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Tuesday, September 24, 2019

6:08 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

L.1.13

पावती क्र. 10145 दिनांक: 24/09/2019

गावाचे नाव: धोयसर

दस्तावेजाचा अनुक्रमांक: बरता9-9694-2019

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मानसी विवेक पिंपळे

नोंदणी फी

रु. 3000.00

दस्त हाताळणी फी

रु. 2800.00

पृष्ठांची संख्या: 140

एकूण:

रु. 32800.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे

6:24 PM ह्या वेळेस मिळेल.

BRL9

बाजार मूल्य: रु. 10765416.375/-

मोबदला रु. 12576204/-

भरलेले मुद्रांक शुल्क: रु. 754600/-

गणेश. सुयम निधेयक, बोरीवली-१,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2409201909448 दिनांक: 24/09/2019

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006576325201920M दिनांक: 24/09/2019

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2409201909436 दिनांक: 24/09/2019

बँकेचे नाव व पत्ता:

*Manjari*

*Manjari*

*Manjari*



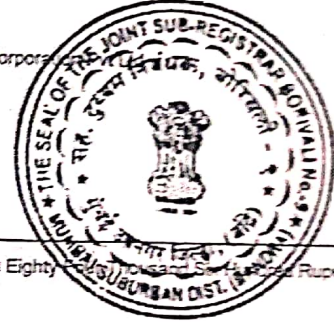
CHALLAN  
MTR Form Number-6

Date of Booking

Remarks



GRN	MH006576325201920M	BARCODE	[Barcode]		Date	22/09/2019-12:29:53	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2			Full Name	Manasi Vivek Pimple			
Location	MUMBAI			Flat/Block No.	Flat No 704, Wing E, Siennaa			
Year	2019-2020 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	Samata Nagar, Kandivall East			
0030045501	Stamp Duty	754600.00		Area/Locality	Mumbai			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 1 0 1			
				Remarks (If Any)	SecondPartyName=SD Corpora			
				Amount In	Seven Lakh Eighty Thousand Seven Hundred Rupees			
				Words	Only			
Total			7,84,600.00					
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	03006172019092200048 230919M314850		
Cheque/DD No.				Bank Date	RBI Date	23/09/2019-12:54:20 Not Verified with RBI		
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID :

Mobile No. : 9820114751

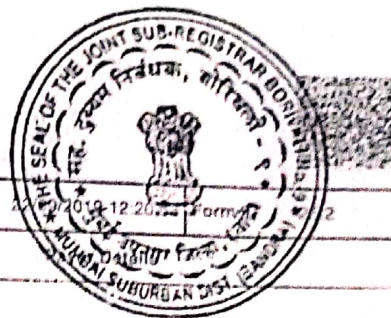
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन फॉर्मल दुरुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

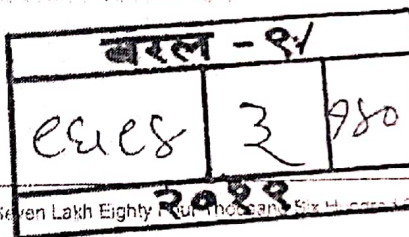
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### CHALLAN MTR Form Number-6



GRN	MH006576325201920M	BARCODE	[Barcode]		Date	23/09/2019 12:20
Department	Inspector General Of Registration		TAX ID (If Any)			
Type of Payment	Stamp Duty Registration Fee		PAN No. (If Applicable)			
Office Name	BRL2_JT SUB REGISTRAR BORIVALI 2		Full Name	Mansi Vivek Pimple		
Location	MUMBAI		Flat/Block No.	Flat No 704, Wing E, Siennaa		
Year	2019-2020 One Time		Premises/Building			
Account Head Details		Amount In Fig.	Road/Street	Samara Nagar, Kandivali East		
0030046501	Stamp Duty	754600.00	Area/Locality	Mumbai		
0030063301	Registration Fee	30000.00	Town/City/District			
			PIN	4 0 0 1 0 1		
Remarks (If Any) SecondPartyName=SD Corporation Pvt Ltd-						
Total		7,84,600.00	Amount In Words	Seven Lakh Eighty Four Thousand Six Hundred Rupees		



Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank C/n	Ref. No.	03003172019092200048	2309194014850		
Cheque/DD No.		Bank Date	RBI Date	23/09/2019-12:54:20	Not Verified with RBI		
Name of Bank		Bank Branch		PUNJAB NATIONAL BANK			
Name of Branch		Scrol No. , Date		1 , 24/09/2019			


Department ID : \_\_\_\_\_  
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोट: यहाका कोडस दरमाम निवसक कार्यालययात नोदणी करावयाच्या दस्तऐवजाची लागू आहे. नोदणी न करावयाच्या दस्तऐवजाची चालू नाही.

#### Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-617-9694	0003441781201920	24/09/2019-18:07:57	IGR558	30000.00
2	(IS)-617-9694	0003441781201920	24/09/2019-18:07:57	IGR558	754600.00
Total Defacement Amount					784600.00



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*[Handwritten signature]*  
  
*[Handwritten signature]*

ARTICLES OF AGREEMENT made at Mumbai this 24<sup>th</sup> day of SEP 2019

BETWEEN

S.D. CORPORATION PRIVATE LIMITED, (PAN NO. AADCS4496C) a Company registered under the Companies Act, 1956 having its registered office at 70, Nagindas Master Road, Fort, Mumbai- 400 023 hereinafter referred to as "the Promoters" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors) of the One Part;

AND

*[Handwritten signature]*  
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Allottee(s) initial/s

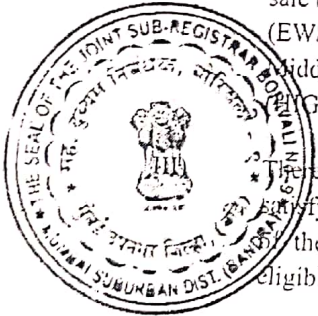
*[Handwritten signature]*  
  
Promoter's initial

MANSI VIVEK PIMPLE (PAN NO. ATIPK7575R), Aged 36 years AND VIVEK SHANTARAM PIMPLE (PAN NO. AUQPP2296M) Aged 37 years, Indian Inhabitants, residing at NG Suncity phase I, I-C-805, Thakur Village, Kandivali East, Mumbai-400101, Maharashtra, India, hereinafter called "the Allottee(s)" (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 and permitted assigns) of the Other Part:

**WHEREAS:**

I) Prior to 1978, the Maharashtra Housing and Area Development Authority (hereinafter referred to as "MHADA") established under the Maharashtra Housing and Area Development Act, 1976 (hereinafter referred to as "MHADA Act"), was possessed of or otherwise well and sufficiently entitled to all those pieces and parcels of lands admeasuring 2,22,823.50 sq. mtrs or thereabouts bearing C.T.S. Nos: 837 to 840 and corresponding to Survey Nos. 55 and 56 of Village Poiser, Taluka Borivali, Mumbai Suburban District, situate at Kandivali (East), Mumbai 400 101 (hereinafter collectively referred to as "the Larger Land");

II) In or about the year 1978, Bombay Housing and Area Development Board, a regional unit of MHADA established under section 18 of the MHADA Act, had a scheme of construction of tenements, allotment and sale thereof to individual allottees under its Economical Weaker Section (EWS) housing scheme, Low Income Group (LIG) housing scheme, Middle Income Group (MIG) housing scheme and High Income Group (HIG) housing scheme;



III) Thereafter, MHADA invited applications from the members of public satisfying the criteria laid down by MHADA for housing accommodation in the above referred categories and issued allotment letters to the eligible applicants for allotment of tenements under its scheme;

IV) In or about the year 1982 the construction of about 166 buildings on the Larger Land was completed and the allottees of the tenements were handed over possession of their respective tenements by MHADA. The Larger Land with the aforesaid buildings are more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter collectively referred to as "the Larger Property").

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As per one of the conditions in the Sale Deeds executed by MHADA in favour of the co-operative societies for their respective buildings, the co-operative housing societies have formed and registered a federation/ apex society by the name of "Samta Nagar Co-operative Housing Societies Union Limited" under the Maharashtra Co-operative Societies Act, 1960 under Regn. No. BOM/W-R/HSG(OH)/3246/1987-88 having it's office at 25/486, Vishwa Darshan, Samata Nagar, Kandivali (East), Mumbai -

*[Signature]*  
Allottee(s) initials

*[Signature]*  
Promoters initial

X) The said Federal Society challenged the aforesaid stop work notices and demolition orders by filing Writ Petition No.2879 of 2006 before the Hon'ble Bombay High Court against MHADA and MCGM.

XI) The TCDPL had also inducted one M/s. Labha Subha Properties Private Limited (hereinafter referred to as "the said LSPPL") as the sub-developer without the consent of the Federal Society and later on terminated the services of the said LSPPL on the ground that the said LSPPL had started claiming itself to be the direct developer instead of sub-developer appointed by the said TCDPL.

XII) Thereafter, in or around January 2007 the said Federal Society terminated the aforesaid Development Agreement dated 31<sup>st</sup> January, 1998 with the said TCDPL and cancelled/ revoked the aforesaid Power of Attorney dated 29<sup>th</sup> November, 1999.

XIII) In or about the year 2007, the Developers/Promoters approached the said Federal Society and proposed to undertake the redevelopment of the said Larger Property. Vide a resolution passed at the Special General Body Meeting of the said Federal Society on 7<sup>th</sup> January, 2007, the managing committee of said Federal Society was authorized to complete the further legal formalities for appointing the Developers/Promoters viz., S. D. Corporation Private Limited as the developer for redevelopment of the said Property.



By... under a Development Agreement dated 19<sup>th</sup> February 2007 (hereinafter referred to as "the said Development Agreement") made between the said Federal Society as the party of the One Part and the Developers/Promoters as the party of the Other Part, the said Federal Society granted to the Developers/Promoters the redevelopment rights in respect of the Larger Property in the manner, at or for the consideration and on the terms and conditions incorporated therein and the same was registered under a Deed of Confirmation dated 28<sup>th</sup> October 2010 with the Office of the Sub-Registrar of Assurances at Borivali under Serial No. BDR/6/11147/2010 on payment of requisite stamp duty.

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and under a General Power of Attorney dated 21<sup>st</sup> February, 2007, executed by the said Federal Society in favour of the Developers/Promoters, the said Federal Society has authorized the Developers/Promoters to do various acts, deeds, things and matters in relation to redevelopment of the Larger Property and for sale of the flats/ premises/ areas in the sale buildings, in the manner therein contained.

