



CHALLAN  
MTR Form Number-6



MH010361884202425P	BARCODE	Date 24/10/2024-17:52:27	Form ID 25.2
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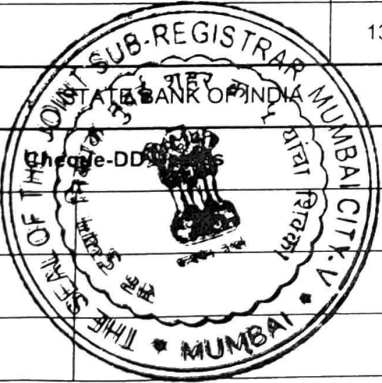
Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)	AGMPC5284C	
Name BBE3_JT SUB REGISTRAR MUMBAI CITY 3	Full Name	AMIT BHARGAV CHAVAN AND OTHERS	
Location MUMBAI	Flat/Block No.	THE BAYA MIDTOWN FLAT NO 1101 ON 11TH	
2024-2025 One Time	Premises/Building	FLOOR IN C WING	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
5501 Stamp Duty	1282500.00	MAHIM DIV J K SAWANT MARG DADAR WEST	MUMBAI		4 0 0 0 2 8
3301 Registration Fee	30000.00				

Remarks (If Any)	
PAN2=AAVFR1222N~SecondPartyName=RENAISSANCE	
CONSTRUCTION (RAUTWADI)~CA=1~Marketval=1	

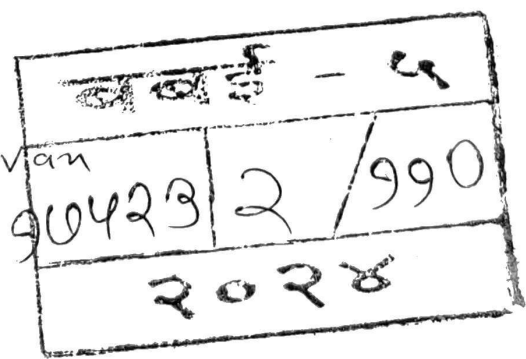
Amount In	Thirteen Lakh Twelve Thousand Five Hundred Rupees
Words	Only

Details	FOR USE IN RECEIVING BANK			
Cheque-DD No.	Bank CIN	Ref. No.	10000502024102407976	0697533034246
DD No.	Bank Date	RBI Date	24/10/2024-17:53:01	Not Verified with RBI
Bank	Bank-Branch	STATE BANK OF INDIA		
Branch	Scroll No., Date	Not Verified with Scroll		



Document ID : Mobile No. : 8169840883  
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

*Submitted*  
 Amit B. Chavan  
 Adharvey



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this day of OCTOBER, Two Thousand and Twenty-Four:

25<sup>TH</sup> Amit B. Chavan  
A. Chavan

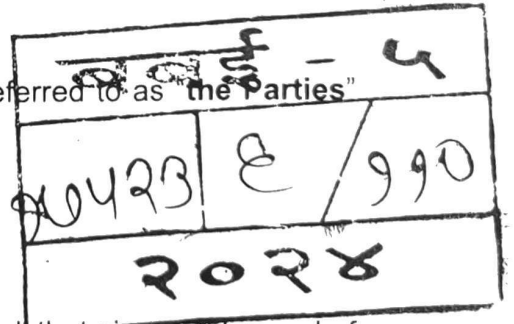
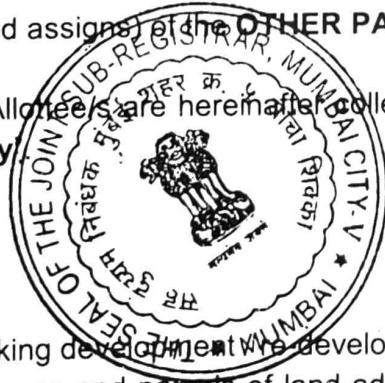
BETWEEN

M/S. RENAISSANCE CONSTRUCTION (RAUTWADI), a partnership firm being registered under the Indian Partnership Act, 1932 having its office at 203-204, Orbit Plaza, New Prabhadevi Marg, Prabhadevi, Mumbai- 400025, 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 the partners or partner for the time being of this firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and their respective assigns) of the ONE PART;

