

49298 dt. 28-11-

Receipt No. 49422 dt. 2-12-89  
No. 2706/89/6457/15  
GENERAL STAMP OFFICE

Bombay, 4-12-1989

RECEIVED from Nutan Shilp Niwas Co-op.  
Hsg. City Ltd.  
Stamp duty Rupees 10,000/-  
ten thousand only

CERTIFIED under Section 32 of the Bombay  
Stamp Act, 1958, that the full Stamp duty Rupees 10,000/-  
ten thousand only under  
Art 25(d) with which this instrument  
is charge-ble has been paid.



COLLECTOR

This Certificate is subject  
to the proviso of Sec.  
53A of the Bombay Stamp  
(Amendment) Act, 1983

पुणेकर

मुद्रांक अधिकांक, मुंबई

पहिले दिलेले मुद्रांक रु. 10,000/-

परवान्याची रक्कम रु. 1000/-

शिष्टक मुद्रांक रु. 9000/-

दिनांक 3/12/89

Chen 2153 6007

नाम

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THIS DEED OF SALE made at Bombay this 8th  
day of January 1989 (One thousand nine  
hundred and eighty nine) between the Maharashtra  
Housing and Area Development Authority, a statutory  
corporation constituted under Maharashtra Housing  
and Area Development Act 1976 (Mah.XXVIII of 1977)  
(hereinafter referred to as "the said Act") having  
its office at Griha Nirman Bhavan, Kala Nagar,  
Bandra(East) Bombay-400 051 the Vendor (hereinafter  
referred to as "the Authority" which expression  
shall unless the context requires otherwise include  
its successors and assigns) of the One Part;

A N D

Nutan Shilp Niwas Co-Operative Housing Society Ltd.,  
a Co-Operative Society duly registered under the  
Maharashtra Co-Operative Societies Act, 1960 (Mah.  
XXIV of 1961) and bearing registration No. BCM/HSG/

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2706  
89

~~11/2/90~~

57/349/80

-----  
DATED THIS      DAY OF      1989  
-----

50 Paid Rs. 10,000/-

8-1-1990

MAHARASHTRA HOUSING AND AREA  
DEVELOPMENT AUTHORITY

Sale Deed

Ghatkopar  
CTSN. 5683 (part)

A N D

Rs. 562970/-

NUTAN SHILP NIWAS CO.OPERATIVE  
HOUSING SOCIETY LTD.

RF      5000  
OF      40  
5040

DEED OF SALE

57/349/80  
21.12.19/2002

Shri Rajabhan Kulkarni,  
Legal Adviser,  
Maharashtra Housing and  
Area Development Authority,  
Bombay-400 051.

57/31



172 of 1980 dated 17.10.1980 and having its registered Office at Building No.226, Pant Nagar Ghatkopar(East),Bombay-400 075 the Purchaser (hereinafter referred to as "the Society" which expression shall unless the context requires otherwise include its successors and assigns) of the other part;

WHEREAS the Authority being duly constituted with effect from the 5th day of December 1977 under Government Notification in the Public Works and Housing Department No.ARD-1077(1) Desk-44 dated the 5th December 1977, the Maharashtra Housing Board a corporation established under the Bombay Housing Board Act,1948 (BOM LXIX of 1948) (herein after referred to as "the Board") stood dissolved by operation of Section 15 of the said Act;

AND WHEREAS under Clauses(a) and (b) of Section 189 of the said Act all the property, rights, liabilities and obligations of the said dissolved Board including those arising under any agreement of contract have become the property, rights, liabilities and obligation of the Authority;

AND WHEREAS the Board had a scheme of construction, allotment and sale of tenements, generally known as Higher Income Group Housing Scheme;

AND WHEREAS the Board had built a buildings bearing No.226 at Survey No.229 and C.T.S.No.5683 (part) at Pant Nagar Ghatkopar(East) (hereinafter referred to as "the said Building") and more particularly described in Schedule-I hereto for housing

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: 3 :



persons belonging to the Higher Income Group as provided in that Scheme;