XVI) Subsequent to the termination of the appointment of the said TCDPL, the said Federal Society prayed for withdrawal of the aforesaid Writ Petition No.2879 of 2006 with request to make representation before MHADA

Attorneys initials

S. D. C

Property and have also appointed JW Consultants LLP as Structural Engineer for preparing designs, drawings and specifications for the construction of the buildings on the said Larger Property;

XXVIII) MHADA has sanctioned the plans and issued Intimation of Disapproval ("IOD") and the Commencement Certificate ("CC"). Authenticated copies of the sanctioned layout of the said Property, authenticated copy of the said IOD and authenticated copy of CC are hereto annexed and marked as ANNEXURE '1'(Colly);

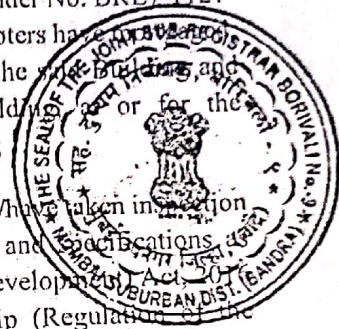
XXIX) By and under a Indenture of Mortgage dated 8<sup>th</sup> March, 2019 executed between the Promoters as the Mortgagor and ICICI Bank Limited and registered with the Sub-Registrar of Assurances under No. BRL7-1121-2019 dated 11<sup>th</sup> March, 2019 at Mumbai, the Promoters have mortgaged the flats constructed and/or to be constructed in the said Building, and receivables of the sold units in the said Building, or for the consideration and in the manner therein contained;

XXX) The Allottee(s) has/have inspected the site and has/have taken in possession of all the documents/papers and plans, designs and specifications required under the Real Estate (Regulation and Development) Act, 2016 ("RERA") and the Maharashtra Flat Ownership (Regulation and Promotion of Construction, Sale Management And Transfer) Act, 1963 (hereinafter referred to "MOFA") and Rules framed there under and has/have been satisfied with the same;

XXXI) The Promoters have registered the said Building as a project under the provisions of RERA with the Real Estate Regulatory Authority at Mumbai under No. P51800019677, authenticated copy with attached in Annexure '1-A';

XXXII) The Allottee(s) has/have satisfied himself/themselves about the title of the Promoters to develop the said Property and sell the Units in the said Building being constructed thereon. Authenticated copies of the Report on Title dated 11<sup>th</sup> February, 2011, Supplemental Report on Title dated 30<sup>th</sup> August, 2013, Second Supplemental Report dated 28<sup>th</sup> April, 2016 and Third Supplemental Report dated 10<sup>th</sup> December, 2018 issued by Messrs Kanga and Company, Advocates & Solicitors in respect of certain portions of the said Larger Property (which includes the said Property), is hereto annexed and marked ANNEXURE "2"(Colly). Authenticated copy of the Property Register Card of the said Property is hereto annexed and marked ANNEXURE "3";

XXXIII) A copy of the location plan of the said building "Siennaa Wing E" is annexed hereto as ANNEXURE "4";

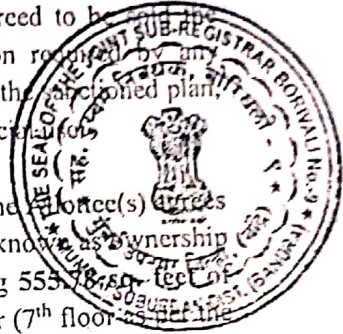


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*W*

*[Signature]*  
S. D. CORPORATION  
Mumbai  
Promoters Official

The Promoters are presently constructing one residential Building known as "Siennaa Wing E", consisting of 1 (one) residential building consisting of 2 Basements + Ground Floor + 5 Podiums + 17 floors ("the said Building") on the portion of the said Larger Property more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the said Property") in accordance with the plans, designs, and specifications approved by MHADA from time to time Provided That the Promoters shall have to obtain prior consent in writing of the Allottee(s) in respect of variations or modifications which may adversely affect the Unit agreed to be sold by the Allottee(s) hereunder except any alteration or addition required by any Government authorities or due to change in law. As per the sanctioned plan, the ground floor of the said building is for retail/commercial use.



2. (a) The Promoters agree to sell to the Allottee(s) and the Allottee(s) agree to purchase from the Promoters, on what is popularly known as "ownership basis", residential Unit bearing No. 704, admeasuring 555.78 sq. feet of carpet area (i.e. 51.63 sq. mtrs.), on 7<sup>th</sup> habitable floor (7<sup>th</sup> floor as per the plans sanctioned by MHADA) in the said Building (hereinafter referred "the said Unit") along with single Car Parking Space. The aforesaid areas are as per the definition of carpet area provided u/s 2(k) of RERA. The floor plan of the Unit has been duly approved and sanctioned by the Competent Authority and annexed to this Agreement and marked as ANNEXURE "5", at and for a lumpsum consideration of Rs. 1,25,76,204/- (Rupees One Crore Twenty Five Lakh Seventy Six Thousand Two Hundred Four Only). The consideration payable shall be subject to tax deductible at source. It is hereby mutually agreed upon by and between the parties hereto that the purchase price of Rs. 1,25,76,204/- (Rupees One Crore Twenty Five Lakh Seventy Six Thousand Two Hundred Four Only) shall be paid by the Allottee(s) to the Promoters as per the Payment Schedule annexed hereto and marked as ANNEXURE "6". All applicable taxes, duties, levies, cess etc., including the Service Tax, Value Added Tax, Goods and Services Tax and any other taxes / charges (statutory or otherwise, current or future) as applicable in connection with the construction of the said Building/ the development of the said Property up to the date of handing over possession of the said Unit to the Allottee(s), shall be borne and paid by the Allottee(s) alone.

