



करल - 3  
 99330 228 990  
 2028.

## 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 :  
 PE1803014539

Project: **MONTANA PHASE - 2** Plot Bearing / CTS / Survey / Final Plot No.: **OUT OF CTS NOS 514,531 PT, 531/1 TO 14,532A PT AND 534 PT** at **Kurla, Kurla, Mumbai Suburban, 400080**;

1. **Lohitka Properties Lip** having its registered office / principal place of business at Tehsil: **Andhari, District: Mumbai Suburban, Pin: 400057**.

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 Projects, Rules 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 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 (f) 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 08/12/2017 and ending with 30/06/2024 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. Vignesh Venkatesh Prabhu  
 (Secretary, MahaRERA)  
 Date: 19-06-2020 09:18:59

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

Dated: 18/05/2020  
 Place: Mumbai