

SSL	CODE NO.		MUM99999
	SALES FORCE LEAD NO.		
	FILE REFERENCE NO.		
ASE	5364	ANIL BAVISIAR	anil.bavisar@gmail.com
ASM		ASHISH DHAKAD	
AQM		ROHITPENKAR	
Cluster Head	TBA	SALMAN SHAIKH	
LOS Number			
Branch Name		GHATKOPAR	
Branch Code		1-5113 01131	
Source Type:- Self / Connector		Self	
Connector Name & Code		-	
Applicant Name		URMILA RAM JAGTAP	
Applicant's CIF No.			
Applicant Name			
Co-applicant's CIF No.			
Date of Birth		02/01/1989.	
Pan Card Number		ARFPC680SR	
Bank Account Number		0323015303845, 32376007251	
E-mail ID		Urmiladesi.chauhan.bur@gmail.com	
Mobile No.		8097734903	
Loan Amount & Interest Rate		15 LAKH 9.10.	
Tenure		20 YEAR	
Proposal (Product) Type		TOP UP	
Property Final: Yes / No		YES	
Agreement Done: Yes / No		YES	
Builder Name		-	
Project Name		-	
Builder's Email Id		-	
Builder's Contact Number		-	
Rin Raksha Opted: Yes/No		YES	
YONO App Downloaded: Yes / No		YES	
RACPC		GHATKOPAR	
RBO		GHATKOPAR	
AMT NO.			

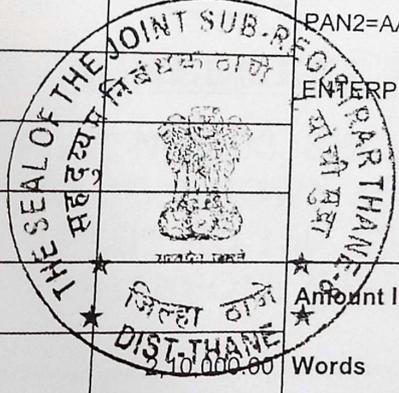
AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	22/08	Vastukala
SITE		
LOAN A/C		
T.D.		
D.E.		



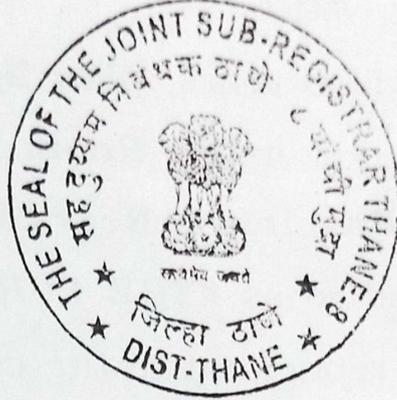
CHALLAN
MTR Form Number-6



SRN	MH008183238202122E	BARCODE			Date	28/10/2021-19:48:29	Form ID	25.2	
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)						
Office Name	THN8_THANE NO 8 JOINT SUB REGISTRAR		PAN No.(If Applicable)	ARFPC6805R					
Location	THANE		Full Name	URMILA RAM JAGTAP					
Period	2021-2022 One Time		Flat/Block No.	FLAT NO.203, SECOND FLOOR, SAI RAJ					
Account Head Details		Amount In Rs.	Premises/Building						
046401	Stamp Duty	180000.00	Road/Street	PLOT NO.150, SECTOR-21, GHANSOLI					
063301	Registration Fee	30000.00	Area/Locality	NAVI MUMBAI					
			Town/City/District						
			PIN-	4	0	0	7	0	1
			Remarks (If Any)	PAN2=AABBS6712J~SecondPartyName=SAI ENTERPRISES-CA-30000000- -6 9821013-80 2022 Two Lakh Ten Thousand Rupees Only					
			Amount In Words	DARSHAN					
Details			IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	69103332021102824104	2710286876			
No.		Bank Date	RBI Date	28/10/2021-19:49:46	Not Verified with RBI				
Bank		Bank-Branch	IDBI BANK						
Branch		Scroll No. , Date	Not Verified with Scroll						



This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9324972188
केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू



टनन - ८
१६२६०१४-६०
२०२१

AGREEMENT FOR SALE

FLAT NO.203, SECOND FLOOR,
BLDG. KNOWN AS "SAI RAJ"
PLOT NO.150, SECTOR-21,
GHANSOLI, NAVI MUMBAI.

