

करल ४		
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Annexure E
Copy of the RERA Registration Certificate



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 : P51800046827

Project: **OM RAJA** , Plot Bearing / CTS / Survey / Final Plot No.: 424(pt) at Kurla, Mumbai Suburban, 400078;

- Sainath Corporation** having its registered office / principal place of business at Tehsil: **Mumbai**, District: **Mumbai Suburban**, Pin: 400080.
 - This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, 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 sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 10/09/2022 and ending with 30/09/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Mr. Arun Appasaheb Nadagoudar
(Secretary-Incharge, MahaRERA)
Date: 10-09-2022 22:53:43

Dated: 10/09/2022
Place: Mumbai

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

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THE FIRST SCHEDULE ABOVE REFERRED TO: -

(Schedule of Property above referred to)

ALL THAT the pieces and parcels of land admeasuring about 1350.87 Sq. Mtrs. / 1350.80 Sq. mts. (as per PR Card) or thereabouts, and being CTS No. 424/2, Survey No. 48, Hissa No. 1/3/1 of Bhandup Village (Taluka Kurla lying) and being at Village Road, Bhandup (west), Mumbai-400078. Property Card is hereinafter annexed and marked as Annexure A, **AND BOUNDARIES AS FOLLOWS**



- Towards North: 30 feet wide Road
- Towards East: 44 feet wide Road
- Towards West: remaining area of CTS No. 424
- Towards South: CTS No. 424A belonging to Yashwant Smruti CHS Ltd.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Being description of the common areas, facilities and amenities in the Building that may be usable by the Allottee/s on a non-exclusive basis)

Sr. No.	Particulars
1	Fitness Center
2	CCTV in select common areas
3	Entrance Lobby
4	Lift, Lobby and Landings
5	Corridors
6	Staircase and Staircase landing
7	Society Office
8	Terrace
9	Meter Room
10	Pump Room

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AND WHEREAS on the said Plot two wings named 'A' and 'B' consisting of ground plus 3 (Three) Upper floor plus part 4 (fourth) floor plus part terrace having 34 flats ("Building") was constructed and the flats were allotted to the members of the Society. For the sake of convenience and brevity the said Plot and the Building is jointly and collectively referred to as the "**said Property**" and more particularly described in the **First Schedule** written hereunder.

AND WHEREAS by virtue of Deed of Conveyance dated 06/02/1978, registered in the office of the Sub-Registrar of Assurance at Bandra under Serial No. 85 of 1978 and by Deed of Rectification dated 30th August 1979 duly registered with Jt. Sub-Registrar of Assurances at Bandra under serial no. 1386 of 1979, the Society became owner of and is absolutely seized and possessed of said Property.

AND WHEREAS the said Property had become old and dilapidated and the Society decided to undertake the redevelopment of the said Property by demolishing the existing Building and constructing thereon a new building and passed a resolution to that effect. It was further resolved to entrust redevelopment of the said Property to professional developers.

AND WHEREAS after following due procedure laid down under law, on 28th August, 2021 the Society in its Special General Body Meeting it was resolved to appoint the 'M/s. Sainath Corporation' i.e. the Promoter herein to re-develop the said Property, and vide letter dated 30th August, 2021 appointed the Promoter herein.

AND WHEREAS by and under a registered Development Agreement dated 14th October, 2021 made and executed between the Society, its Members and the Developer M/s. Sainath Corporation (hereinafter referred to as "**the said Development Agreement**"), the Society, with the consent and concurrence of its existing members, granted to and in favour of the Promoter, full and exclusive rights and permission to redevelop the said Property by demolishing the said Old Building and constructing new building/s on the said Property (hereinafter referred to as "**the new Building**") on the terms and conditions more particularly mentioned therein. The said Development Agreement dated 14th October, 2021 is duly registered with the Sub-Registrar of Assurances at Kurla No. 4 under serial no. 18694/2021. The copy of Index II of the said Agreement is hereto annexed as Annexure 'B'.

AND WHEREAS the Society also executed a Power of Attorney dated 14th October, 2021 in favour of the Promoter, *inter alia*, to do and carry out various acts, deeds, matters and things for the purpose of the redevelopment of the said Property (hereinafter referred to as "**the Power of Attorney**"). The said Power of Attorney dated 14th October, 2021 was registered with the Sub-Registrar of

