

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 20818/2024

नोंदणी :

Regn:63m

13/09/2024

गावाचे नाव : कुर्ला

| | |
|--|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोवदत्ता | 14850615 |
| (3) बाजारभाव (भाडेपट्ट्याच्या शक्यतेत पट्टाकार आकारणी देतो की पट्टेदार नमुद करावे) | 9500152.66 |
| (4) भू-मापन, पोटहिस्सा व परक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॅट नं 1501, विंग जि, माळा नं: पंधरावा मजला, इमारतीचे नाव: कोडनेम युनिक, ब्लॉक नं: चुनाभट्टी ईस्ट, रोड : सायन ट्रॉम्बे रोड, मुंबई - 400022, इतर माहिती: 1 कार पार्किंग सहित; कार्पेट क्षेत्र 644 चौ.फूट रेटा प्रमाणे. ((C.T.S. Number : 458/A ;)) |
| (5) क्षेत्रफळ | 1) 65.83 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:- शेठ स्मार्टहोम्स एलएलपी तर्फे अधिकृत हस्ताक्षरी करन भरत श्रॉफ तर्फे कु मु रामेश्वर पाचारणे - - वय:-29; पत्ता:- प्लॉट नं: एस - 7 - 4, माळा नं: सातवा मजला, इमारतीचे नाव: पिनेकल विजनेस पार्क, ब्लॉक नं: अहुरा मॅटरच्या पुढे, रोड नं: महाकाली केवस रोड, अंधेरी ईस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AFAFS0045Q |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- गौरी अशोक कोलगे वय:-39; पत्ता:- प्लॉट नं: रूम नं 7, माळा नं: -, इमारतीचे नाव: वी डि डि. 12ए, ब्लॉक नं: पोलीस ग्राउंड समोर, रोड नं: वी.जे देवखकर रोड, नायगांव, दादर ईस्ट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400014 पॅन नं:-AUYPK3572F |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 13/09/2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 13/09/2024 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 20818/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 891100 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



वस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३Gauri Ashok Kolge
Mob - 9821951209

ASF - Dinesh Pal - 982173552

HOME Loan New

Amount - 1.40 Cr

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this the 13th day of September, 2024 ("Agreement").

BY AND BETWEEN

SHETH SMARTHOMES LLP, a limited liability partnership firm, duly incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered address at S/7-4, Pinnacle Business Park, Mahakali Caves Road, Next to Ahura Center, Andheri (East), Mumbai - 400 093, hereinafter referred to as the "**Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the said LLP, their present partner/s, their partners from time to time and their survivors and the heirs, executors, administrators and assigns of such last surviving partner) of the **ONE PART**;

AND

(i) **GAURI ASHOK KOLGE** ("**Allotee No. 1**")

(ii) ("**Allotee No. 2**") (iii)

("Allotee No. 3")

and (iv) ("**Allotee No. 4**") having his

common address at **B.D.D 12A, ROOM NO 7, B.J. DEVRUKHKAR ROAD, DADAR EAST, OPP. POLICE GROUND MUMBAI- 400 014**, hereinafter referred

to as "**the Allotee/s**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/heir, heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last surviving Trustee and his or her assigns and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**.

WHEREAS:

- A) The Maharashtra Housing and Area Development Authority ("**MHADA**") is the owner of and is absolutely well and sufficiently entitled to a larger layout totally admeasuring 25,442.40 square meters or thereabouts corresponding to CTS No. 458, Village Kurla Part-3, Taluka Kurla, District Mumbai Suburban lying and being at Sion Trombay Road, Chunabhatti (East), Mumbai - 400 022 ("**MHADA Layout**");
- B) Under the Middle Income Group Housing Scheme, MHADA constructed the Building Nos. 1, 2, & 3 each comprising of ground + 4 (four) upper floors and 30 (thirty) residential tenements respectively (for the purpose of this Agreement, the Building Nos. 1, 2 and 3 shall be individually referred to as Building No. 1, Building No. 2 and Building No. 3 and collectively referred to as **Building Nos. 1 to 3**), and totally consisting of 90 (ninety) tenements on a portion of the MHADA Layout admeasuring 3510.05 square meters, bearing CTS Nos. 458(part), situated, lying and being at Village Kurla, Taluka Kurla, Sion-Trombay Road, Chunabhatti (East), Mumbai - 400 022 ("**Portion Of MHADA Layout**") and allotted and sold the aforesaid 90 tenements to the allottees;
- C) Thereafter, in the year 1972, the allottees of the Building Nos. 1 to 3 formed the Society viz. Om Trimurti Co-operative Housing Society Limited. registered under the provisions of Maharashtra Co-operative Societies Act, 1960, and bearing registration no. BOM/HSG-3626 of 1972 ("**Society**") and accordingly Certificate of Registration dated July, 1972 was issued by the Deputy Registrar, Co-operative Societies, Mumbai, in favour of the Society;
- D) By and under an Indenture of Lease dated 07th August, 1998, and registered with the office of Joint Sub-Registrar-IV Bombay (Bandra) under serial No. PBDR-3-1201 of 1998, executed by and between MHADA, therein referred to as 'the Lessor' of the One Part and

