

## गावाचे नाव : माहिम

(1) विलेखाचा प्रकार सप्लीमेंट्री अॅग्रीमेंट

(2) मोबदला 4850000

(3) बाजारभाव(भाडेपट्ट्याच्या वृत्तितपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे) 4772746.62

(4) भू-मापन, पोटहिस्सा व घ.क्रमांक(असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 702, माळा नं: 7 वा माळा, इमारतीचे नाव: साई आराध्य, ब्लॉक नं: फायनल प्लॉट. नं. 188 अँड 195, डी. एल. वैद्य रोड, रोड : दादर पश्चिम, मुंबई 400028, इतर माहिती: पर्यायी जागेचा करारनामा मूळ दस्त क्र. बबई 3-5586-2019 या दस्ताचे सप्लीमेंट्री अॅग्रीमेंट. विकत घेतले 138.29 चौ. फूट(रेरा कारपेट), फायनल प्लॉट नं. 188 अँड 195 टी पी एस IV, माहिम, सी.एस. नं. 1654, 1/1654(पार्ट) माहिम डीव्हिजन, मुंबई शहर. इतर माहिती दस्तात नमूद केल्याप्रमाणे. (( C.T.S. Number : 1654, 1/1654 (पार्ट) ; Final Plot Number : 188 अँड 195 टी पी एस IV, माहिम ; ))

1) 14.13 चौ.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मंगलमूर्ती डेव्हलपर्स तर्फे भागीदार शिवाजी कोंडीबा माने वय:-65; पत्ता:-प्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: साई आराध्य, ब्लॉक नं: डी. एल. वैद्य रोड, रोड नं: दादर पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AAOFM2521J

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-प्रज्ञा प्रदिप जोशी वय:-68; पत्ता:-प्लॉट नं: रूम नं. 18, माळा नं: 3रा माळा, इमारतीचे नाव: प्रेम भुवन, एफ.पी. नं. 188 आणि 195, ब्लॉक नं: डी.एल. वैद्य रोड, , रोड नं: दादर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AIMPJ2626F

2): नाव:-प्रसाद प्रदिप जोशी वय:-33; पत्ता:-प्लॉट नं: रूम नं. 18, माळा नं: 3रा माळा, इमारतीचे नाव: प्रेम भुवन, एफ.पी. नं. 188 आणि 195, ब्लॉक नं: डी.एल. वैद्य रोड, रोड नं: दादर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-ALPPJ8604D

(9) दस्तऐवज करून दिल्याचा दिनांक 22/08/2024

(10) दस्त नोंदणी केल्याचा दिनांक 22/08/2024

(11) अनुक्रमांक, खंड व पृष्ठ 17926/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 291000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा



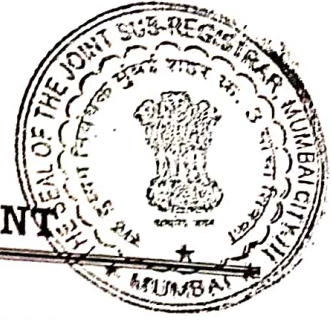
मल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

खरी प्रत

सह दुय्यम निबंधक मुंबई  
शहर क्र. ३,



## SUPPLEMENTAL AGREEMENT

This Supplemental Agreement is made and entered into at Mumbai, on this 22 day of August, 2024;

Between;

**M/s. Mangal Murti Developers**, a partnership firm, registered under the provisions of the Indian Partnership Act, 1932 and having its office at 201, Sai Aradhya, D.L. Vaidya Road, Dadar (West), Mumbai - 400028, represented by its partners **(1) MR. SHIVAJI KONDIBA MANE (2) DR. CHANDRASHEKHAR N. SHENOY and (3) MR. AMIT RAMKRISHNA ACHREKAR**, hereinafter referred to be "**OWNERS/ DEVELOPERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include parties or Partners for the time being of the said firm of M/s Mangal Murti Developers, survivors or survivor of them and heirs, executors and administrators of such last survivor, and their or his or her assigns) of the **One Part**;

And;

**(1) Mrs. Pradnya Pradip Joshi & (2) Mr. Prasad Pradip Joshi**, an adult Indian Inhabitant of Mumbai occupying a Room No. 18, 3rd Floor, Prem Bhuvan, F.P. No. 188 & 195, D. L. Vaidya Road, Dadar, Mumbai - 400028 hereinafter referred to as "**The Tenant/ Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the **Other Part**.