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(b) As per the building plan, the Allottee(s), in addition to the carpet area mentioned above, shall be entitled for additional areas such as dry yard, AHU, duct with service slabs, etc., admeasuring 41.08 sq. feet (Carpet Area) equivalent to 3.82 Sq. mtrs., appurtenant to the said Unit (hereinafter referred to as the "the Appurtenant Areas").

(c) The Appurtenant Areas shall be exclusive to the said Unit and shall be a limited common areas and facilities. The Allottee(s) herein agree and understand that the Promoters have neither charged nor recovered from the

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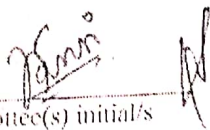
outstanding, if any, in his/her name as the Promoters may in their sole discretion deem fit and the Allottee(s) undertakes not to object/resist/demand/direct the Promoters to adjust his/her payments in any manner.



3. The common areas and facilities to be provided by the Promoters in the said Buildings are specified in the **FOURTH SCHEDULE** hereunder written and the fixtures, fittings and amenities to be provided by the Promoter in the said Unit are specified in the **FIFTH SCHEDULE** hereunder written. The residential units in the said building shall share the common areas and facilities of the building with the purchasers/lessees of the Retail/commercial. The Allottee(s) has /have satisfied himself/herself/themselves/itself about the common areas and facilities and the fixtures, fittings and amenities to be provided and shall not have any objection in respect thereof.
4. The said Unit shall be used for the purpose of residence and the said Parking Space/s shall be used only for the purpose of parking of one car only.
5. (a) The Promoters may at their sole discretion, form either a Condominium of Apartments and/or Co-operative Society and/or a Limited Company and/or a common organization / body of Allottees (whichever the Promoters may deem fit (hereinafter collectively referred to as "the Condominium of Apartments/the Society/the Limited Company") and that the Allottee(s) hereby consents to the same and shall not dispute the decision of the Promoters in this regard. The Promoters shall endeavor to form the Condominium of Apartments/the Society/the Limited Company as per the provisions of the local laws.

(b) The Allottee(s) hereby agrees to co-operate with the Promoters in the formation of Condominium of Apartments/the Society/the Limited Company and sign and execute, on being called upon, all applications forms and other papers required for this purpose.

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6. The Promoters hereby declare that the Floor Space Index available as on date in respect of the said Property excluding the retail/commercial is 4791.04 square meters only and Promoters have planned to utilize Floor Space Index of NIL by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the project of the said Building. The Promoters have disclosed the Floor Space Index (excluding the retail/commercial) of 4791.04 sq. mts. as proposed to be utilized by them on the said Property in the aforesaid project and Allottee(s) has agreed to purchase the said Unit based on the proposed

  
Allottee(s) initial/s

  
  
Promoter's initial

In the event the possession of the Unit is handed over, the Condominium of Apartments/the Society/the Limited Company shall deduct the same from the Allottee(s) any contribution and pay the same to the Promoters.

32. Apart from the amenities for recreation provided in the building, the Promoters have proposed to construct a Club-House on a portion of the said Larger Property consisting of facilities such as Health Club, Guest Rooms, Restaurants, and convenience stores/services, etc. as permissible (hereinafter referred to as the "Club-House") subject to approvals/sanctions from the Competent Authority. The Club-House will be owned by the Promoters and/or their nominee(s) and/or licensee / conductors and their successors and assigns and the membership fees shall be Rs. 5,00,000/- (Rupees Five Lakhs Only). The Allottee(s) has agreed to pay a sum of Rs. 25,000/- (Rupees Twenty Five Thousand only) as and by way of advance towards the said membership fees and undertakes to pay the balance on demand by the Promoters and on full payment thereof the Promoters shall grant membership to the Allottee(s) upon such terms and conditions stipulated thereof. The Allottee shall pay the fees as directed by the Promoters to itself or its nominees, assigns, etc. as the case may be. The Promoters have informed the Allottee(s) and the Allottee(s) has/have under stood, agreed and confirmed that the Club-House facilities shall also be made available to third parties desirous of availing membership thereof on the terms and conditions set out in the form of application for the membership of the said Club-House. The Promoters have further informed the Allottee(s) and the Allottee(s) has/have understood, agreed and confirmed that certain car parking spaces in the project shall be permitted for use of the third party members of the Club-House. The Allottee(s) or Condominium of Apartments/the Society/the Limited Company will not have any share, right, title, interest or claim in the said Club- House. The Promoters or their successors and assigns shall freely, at its own discretion and without any consent, (whether express or implied), of the Allottee(s) be entitled to grant the membership of the Club-House to any person or Company, whether or not such person or Company is a Allottee(s) of any unit in the project. The consideration to be received for grant of such membership including admission fees, one time premium, non-refundable deposits or such other one time receipts/ amount shall exclusively belong to the Promoters or its nominee(s), as the case may be. All costs of construction of the Club House shall be borne by the Promoters. The said consideration money so payable to the Promoters will not create any right, title and interest of whatsoever nature in the Club-House in favour of the Allottee(s). All costs, charges and expenses of maintenance, repairs, reconstruction, renovation, payment of outgoings shall be incurred by the members of the Club-House or agency appointed by the Promoters for this purpose. Provided, however, in the event, the approvals of the Club house are obtained by the Promoters at any time prior to handing over of the



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*[Handwritten signature]*  
Allottee(s) initial's

*[Handwritten signature]*  
*[Handwritten signature]*  
S.D. G...  
Promoters initial

52. This Agreement may only be amended through written consent of the Parties.
53. The Allottee(s) hereby declares that he/she has gone through this Agreement and all the documents related to the said Property and the said Unit and has expressly understood the contents, terms and conditions of the same and the Allottee(s) and the Allottee(s) after being fully satisfied has/have entered into this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures the day and year first hereinabove written.