AND

Mr. Amit Bhargav Chavan & Mrs. Asmita Amit Chavan, Adult/s / Minor, Indian Inhabitant/s of Mumbai / a partnership firm registered under the Indian Partnership Act, 1932 / a private limited / public company registered under the provisions of the Companies Act, 1956 / 2013, having their address for the purpose of these presents Room no. 38, B.D.D. Chawl no. 7, G.M. Bhosle Marg, Opp. Kamgar Hospital, VTC. Worli, Mumbai - 400018. hereinafter referred to as "Allotees/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual/s (his/her/their 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 HUF and in case of a coparcenary, the coparcenary 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 survivor of them and in case of a company/ body corporate its successors and permitted assigns) of the OTHER PART.

The Promoter and the Allotee/s are hereinafter collectively referred to as "the Parties" and individually as "Party".



WHEREAS:

A. The Promoter is undertaking development of all that piece and parcel of land bearing all those pieces and parcels of land admeasuring 2,726.24 square meters and bearing F.P No. 13 (pt) of TPS III, Mahim Division situated at J. K. Sawant Marg, Dadar (W), Mumbai – 400028 ("the Larger Land") together with the structures thereon under the provisions of 33(7) and 33(10) of the Development Control Regulations of greater Mumbai ("DCR") and such other provisions of the DCR as applicable and/or such other incentive scheme as may be sanctioned under the provisions of the DCR from time to time ("the Scheme"). The Larger Land and the structures standing thereon are hereinafter collectively referred as ("the Larger Property"). The Larger Land is more particularly described in the First Schedule hereunder written and demarcated with black coloured boundary line on the plan annexed hereto and marked as Annexure "1".

Amit B. Chavan  
A. Chavan

- B. The Municipal Corporation of Greater Mumbai ("MCGM") is the owner of and is seized and possessed of and otherwise well and sufficiently entitled to the Larger Land.
- C. The Larger Land was occupied by municipal tenants and slum dwellers. The municipal tenants and slum dwellers on the Larger Land have formed one Narmada Sahaniwas Co-operative Housing Society (Proposed) ("the said Society"), for the purposes of the development / re-development of the Larger Property.
- D. By and under various deeds and documents executed by the municipal tenants and slum dwellers on the Larger Land and by the said Society, the municipal tenants, slum dwellers on the Larger Land and the said Society have conferred rights and title in favour of the Promoter in respect of the Larger Property for development/re-development thereof, in the manner and on the terms and conditions mentioned therein. The deeds and documents executed by the said Society granting development rights in favor of the Promoter are mentioned below:
- (i) General Body Resolution dated 7<sup>th</sup> August, 2011.
  - (ii) Development Agreement dated 2<sup>nd</sup> January, 2012 along with Irrevocable Power of Attorney dated 2<sup>nd</sup> January, 2012
  - (iii) General Body Resolution dated 3<sup>rd</sup> October, 2014
  - (iv) General Body Resolution dated 29<sup>th</sup> May, 2018
  - (v) Development Agreement dated 18<sup>th</sup> July, 2018 along with Irrevocable Power of Attorney dated 18<sup>th</sup> July, 2018
  - (vi) General Body Resolution dated 29<sup>th</sup> February, 2020
  - (vii) Revised Development Agreement dated 7<sup>th</sup> March, 2020 along with Irrevocable Power of Attorney dated 7<sup>th</sup> March, 2020.
- E. MCGM vide Estate NOC dated 23<sup>rd</sup> June 2021 under no. AC/Estate/3859/A.E. (I)-IV MCGM has granted No Objection for combined redevelopment of the said Property on the Larger Land under regulation 33(7) and 33(10) of the DCR.
- F. MCGM has issued Annexure II dated 1<sup>st</sup> July, 2021 wherein it is *inter-alia* reflected as follows:

- (i) The Larger Land is occupied by municipal tenants and census slum.
- (ii) MCGM is the owner of the Larger Land and MCGM has issued and granted No Objection Certificate (NOC) for implementation of Slum Rehabilitation Scheme on the said Land.

There are 44 municipal tenants and 109 slum structures on the Larger Land. All 44 municipal tenants are residential use. Out of 109 slum structures, 88 are residential use, 16 are commercial use and 5 are existing amenities.