P.B.M

Sainath



08/10/2024

सूची क्र.2

दुय्यम निबंधक मह दुनि कुली 4

दस्त क्रमांक : 22720/2024

नोंदणी

Regn 63m

गावाचे नाव : भांडुप

(1) गिर्तेखाचा प्रकार	करारनामा
(2) मोबदल	8000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावी)	7117046.97
(4) भू-भाषण, पॉटहिल्स व घरक्रमांक (असल्यास)	1) पालिकेचे नाव, मुंबई मनापा इतर वर्णन, सदनिका नं. सदनिका क्र 1702, माळा नं. 17 वा मजला, इमारतीचे नाव: ओम राजा, ब्लॉक नं: भांडुप पश्चिम, मुंबई 400078, रोड : व्हिंसेज रोड, इतर माहिती: मांजे भांडुप सी टी एस नं 424/2, सदर सदनिका मिळकतीचे क्षेत्र 445 चौ फुट कारपेट म्हणजेच 41.34 चौ मीटर कारपेट रेश प्रमाणे ((G.T.S. Number : 424/2.))
(5) क्षेत्रफळ	1) 45.49 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- नाईनाथ कॉर्पोरेशन चे भागीदार प्रणय विपिन मेहता तर्फे कबुलिजवाबाकरिता कु. मु. म्हणून निलेश एल रायकुडलिया उर्फ ठक्कर वय:-42; पत्ता:- प्लॉट नं. ऑफिस नं ए-29, माळा नं. -, इमारतीचे नाव पाटिल भुवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एन एस वी रोड, महाराष्ट्र, MUMBAI पिन कोड:-400080 पॅन नं:-AENFS0812D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सत्यप्रकाश मनोरजन साहू, वय:-22, पत्ता:- प्लॉट नं. ... माळा नं. ... इमारतीचे नाव इंदिरा नगर नं 2, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: जे एन रोड, ब्राह्मणेश्वर मंदिर जवळ, महाराष्ट्र, मुंबई पिन कोड:-400080 पॅन नं:-NJDP55725M
(9) दस्तऐवज करून दिल्याचा दिनांक	08/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	08/10/2024
(11) अनुक्रमांक, खड व पृष्ठ	22720/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	480000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शरा	

मुन्याकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



391/22720

पावती

Original/Duplicate

Tuesday, October 08, 2024

नोंदणी क्र.: 39म

1:45 PM

Regn.: 39M

पावती क्र.: 24332

दिनांक: 08/10/2024

गावाचे नाव: भांडुप

दस्तऐवजाचा अनुक्रमांक: करल4-22720-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सत्यप्रकाश मनोरंजन साहू

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

मुळ दस्त परत मिळाला

एकूण:

रु. 31840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:04 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 7117046.97 /-

मोबदला रु. 8000000/-

भरलेले मुद्रांक शुल्क: रु. 480000/-

सह दुय्यम नवधक कुर्ला - 4

सह दुय्यम नवधक वर्ग-२
कुर्ला-४, मंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 1840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024080701953 दिनांक: 08/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009387301202425E दिनांक: 08/10/2024

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

AGREEMENT FOR SALE

Daily

This Agreement made at Mumbai this 08th day of October 2024

BETWEEN

"SAINATH CORPORATION", a partnership firm, duly registered under the Indian Partnership Act 1932 with the Registrar of Firms at Mumbai, (PAN No. AENFS0812D) through its Partner **Mr. Pranay Bipin Mehta** having its office address at A-29, Patil Bhuvan, N. S. B. Road, Mulund (West), Mumbai 400 080, Maharashtra, hereinafter called "**THE PROMOTER/DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its partners for the time being and from time to time constituting the firm, and the survivors or survivor of them and the legal heirs, executors, administrators and successors of the last surviving partner and their assigns) of the **ONE PART**;

AND

Sathyaprakash Manoranjan Sahoo aged 22 years having PAN No. NJDRS5725M, Aadhaar No. 2957 1429 6034, Indian inhabitant, having address Indira Nagar No. 2, J. N. Road, Near Brahmandeshwar Mandir, Mulund (West), Mumbai - 400 080, hereinafter referred to as "**THE PURCHASER/S / ALIENEE/S**" (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the said organization, their partners/ directors/ Owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the **OTHER PART**;

WHEREAS One Society Om Raja Co – operative Housing Society Ltd is a Society registered under Maharashtra Co-operative Societies Act, 1960, bearing Registration no. BOM/HSG/4830 of 1976 ("**the Society**").

AND WHEREAS the said Society is the owner of an absolute seized and possessed of all that piece and parcel of land bearing S. No. 48, Hissa No. 1/3, C.T.S. No. 424(P), admeasuring about 1615.76 sq. yards equivalent to 1350.77 sq. mtrs. situated, lying and being at Village road, Bhandup West, Taluka Kurla, Mumbai-400078. A copy of the Sub-Division of new CTS no. 424/2 Property Register Card of Land is annexed hereto and marked as **Annexure 'A'** (hereinafter referred to as the "**said Project Land**").

Daily

P.B.M