THE FIRST SCHEDULE ABOVE REFERRED TO  
(Description of the Larger Property)

These pieces and parcels of lands admeasuring 2,22,823.50 sq. metres or thereabouts bearing C.T.S. Nos. 837 to 840 and corresponding to Survey Nos. 55 and 56 of Village Poiser, Taluka Borivali, Mumbai Suburban District, situate at Kandivali (East), Mumbai 400 101 together with buildings standing thereon and bounded as follows:-

- On or about the east by: C.T.S. Nos. 791, 763 and 863  
 On or about the West by: MAHINDRA & MAHINDRA Factory  
 (Akurli Village Boundary)  
 On or about the North by: C.T.S. Nos. 848, 835 and 842  
 On or about the South by: Western Express Highway

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THE SECOND SCHEDULE ABOVE REFERRED TO  
(Description of the said Property)

These pieces and parcels of lands admeasuring in the aggregate 318.69 sq. metres or thereabouts forming part of C.T.S. Nos. 840 A/1 and corresponding to part of Survey No.55 and 56 of Village Poiser, Taluka Borivali, Mumbai Suburban District, situate at Kandivali (East), Mumbai 400 101 together with buildings standing thereon, which pieces and parcels form part of the Larger Property described in the First Schedule hereinabove written.

1



**THE THIRD SCHEDULE ABOVE REFERRED TO**  
(Description of the said Unit)

Residential Unit bearing No. 704, admeasuring 555.78 sq. feet of carpet area (i.e. 51.63 sq. mtrs.), on 7<sup>th</sup> Habitable Floor (7<sup>th</sup> floor as per the plans sanctioned by MHADA) in the said Building known as "Siennaa Wing E", to be constructed on the said Property more particularly described in the Second Schedule hereinabove written.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
(Description of the common areas and facilities)

- Car parking on podiums
- Well-designed entrance lobby
- 2 nos. elevators
- Finished lift lobby on each floor
- Firefighting equipment and fire escape areas as per norms
- Power backup in common areas
- Security kiosk, post box area
- Gymnasium
- Swimming pool
- Children's play area
- Senior Citizen's Corner
- Walking track on podium
- Landscape area on Podium



वरल - २१		
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**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
(Fixtures, fittings and amenities to be provided by the Promoters in respect of the said Unit)

- Vitrified flooring in living/dining and passage
- Laminated wooden flooring in Master Bed Room (for 2 & 3 BHK only)
- Vitrified flooring in other bedrooms
- Anodized aluminum/ UPVC sliding windows
- Provision for cable TV and telephone points in the living room and bedrooms
- Antiskid tiles for flooring and designer ceramic tiles for dado in toilets
- Reputed brand CP fittings and sanitary ware fixtures
- Granite Platform with S.S. sink in kitchen
- Vitrified flooring in Kitchen
- Ceramic tiles dado upto 2 feet above kitchen platform
- Gas leak detector
- Antiskid tiles in Utility/ Service areas
- Provision for water purifier and exhaust fan in kitchen
- Provision for geyser in all toilets

A 

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
URBAN DEVELOPMENT AUTHORITY



**Building Permission Cell, Greater Mumbai / MHADA**

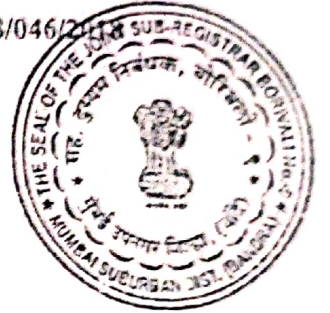
(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

**AMENDED PLAN**

No.EE/BP Cell/GM/MHADA-68/046/2018

Date- 31 AUG 2018

To,  
Shri. Anil Kodkani,  
(M/s. Newtech Planners & Consultancy Services Pvt. Ltd.)  
S.P. Center, 41/44, Minoo Desai Marg  
Colaba, Mumbai- 400005



Sub : Amended plans for proposed redevelopment of building no. 05,  
on plot bearing C.T.S. No. 837 to 840 of Poisar Village,  
R/South ward, situated at Samata Nagar, Kandivali (E),  
Mumbai - 400101

Ref : 1. IOA issued No. EE/BP Cell/GM/MHADA-68/046/2018  
09.08.2018  
2. Your letter dated 21.08.2018

वर्क - १/		
EE/BP	BY	980
30/8/18		

Sir,  
There is no objection to carry out the work as per amended plans submitted  
by you vide your letter under reference subject to the following conditions:-

- 1) That all the conditions of IOA issued by this office under No. EE/B.P. Cell/GM/MHADA-68/046/2018 dated 09.08.2018 shall be complied with.
- 2) That the C.C. shall be re-endorsed.
- 3) That the revised R.C.C. design and calculation shall be submitted before C.C.
- 4) That all payments shall be paid before C.C.