69 slum structures are eligible for rehabilitation and 60 slum structures are not eligible for rehabilitation. 44 municipal tenants are eligible for rehabilitation and 10 municipal tenants are not eligible for rehabilitation.

100% eligible slum dwellers have granted their consent for the said Scheme.

100% eligible municipal tenants have granted their consent for the said Scheme.

100% eligible municipal tenants have granted their consent for the said Scheme.	
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G. SRA has issued Letter of Intent dated 10<sup>th</sup> December, 2021 bearing no. G-N / MCGM / 0144/20210902/LOI wherein SRA has accorded rights unto the Promoter to undertake the slum rehabilitation scheme on the Larger Land in the manner and on the terms and conditions as set out therein. Annexure II reflects as follows:



- (i) The total built-up area sanctioned for the Larger Land currently is 9979.66 square meters out of which total built-up area permissible for utilization on the Larger Land is 9979.66 square meters which comprises the rehabilitation built-up area being 4,517.48 square (for rehabilitation of 44 municipal tenants and 109 slum dwellers) and free sale component of 5462.18 square meters out of which free sale component permissible to be utilized in-situ is 5462.18 square meters;
- (ii) The Road Set-back area of 30.17 square meters is to be handed over to MCGM, in the manner as stated therein.
- (iii) Vacant plot admeasuring 656.70 square meters to be handed over to the MCGM in the manner stated therein. ("**MCGM Handover Plot**")
- (iv) The Road Set Back area and MCGM Handover Plot are hereinafter referred to as "**the said Reservations**". A plan showing the said Reservations on the Larger Land is annexed hereto and marked "**Annexure 1A**".

H. The Promoter shall initiate the process of getting revised LOIs from time to time at their discretion, wherein inter-alia the rehab component and the free sale component to be constructed on the Larger Land shall stand increased from time to time.

I. The Promoter has vacated a portion of the Larger Land and is in the process of causing vacation of remaining structures on the Larger Land.

J. The Promoter is constructing / developing / redeveloping the said Land in the following manner:

- (i) The Promoter is constructing a composite building ("**Composite Building**") on the Larger Land in the following manner:
  - (a) Rehab Wing A of Ground floor commercial + up to 23 upper floors
  - (b) Rehab Wing B of Ground floor commercial + up to 23 upper floors
  - (c) Sale Wing C of Ground floor + up to 23 upper floors
  - (d) Sale Wing D of Ground floor + up to 23 upper floors
  - (e) Mechanized car parking tower.

The Rehab Wing A and Rehab Wing B are hereinafter collectively referred to as "**the Rehab Wings**".

The Sale Wing C, Sale Wing D and the mechanized car parking tower are hereinafter collectively referred to as "**the said Wings**" or "**the Free Sale Wings**".

- (ii) SRA has issued Intimation of Approval ("**IOA**") dated 24<sup>th</sup> December, 2021 and sanctioned 23 floors of the Rehab Wings and 21 floors of the said Wings along with the mechanized parking tower. Copy of the IOA 24<sup>th</sup> December, 2021 is hereto annexed and marked as **Annexure "2"**. SRA has also issued Commencement Certificate dated 31<sup>st</sup> March, 2022 with respect to the Composite Building for work up to plinth/stilt slab level for Rehab Wings and Wing C, and further duly endorsed for RCC work for full height upto terrace including OHT & LMR for wings C & D. Copy of the Commencement Certificate is hereto annexed and marked as **Annexure "3"**.

The Rehab Wing is being constructed on a notionally sub-divided portion of Larger Land ("**Rehab Land**").

- (iv) The said Wings are being constructed on a notionally sub-divided portion of the Larger Land ("**Free Sale Land**").

*[Signature]*  
Amit B. Chavan

*[Signature]*  
A. Chavay

9979.66	
4517.48	5462.18
2028	



DD. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agree to sell and the Allottee/s hereby agree to purchase and acquire, the Premises [and the garage/covered parking (if applicable)].