AND WHEREAS the tenements in the said building have been allotted to individual allottees specified in Schedule-II hereunder written;

AND WHEREAS the said allottees have formed themselves into a Co-Operative Housing Society called the Wutan Shilp Niwas Co-Operative Housing Society Ltd., the said Society being the other part of these presents;

AND WHEREAS the Authority as successor of the Board is the owner of and/or otherwise well and sufficiently entitled to the said building and the said building is the absolute property of the Authority;

AND WHEREAS the Authority has at the request of the Society decided to convey the said building by way of sale and to grant the land underneath and appurtenant thereto more particularly described in Schedule-I by way of lease to the Society subject to the terms, conditions and covenants hereinafter appearing and contained;

AND WHEREAS in pursuance of such a decision the land underneath and appurtenant to the said building is being granted by the Authority to the Society on a lease for a period of ninety nine years by a separate lease deed of even date between the Authority and the Society;

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by  
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AND WHEREAS the said building is intended to be sold to the Society at the price of Rs.5,62,970/- (Rupees Five Lakhs Sixtytwo Thousand Nine Hundred Seventy only) and the said amount of Rs.5,62,970/- (Rupees Five Lakhs Sixtytwo Thousand Nine Hundred Seventy only) being the sale price of the said building has been received by the Authority in full from time to time from the allottees and/or the Society( the receipt of which the Authority doth hereby admit and acknowledge)

AND WHEREAS it is expedient to convey the right, title and interest of the Authority in the said building to the Society and the Authority hereby agree to convey and the Society hereby agrees to accept such conveyance by way of sale, the right title and interest of the Authority in the said building on terms, conditions and covenants as are contained hereinafter;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. In consideration of the payment of Rs.5,62,970/- (Rupees Five Lakhs Sixtytwo Thousand Nine Hundred Seventy only) paid by the allottees and/or the Society to the Authority on or before the execution of these presents (the receipt of which sum of Rs.5,62,970/- (Rupees Five Lakhs Sixtytwo thousand Nine Hundred Seventy only) the Authority doth hereby admit and acknowledge) being the full consideration amount payable to the Authority, the Authority as the absolute owner hereby conveys grants and assures into the Society by way of sale, all the

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property consisting of the building bearing No. 226 standing on the piece or parcel of land at Survey No. 229 and C.T.S. No. 5683(part) at Pant Nagar Ghatkopar, more particularly described in the First Schedule- hereto and for clarify delineated on the plan hereto annexed and thereon shown with its boundaries coloured red together with all its appurtenances (such appurtenance not being land) and all the estate, rights, title, interest use, inheritance, property, possession, benefit, claim and demand of the Authority into out of and upon the same as against any other person whatsoever TO HAVE AND TO HOLD the said building as owner subject however to the terms, conditions and covenants hereinafter appearing.

2. The said building till the time of execution of these presents has been in possession of the said Society and the Authority hereby covenants that the Society shall from the time of execution of these presents, continue to be in possession of the said building and hold and enjoy the same as owner thereof without any interruption or disturbance by the Authority or any person claiming through or under the Authority subject, however, to the terms and conditions and covenants incorporated in these presents.

3. The Authority hereby covenants with the Society that the said building hereby sold is free from all encumbrances whatsoever except as stated herein and the Authority is entitled to sale and convey the same to the Society in the manner aforesaid.

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The Authority hereby agrees to do and execute and cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances for better and more perfectly conveying and transferring the said building and every part thereof unto the Society as may be reasonably required by the Society.

5. The Society hereby expressly agrees that the land underneath and appurtenant to the said building is and continues to be property of the Authority and that the Society has no right, title or interest in the said land except the rights reserved under separate lease in respect of such land to be executed between the Authority and the Society simultaneously with these presents.

6. The Society shall bear pay and discharge all existing and future rates, taxes, assessments, duties, impositions and outgoings whatsoever assessed, imposed and charged upon the said building provided that all the such taxes, rates, assessments, duties, impositions and outgoings shall till the date of conveyance of the said building be borne by the Authority, if there remain any arrears to this effect and any claims made in respect thereof on the Society by the Government Local Authority or any other authority under any law for the time being in force in the State of Maharashtra, the Society shall be entitled to call upon the Authority to pay all such arrears and the Authority agrees that it shall pay the same after due verification.