Handwritten signature/initials at the bottom left.

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- the Society, therein referred to as 'the Lessee' of the Other Part ("Lease Deed"), the lessor therein granted a lease of Portion Of MHADA Layout, unto and in favour of the Lessee therein, for a term of 99 (ninety-nine) years commencing from 14th June, 1971, for such consideration and on the covenants and terms and conditions more particularly contained therein;
- E) Simultaneously with the execution of the Lease Deed, by and under the Deed of Sale dated 07th August, 1998, and registered with the office of Joint Sub-Registrar-IV Bombay (Bandra) under serial No. PBDR-3-1203 of 1998, executed by and between MHADA therein referred to as 'the Vendor' of the One Part and the Society therein referred to as 'the Purchaser' of the Other Part ("Sale Deed"), the Vendor therein conveyed, granted and assured by way of sale, the tenements in the said Building Nos.1 to 3 standing on the Portion Of MHADA Layout unto and in favour of the Society, at and for a consideration and on the terms and conditions as more particularly contained therein;
- F) By and under Development Agreement dated 18th November, 1999 and registered with the Sub-Registrar of Assurances under registration No. BBJ-7730 of 1999 executed by and between the Society therein referred to as 'Society' of the One Part and Messrs. Unique Enterprises ("Unique") therein referred to as the 'Developer' of the Other Part ("Unique DA"), wherein the Society granted development rights unto and in favour of the Developer for the purposes of addition and alteration of the then existing said Buildings Nos. 1 to 3 and construction of one Om Trimurti Towers/Building No. 4A comprising of ground + 8 (eight) upper floor and comprising and consisting of total 51 (fifty-one) out of which 49 (forty-nine) residential units and 2 (two) commercial units ("Building No. 4A") on a portion of the Larger Layout ("Building No. 4A Portion") at and for a consideration and on the terms and conditions contained therein;
- G) By virtue of the development rights granted to Unique, Unique allotted and sold the aforesaid 51 (fifty-one) tenements in the Building No. 4A to the allottees; (the members of Building Nos. 1 to 3 and Building No. 4A shall hereinafter be collectively referred to as "Society Existing Members");



