

गावाचे नाव : कुर्ता

(1) विलेखाचा प्रकार	करगनामा
(2) मॉबदला	24070000
(3) वाजाराभाव (भाडेपट्ट्याच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	15948664.29
(4) नू-मापन पॉट्टिस्मा व परब्रमाक (अमल्यास)	1) पालिकेचे नाव Mumbai Ma.na.pa. इतर वर्णन : सदनिवा नं: फ्लॅट नं.704 वी-बिंग, माळा नं: 7 वा मजला, इमारतीचे नाव: अग्रिहत निवाग म्नाय, रोड : व्ही. एन. पुरव मार्ग, सायन चुनाभट्टी, मुंबई - 400022, इतर माहिती. सीजे - कुर्ता 3, सी.टी.एस. नं. 458/डी, सदनिकेचे क्षेत्रफळ 1155 चौ. फुट (रेग) कारपेट. एक कार पार्किंग सलित. ( ( C.T.S. Number : 458/D : ) )
(5) क्षेत्रफळ	1) 118.03 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तानोबज करन देणा-या/चिह्न देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेमर्न डीम अग्रिहत इन्फ्राम्स्ट्रक्चर कंपनी चे भागीदार प्रवेश आर. जैत तर्फे मुख्यांर म्हणून अनुल निवृत्ती पवार वय:-30; पत्ता:-प्लॉट नं. ऑफिस, शॉप नं.6, वी - बिंग, माळा नं: - इमारतीचे नाव: आदित्य हेरिटेज, ब्लाक नं: - रोड नं: चुनाभट्टी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400022 फॅन नं:-AAJFD6287B
(8) दस्तानोबज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-बिजय कुमार गिन्धारी लाल गुप्ता वय:-40; पत्ता:-प्लॉट नं: एम-1/6, माळा नं: - इमारतीचे नाव: - , ब्लाक नं: राजीव गांधी नगर , रोड नं: सायन पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400017 फॅन नं:-AORPG3089C
(9) दस्तानोबज करन दिव्याचा दिनांक	20/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	20/08/2024
(11) अनुक्रमांक, खट व पृष्ठ	16524/2024
(12) वाजाराभावाप्रमाणे मुद्राक शुल्क	1444200
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मल्याकनामाठी विचारान घेवलेला तपशील :-

मुद्राक शुल्क आकारना निवडलेला प्रनुळोद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुखम व्यवहारासाठी नागरिकाचे सक्षमीकरण  
दस्तानोबज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तानोबज दाखल करण्यासाठी कार्यालयत स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 20/08/2024 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



Receipt (pavti)

369/16524

Tuesday, August 20, 2024

2:23 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18683

दिनांक: 20/08/2024

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल1-16524-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: विजय कुमार गिरधारी लाल गुप्ता

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1640.00

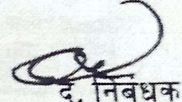
पृष्ठांची संख्या: 82

**DELIVERED**

एकूण:

रु. 31640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:43 PM ह्या वेळेस मिळेल.

  
दु. निबधक कुर्ला 1

बाजार मुल्य: रु. 15948664.29 /-

मोबदला रु. 24070000/-

भरलेले मुद्रांक शुल्क : रु. 1444200/-

सह. दुय्यम निबधक  
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु. 1640/-

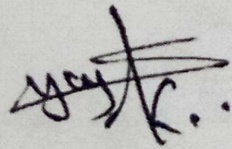
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0824201706418 दिनांक: 20/08/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006985087202425P दिनांक: 20/08/2024

बँकेचे नाव व पत्ता:



1  
AGREEMENT FOR SALE

7/2/20	9	CR
2028		

THIS AGREEMENT FOR SALE ["Agreement"] is made and executed at Mumbai on this 20<sup>th</sup> day of August Christian Year Two Thousand Twenty-Four [2024] BETWEEN: -

M/s. DREAM ARIHANT INFRASTRUCTURE COMPANY, a partnership firm registered under the Indian Partnership Act, 1932, having its registered office at Shop No-6, B-Wing, Aditya Heritage, Chunabhatti, Mumbai-400 022, holding PAN Card No. AAJED6287B, hereinafter referred to as "The Promoters" (the expression shall unless it be repugnant shall mean and include its partners, assigns, successors, legal representatives, executors, survivors, assigns, administrators and constituted attorneys), of One Part.