EE. The list of Annexures attached to this Agreement are as follows:

- Annexure "1"** : Plan of the Larger Land.
- Annexure "1A"** : The said Reservations
- Annexure "2"** : Copy of IOA.
- Annexure "3"** : Copy of the Commencement Certificate.
- Annexure "4"** : Copy of RERA Certificate.
- Annexure "5"** : Proposed Plan.
- Annexure "6"** : Authenticated copies of the Property Register Card.
- Annexure "7"** : Authenticated copies of the sanctioned plans of the said Premises.
- Annexure "8"** : Copy of the said Title Certificate



**NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.

2. The Promoter shall construct the Real Estate Project being the said Wing (comprising of Wing 'C' comprising of up to 23 floors (Ground + 1<sup>st</sup> floor to up to 23<sup>rd</sup> floors) (other than the portion comprising of the rehab tenements)) and Wing D (comprising of Ground + 1<sup>st</sup> floor up to 23<sup>rd</sup> floors) known as 'The Baya Midtown', in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the SRA from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee/s and are listed in the **Second Schedule** hereunder written.

**PROVIDED THAT** the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of any variations or modifications which may adversely affect the Premises of the Allottee/s, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any changes contemplated by any of the disclosures already made to the Allottee/s. For the purposes of this clause term adversely affect shall mean change in location of the said Premises.

3. **Purchase of the Premises and Sale Price:**

(a) The Allottee/s hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee/s, the said Premises more particularly described in the **Third Schedule** hereunder written in the said Building having carpet area as set out in the **Third Schedule** hereunder written

Amit B. Chavan

Acharya



corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality separate legal entity);

- b. that person's successors in title and permitted assigns or transferees in accordance with the terms of this Agreement; and
- c. references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;
- (xiii) where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejusdem generis with any foregoing words.

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 HEREINABOVE REFERRED TO:  
(Description of the said Land)**

All that piece and parcel of land admeasuring 2726.24 square meters approximately bearing F.P. No. 13(pt.) pf TPS III, Mahim Division, situated at J.K. sawant Marg, Dadar (w), Mumbai – 400028 in the Registration District and Sub-District of Mumbai City and bounded as follows :


On or towards the East : F.P 13  
 On or towards the South : F.P 13  
 On or towards the West : 8.30m Wide J.K Sawant Marg  
 On or towards the North : F.P 20 & F.P.21

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**THE SECOND SCHEDULE HEREINABOVE REFERRED TO:  
(Description of the Real Estate Project Amenities)**

Fitness Center		
	Ground and First floor of the said Wings	Containing following equipment (i) 2 Nos. of Treadmill (ii) 2 No. of Multipurpose Bench (iii) 1 No. of Multi-Gym (iv) 2 Nos. of Cross Trainer (v) 2 No. of Recumbent Bike
	Typical Lift Lobby	900mm x 900mm or 1.0m x 1.0m Flooring - Vitrified Tiles & Walls - Vitrified Tiles of Johnsons/ Somany/ Kajaria or equivalent.
	Ground floor lobby	Combination of Italian marble such as Dyna or Equivalent &

Amit B. Chavan

*[Signature]*

*[Signature]*

		Indian marble as per approved design.
	Ground surroundings	Paving tiles
<b>Doors</b>		
	Staircase Door	FRD both sides finished with wooden look alike Laminate.
<b>Ironmongery</b>		
	Staircase Door	Pull out handles- 1 pair Hinges- 3 nos. Door closer- 1 no. Of brands such as Arch / Neki / Godrej or equivalent
<b>Door Frame</b>		
	Staircase door	Teak wood frame with appropriate polish (of size 3" x 6" for main door with flat moulding patti & 3" x 5" for other doors).
<b>Walls (Painting, Plaster &amp; Tiling work)</b>		
<b>External</b>		
Plaster work	External building wall surfaces, Internal chowk, RCC fins, Ducts & Ventilation Ducts internal areas.	As per Execution External Plaster 15mm to 20mm thick first coat & 5mm to 6mm thk second coat with recron fibre (with waterproof compound and avg 20 mm thk sand faced).
Painting work		2 or 3 coats of self-cleaning waterproof Exterior Paint of Asian Paints/ Nerolac/ ICA dulux or equivalent.
<b>Parking</b>		
	Car parking areas area	Mechanized Car Parking Tower
	Car Lifts	NA
<b>Water Tanks</b>		
	Rain water harvesting tank	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>वर्क - 4</p> <p>90423 35/990</p> <p>2028</p> </div>
	Domestic Tank	
	Flushing Tank	
	Fire Tank	
<b>Waterproofing</b>		
	Toilets, kitchen, Chajja & Terrace	Polymer based chemical waterproofing on chajja top & terrace. Brick bat coba of 115mm thk & 25 mm thk IPS in toilet & below
CCTV cameras.	Main Gate, Entrances lobby Ground floor level	Dome shaped & Bullet varifocal day and night CCTV camera will be provided of brands such as Hikvision or equivalent.
<b>Staircase</b>		
	Window	RCC pardi wall with Marble on top / Aluminum powder coated sliding window
	Treads and Risers	Treads and risers to be finished with Kota or equivalent