=====

BUILDING CONSISTS : GROUND + 4 FLOORS (WITH LIFT)

=====

RERA CARPET AREA IN SQ.MTRS. : 16.080

USABLE ENCLOSED BALCONY AREA IN SQ. MTRS. : 3.675

=====

SALE PRICE : RS.30,00,000/-

=====

STAMP DUTY : RS.1,80,000/-

REGISTRATION FEE : RS.30,000/-

=====

THIS AGREEMENT is made and entered into at Navi Mumbai, on
this 29th day of October 2021

(Signature)

Usmib

BETWEEN

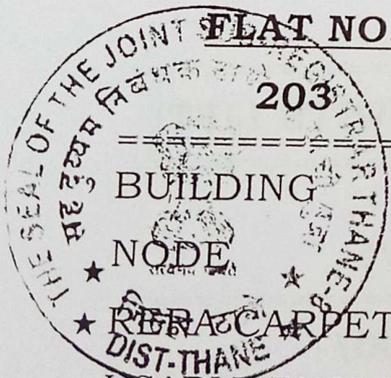
M/s. Sai Darshan Enterprises through its proprietor Mr. Tukaram Jadhav Agaskar, aged 50 years, (Pan No.AABBS6712J), having address at Flat No.301, Sai Darshan Building, Plot No.A-211, Sector-19, Koparkhairane, Navi Mumbai-400709, by its Partners hereinafter referred to as "THE DEVELOPERS" (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees including those of respective partners) of the **FIRST PART**,

AND

URMILA RAM JAGTAP, aged 32 years, (Pan No. ARFPC6805R), an adult, Indian Inhabitant, residing at Room No.589, Maqsood Chawl, Munshi Compound, Kashimira, Near Shadab Hotel, Mira - 401104, 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 her heirs, successors executors, administrators and assigns) of the **SECOND PART**.

DESCRIPTION OF PROPERTY

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
203	SECOND	150	21
BUILDING "SAI RAJ"			
9622014-60 : GHANSOLI, NAVI MUMBAI.			
2022			
RERA CARPET AREA IN SQ. MTRS.: 16.080			
USABLE ENCLOSED BALCONY AREA IN SQ. MTRS. : 3.675			



BUILDING CONSISTS: GROUND + 4 FLOORS (WITH LIFT)

SALE PRICE : Rs.30,00,000/- (Rupees Thirty Lakhs Only)

hereinafter referred to as 'THE SAID FLAT'

Mirilla

Urmila

WHEREAS :

The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (I of 1956) (hereinafter referred to as 'THE CORPORATION') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, is a New Town Development Authority, under the provisions of sub-sec, 1 and 3-A of Section 113 of Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No.-XXXVII of 1966 hereinafter referred to as the SAID ACT.).

AND WHEREAS:

By virtue of being the Development Authority the Corporation has been empowered under Section 113A of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Govt. under the said Act



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2022

AND WHEREAS:

This agreement shall be subject to rules contained in **REAL ESTATE (REGULATIONS AND DEVELOPMENT) ACT.**

AND WHEREAS:

By an Agreement to Lease dated: **31st day of January 2019**, made at CBD, Belapur, Navi Mumbai, and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE LESSOR' and **1) Mrs. Damayanti Pandharinath Vaity, 2) Mr. Manoj Pandharinath Vaity, 3) Mr. Mangeh Pandharinath Vaity, 4) Mr. Ghanshyam Aditwar Vaity, 5) Mr. Rama Aditwar Vaity**, (therein referred to as the LESSEES & hereinafter referred to as the ORIGINAL ALLOTTEES), the CIDCO leased a Plot of land in lieu of compensation under the 12.5% Gaothan Expansion Scheme, a Plot of Land being Plot no.150, Sector-21, admeasuring about 250.00 Sq. Mtrs. at Village-Ghansoli Navi Mumbai, Taluka-Thane, Dist. Thane, (hereinafter referred to as 'THE SAID PLOT').