AND

(1) Mr. VIJAY KUMAR GIRDHARI LAL GUPTA (Pan No. AORPG 3089 C) & (Aadhaar No. 7224 9082 2182) aged about 40 years they are Indian Inhabitant they Residing at S/O Girdhari Lal Gupta, S/1-6., Rajiv Gandhi Nagar, Sion (west), Mumbai, Mumbai -400 0017 hereinafter called the "Allottee/s" (the expression shall unless it be repugnant shall mean and include his/her heirs, executors, administrators, successors -in- interest and permitted assignees).

The Promoters and Allottee(s) shall hereinafter collectively be referred to as the "Parties" and individually as "Party".

Whereas M/s Shree Niwara Housing Co-operative Society Ltd. a co-operative Society duly registered under the Maharashtra Co-operative Societies Act, 1960 (Mah XXIV of 1961) and having Registration No. 1972 and having its registered office at Housing Borad- Building No 5, Kurla Village, Chumabhatti Sion, Mumbai-400 022, hereinafter referred to as "the Society" (Which expression shall unless the context requires otherwise include its successors and permitted assigns)



Whereas THE MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY (hereinafter referred to as "the Board"), was possessed or otherwise well and sufficiently entitled to the piece or parcel of land admeasuring 913.58 Sq. mtrs situated at S. No 292A City Survey No. 458 (Pt) being part of the boards land at Chumabhatti-Sion in registration sub district of Sub-District of Kurla, Mumbai Suburban and as more particularly described under the First Schedule written hereunder and herein and as more particularly described in the Property Extract Card marked as Annexure "A" herein and hereinafter referred to as "the scheduled property". By the Indenture of lease dated 16<sup>th</sup> September 1995 Registered Under the Number BDR-3-1118/95 and hence the board has granted the lease of the said land admeasuring 913.58 Sq. Mtrs to the Society for the period of Ninety-Nine Years and the society has agreed the right, title and interest of the Board in the said land on terms, conditions and covenants specifically mentioned in the Indenture of Lease.

And thereafter By the Deed of Sale dated 16th September 1995 REGISTERED UNDER NO. BDR-3-1121195 the Board has conveyed the right, title and interest of the Board in the Building No.5 situated on the said land

करल - 9  
 (consisting of 20 tenement plots that  
 conveyance by the way of Sale, the right  
 2028 described in Sale Deed.

Along with the above-mentioned land The Board was possessed or otherwise well and sufficiently entitled to two parcels of tit-bit plots of land admeasuring 252.37 Sq. Mtrs. and 741.69 Sq. Mtrs. as a recreation space total land admeasuring 994.06 Sq. Mtrs. situated at S. No. 292A C. T. 458/(P1) at Kurla Village, Chumabhatti-Sion, Mumbai 400 022 in the registration Sub-District of Kurla Mumbai, Suburban District which includes RG scheme 5. In pursuance of the decision the Board vide said resolution dated 3<sup>rd</sup> January 1997 decided to allot the tit bit plot of land and RG scheme-5 plot which are not useful to the Boards Public Housing Scheme to the Co-operative Societies on lease basis for the period of 30 years upon payment of an amount of premium and lease rent for the purpose of residential use FOR CONSIDERATION AND upon the terms and conditions, rent and covenants, appearing and contained in the Indenture of Lease dated 08/12/2015 registered with the Office of the sub-registrar UNDER NO. 8332/15.