### WHEREAS:

- a) One Mahasukhbhai Lallubhai & 3 Ors. were the owners of all that piece or parcel of land bearing Final Plot No. 188, TPS-IV of Mahim Division, corresponding to C.S. No. 1-1654 of Mahim Division registered in the Collector's Record under New Survey No. 2A/1433 and 1434 admeasuring about 258.27 Sq. Mtrs. or thereabouts together with a building standing thereon known as "Prem Bhuvan" which is assessed by the M.C.G.M. under "G" Ward No. 4220 (1a), Street No. 18/AAA, situate, lying and being at D.L. Vaidya Road (previously known as Keluskar Road), Dadar, Mumbai - 400028 and as more particularly described as Firstly in the First Schedule hereunder written (hereinafter referred to as "**the said First Property**").
- b) By and under a Deed of Conveyance dated 31<sup>st</sup> August, 2009 made between the said Mahasukhbhai Lallubhai & 3 Ors., referred therein as the Vendors of the first part, one Priyavadan Harilal Vakil & 6 Ors. referred therein as the Confirming Party of the second part of the

<p>The Owner/ Developer</p> <p><i>[Signature]</i></p>	<p>The Tenant/ Purchaser</p> <p><i>श्री. प्रसाद प्रदीप जोशी</i> <i>[Signature]</i></p>	<p><b>बवई - ३</b></p> <p>१०२२६ ६ ४०</p> <p><b>२०२४</b></p>
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Owners/ Developers herein, referred therein as the Purchaser of the third part, the said Mahasukhbhai Lallubhai & 3 Ors. forever and absolutely sold, conveyed and transferred the said Property in favour of the Owners/ Developers herein subject to the covenants contained therein. The said Deed of Conveyance dated 29<sup>th</sup> November, 2010 has been duly registered with the office of the Sub-Registrar of Assurances at Mumbai under No. BBE-3-7407-2009 on 1<sup>st</sup> September, 2009.



c) One Amit Ramkrishna Achrekar was the absolute owner of all that piece or parcel of land bearing Final Plot No. 195, TPS-IV of Mahim Division, corresponding to C.S. No. 1654 (Part) of Mahim Division registered in the Vendor's Record under New Survey No. 2A/1433 and 1434 and measuring about 332.03 Sq. Mtrs. or thereabouts together with a three storied building standing thereon known as "Janki Niwas" which is assessed by the M.C.G.M. under "G" Ward No. 4220 (2ACC), Street No. 18, situated lying and being at D.L. Vaidya Road (previously known as Keluskar Road), Dadar, Mumbai - 400028 and as more particularly described Secondly in the First Schedule hereunder written (hereinafter referred to as "**the said Second Property**").

d) By and under a Deed of Conveyance dated 29<sup>th</sup> November, 2010 made between the said Amit Ramkrishna Achrekar, referred therein as the Vendor of the one part and the Owners/ Developers herein, referred therein as the Purchaser of the other part, the said Amit Ramkrishna Achrekar forever and absolutely sold, conveyed and transferred the said Property in favour of the Owners/ Developers herein subject to the covenants contained therein. The said Deed of Conveyance dated 29<sup>th</sup> November, 2010 has been duly registered with the office of the Sub-Registrar of Assurances at Mumbai under No. BBE-2-251-2011 on 11<sup>th</sup> January, 2011.

e) In the premises aforesaid, the Owners/ Developers in their capacity as the owners are now seized and possessed of or otherwise well and sufficiently entitled to the said First Property and the said Second Property (hereinafter collectively referred to as "**the said Properties**") and also entitled to redevelop the same by implementing such re-development scheme as the Owners/ Developers may deem appropriate and in accordance with the plans to be approved by the M.C.G.M. and other relevant development related permissions to be granted by the M.B.R.&R. Board and other concerned authorities.

