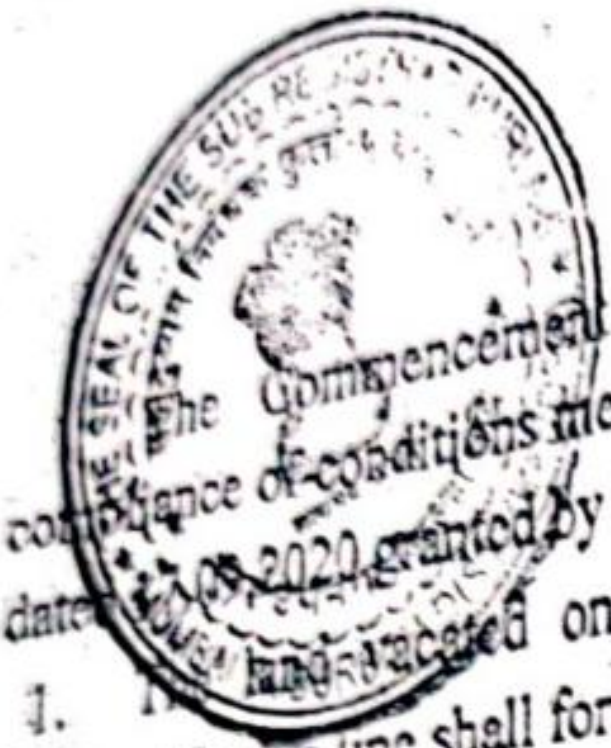
Dear Applicant,

With reference to your application dated 30.12.2020 for development permission
and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra
Regional Town Planning Act, 1966 to carry out development and building permission
under section 45 of Maharashtra Regional and Town Planning Act, 1966 to Proposed
Development on Plot No. NDR-30 for Chembur Bhadrakali Co-Op. Hsg. Soc. Ltd
on plot bearing C.T.S. No. 16(pt), MHADA Layout at Tilak Nagar, Chembur,
Mumbai -400 089.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५९.
दूरध्वनी : ६६४०५०००
फैक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 057.
Phone : 68405000
Fax No.: 022-26592058
Website : www.mhada.maharashtra.gov.in

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The Commencement Certificate/Building permission is granted subject to compliance of conditions mentioned in I.O.A. approval Dt. 04.01.2005 & Amended Plan dated 08.08.2020 granted by MHADA and following conditions.

1. 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 reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year 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 laps 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 VP & CEO / MHADA 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 VP & CEO / MHADA is contravened or not complied with.
 - c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant 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 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.
8. That the work shall be carried out as per the approved plans, Survey Remarks & other relevant permission applicable to this proposal.

VP & CEO / MHADA has appointed Shri. Dinesh Mahajan, Executive Engineer to exercise his powers and function as per section 45 of the Maharashtra Regional and Town Planning Act, 1966.

Annex - C



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
(See rule 6(a))

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This registration is granted under section 5 of the Act to the following project under project registration number :
P51900025015

Project: *Intelligentia Infinity by Haware Properties* Plot Bearing / CTS / Survey / Final Plot No.: Plot no 30 at Mumbai City, Mumbai City, Mumbai City, 400089;

1. Haware Housing having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400705.

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 allottees 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 shall be deposited 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 18/03/2020 and ending with 31/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 18-03-2020 13:29:08

Dated: 18/03/2020
Place: Mumbai

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

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Saving A/C No :		Branch FILE No.:	
CIF NO. :		Tie up no. (if applicable)	
LOS Reference No. :		PAL/Take Over/NEW/Resale/Top up	
Applicant Name : Mr. Milind Anant Barvekar			
Co-Applicant Name : Mrs. Gauni Milind Barvekar			
Contract (Resi.) :		Mobile : 9833537078	
Loan Amount : 50,00,000/-		Tenure : 180 months.	
Interest Rate :		EMI :	
Loan Type : New		SBI LIFE : No.	
Hsg. Loan _____		Maxgain _____	
Realty _____		Home Top up _____	
Property Location :			
Property Cost :			
Name of Developer / Vendor : J.K. Chambers			
RBO -	ZONE -	Branch :	(Code No) 70665
Contact Person : AMOL MAGAR		Mobile No. 9769467515	
Name of RACPC Co-ordinator along with Mob No:			
	DATE	21-03-22	DATE
SEARCH - 1		RESIDENCE VERIFICATION	✓
SEARCH - 2		OFFICE VERIFICATION	✓
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			
HLST / MPST / BM / FS / along with Mob No. :			



HL TO BE PARKED AT _____ BRANCH

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