mit B. Chavan

*[Handwritten signature]*

*[Handwritten signature]*

	Railing	Railing to be done in M.S. or equivalent
	Alternate source of supply	1 Elevator + 1 Light point in Lobby 1 Light point in Lobby
	Ground	Entrance Lobby

**THE THIRD SCHEDULE ABOVE REFERRED TO  
(Meaning of the Terms and Expressions)**

Sr. No.	Terms and Expressions	Meaning
1.	The said Premises	Flat No. <b>1101 (2BHK)</b> in Wing <b>C</b> admeasuring about <b>54.62</b> square metres equivalent to approximately <b>587.93</b> square feet carpet area as per RERA Act on the <b>11<sup>th</sup> Floor</b> of the said Wing.
2.	The said Car Parking Space	Right to park <b>0</b> no. of vehicle/s in car parking space/s i.e. mechanized car parking tower
3.	The Sale Price of the said Premises	<b>Rs. 2,13,73,423/-</b> <b>(Rupees Two Crore Thirteen Lakhs Seventy Three Thousand Four Hundred &amp; Twenty Three only)</b>
4.	The Sale Price of the said Car Parking Space	Not Applicable as parking not included.
5.	The Sale Price	<b>Rs. 2,13,73,423/-</b> <b>(Rupees Two Crore Thirteen Lakhs Seventy Three Thousand Four Hundred &amp; Twenty Three only)</b>
6.	Name of the Account for payment of Sale Price	Renaissance Construction (Rautwadi) The Baya Midtown Master Escrow A/c' Account No. 57500001088942
7.	Completion Date	31 <sup>st</sup> December 2028
8.	The said Nominee	Name: _____ Relationship with Allottee/s : _____ Address of Nominee: _____
9.	Name, address and email of the Allottee/s for the purposes of this Agreement	<b>Name - Mr. Amit Bhargav Chavan &amp; Mrs. Asmita Amit Chavan</b>  <b>Add - Room no. 38, B.D.D. Chawl no. 7, G.M. Bhosle Marg, Opp. Kamgar Hospital, VTC. Worli, Mumbai - 400018.</b>  <b>Email - <a href="mailto:asmichavan152@gmail.com">asmichavan152@gmail.com</a></b>
10.	Name, address and email of the Promoter for the purposes of this Agreement	M/s. Renaissance Construction (Rautwadi) Address: 203-204, Orbit Plaza, New Prabhadevi Marg, Prabhadevi, Mumbai - 25 NotifiedEmailID: <a href="mailto:sales@thebayacompany.com">sales@thebayacompany.com</a>
11.	Permanent Account Number	The Promoter's PAN: <b>AAVFR1222N</b> Allottee/s PAN:  <b>AMIT - AGMPC5284C</b>

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DEVELOPER COPY

Sr. No. 356

# SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO G-N/MCGM/0144/20210902/AP/C

## COMMENCEMENT CERTIFICATE

31 MAR 2022

(Composite Bldg.)

To: Renaissance Construction (Kautwadi)  
M/S. Renaissance Construction (Kautwadi)  
203-204, Orbit Plaza, 2nd floor,  
New Prabhadevi Road, Prabhadevi,  
Mumbai - 400025.