1/2

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 66405000  
Fax No. : 022-26592059 Website : www.mheda.maharashtra.gov.in

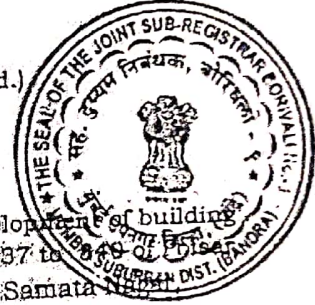


Building Permission Cell, Greater Mumbai / MHADA  
(A designated Planning Authority for MHADA layouts constituted as per government  
regulation No. TPB431S/167/CR-51/2015/UD-11 dt.23 May,2018.)

(AMENDED PLAN APPROVAL)

No.EE/BP Cell/GM/MHADA-68/046/2019  
Date- 08 FEB 2018

To,  
Shri. Anil Kodkani,  
(M/s. Newtech Planners & Consultancy Services Pvt. Ltd.)  
S.P. Center, 41/44,  
Mina Desai Marg  
Colaba, Mumbai- 400005



Sub : Amended plans for proposed redevelopment of building  
no. 05, on plot bearing C.T.S. No. 887 to  
Village, R/South ward, situated at Samata  
Kandivali (E), Mumbai - 400 101.

Ref. : 01) IOA No. EE/BP Cell/GM/MHADA-68/046/2018  
dt. 09/08/2018  
02) P/Path C C No. EE/BP Cell/GM/MHADA-68/046/2018  
dt. 05/11/2018  
03) Your letter dated 13.11.2018

Gentlemen,

There is no objection to carry out the work as per amended plans  
submitted by you vide your letter under reference subject to the following  
conditions:

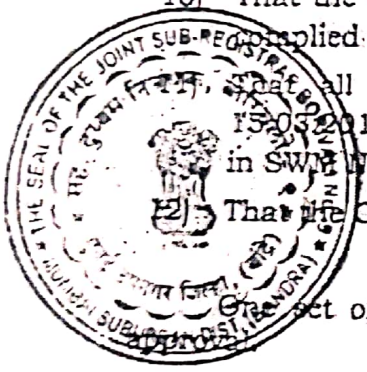
- 1) That all the conditions of IOA issued this office under No. EE/B.P.  
Cell/GM/MHADA-68/046/2018 dated 09.08.2018 shall be complied with.

२६६९	२०	१९०
२०१९		

Griha Nirman Bhavan, Katanagar, Bandra (East), Mumbai-400 051.  
Phone : 66405000  
Fax No.: 022-28592058 Website : www.mhada.maharashtra.gov.in

મહારાજ ડા  
મહારાજ ડા  
મહારાજ ડા

- 2) That the C.C. shall be re-endorsed.
- 3) That the revised R.C.C. design and calculation shall be submitted before C.C.
- 4) That all payments shall be paid before C.C.
- 5) That the Development Charges shall be paid before C.C.
- 6) That the NOC from H.E. shall be submitted before C.C.
- 7) That the NOC from A.A. & C. shall be submitted before C.C.
- 8) That the extra water & sewerage charges shall be submitted before C.C.
- 9) That the renewed Janata insurance policy shall be submitted before C.C.
- 10) That the compliance of all the condition of N.O.C from MHADA shall be



That all the conditions mentioned in Supreme Court order dated 15-03-2018 regarding Dumping ground matter and conditions mentioned in SWM NOC shall be complied with.

That the Civil Aviation NOC will be submitted before C.C.

Set of approved/certified plan is returned herewith as a token of

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Your's faithfully,

@MKT2

Executive Engineer/B.P.Cell/(GM)/MHADA

- Copy to :
1. Owner/NOC Holder, M/s. Samat Nagar C.H.S. Union Ltd.
  2. Asstt. Commissioner R/South Ward,
  3. A.E.W.W. (R/South Ward)
  4. A.A. & C. (R/South Ward.)

For information please.

sd/-

Executive Engineer/B.P.Cell/(GM)/MHADA

**Building Permission Cell, Greater Mumbai / MHADA**

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

**PLINTH COMMENCEMENT CERTIFICATE**

No.MH/EE/(B.P.)/GM/MHADA/68/046/2018

DATE- 05 NOV 2018

To,

M/s. Samata Nagar CHS Union Ltd.

Subject : Proposed Residential Building No. 05, on plot bearing C.T.S. No. 837 to 840 of Poisar Village at Samata Nagar, Kandivali (E), Mumbai - 400 101. for Samata Nagar Co-Op. Hsg Soc. Union Ltd.

- Ref: 1. IOA No.EE/BP Cell/GM/MHADA-68/046/2018 dt.09.08.2018  
2. Amended Plan for approval No. EE/BP Cell/GM/MHADA-68/046/2018 dt.31.08.2018  
3. Application Letter for amended plans from Architect, Shri. Anil Kulkarni of M/s. Newtech Planners & Consultancy Services Pvt. Ltd. dt. 10.10.2018

Sir,

With reference to your application dated 10.10.2018 for development permission and grant of 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 erect a building redevelopment of Residential Building No. 05, on plot bearing C.T.S. No. 837 to 840 of Poisar Village at Samata Nagar, Kandivali (E), Mumbai - 400 101.

