

Maharashtra Real Estate Regulatory Author

REGISTRATION CERTIFICATE OF PROJEC FORM 'C' [See rule 6(a)]

registration is granted under section 5 of the Act to the following project under project re

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, Plot Bearing / CTS / Survey / Final Plot No.: 210/38A/2 at Bhandup, Kurla, Mumbal. yourban, 400078

Sainath Buildcon having its registered office / principal place of business at.

- 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 a your of the wild the distance of the wild the conveyance deed in a your of the wild allottees, as the case may be, of the apartment or the common areas as per Rule of Maharashira Real Estate (Regulation and Development) (Registration of Real Estate Projects: Registration of Real Estate Agents, Rates
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a secount to be maintained in a schedule bank to cover the cost of construction and the land lest to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with EURBAN DO

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 13/07/2023 and ending with 31/12/2026 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

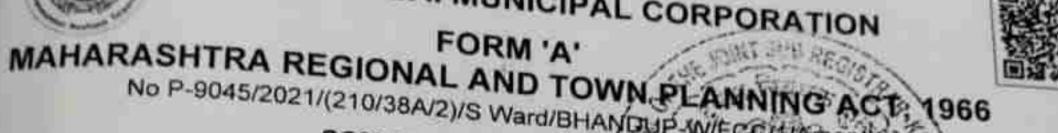
ated 13/07/2023 lace Mumbai

Signature valid Digitally Signed by Dr. Vasan Fremanand Prabhu (Secretary, MahaRERA) Date:13-07-2023 15:13:13

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

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BRIHANMUMBAI MUNICIPAL CORPORATION



No P-9045/2021/(210/38A/2)/S Ward/BHANDUP-W/FCC/1/Amend

COMMENCEMENT CERTIFICATE

NORA C. SAWANT PARTNER OF MIS ATH BUILDCON NO. 4. ADITI APARTMENT, MITHAGAR MULUND (E), MUMBAI 400081



With reference to your application No. P-9045/2021/(210/38A/2)/S Ward/BHANDUP-W/FCC/1/Amend 18 Oct 2021 for Development Permission and grant of Commencement Certificate under Section 44 & Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission Section 346 no 337 (New) dated 18 Oct 2021 of the Mumbai Municipal Corporation Act 1888 to erect a ing in Building development work of on plot No. 210 C.T.S. No. 210/38A/2 Division / Village / Town ning Scheme No. BHANDUP-W situated at LAKE ROAD Road / Street in S Ward Ward .

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

- The land vacated on consequence of the endorsement of the setback line/ road widening line shall form
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to he used by any person until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- 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.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - 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.
- 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.
- 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.

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.

he Municipal Commissioner has appointed Shri. AE BP S&T ward Assistant Engineer to exercise his s and functions of the Planning Authority under Section 45 of the said Act.

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