(Signature)

Usmib

AND WHEREAS :

The Developers have accordingly commenced the construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS :

On satisfying themselves about the plans, Deeds, documents etc. and satisfying themselves of the title of Developers the Purchaser have applied to the Developers for allotment and hereby agreed to Purchase Flat No. **203** on **Second Floor** being constructed on the said Plot.

AND WHEREAS :

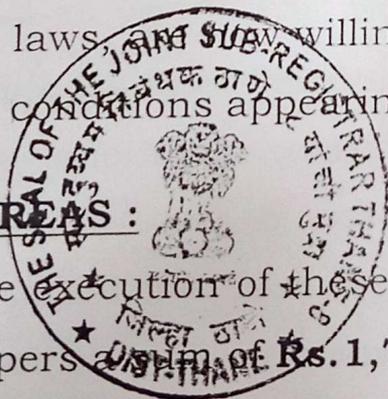
The carpet area of the said Flat is **16.080** square meters and "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser or verandah area and exclusive open terrace area, appurtenant to the said Flat for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Flat.

AND WHEREAS :

The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are willing to enter into this Agreement on the terms and conditions appearing hereinafter,

AND WHEREAS :

Prior to the execution of these presents the Purchaser have paid to the Developers a sum of **Rs. 1,70,000/- (Rupees One Lakh Seventy Thousand Only)**, being part payment of the sale consideration of the Flat agreed to be sold by the Developers to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Developers both hereby admit and acknowledge) and the Purchaser have agreed to pay to the Developers the balance of the sale consideration in the manner hereinafter appearing.



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२०२२	

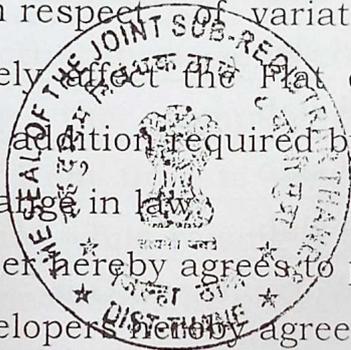
Handwritten signature or mark at the bottom left corner.

AND WHEREAS :

Under section 13 of the said Act the Developers is required to execute a written Agreement for sale of said Flat with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developers hereby agrees to sell and the Purchaser hereby agrees to purchase the said Flat.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- The Developers shall construct the said building/s consisting **Ground + 7 upper floors** on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time, provided that the Developers shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the Flat of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.
- The Purchaser hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the Purchaser



203
 2021042-EO
 2021

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
203	SECOND	150	21

BUILDING : "SAI RAJ"
 NODE : GHANSOLI, NAVI MUMBAI.
 RERA CARPET AREA IN SQ.MTRS.: 16.080
 USABLE ENCLOSED BALCONY AREA IN SQ. MTRS. : 3.675

BUILDING CONSISTS: GROUND + 4 FLOORS (WITH LIFT)

hereinafter referred to as "the Flat") which is more particularly described in the Second Schedule annexed herewith.

(Handwritten signature)

Urmik

(Developers Address) : Flat No.301, Sai Darshan Building,
Plot No.A-211, Sector-19,
Koparkhairane, Navi Mumbai-400709

51. **JOINT PURCHASER :**

That in case there are Joint Purchaser all communications shall be sent by the Developers to the Purchaser whose name appears first and at the address given by him which shall for all intents and purposes to consider as properly served on all the Purchaser.

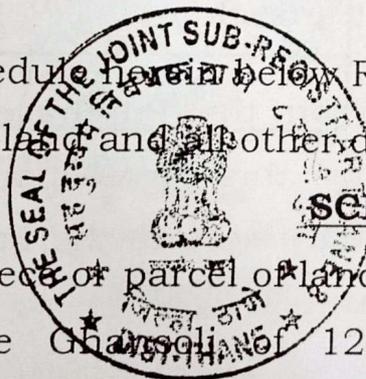
52. **STAMP DUTY AND REGISTRATION :**

Any charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser.