- By virtue of Order dated 24th November, 2000, bearing reference No. CTS/Kurla/Kurla No. 458/2000, issued by the City Survey Officer, the MHADA Layout admeasuring CTS No. 458/2000 admeasuring 25,442.40 square meters was subdivided *inter alia* into CTS No. 458/A admeasuring 6705.50 square meters;
- In furtherance to the said sub-division of the CTS No. 458, the Portion Of MHADA Layout and the Building No. 4A altogether comprise of CTS No. 458/A admeasuring 6705.50 square meters (as per property register card) ("Plot Occupied by Society");
- H) Pursuant to the construction of the Building No. 4A, by consent letter no. CO/MB./ARCH/NOC/F-247/5649/2003 dated 24th December 2003 MHADA granted its consent to Municipal Corporation of Greater Mumbai (MCGM) to issue full O.C to Building No. 1 to 3 and Building No. 4A (Unless referred to as individually, the Building No. 1 to 3 and Building No. 4A shall jointly be referred to as "Existing Buildings");
- K) The Existing Buildings have deteriorated and requires major structural repairs involving huge expenditure;
- L) In the General Body Meeting of the Society held on 24th October, 2021, chaired by Mr. Kulkarni, the representative of Deputy Registrar of Co-op. Societies in compliance with the guidelines issued by the Government of Maharashtra under Section 79A of the Maharashtra Co-operative Societies, Act, 1960, the Society and its members unanimously appointed Sheth Smarthomes Private Limited ("Company") (now known as the Promoter) to redevelop the Plot Occupied by Society;
- M) The Society Existing Members vide their respective consent letters have appointed and declared Sheth Smarthomes Private Limited (now the Promoter) as the developer to carry out the re-development of the Plot Occupied by Society;
- N) By and under the Re-Development Agreement dated 10th October, 2022 registered with the Sub-Registrar of Assurances at Kurla No. 3 under registration No.KRL-3/17918 of 2022 executed between the Society, therein referred to as 'Society' of the First Part, 'Executing Members' of the Second Part and the Company therein referred to as the 'Developer' of the Third Part ("Re-Development Agreement"), the Society granted development rights with respect to *inter-alia* Plot Occupied by Society viz. CTS No. 458/A alongwith structures standing thereon for an area admeasuring 6705.28 square metres situate at Village Kurla Part-3, Taluka Kurla, District Mumbai Suburban lying and being at Sion Trombay Road, Chunabhatti (East), Mumbai - 400 022, unto and in favour of the Company, at or for a consideration and on the terms and conditions contained therein;
- O) In pursuance to the Re-Development Agreement, by and under a Power of Attorney dated 10th October, 2022 and registered with the office of Sub-Registrar of Assurances under serial no. KRL-3-17922 of 2022, the Society appointed the Company as its constituted

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THE FIRST SCHEDULE HEREINABOVE REFERRED TO:
PART -A - Larger Property

(Being description of the said Larger Property being redeveloped)

All that piece and parcel of land bearing CTS No.458/A, admeasuring 6705.26 square meters or thereabouts and marked in red colour boundary lines on the layout plan (not to scale), annexed as **Annexure 'I'**, situate at Village Kurla Part-3, Taluka Kurla, District Mumbai Suburban lying and being at Sion Trombay Road, Chunabhatti (East), Mumbai - 400 022, in the Registration Sub District of Mumbai and bounded as follows:

- On or towards North: By CTS Nos. 459, 634/A, 635/A, and 635/A/1;
On or towards East: By Existing 18.30 M Wide D.P Road;
On or towards West: By CTS No. 627;
On or towards South: By CTS No. 458/B and Existing 18.30 M Wide D.P Road.

PART -B - R.G. Portion

(Being description of the R.G.Portion forming part of the Larger Property)

All that piece and parcel of land bearing CTS No.458/A, admeasuring 4677.71 square meters or thereabouts and marked in pink colour hatched lines on the layout plan (not to scale), annexed as **Annexure 'I'**, situate at Village Kurla Part-3, Taluka Kurla, District Mumbai Suburban lying and being at Sion Trombay Road, Chunabhatti (East), Mumbai - 400 022, in the Registration Sub District of Mumbai and bounded as follows:

- On or towards North: By CTS Nos. 459, 634/A, 635/A, and 635/A/1;
On or towards East: By Existing 18.30 M Wide D.P Road;
On or towards West: By CTS No. 627;
On or towards South: By the said Property (as defined in this Agreement).

PART -C - Road Setback Area

(Being description of the Road Setback Area forming part of the Larger Property)

All that piece and parcel of land bearing CTS No.458/A, admeasuring 110. 03 square meters or thereabouts and marked in brown colour hatched lines on the layout plan (not to scale), annexed as **Annexure 'I'**, situate at Village Kurla Part-3, Taluka Kurla, District Mumbai Suburban lying and being at Sion Trombay Road, Chunabhatti (East), Mumbai - 400 022, in the Registration Sub District of Mumbai and bounded as follows:

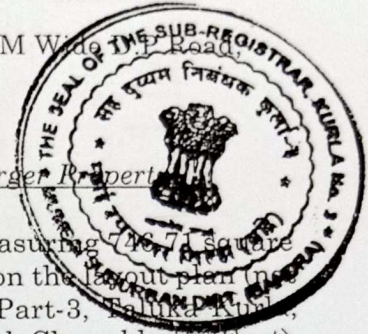
- On or towards North: By CTS Nos. 459, 634/A, 635/A, and 635/A/1;
On or towards East: By Existing 18.30 M Wide D.P Road;
On or towards West: By the said Property (as defined in this Agreement) and R.G. Portion;
On or towards South: By Existing 18.30 M Wide D.P Road.