f) The building "Prem. Bhuvan" standing on the said First Property and the building "Janki Niwas" standing on the said Second Property (hereinafter collectively referred to as the "**the said Old Buildings**") are fully occupied by tenants/occupants of the Owners/ Developers

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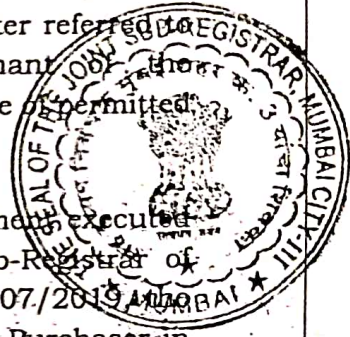
The Owner/ Developer

The Tenant/ Purchaser

*(Signature)*

*(Signature)*  
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- g) The said land and the said Structure shall more particularly described in the **First Schedule of Property** hereunder written and collectively referred to as the **"the said Property"** for brevity sake.
- h) The Tenant/ Purchaser was in possession and occupation of a non-residential tenement being **Room No. 18** admeasuring **42.45 Sq. Mtrs. (built-up)** on the 3rd Floor of the said Structure (hereinafter referred to as **"the said Old Premises"**) as a monthly tenant Owner/Developer paying monthly rent of Rs. 171/- inclusive of permitted increases and taxes in respect thereof.
- i) By Individual Permanent Alternate Accommodation Agreement executed on 09/07/2019 which is registered in the Office of Sub-Registrar of Assurance under Serial Number BBE3-5586-2019 on 09/07/2019 Owners/ Developers has agreed to provide to the Tenant/ Purchaser in lieu of surrender of his/her tenancy rights in the Old Premises, free of costs and on OWNERSHIP BASIS a **residential tenement admeasuring 549.71 Sq. Ft. (carpet) vide. Flat No. 702 on the 7th Floor** of the new building proposed to be constructed on the said Property and as more particularly described in the **Second Schedule** hereunder written.
- j) The Owners/ Developers has approved the plans from the competent authorities i.e. Municipal Corporation of Greater Mumbai (MCGM) and get himself registered under Real Estate (Regulation and Development) Act 2016 (RERA) (hereinafter referred to as "the said Act").
- k) After the execution of the said Individual Permanent Alternate Accommodation Agreement, the development potential in the said Project has been increased and the entire plan for the development got revised. The Owners/ Developers has revised the plans and the area allotted to the Tenant, has changed to Flat No. 702 admeasuring 688 Sq. Ft. (RERA carpet). Therefore in view of the same the Owners/ Developers has approach to the Tenant to purchase additional area which is amended in the plan and duly approved by the competent authority. The Tenant/Purchaser has agreed to purchase the said additional area of 138.29 Sq. Ft. (RERA carpet). The Owners/ Developers shall change the present allotment from Flat No. 702, admeasuring 549.71 Sq. Ft. (carpet) to **Flat No. 702 admeasuring 688 Sq. Ft. (RERA carpet) [549.71 + 138.29 (additional area to be purchased by Tenant/ Purchaser)] on 7th Floor** situated in the building to be known as **'Sai Aradhya'** situated at Final Plot No. 188 & 195, TPS-IV of Mahim Division, D.L. Vaidya Road, Dadar, Mumbai - 400028 on land bearing C.S. No. 1-1654 (Part) and 1654 (Part) of Mahim Division, within the Registration District of Mumbai City (more particularly defines under **Third Schedule of property** and herein after referred to as the **"said New Flat"**).

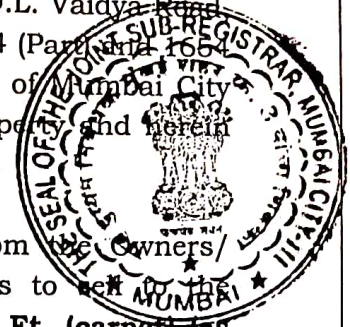


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The Owner/ Developer

The Tenant/ Purchaser

of Mahim Division within the Registration District of Mumbai City (herein after referred to as the "said Original Flat") by the Owners/ Developers to the Tenant/ Purchaser is hereby revised and changed as Allotment and Sale of **Flat No. 702** admeasuring **688 Sq. Ft. (carpet) (as per RERA)** on 7th Floor situated in the building to be known as '**Sai Aradhya**' situated at Final Plot No. 188 & 195, TPS-IV of Mahim Division, D.L. Vaidya Road Dadar, Mumbai - 400028 on land bearing C.S. No. 1-1654 (Part) and 1654 (Part) of Mahim Division within the Registration District of Mumbai City (more particularly defines under **Third Schedule** of property and Mercantile after referred to as the "said New Flat").