*BCD*  
*1/10/80*      *—/—/80*

7. The Society shall pay to the Authority such proportion to be fixed by the Authority of the expenses as may be determined by the Authority payable from time to time in respect of the street lights provided in the scheme area. The Society shall pay towards such proportion of such expenses in advance and on account of a sum of Rs.1,065/- (Rupees One Thousand Sixtyfive only) (tentative) at every quarter of the year, the first of such payment being made on the 27/9/1989 and the subsequent payment to be made on the first day of the first month of the quarter falling subsequent to the first payment provided such expenses are incurred in future with the full knowledge and consent of the Society. If the said sum of Rs.1,065/- (Rupees One Thousand Sixtyfive only) to be paid by the Society towards expenses aforesaid shall remain unpaid for one month after becoming payable (whether demanded or not), the Society shall pay such unpaid amount or part thereof together with interest thereon at 12 1/2% per annum remaining from the date when the sum becomes payable till the payment is made by the Society. Any payment to be paid by the Society to this effect shall become payable by the Society subject to the condition aforesaid. The Authority shall adjust such sums from time to time and render account thereof to the Society within a reasonable time. The Society hereby agrees to join the Federation of the Co-Operative Housing Societies owing tenements in the above scheme which shall take over the management and maintenance of the above common services.



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8. It is hereby agreed and declared that all moneys, sums dues and other charges payable under these presents shall be deemed to be arrears of rent payable in respect of the said building and shall be recoverable from the Society in the same manner as arrears of land revenue as provided in Section 67 and Section 180 of the Said Act, as amended from time to time provided always that this clause shall not affect other rights, powers and remedies of the Authority in this behalf.



9. It is hereby further agreed and declared that the Society shall not by virtue of this sale deed acquire any right of light or air which would prejudice the free use and enjoyment of any adjoining land of the Authority for constructing buildings or for any other purposes and that any enjoyment of light or air by the Society or its successors in title from or over and adjoining land of the Authority shall be deemed to be had with the consent of the Authority.

10. It is hereby clarified that the said Building is having 7990.00 square feet i.e. 742.27 Square Meters plinth area and 6143.80 square feet i.e. 570.76 square meters carpet area and is having total of 10 tenements. The plinth area of each tenement i.e. 799.00 square feet i.e. 74.23 square meters. The carpet area of each tenement is 614.38 square feet i.e. 57.08 square meters and the value of each tenement is Rs.54,597/- (Rupees Fiftyfour Thousand Five Hundred Ninetyseven only).

11. All the costs including the stamp duty and registration charges of this Deed of Sale shall be borne by the Society.

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The Authority is exempted from payment of income tax under Sub-Section (20-A) of Section 10 of the Income Tax Act, 1961 read with Section 4 of the Finance Act, 1970.

*Handwritten initials: V.S. / H.S.*

*Handwritten initials: P.S.*



IN WITNESS WHEREOF the signature of Shri Madhukar Patil Chief Officer, Bombay Housing and Area Development Board, Bombay for and on behalf of Maharashtra Housing and Area Development Authority has been set hereunder and the seal of the Authority has also been affixed and attested by the Officer of Authority, and the signatures of Shri (Dr.) V.G. Pradhan Chairman, Shri B.D. Goda Secretary and Shri H.D. Thakkar member for and on behalf of the Society and the Seal of the Society have been set and affixed hereunto the day and year first above written under the authority of the Society given to them to execute these presents for and on behalf of the Society vide Society's General Body's Resolution passed in its meeting held on 4th April, 1989.

SCHEDULE-I

SCHEDULE OF PROPERTY ABOVE REFERRED TO

All that the Building No. 226 having a multi-storeyed structure situated at Survey No. 229 C.T.S. No. 5683(part) of Pant Nagar Ghatkopar (East) in the registration Sub-District of Bandra Bombay Suburban District and bounded as follows that is to say -

On or towards the West by: Building No. 227 and 40'-0" wide Road.