Sir,  
With reference to your application No. 000372 dated 21/12/2021 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the 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 on plot No. 13 (Part) of T.P.S. III C.T.S. No. Mahim Division, known as Kautwadi & Jansewawadi, situated on J.K. Sawant Marg, Dadar (West), Mumbai - 400028.

of village Mahim Division T.P.S.No. III  
ward G/N Situated at J. K. Sawant Marg,

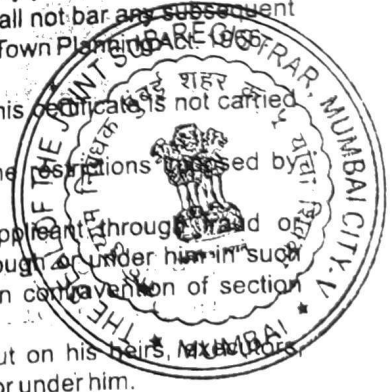
The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI

U/R No. G-N/MCGM/0144/20210902/LOI dt. 10/12/2021

IDA/U/R No. G-N/MCGM/0144/20210902/AP/C dt. 24/12/2021

and on 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. However the construction work should be commenced within three months 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 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 C.E.O. (SRA) 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 C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) 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 and 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, assigns, assignees, administrators and successors and every person deriving title through or under him.



**Shri. U. C. Bodkhe**

The C.E.O. (SRA) has appointed \_\_\_\_\_ Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to plinth / stillt slab level for proposed composite building (Wings A, B & C)

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

Executive Engineer (SRA) 3/1/23  
FOR

CHIEF EXECUTIVE OFFICER  
SLUM REHABILITATION AUTHORITY

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No. G-N/MCGM/0144/20210902/AP/C

1 AUG 2022

This C.C. is granted up to Plinth / Stilt Slab level for remaining portion of the Proposed Composite Building i.e. Wing 'D'.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

No. G-N/MCGM/0144/20210902/AP/C

28 SEP 2022

This C.C. is further extended for full height upto terrace including OHT & LMR for Wings A & B, upto 16th Floor for Wing C, upto 15th Floor for Wing D and Full height of Parking tower. This C.C. is also extended only for RCC work for 17th Floor of Wing C and 16th & 17th (PH Floor i.e. excluding portion to the south of staircase block) of Wing D.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

No. GN/MCGM/0144/20210902/AP/C

22 FEB 2024



This C.C is further extended for RCC work for full height upto terrace including OHT & LMR for wings C & D.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

No. GN/MCGM/0144/20210902/AP/C

21 OCT 2024

This C.C is extended for full height (i.e including OHT & LMR) of sale wing 'C' & sale wing 'D' of composite building as per approved amended plans dtd. 21/10/2024.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority  
Brihanmumbai

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२०२४	



# 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 :  
**P51900035023**

Project: **The Baya Midtown** , Plot Bearing / CTS / Survey / Final Plot No.: **FP No 13 (pt) of TPS Ilbt Ward GNorth,**  
**Mumbai City, 400028;**

1. **Renaissance Construction (Rautwadi)** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400025.**

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 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 **29/04/2022** 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.