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in IOD dated. 09.08.2018 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.

बरल - १/

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Griha Nirman Bhavan, Kalanagar, Borcha / East, Mumbai-400 051.  
Phone : 66405000  
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

गृहनिर्माण भवन, कलानगर, बोर्चा (पूर्व), मुंबई - ४०० ०५१.  
दूरभाषी : ६६४०५०००  
फॅक्स नं. : ०२२-२६५९२०५८



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

This CC is valid upto: 04 NOV 2019

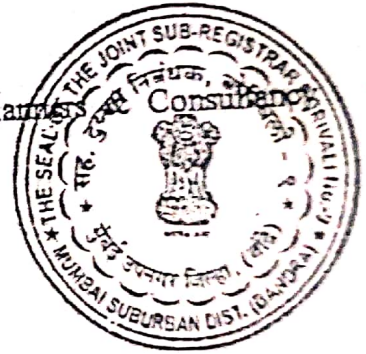
Remarks:

This Plinth C.C. is issue for the work "upto top of basement and upto plinth of wing A & B of proposed building no. 05 as per approved amended plans dt. 31.08.2018."

Sd/-  
Executive Engineer/B.P.Cell/(GM)/MHADA

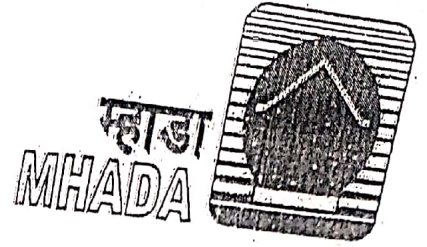
Copy submitted in favor of information please.

1. Architect -Shri. Anil Kodkani of M/s. Newtech Planning Services Pvt. Ltd.
2. Asstt. Commissioner (R/South ward)
3. A.A. & C. (R/South ward)
4. A.E. Water work (R/South ward)



@wt  
Executive Engineer/B.P.Cell/(GM)/MHADA

बरल - ९/		
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**Building Permission Cell, Greater Mumbai / MHADA**

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

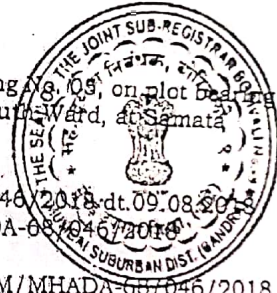
**PLINTH COMMENCEMENT CERTIFICATE**

No.MH/EE/(B.P.)/GM/MHADA/68/046/2019  
DATE - 08 FEB 2019

To,  
M/s. Samata Nagar CHS Union Ltd. (NOC Holder/Lessee)  
Building No. 19D/ 304, Samata Nagar,  
Kandivali (E), Mumbai-400101.

Sub. : Proposed Residential cum commercial Building No. 05, on plot bearing C.T.S. No. 837 to 840 of Poisar Village, R/South Ward, at Samata Nagar, Kandivali (E), Mumbai - 400 101

- Ref: 1. IOA No.MH/EE/BP Cell/GM/MHADA-68/046/2018 dt.09.08.2018  
2. Plinth C.C. No. MH/EE/EP Cell/GM/MHADA-68/046/2018 dt.05.11.2018  
3. Last amended plan No. MH/EE/BP Cell/GM/MHADA-68/046/2018 dt. 06.02.2019.  
4. Application Letter for C.C. re-endorsement from Architect Shri. Anil Kodkani of M/s. Newtech Planners & Consultancy Services Pvt. Ltd. dtd. 06.02.2019



Newtech Planners & Consultancy Services Pvt. Ltd.		
eees	42	850

Sir,

With reference to your application dated 10.10.2018 for re-endorsement permission and grant of 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 erect a building redevelopment of Residential Building No. 05, on plot bearing C.T.S. No. 837 to 840 of Poisar Village at Samata Nagar, Kandivali (E), Mumbai - 400 101.

(M)

Griha Nirman Bhevan, Kalanagar, Bandra (East), Mumbai-400 051.  
Phone : 66405000  
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

गृहनिर्माण व क्षेत्रविकास प्राधिकरण (पूर्व), मुंबई - ४०० ०५१.  
दूरध्वनी ६६४०५०००  
फॅक्स नं. ०२२-२६५९२०५८

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

This CC is valid upto: 04.11.2019

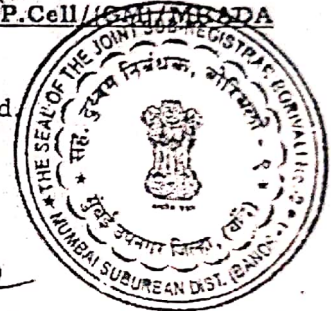
Remarks:

The Plinth C.C. issued by this office vide letter No. MH/EE/(B.P.)/GM/MHADA-68/046/2018 dt. 05.11.2018 is modified herewith as under. Now, this C.C. is re endorsed for the work "upto top of basement and upto top of Plinth of wing A to I as per amended plan dt. 06.02.2019."

Executive Engineer/B.P.Cell/(GM)/MHADA

Copy submitted in favor of information please.

1. Architect - Shri. Anil Kodkani of M/s. Newtech Planners & Consultancy Services Pvt. Ltd
2. Asstt. Commissioner (R/South ward)
3. A.A. & C. (R/South ward)
4. A.E. Water work (R/South ward)



Executive Engineer/B.P.Cell/(GM)/MHADA

वरल - २/		
६६९	५४	४५०
२०१९		



# 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 : P51800019677

Project: SIENNAA WING E Plot Bearing / CTS / Survey / Final Plot No.: 840 A / 1 at Borivall, Borivall, Mumbai Suburban, 400101.