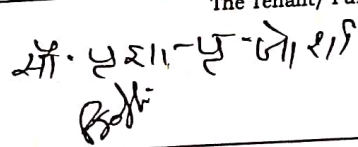


5. The Tenant/ Purchaser hereby agrees to purchase from the Owners/ Developers and the Owners/ Developers hereby agrees to sell to the Tenant/ Purchaser **Flat No. 702** admeasuring **688 Sq. Ft. (carpet) (as per RERA)** on 7th Floor situated in the building to be known as '**Sai Aradhya**' (hereinafter referred to as "the New Flat") [549.71 + 138.29 Sq. Ft. RERA Carpet as additional area purchased] as shown in the Floor plan thereof hereto annexed for the consideration of **Rs. 48,50,000/- (Rupees Forty-Eight Lakhs Fifty Thousand Only)** being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the **Third Schedule** annexed herewith. The afore-stated consideration is towards sale of additional 138.29 Sq. Feet RERA Carpet area only.
6. The Tenant/ Purchaser has paid on or before execution of this agreement a sum of Rs. 1,00,000/- (Rupees One Lakh only) towards part consideration against for purchase of the additional area and hereby agrees to pay to that Owners/ Developers the balance amount of **Rs.47,50,000/- (Rupees Forty-Seven Lakhs Fifty Thousand Only)** in the following manner:-
  - (i) Balance Amount of **Rs.47,50,000/- (Rupees Forty-Seven Lakhs Fifty Thousand Only)** paid 15 days of execution of this agreement.

7. The Total consideration above including Stamp Duty and Goods and Service Tax.

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8. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Owners/ Developers undertakes and agrees that while raising a demand on the Tenant/ Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Owners/ Developers shall enclose the said notification/order/rule/regulation published/issued in that behalf to that

The Owner/ Developer 	The Tenant/ Purchaser 
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36. That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this Agreement

**OTHER CLAUSES RELATED TO SUPPLEMENTAL AGREEMENT:**

37. Save and except the terms and conditions herein contained, the Individual Permanent Alternate Accommodation Agreement dated 09/07/2019 being the Principal Agreement made between the parties hereto shall remain unchanged and binding on the parties hereto.

38. All other Clauses as stated in the Original Agreement shall have the full effect and continue in full force and effect, except for those clauses mentioned hereinabove.

39. All the stipulations, terms and conditions and covenants for and on the part of the parties hereto contained in the said Registered Agreement shall remain unchanged and these presents shall be treated as addendum / supplement to the said Registered Agreement.



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

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**FIRSTLY**

**ALL THAT** all that piece or parcel of land bearing Final Plot No. 188, TPS-IV of Mahim Division, corresponding to C.S. No. 1-1654 (Part) of Mahim Division registered in the Collector's Record under New Survey No. 2A/1433 and 1434 admeasuring about 258.27 Sq. Mtrs. or thereabouts together with a building standing thereon known as "Prem Bhuvan" which is assessed by the M.C.G.M. under "G" Ward No. 4220 (1a), situate, lying and being at D.L. Vaidya Road (previously known as Keluskar Road), Dadar, Mumbai - 400028 and bounded as under:

बसई	On or towards the East	: By 40" Road
	On or towards the West	: By 15" passage
	On or towards the South	: By property of Waman Vithoba Engineer
२०२४	On or towards the North	: By property of Laxman Chintaman Tamhane

**SECONDLY**

**ALL THAT** all that piece or parcel of land bearing Final Plot No. 195, TPS-IV of Mahim Division, corresponding to C.S. No. 1654 (Part) of Mahim Division registered in the Collector's Record under New Survey No. 2A/1433 and 1434 admeasuring about 332.03 Sq. Mtrs. or thereabouts together with a three storied building standing thereon known as "Janki Niwas" which is assessed by the M.C.G.M. under "G" Ward No. 4220 (2ACC), Street No. 18, situate, lying and being at D.L. Vaidya Road (previously known as Keluskar Road), Dadar, Mumbai - 400028 and bounded as under:

The Owner/ Developer 	The Tenant/ Purchaser श्री. यश-व. जैराम B.K.
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- On or towards the North : By property known as Prem Bhuvan.  
On or towards the East : By 40 Ft. wide D.L. Vaidya Road.  
On or towards the South : By property known as Sadavdekar Niwas.  
On or towards the West : By 15 Ft. wide Shiv Sena Path.

**SECOND SCHEDULE ABOVE REFERRED TO**

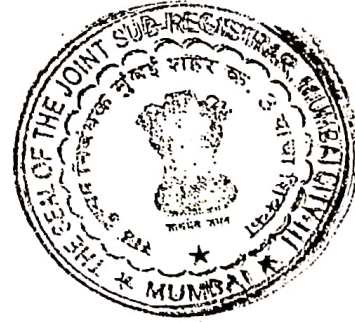
**Allotment of Original Flat**

Flat No. 702 admeasuring 549.71 Sq. Ft. (carpet), on the 7th Floor in the Building known to be as 'Sai Aradhya' situated at Final Plot No. 188 & 195, TPS-IV of Mahim Division, D.L. Vaidya Road, Dadar, Mumbai - 400028 on land bearing C.S. No. 1-1654 (Part) and 1654 (Part) of Mahim Division within the Registration District of Mumbai City.

**THIRD SCHEDULE ABOVE REFERRED TO**

**Allotment of New Flat**

Flat No. 702 admeasuring 688 Sq. Ft. (carpet) (as per RERA) on 7th Floor situated in the building to be 'Sai Aradhya' situated at Final Plot No. 188 & 195, TPS-IV of Mahim Division, D.L. Vaidya Road, Dadar, Mumbai - 400028, on land bearing C.S. No. 1-1654 (Part) and 1654 (Part) of Mahim Division within the Registration District of Mumbai City.



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The Owner/ Developer ७.	The Tenant/ Purchaser सौ. एच. पु. जोशी २०२४
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17-06-2019

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दुय्यम निबंधक  
मुंबई शहर 3  
दस्त क्रमांक : 7497/2009  
नोदणी :  
Regn:63m

गावाचे नाव : माहिम



(1) विलेखाचा प्रकार अभिहस्तांतरणपत्र  
(2) मोबदला रु. 7500000.00  
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु. 7500000.00

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सि एस नं 1/1654-- एस डि ई न्यु -479-09-सर्टीफिकेशन-424-09-दिनांक -12-08-09---जमीन व बांधकाम जमीन एरिया 258.27 चौ मी प्रेम भवन , लेडी जमशेदजी रोड समोर ,केळुस्कर रोड , शिवाजी पार्क , दादर मुं 28.

(5) क्षेत्रफळ 258.27 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:-महसुखभाई ललुभाई तर्फे मुखत्यार व स्वतःकरीता हरीकृष्ण मोहनलाल -- वय:-63पत्ता:-ए 304 ओम श्रीनाथ कुंज , कार्टर रोड नं 2 , बोरिवलीपिन कोड:-66पॅन नं:-AAEPS0360B

2): नाव:-रतीलाल ललुभाई तर्फे मुखत्यार जयंतकुमार रतीलाल -- वय:-82पत्ता:-ए 304 ओम श्रीनाथ कुंज , कार्टर रोड नं 2 , बोरिवलीपिन कोड:-66पॅन नं:-ADBPB4775H

3): नाव:-धनसुखलाल ललुभाई तर्फे मुखत्यार राजेंद्रकुमार धनसुखलाल -- वय:-75पत्ता:-ए 304 ओम श्रीनाथ कुंज , कार्टर रोड नं 2 , बोरिवलीपिन कोड:-66पॅन नं:-ABNPB4870H