53. **DISPUTE RESOLUTION :-**

Any dispute or difference between the parties in relation to this agreement and/or terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the authority as per the provisions of RERA and the Rules and Regulations thereunder.

First Schedule herein below Referred to Description of the freehold/ leasehold land and all other details



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SCHEDULE - I

All that piece or parcel of land known as Plot no.150, Sector-21, in village/site Ghansoli 12.5% (Erstwhile Gaothen Expansion Scheme) Scheme containing by admeasuring about 250.00 Sq. Mtrs. or thereabouts and bounded as follows:-

THAT IS TO SAY:

- ON OR TOWARDS THE NORTH BY : Plot No.151
- ON OR TOWARDS THE SOUTH BY : Plot No.149
- ON OR TOWARDS THE EAST BY : 11.00 Mtr. Road
- ON OR TOWARDS THE WEST BY :

Second Schedule herein below Referred to Here set out the nature, extent and description of common areas and facilities.

Amilika

Vernile

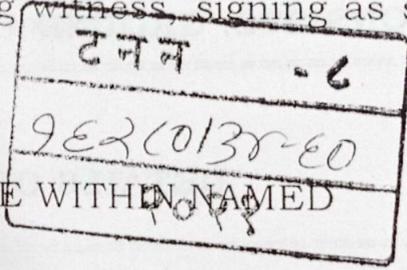
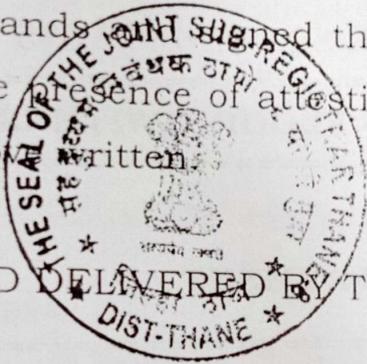
SCHEDULE - II

FLAT NO.	FLOOR	PLOT NO.	SECTOR
203	SECOND	150	21

BUILDING : "SAI RAJ"
NODE : GHANSOLI, NAVI MUMBAI.
RERA CARPET AREA IN SQ.MTRS.: 16.080
USABLE ENCLOSED BALCONY AREA IN SQ. MTRS. : 3.675

BUILDING CONSISTS: GROUND + 4 FLOORS (WITH LIFT)

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.



SIGNED AND DELIVERED BY THE WITHIN NAMED Developers:

**M/S. SAI DARSHAN ENTERPRISES
THROUGH ITS PROPRIETOR
MR. TUKARAM JADHAV AGASKAR**

in the presence of:

- (1) राम शाहिमान जगताप
- (2)



SIGNED AND DELIVERED BY THE WITHIN NAMED Purchaser

URMILA RAM JAGTAP

in the presence of:

- (1) राम शाहिमान जगताप
- (2)



NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO. NMMC/TPO/BP/20201CNMMC17038/331 / 2021

DATE: 29/01/2021

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, Smt. Damayanti P. Vaitly & Others (04) & M/s. Sai darshan Enterprises (Thru. Prop. Tukaram J. Agaskar.), Plot No. 150, Sector 21 GES, Ghansoli, Navi Mumabai. As per the approved plans and subject to the following conditions for the redevelopment / reconstruction work of the proposed Building.

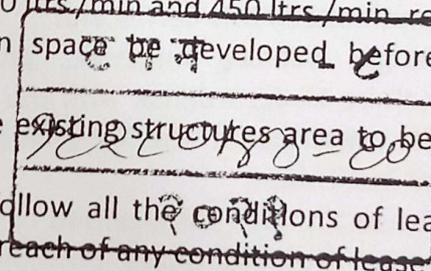
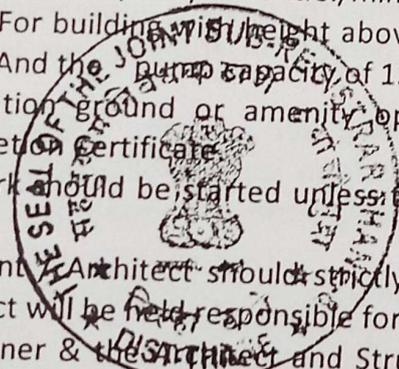
Built Up Area – 374.403 m² (No. of Units= Residential 15 Nos.) F.S.I. = 1.50

- 1) The Certificate is liable to be revoked by the Corporation if :
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of 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 Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and 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.
- 2) THE APPLICANT SHALL
 - a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ration) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M.R.& T. P. Act, 1966. 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 applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through or under them
- 5) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
-) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
-) The amount of S.D. Rs. 1500/- S.D. Rs. 5000/- for Mosquito Prevention's Rs. 5000/- for debris & S.D. Rs. 1500/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.