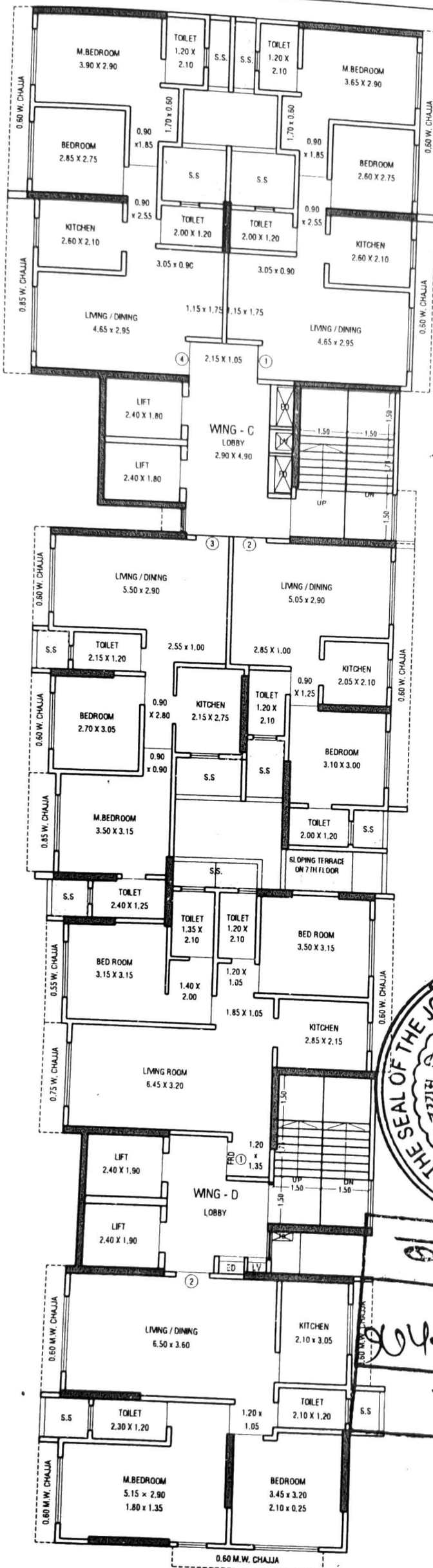


Dated: **29/04/2022**  
Place: **Mumbai**

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

वाराणसी - ५	
१०५२९	२२/९९०

FLAT NO.- C-1101



*Submittal*  
 Amit B Chavan  
 Architect



वर्क - ५  
 20423/UC/990  
 2028

11TH FLOOR PLAN



28/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

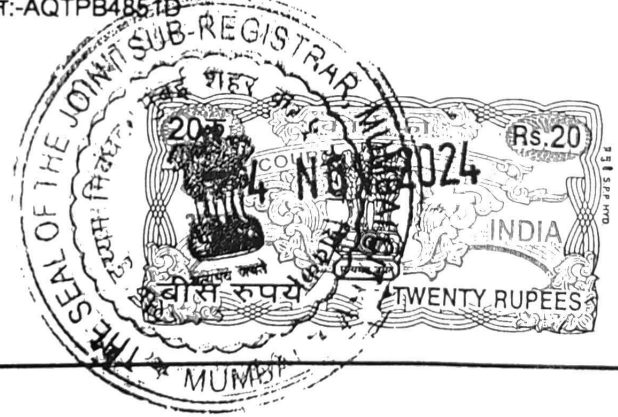
दस्त क्रमांक : 17523/2024

नोंदणी :

Regn:63m

गावाचे नाव : माहिम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	21373423
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17736651.9
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1101, माळा नं: 11 वा मजला, सी विंग, इमारतीचे नाव: द बाया मिडटाउन, ब्लॉक नं: जे. के. सावंत मार्ग, रोड : दादर (पश्चिम), मुंबई 400028, इतर माहिती: मौजे : माहीम, सदनिकेचे क्षेत्रफळ 587.93 चौ.फूट रेरा कारपेट ( ( Final Plot Number : 13 (PART), TPS III ; ) )
(5) क्षेत्रफळ	1) 60.10 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:- रेनैसान्स कंटरकशन (राऊतवाडी) तर्फे भागीदार अनिल विजय देशमुख वय:-60; पत्ता:- प्लॉट नं: 203-204, माळा नं: 2 रा मजला, इमारतीचे नाव: ऑर्बिट प्लाझा, ब्लॉक नं: न्यू प्रभादेवी रोड, रोड नं: प्रभादेवी, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400025 पॅन नं:-AAVFR1222N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अमित भार्गव चव्हाण वय:-40; पत्ता:- प्लॉट नं: रूम नं. 38, माळा नं: -, इमारतीचे नाव: बी.डी.डी चाळ नं. 7, ब्लॉक नं: जी.एम. भोसले मार्ग, कामगार हॉस्पिटल समोर, रोड नं: वीटीसी, वरळी, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-AGMPC5284C 2): नाव:- अस्मिता अमित चव्हाण वय:-37; पत्ता:- प्लॉट नं: रूम नं. 38, माळा नं: -, इमारतीचे नाव: बी.डी.डी चाळ नं. 7, ब्लॉक नं: जी.एम. भोसले मार्ग, कामगार हॉस्पिटल समोर, रोड नं: वीटीसी, वरळी, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-AQTPB4851D
(9) दस्तऐवज करून दिल्याचा दिनांक	25/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	25/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	17523/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1282500
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

खरी प्रत

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 26/10/2024 ) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.