1. S D Corporation Private Limited having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400023.

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 of the project (and the allottees, as the case may be, of the apartment or the common areas as per Rule 6 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 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 (f) of sub-section (2) of section 4 read with Rule 5.

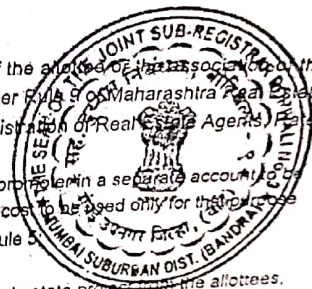
The entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the promoter is less than the estimated cost of completion of the project.

This arrangement shall be valid for a period commencing from 20/02/2019 and ending with 31/12/2023 unless terminated by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with Rule 5.

3. The promoter shall comply with the provisions of the Act and the rules and regulations made there under.

4. If the promoter shall take all the pending approvals from the competent authorities.

5. If the promoter does not fulfil the 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.



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Signature valid  
Digitally signed by  
Dr. Vasant Prakash Prabhakar  
(Secretary, MahaREDA)  
Date: 2/2/2019 6:38:52 PM

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

Date: 20/02/2019  
Place: Mumbai



24/09/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 9

दस्त क्रमांक : 9694/2019

नोंदणी :

Regn 63m

## गावाचे नाव : पोयसर

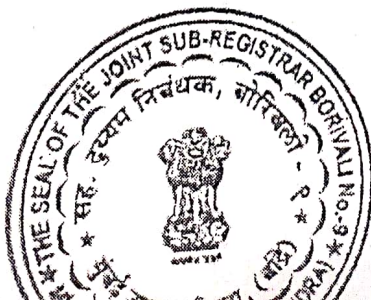
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12576204
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10765416.375
(4) भू-सापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 704, माळा नं: 7 वा मजला, इमारतीचे नाव: सिपना विंग ई, ब्लॉक नं: कांदिवली पूर्व मुंबई 400101, रोड : समता नगर, इतर माहिती: सदनिका चे एकूण क्षेत्रफळ 555.78 चौ फुट कारपेट, 51.63 चौ मीटर्स कारपेट, हेबीटेबल माळा नं 7 वा सोबत 1 कार पार्किंग जागा ( ( C.T.S. Number : 837 to 840 and 840/A/1 ; ) )
(5) क्षेत्रफळ	1) 51.63 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-एस डी कॉर्पोरेशन प्रा लि चे ऑथो सिप्रेटरी अभियेक राणे व किजोल सोनी तर्फे कुलमुखत्यार आदित्य राव वय:-37; पत्ता:-प्लॉट नं: ऑफिस 70, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फोर्ट, रोड नं: नगोददास मास्टर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400023 पॅन नं:-AADCS4496C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मानसी विवेक पिंपळे वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एन जि सॅन सिटी फेज 1,1-सी -805 ठाकूर व्हिलेज, कांदिवली पूर्व, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ATIPK7575R 2): नाव:-विवेक शांताराम पिंपळे वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एन जि सॅन सिटी फेज 1,1-सी -805 ठाकूर व्हिलेज, कांदिवली पूर्व, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-AUQPP2296M
(9) दस्तऐवज करून दिल्याचा दिनांक	24/09/2019
(10) दस्त नोंदणी केल्याचा दिनांक	24/09/2019
(11) अनुक्रमांक, खंड व पृष्ठ	9694/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	754600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	



मुल्यांकनासाठी 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, बोरीवली-९,  
मुंबई उपनगर जिल्हा.

Please Tick

Saving A/C No :	Branch FILE No.:		
CIF NO. :	Tie up no. (if applicable) <input checked="" type="checkbox"/>		
LOS Reference No. :	<input checked="" type="checkbox"/> PAL/ <input type="checkbox"/> Take Over/ <input type="checkbox"/> NEW/ <input type="checkbox"/> Resale/ <input type="checkbox"/> Top up		
Applicant Name :	MANASI PIMPLE		
Co-Applicant Name :	VIVEK PIMPLE		
Contract (Resi.) :	Mobile :		
Loan Amount : 1,15,00,000/-	Tenure :		
Interest Rate :	EMI :		
Loan Type :	SBI LIFE :		
Hsg. Loan _____	Maxgain _____		
Realty _____	Home Top up _____		
Property Location :	KANDIVALI EAST		
Property Cost :			
Name of Developer / Vendor :			
RBO - ZONE - Branch :	(Code No)		
Contact Person :	KAMINI DHERE Mobile No.		
Name of RACPC Co-ordinator along with Mob No :			
	DATE		DATE
SEARCH - 1	V.S. Legal	RESIDENCE VERIFICATION	
SEARCH - 2	Kiran Tiwari	OFFICE VERIFICATION	
VALUATION - 1	BHIRUD	SITE INSPECTION	
VALUATION - 2	PATWARDI S.P. Thakare		
HLST / MPST / BM / FS / along with Mob No. :			



RASMECCC - PANVEL  
Sharda Terrace, Plot No. 55,  
Sector 11, CBD Belapur,  
Navi Mumbai 400 614

HL TO BE PARKED AT _____	BRANCH
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