Devi

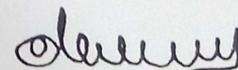
- 9) You shall provide overhead water tank on building & underground water tank in two compartments. One for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M height following additional conditions shall apply :-
 - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area
 - e) One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall not be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. And 10,000 ltrs. Respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs./min. respectively. For buildings with height above 24 mtrs. The figures shall be 75000 ltrs. And 20,000 ltrs. And the pump capacity of 1350 ltrs./min and 450 ltrs./min respectively.
- 13) Recreation ground or amenity open space to be developed before submission of Building Completion Certificate
- 14) No work should be started unless the existing structures area to be demolished with utmost care.
- 15) Applicant Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
- 16) The Owner & the Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of Highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 18) Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 20) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.
- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.



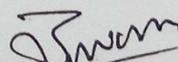
Signature

DATE: 29/01 / 2021

- 22) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 23) The construction work shall be completed before dated 30/01/2023 as per condition mentioned in CIDCO Aggrement dated 31/01/2019 and must be applied for O.C with all concerned NOC.
- 24) The time extension for completing the construction work from CIDCO should be submitted before applying for plinth completion Certificate.
- 25) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 26) The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 27) Temporary Labor sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C
- 28) F.S.I. Calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed the Architect will be held responsible and liable for necessary action.
- 29) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 30) As directed by the Urban Development Department Government of Maharashtra, under section 154 of MR&TP Act 1966 and vide provision No. TPB 432001/2133/CR-230/UD-11, dated 10/03/2005, for all buildings greater than 300.00 sq.m. following additional condition of Rain Water Harvesting shall apply.
- a) All the layout open spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed.)
Provided that the authority may approved the Rain Water Harvesting Structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as required under these byelaws.
- 31) **It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, NMMC issued the guidelines from time to time. Considering these facts, this C.C./Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.**



(Hemant R. Thakur)
Assistant Director of Town planning
Navi Mumbai Municipal Corporation





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

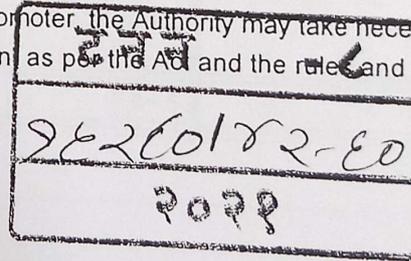
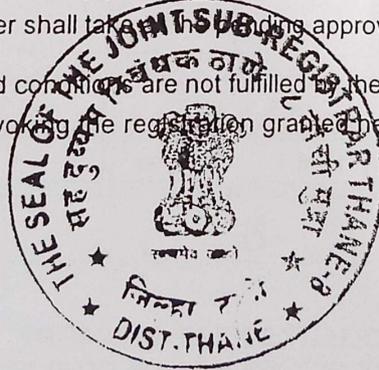
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700029720

Project: **SAIRAJ**, Plot Bearing / CTS / Survey / Final Plot No. 150 at Navi Mumbai (M Corp.), Thane, Thane, 400701.

1. Mr./Ms. Tukaram Jadhav Agaskar son/daughter of Mr./Ms. JADHAV NATHU AGASKAR *ehsil: Thane, District: Thane, Pin: 400709*, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 26/06/2021 and ending with 25/03/2023 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 the necessary 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.