PART -D - Property

(Being description of the Property forming part of the Larger Property)

All that piece and parcel of land bearing CTS No.458/A, admeasuring 5848.52 square meters or thereabouts and marked in blue colour hatched lines on the layout plan (not to scale), annexed as **Annexure 'I'**, situate at Village Kurla Part-3, Taluka Kurla, District Mumbai Suburban lying and being at Sion Trombay Road, Chunabhatti (East), Mumbai - 400 022, in the Registration Sub District of Mumbai and bounded as follows:

- On or towards North: By the said R.G.Portion (as defined in this Agreement)
On or towards East: By Existing 18.30 M Wide D.P Road;
On or towards West: By CTS No. 627;
On or towards South: CTS No. 458/B and Existing 18.30 M Wide D.P Road.



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THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

| Sr. No. | Terms and Expressions | Meaning |
|---------|---|--|
| 1. | Project/New Building | 'Codename Younique', subject to terms of this Agreement. |
| 2. | User (Residential or Commercial) | Residential |
| 3. | Unit | Unit No. 1501 on the 15 th floor, of "G" Wing; |
| 4. | RERA carpet area of Unit in square metres (sq.mts.) | 58.90 sq.mts. |
| 5. | Balcony Area-1 (if available) | --sq.mts. |
| 6. | Balcony Area-2 (if available) | - sq.mts. |
| 7. | Balcony Area-3 (if available) | 0.93 sq.mts. |
| 8. | Total Area of the Premises | 59.83 sq.mts. |
| 9. | Sale Price | Rs.1,48,50,615/- (Rupees One Crore Fourty-Eight Lakhs Fofty Thousand Six Hundred Fifteen Only) |
| 10. | Bank Account of the Promoter | Cheque to be Drawn in the name of: "SSLP CODE NAME YOUNIQUE MASTER COLL A/C" Account No: 99990040183241 IFSC Code: HDFC0000543 Bank Name: HDFC BANK LTD (Ahura Center, Andheri (East)) |
| 11. | Parking Space (if applicable) | 1 |
| 12. | Completion Date | 31 st December 2028, subject to terms of this Agreement. |
| 13. | Said Nominee | Name: Suvarna Ashok Kolge. Address of Nominee: 12/7 Old BDD Chawl, B.J.Devrukhakar Road, Naigaon Dadar, Mumbai- 400 014 |
| 14. | Contact Details | Allottee/s email address: gaurikolge@gmail.com Allottee/s phone number: 9821951209 |
| 15. | Aadhar Card Number. | Allottee No.1: 5245 8405 3049 Allottee No.2: {0} |
| 16. | PAN | Promoter's PAN: AFAFS0045Q Allottee No.1 AUYPK3572F Allottee No.2 {0} |



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Building Permission Cell, Greater Mumbai / MHADA

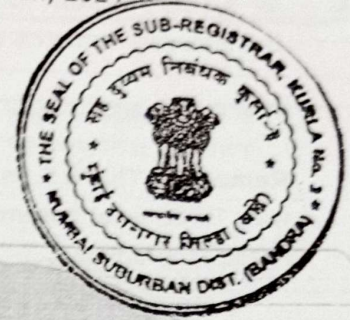
(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-23/1371/2024/CC/1/New

Date : 28 March, 2024

To
M/s.Sheth Smarthomes LLP
C.A.to Om Trimurti CHS Ltd.
S-7-4,Pinnacle Business Park,
Mahakali Caves Road, Next to
Ahura Centre, Nr. MIDC Police
Station, Andheri East-400093.



Sub : Proposed Redevelopment of existing Building No.1,2,3 & 4A known as "Om Trimurti CHS Ltd" on plot bearing C.T.S.No.458/A of Village Kurla-III, Sion-Chunabhatti, Mumbai-400022.

Dear Applicant,

With reference to your application dated 19 March, 2024 for development permission and grant of Plinth 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.1,2,3 & 4A known as "Om Trimurti CHS Ltd" on plot bearing C.T.S.No.458/A of Village Kurla-III, Sion-Chunabhatti, Mumbai-400022.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-23/1371/2023/IOA/1/Old dt. 15 December, 2023 and 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. 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.
6. This Certificate liable to be revoked by the VP & CEO, MHADA 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 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

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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.