Hence the Building land along with the tit-bit plots of land consisting of RG Scheme-5 collectively admeasuring 1907.64 Sq. Mtrs. was used for the redevelopment purpose of the said Society. Further due to lack of experience, expertise, funds and risk associated in the redevelopment process. The Society decided to entrust the redevelopment of the said entire plot of land (Along with the tit-bit plots) on behalf of the Society, to appoint a competent and capable Developer who shall on behalf of the Society carry out the redevelopment of the entire plot of land on the terms and conditions put forth by the society, at their entire risk and costs. So, Society decided to appointed M/s Supreme Engicons (P) Ltd. as a Project Management Consultant (PMC) for the redevelopment project as decided in General Body Meeting (GBR) held on 29<sup>th</sup> June 2014 after mutually agreed by Developer, Society and PMC. The Society received Five offers after guidance by the PMC, the Society had called for the Tenders Inviting prospective developers for Society Redevelopment of the Project by publishing in Three Newspaper (Times of India, Maharashtra Times and Midday Gujarat) on 30<sup>th</sup> July 2014. After which the Society received three tenders after the payment of EMD by the respective Developers. After screening, comparing the tenders in a Special General Body Meeting by the society offers was negotiated. The Society received the Negotiated offer from the respective Developers. All the work been meticulously carried out by the society and finally were satisfied by the offer of M/s. **Dream Arihant Infrastructure Company** dated 9<sup>th</sup> May 2015. And Dream Arihant Infrastructure Co., is finally awarded as the Developers for redevelopment of the property by the members of the Society in the Presence of authorized officer deputed by Hon'ble Deputy Registrar Co-Operative Societies "MHADA" (L) Ward.

The Hon'ble Deputy Registrar Co-Operative Societies "MHADA" (L) ward has issued order Ref. No. 4448/2015, dated 25th August 2015 for the selection of "M/s. **Dream Arihant Infrastructure Company**" as Developers herein for Redevelopment of the property as per the provisions of Rules and Regulations of Government of

*[Handwritten signature]*

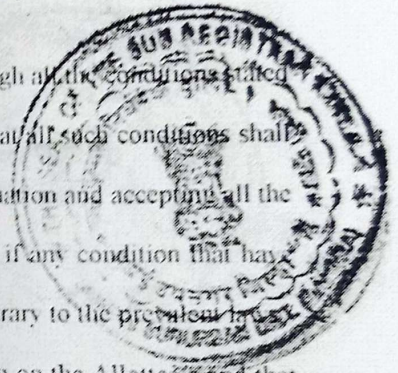
*[Handwritten signature]*

करल - 9		
704 RT	3	2
2028		

that the Allottee/s indents to purchase and the Allottee/s shall have the right to Annexure "G".

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed AND WHEREAS the Promoter has obtained some sanctions / approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building and shall obtain the balance approvals from various authorities from time to time, so as to obtain Occupation Certificate and Building Completion Certificate of the said Building AND WHEREAS while sanctioning the said plans the concerned local authority(s) and/or statutory bodies had laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the scheduled property and the building and upon due observation and performance of which only the completion or occupancy certificate in respect of the said building phase shall be granted by the concerned local authority/s AND WHEREAS the Promoters has in compliance with the rules, regulations and restrictions of the concerned local authority which are to be observed and performed by the Promoters while constructing / developing the said project has accordingly commenced construction / development of the same:

AND WHEREAS the Allottee/s has agreed to purchase the said unit based on going through all the conditions stated in the sanctioned plans by respective competent authorities and have further confirmed that all such conditions shall be bound and abided by the Allottee/s strictly AND WHEREAS the Allottee/s on confirmation and accepting all the conditions of the sanctioned plans by the competent authority(s), has further stated that if any condition that has been imposed on the scheduled property / project / building / phase / wing which are contrary to the prevalent rules / regulations under which the sanctioned plans have been given shall not be binding on the Allottee/s and that the Allottee/s shall not hold the Promoters responsible for the such contrary conditions:



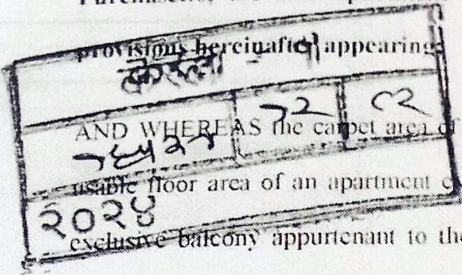
AND WHEREAS the Allottee/s have independently made himself/herself/themselves aware about the specifications, usage policies and maintenance of the installed items, fixtures and fittings of the same. AND WHEREAS the Allottee/s has been shown the conditions of the contracts with the vendors / contractors / manufactures and workmanship and quality stands of products / fittings / and fixtures as agreed between the Promoters and the Vendors and on independently verifying the same the Allottee/s has now agreed to the same as conditions mentioned in these contracts and that the Allottee/s agreed to abide by the same failure of which shall absolve the Promoters to that extent:

AND WHEREAS the Allottee/s has booked an Apartment in the said project being Apartment No. 704, having Rera Carpet Area of 1155 Sq. Ft. (Rera Carpet) type 3 BHK on the 07<sup>th</sup> Floor in the B-Wing, being constructed in the said project and pro - rata share in the common areas ("Common Areas") as defined under clause (n) of section of the RERA the typical floor plan to the Apartment is annexed hereto as Annexure "G" hereto:

Handwritten signature or initials on the bottom left corner.

Handwritten signature or initials on the bottom right corner.

AND WHEREAS relying upon the aforesaid application, the Promoters has agreed to allot and sell to the Purchaser/s, the said apartment at the price and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing:



AND WHEREAS the carpet area of the said Apartment is 107.30 square meters and "carpet area" means the net usable floor area of an apartment excluding the area covered by the external walls, areas under services, shafts, exclusive balcony appurtenant to the said Apartments for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal portion walls of the apartment:

AND WHEREAS the Allottee/s prior to execution of these presents has paid to the Promoter a sum of **Rs. 76,43,620/- (Rupees Seventy Six Lakhs Forty Three Thousand Six Hundred Twenty Only)** being part payment of the sale price of the Apartment agreed to be sold by the Promoters to the Allottee/s as an advance payment or deposit (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Allottee/s has agreed to pay the remaining price of the Apartment as prescribed in the payment plan as may be demanded by the Promoters within the time and manner specified therein:

AND WHEREAS the parties have gone through all the terms and conditions set out in this Agreement and understand the mutual rights and obligations detailed herein; the parties hereby confirm that they are signing this Agreement with full knowledge of the laws, rules, regulations, notifications, etc. applicable to the said project:

AND WHEREAS the Promoters in compliance of section 13(1) of RERA is required to execute a written Agreement for Sale of the said Apartment in favor of the Allottee/s, being in fact these presents and also to register said Agreement for Sale under the Registration Act, 1908, the parties hereto are desirous to reduce in writing all the terms and conditions of this transaction and hence this presents:

AND WHEREAS this agreement shall remain in force and shall not merge into any other agreement save and except the instrument of transfer of Promoter's right, title and/or interest as stated herein below:

AND WHEREAS the parties, relying on the confirmation, representation and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter AND WHEREAS the Allottee/s has not given any third party any rights to enforce this Agreement unless the said unit is transferred to them:

**NOW THEREFORE** in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows: -

1. **Recitals and Schedules:**

The recitals set forth at the start of this Agreement along with the Exhibits attached to the Agreement and the terms and conditions incorporated in such recitals and Annexures shall be deemed integral part of this Agreement and all the references in this Agreement to this Agreement shall encompass such recitals and Annexures as terms and conditions incorporated in such recitals.

2028

2. Construction of the Project / Apartment:

The Promoters shall construct the said building/s consisting of ground and 23 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 Promoters shall have to obtain prior consent in writing of the Allottee/s in respect of variations and modifications which may adversely affect the Apartment of the Allottee/s except any alterations or additions or modifications in the sanctioned plans, layout plans and specifications of the buildings or common areas of the said phase which are required to be made by promoter in compliance of any direction or order, etc. issued by, the competent authority or statutory authority, under any law of the State or Central Government, for the time being in force. Promoter may also make such minor additions and alterations as may be required by the Allottee/s.



3. Consideration / Price of the said Apartment:

3.1 The Allottee/s hereby agrees to purchase from the Promoters and the Promoter hereby agrees to sell to the Allottee/s Apartment No. 704 of the type 3 BHK of carpet area admeasuring 107.30 Square Meters i.e. 1155.00 Sq. Ft. (Rera Carpet) on 07<sup>th</sup> floor in the Wing-B Along With One Car Parking (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures "G" for the consideration of Rs.2,40,70,000/- (Rupees Two Crore Forty Lakhs Seventy Hundred Only) including the proportionate price of the Development Charges, Legal Charges, MGL Charges and Society Formation Charges

3.2 The total aggregate consideration amount for the apartment is thus Rs.2,40,70,000/- (Rupees Two Crore Forty Lakhs Seventy Hundred Only) The Allottee/s agrees and understands that timely payment towards purchase of the said Apartment as per payment plan / schedule hereto is the essence of the Agreement. The Allottee/s has paid on or before execution of this agreement a sum of Rs.76,43,620/- (Rupees Seventy Six Lakhs Forty Three Thousand Six Hundred Twenty Only) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs.1,64,26,380/- (Rupees One Crore Sixty Four Lakhs Twenty Six Thousand Three Hundred Eighty Only) in the following manner: -

1. Rs. 94,46,080/- (Rupees Ninety Four Lakhs Forty Six Thousand Eighty Only) to be paid to the Promoters on commencement of the 13<sup>th</sup> slab

*[Handwritten signature]*

IN WITNESS WHEREOF the parties hereto have signed this Agreement on the day and date above written.

### FIRST SCHEDULE

ALL THAT Piece and parcel of the plot of land admeasuring 1907.64 square meter known as **SHREE NIWARA CHS LTD** and situated at C. T. S. no. 458D of Village Kurla-III, V. N Purav Marg, Sion-Chunabhatti, Mumbai-400 022 and bounded as follows:

On or towards the East: Tit-Bit Plot (741.69)

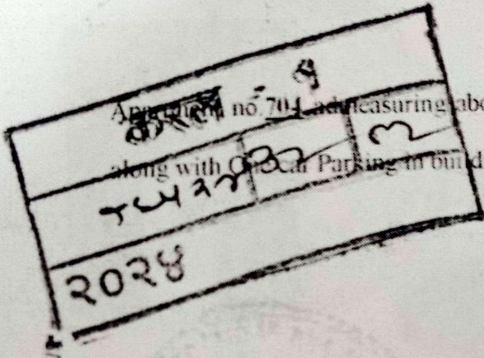
On or towards the West: Prashanti Mangal dham Building No.4

On or towards the North: Mhada Boundary & Building No 6

On or towards the South: 60 Feet DP Road Bhakti Dham Mandir Marg

### SECOND SCHEDULE

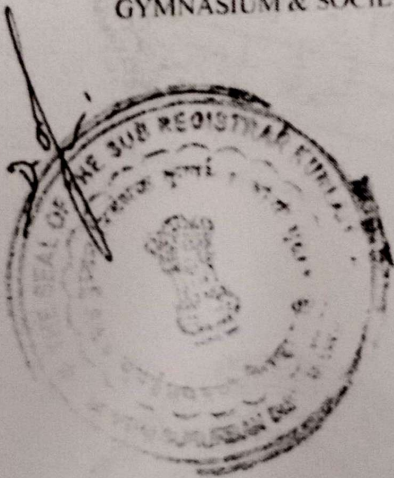
Appreciation no. 704 admeasuring about 107.30 square meter carpet i.e. 1155 square foot. on 07<sup>th</sup> floor. in "B" along with 02 Car Parking in building having Lifts & staircase being known as ARIHANT NIWARA SKY.



### THIRD SCHEDULE

Nature and extent and description of common areas and facilities

GYMNASIUM & SOCIETY OFFICE





करल - १		
१६५२४	३५	२
२०२४		



## Building Permission Cell, Greater Mumbai / MHADA

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

### FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-23/451/2024/FCC/3/Amend

Date : 31 July, 2024

To

M/s. Dream Arihant  
Infrastructure Company C.A. to  
Shree Niwara Co. Op. Hsg. Soc.  
Ltd.

Aditya Heritage, Ground Floor,  
Shop No. 6, V.N. Pura Marg,  
Chunabhatti, Mumbai-400 022.

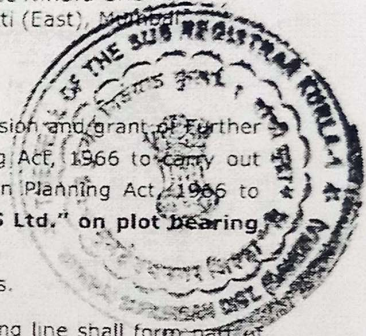
**Sub :** Proposed redevelopment of existing building No. 05 known as "Shree Niwara CHS Ltd." on plot bearing C.T.S. No. 458/D (pt) of Village Kurla-III at Chunabhatti (East), Mumbai.

Dear Applicant,

With reference to your application dated 22 February, 2023 for development permission and grant of Further 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 redevelopment of existing building No. 05 known as "Shree Niwara CHS Ltd." on plot bearing C.T.S. No. 458/D (pt) of Village Kurla-III at Chunabhatti (East), Mumbai.**

The Commencement Certificate/Building permission is granted on following conditions.

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 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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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.
  - 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



05/03/2021  
 2021  
 2021

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

This CC shall be re-endorsed after obtaining IOA for work beyond plinth.  
 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.

VP & CEO / MHADA has appointed Shri. Prashant Dhattrak, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 30 March, 2025

Issue On : 04 March, 2021 Valid Upto : 03 March, 2022

Application No. : MH/EE/(BP)/GMMHADA-23/451/2021/CC/1/Old

Remark :

This CC is issued upto plinth as per approved Zero FSI IOA plans dated 21.01.2021.

Issue On : 27 March, 2023 Valid Upto : 03 March, 2024

Application No. : MH/EE/(BP)/GMMHADA-23/451/2023/FCC/1/New

Remark :

This Further C.C. Extend upto top of 6th floor of Wing A & 7 (pt.) floor of Wing B i.e. Wing A consist of Ground (pt.) + Still (pt.) + 1st to 6th upper floors & Wing B consist of Ground (pt.) + Still (pt.) + 1st to 7th (pt.) upper floors along with parking tower as per approved amended plan dtd. 06.01.2023

Issue On : 27 February, 2024 Valid Upto : 03 March 2024

Application No. : MH/EE/(BP)/GMMHADA-23/451/2024/FCC/1/Amend

Remark :

This C.C. is further extend upto top of 11th floor of Wing A & Wing B i.e. building comprising of Wing A Consist of Ground (pt) + Still (pt) + 1st to 11th upper floors and Wing B consist of Ground (pt) + Still (pt) + 1st to 11th along with parking tower as per approved amended plan dtd. 29.01.2024.

Note - That the Guidelines issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.

Issue On : 30 May, 2024 Valid Upto : 30 March, 2025

Application No. : MH/EE/(BP)/GMMHADA-23/451/2024/FCC/2/Amend

Remark :

This Further C.C. Extend upto top of 13th floor of Wing A & 12th floor of Wing B along with parking tower as per approved amended plan dtd. 29.01.2024.

Note - That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321 dtd. 25.10.2023 shall be strictly followed on site.

करला - १		
७६११	३	५२
२०२४		

Valid Upto : 30 March, 2025

Issue On : 31 July, 2024

Application No. : MH/EE/(BP)/GM/MHADA-23/451/2024/FCC/3/Amend

Remark :

This Further C.C. Extended upto top of 17th floor of Wing A & 16th floor of Wing B along with parking tower as per approved amended plan dtd. 29.01.2024.

Note:- That the Guidelines issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.

Digitally signed by President Executive Engineer  
Date: 31.07.2024 17:50:05  
Certificate: 15.4.16  
C=IN, O=MHADA, OU=EE, CN=EE

**Executive Engineer/B.P.Cell  
Greater Mumbai/MHADA**

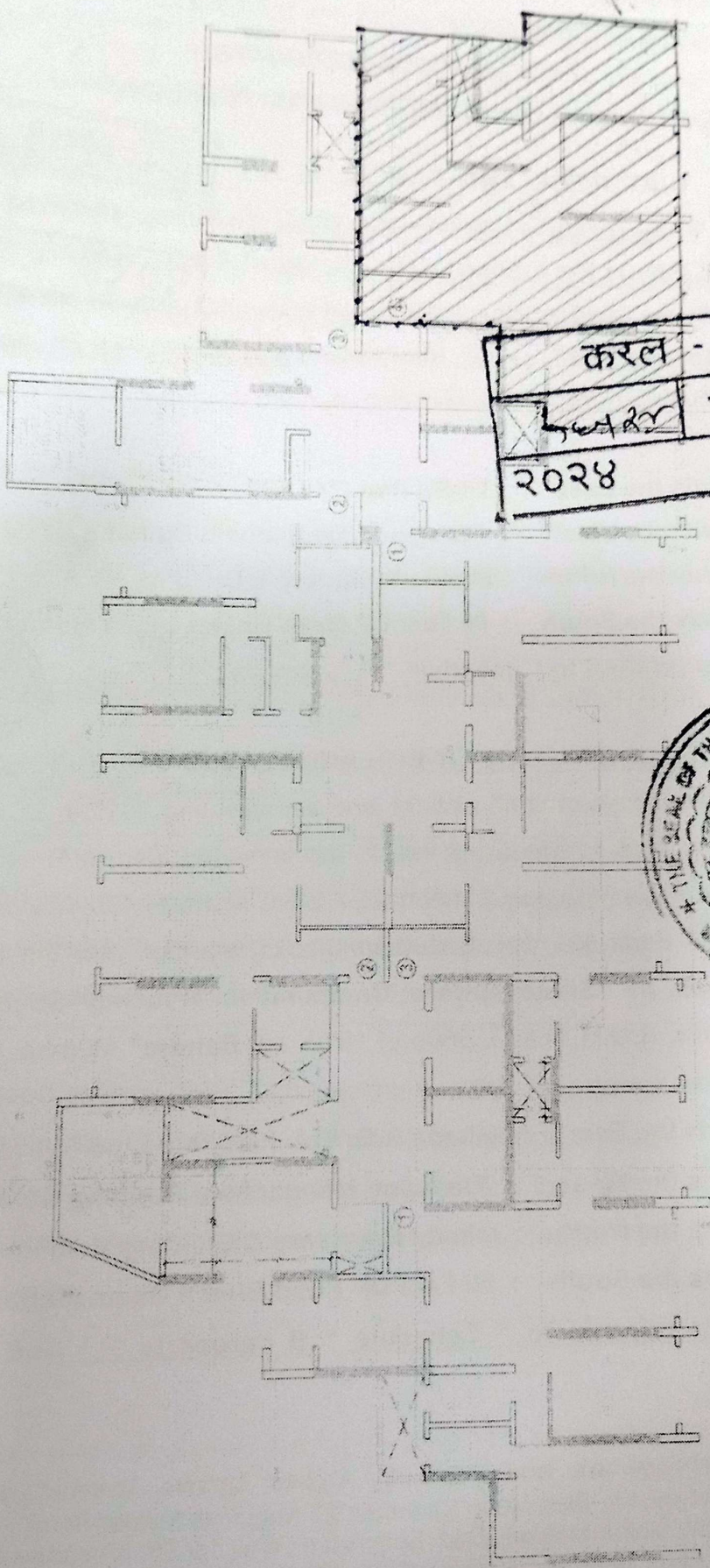
Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner L Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

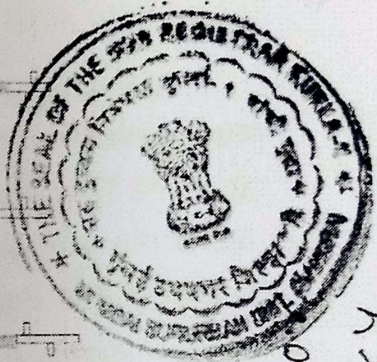
Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W L Ward MCGM.
7. A.A. & C L Ward MCGM
8. Architect / LS - Sachin Kashinath Rakshe.
9. Secretary Shree Niwara CHS Ltd.