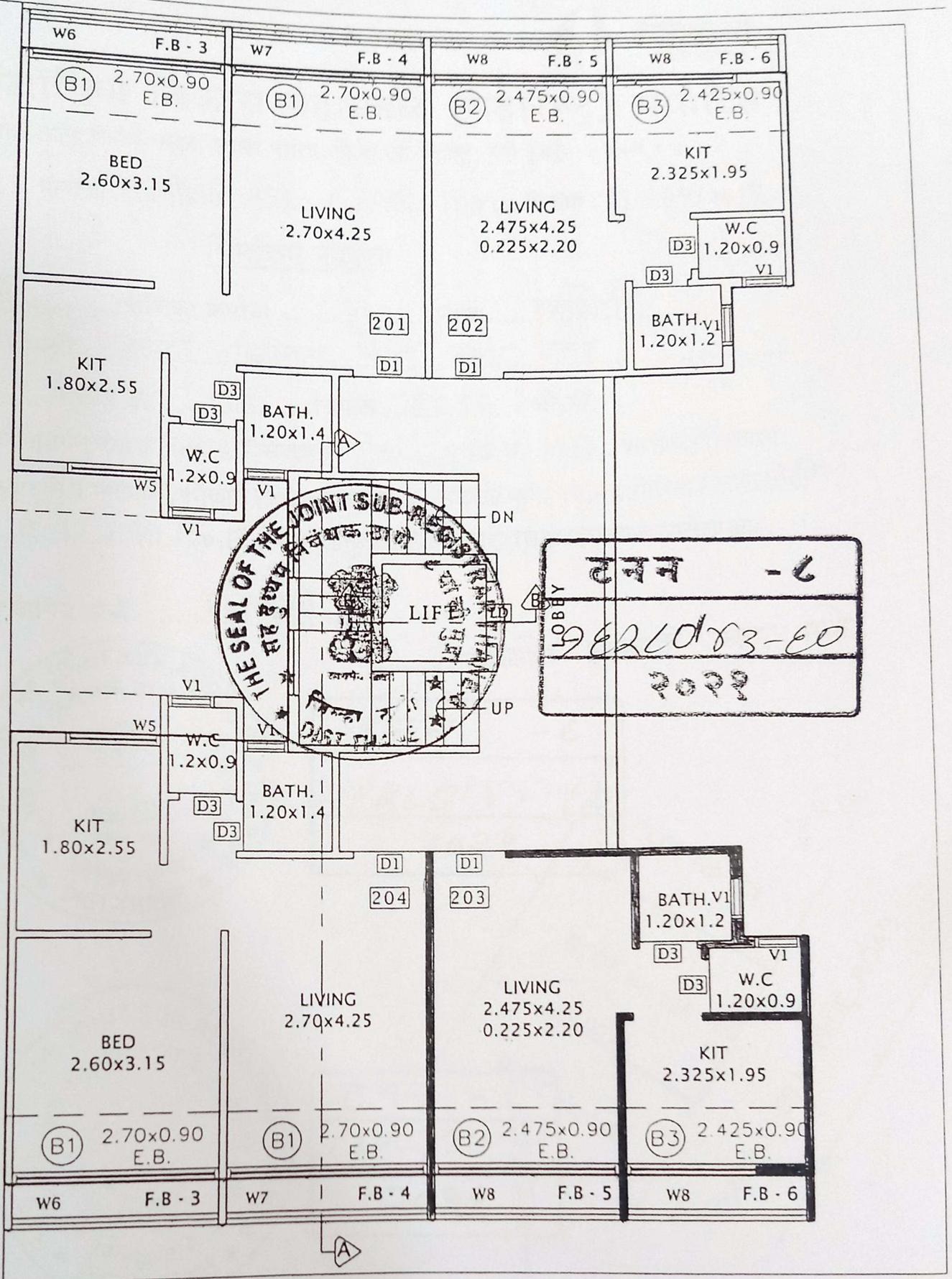
Signature valid

Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 26-06-2021 19:09:05

Dated: 26/06/2021

Place: Mumbai

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



PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING
AT PLOT NO.150, SECTOR.21, GHANSOLI , NAVI MUMBAI.

DEVELOPERS	FLAT NO.	203
	FLOOR	SECOND
	CARPET AREA	16.080
	TERRACE AREA	3.675
SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER