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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.

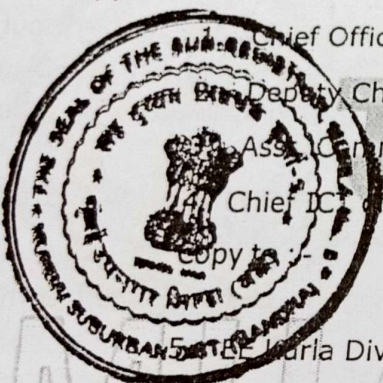
VP & CEO / MHADA has appointed Shri. Prashant Damodar Dhatrak Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This CC is valid upto 27 March, 2025

Remarks : This C.C. is issued for work upto plinth for Phase-I of wing 'C' (Part), wing 'D', 'E' & 'F' and wing 'G' with Three level basement & Pit for Parking Tower as per approved IOA plans dated 15/12/2023 & as per approved Phase Programme.

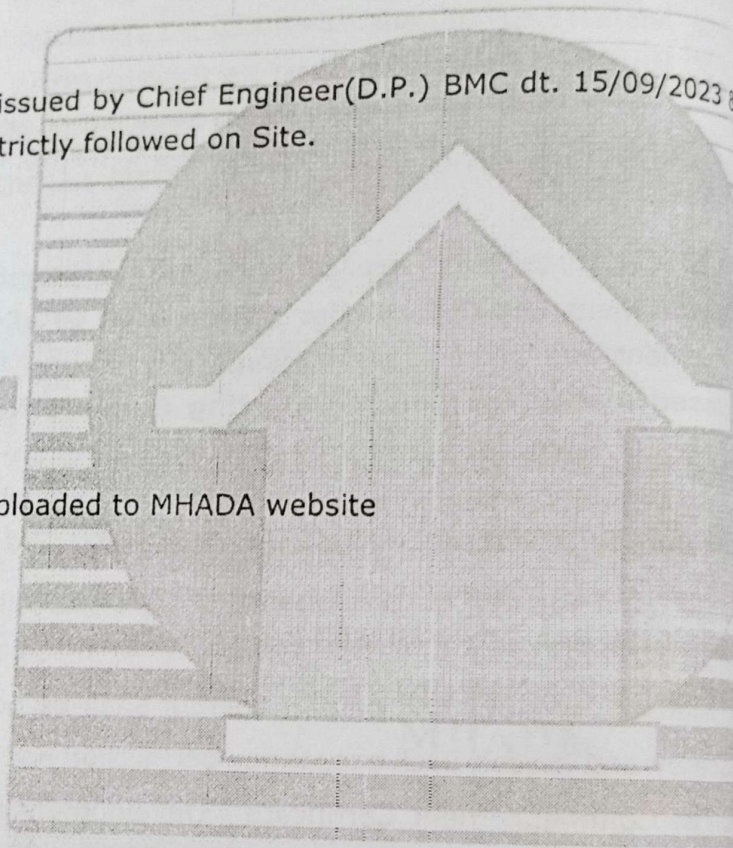
Note:- That the Guidelines for reduction of Air Pollution issued by Chief Engineer(D.P.) BMC dt. 15/09/2023 & Municipal Commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site.

Copy submitted in favour of information please



- Chief Officer Mumbai Board.
- Deputy Chief Engineer /B.P. Cell/MHADA.
- Ass. Commissioner L Ward MCGM.
- Chief IC officer/MHADA for information & uploaded to MHADA website

- 5. Chief Engineer / Parla Division / MB.
- 6. A.E.W.W L Ward MCGM.
- 7. A.A. & C L Ward MCGM
- 8. Architect / LS - Kishore Ramkrishna Lotlikar.
- 9. Secretary Om Trimurti Co-Op Hsg. Soc.Ltd.