4): नाव:-प्रीयावदन हरीलाल वकील , नितीन पी वकील , पंकज पी वकील , मनीषा पी वकील , कीरीट जसवंतलाल सोपारीवाला , ज्योती किरण मेहता व वर्षा मनहरलाल मोदी हयासर्वातर्फे मुखत्यार हरीकृष्ण मोहनलाल -- वय:-63पत्ता:-ए 304 ओम श्रीनाथ कुंज , कार्टर रोड नं 2 , बोरिवलीपिन कोड:-पॅन नं:-

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

5): नाव:-मे मंगल मुर्ती डेव्हलपर्स चे भागीदार राजेश मुकेश सावला वय:-40पत्ता:-31-32 मेस्त्री नगर हौ सोसा लि , 5 वी लेन , शिवाजी पार्कपिन कोड:-28पॅन नं:-AAOFM2521J

6): नाव:-मे मंगल मुर्ती डेव्हलपर्स चे भागीदार शिवाजी कोंडीबा माने वय:-54पत्ता:-31-32 मेस्त्री नगर हौ सोसा लि , 5 वी लेन , शिवाजी पार्कपिन कोड:-28पॅन नं:-AAOFM2521J

7): नाव:-मे मंगल मुर्ती डेव्हलपर्स चे भागीदार चंद्रशेखर नरसिंह शेनॉय वय:-62पत्ता:-31-32 मेस्त्री नगर हौ सोसा लि , 5 वी लेन , शिवाजी पार्कपिन कोड:-28पॅन नं:-AAOFM2521J

(9) दस्तऐवज करून दिल्याचा दिनांक 31/08/2009

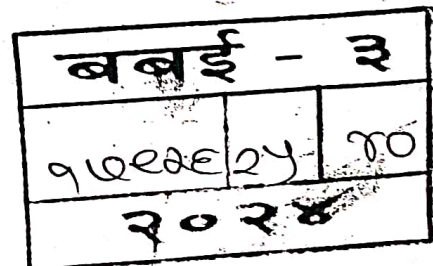
(10) दस्त नोंदणी केल्याचा दिनांक 01/09/2009

(11) अनुक्रमांक,खंड व पृष्ठ 7497/2009

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 375000.00

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000.00

(14) शेरा







C - 3



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No CHE/CTY/4236/G/N/337(NEW)/FCC/2/Amend

**COMMENCEMENT CERTIFICATE**

To,  
Shri. Shivaji Mane Partner of Mangalmurti  
Developers.  
7, Janaki Niwas, D. L. Vaidya road, Dadar (W.),  
Mumbai 400028

Sir,

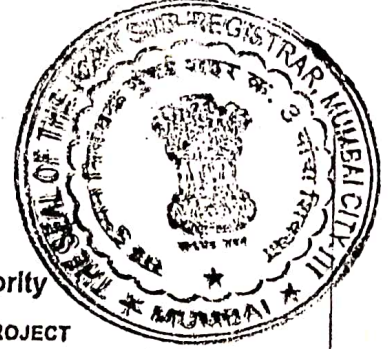
With reference to your application No. **CHE/CTY/4236/G/N/337(NEW)/FCC/2/Amend** Dated. **12 Jun 2018** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **12 Jun 2018**, of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **188 & 195** C.T.S. No. **1654 & 1/1654** Division / Village / Town Planning Scheme No. **T.P.S. IV Mahim** situated at **D. L. Vaidya Road**. Road / Street in **G/North Ward**.

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year 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 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 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 of 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 and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Sandipkumar Wagh (AEPD) CITY VII** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

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**Maharashtra Real Estate Regulatory Authority**  
**CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT**  
**FORM 'F'**  
 [See rule 7(2)]

This extension of registration is granted under section 67 of the Act, to the following project: *Project: SAI ARADHYA Plot Bearing / CTS / Survey / Final Plot No.: F.P. NO. 188 AND 195 TPS-IV&I GNorth-400028, Ward GNorth, Mumbai City, 400028*; registered with the regulatory authority vide project registration certificate bearing No P51900023477 of

1. **Mangalmurti Developers** having its registered office / principal place of business at *Tehsil: Ward GNorth, District: Mumbai City, Pin: 400028.*

2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) 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 me/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 up to **31/03/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 67 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 03/01/2024  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Premnand Prabhu  
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 03-01-2024 15:55:15

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