करल - 9  
 ५६ २  
 २०२४



8TH, 10TH, 12TH, 14TH, 16TH, 18TH, 20TH, 22ND FLOOR PLAN

Flat No-704<sup>y</sup> B wing<sup>1</sup> - 7<sup>th</sup> floor  
 Arivant Niwara SKY

M/s. Arivant Niwara SKY  
 Partner

*(Handwritten signature)*



करल - १		
५५२२	९	२
२०२४		

Maharashtra Real Estate Regulatory Authority

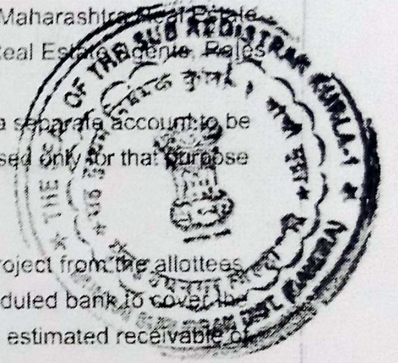
REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800025450**

Project: **ARIHANT NIWARA SKY** , Plot Bearing / CTS / Survey / Final Plot No.: **CTS 458 PART** at **Kurla, Kurla, Mumbai Suburban, 400022.**

1. **Dream Arihant Infrastructure Company** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400022**
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, 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 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 **30/05/2020** and ending with **30/05/2025** 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: 08-09-2021 14:25:57

Dated: **08/09/2021**  
Place: **Mumbai**

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

**: PERSONAL DETAILS**

Customer:  Yes  No

CIF No/ Account No. **86002244050**

First Name

Middle Name

**VIJAY KUMAR GIRDHARI**

Birth:

**16 03 1984**

PAN:

**AORPG3089C**

**8652402996**

**vijaykg18@yahoo.com**

Spouse:

Father:

Male

Female

Third Gender

Status:

Single

Married

Divorced

Widowed

KYC (Minimum one to be filled)

Pr / UID No.

**722490822182**

Passport No.

Driving License No.:

Vehicle License No.

RA Job card No.

Issued by National Population Register Containing Name and Address:

Residential Status:

Resident Indian (RI)

Non-Resident Indian (NRI)

Person Of Indian Origin (PIO)

Foreign National

# STATE BANK OF INDIA

Branch PBB Niranandani

Branch Code 4234

RLMS. 5012408270 31427

CRM No. 30746915

EMAIL ID.

CIF No.1. 86002244050

CIF No.2

CIF No.3

Existing SBI A/C No.

PMAY	YES/NO	LOS Reference No.:
Applicant Name :		VIJAY KUMAR GUPTA
Co-Applicant Name :		
Co-Applicant Name :		
Contract (Resi.) Mobile :		8652402996
Loan Amount :	1.6 cr	Tenure : 360
Interest Rate :		EMI :
Loan Type :	HOME LOAN	SBI LIFE : YES / NO
Home Loan Type		
Moratorium		18

Property Location :	SION
Property Cost :	
Name of Developer / Vendor :	
SBI BUILDER TIE UP : Y/N	
OPAS NO.:-	

Name of Branch Manager / BST/HLST/SSL/HLC MORTGAGE BUDDY  
 Name of Dealing Officer at Branch Along with Mob No.: ASHLESHA NILUG

	DATE		DATE
SEARCH - 1	28/08/24 Rakhi Dubey	RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	28/08/24 Vastukala	SITE INSPECTION	
VALUATION - 2	28/08/24 M.S. Consultants		