Name : Prashant
 Damodar Dhatrak
 Designation : Executive
 Engineer
 Organization : Planning
 Date : 28-Mar-2024

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



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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 :
P51800056060

Project: **Codename Younique** , Plot Bearing / CTS / Survey / Final Plot No.: **458A** at **Kurla, Kurla, Mumbai Suburban, 400022;**

1. **Sheth Smarthomes Llp** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400093.**

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 allottees 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 (l) of subsection (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 **10/05/2024** and ending with **31/12/2028** 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



Dated: 10/05/2024

Place: Mumbai

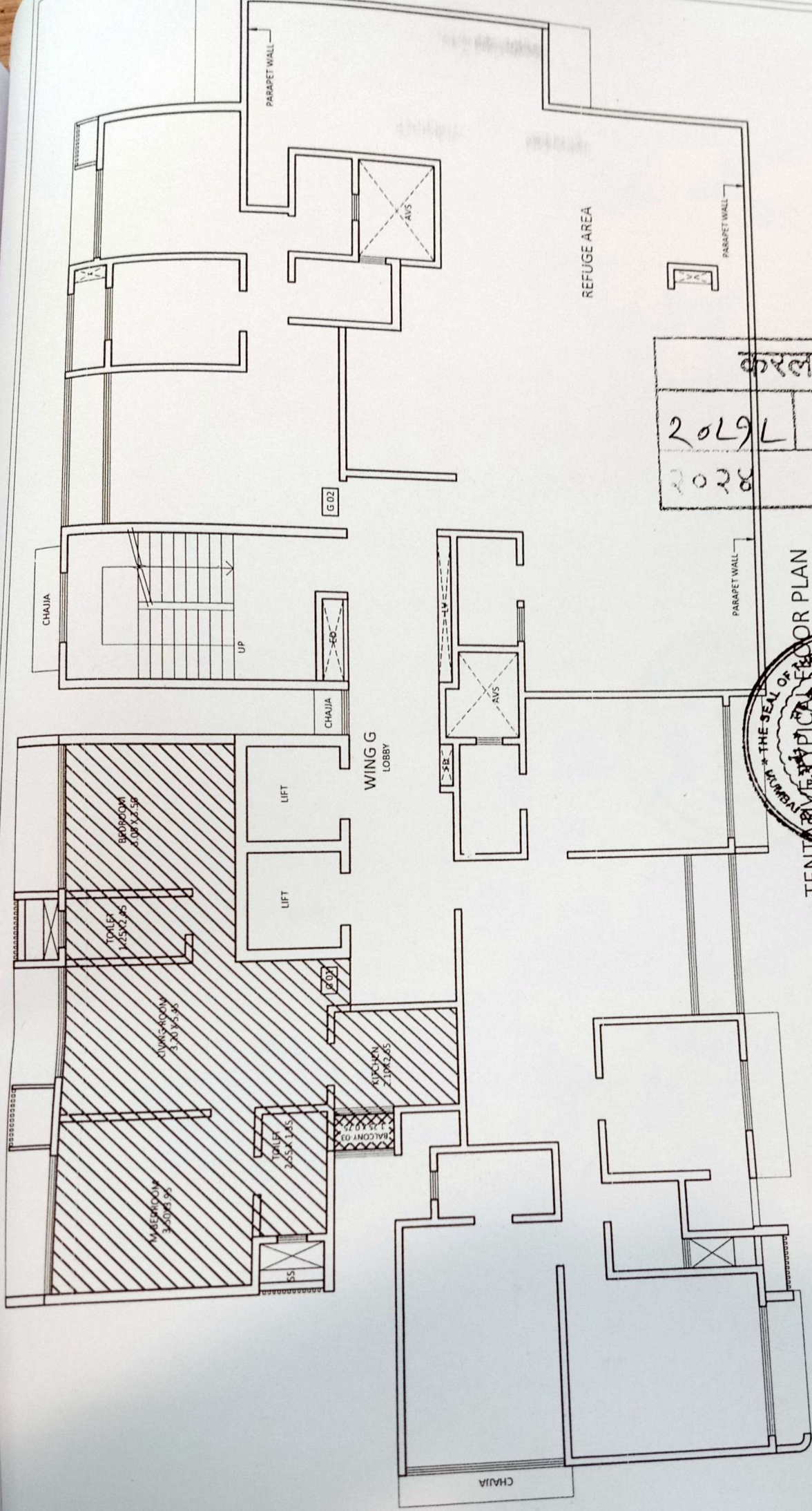
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

WING-G
Residential Unit No-1501

करल - 3
2019 L LE 920
2028



TENTATIVE FLOOR PLAN



SCALE- Not to Scale

| | |
|--|------------|
| | RERA AREA |
| | BALCONY-03 |

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