On or towards the South by: 40'-0" wide Road and 15'-0" wide access.

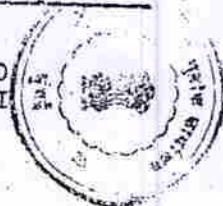
On or towards the North by: Building No. 228.

On or towards the East by: Building No. 229 and 15'-0" wide access.

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**SCHEDULE-II**

List of the bonafide allottees of Co-operative Housing Society Ltd.



Sl. No. Tenement No. Name of the Allottees  
 Carpet area of each tenement in Sq. Mtr.

|     |      |  |       |
|-----|------|--|-------|
| 1.  | 5968 | Staff quarters of the Maharashtra Agro Industrial Corporation. | 57.08 |
| 2.  | 5969 |  | 57.08 |
| 3.  | 5970 | Shri V. G. Pradhan   | 57.08 |
| 4.  | 5971 | Shri L.G. Rawal  | 57.08 |
| 5.  | 5972 | Shri K.P. Senghrajka   | 57.08 |
| 6.  | 5973 | Shri M.P. Gousaria   | 57.08 |
| 7.  | 5974 | Shri S.J. Patil  | 57.08 |
| 8.  | 5975 | Shri H.D. Thakkar  | 57.08 |
| 9.  | 5976 | Shri B.D. Gada   | 57.08 |
| 10. | 5977 | Shri E.D. Sebnachandani  | 57.08 |

Signed, Sealed and Delivered

by Shri Madhukar Patil, Chief

Officer, Bombay Housing and Area

Development Board, Bombay in the

presence of Smt. S.M. Deodhar

Deputy Legal Adviser (I)

Maharashtra Housing & Area Deve-

lopment Authority, Bombay who has

signed in token thereof

The Common seal of the Maharashtra

Housing & Area Development Authority

affixed in the presence of Smt. S.M.

Deodhar, Deputy Legal Adviser (I)

Maharashtra Housing & Area Develop-

ment Authority who has signed in

token thereof in presence of

Shri D.M. Madhukar Patil, Assistant

Legal Officer of the Society.

(Madhukar Patil)  
 Chief Officer,  
 Bombay Housing & Area  
 Development Board,  
 Bombay.



Deputy Legal Adviser  
 Maharashtra Housing &  
 Area Development  
 Authority, Bombay.

C.M. Madhukar Patil



F.P.No  
322 9293-20

(C.T.S.No. 5683)

80059  
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Page No.

sale deed

08-1-1990

2706/89/6459

१९९० - चौथे लेखावत वर्षा लबीया डेव्हलपमेंट बोर्ड

१२-१२-१००१ माडेपेवसो ली.

(माडेपेवसो)

पैकीमिडो

मोडेपेवसो

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मार्ग

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काठकोट

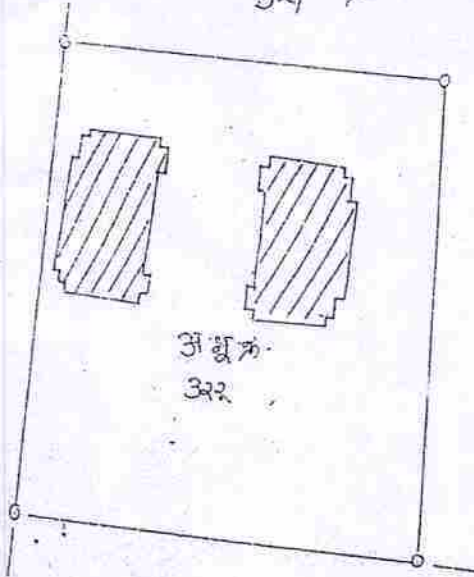
नव क्रमांक १६१०३ . अर्ज आल्याची तारीख २९/१/०३  
नवकलेचा शुल्क ४०.९९ . नवकल तयार तारीख २९/१/०३ .  
नवकलेची प्रतिसार . . . . . तयार करणार . अश्विनी  
तयारणी शुल्क . . . . . तयारणी करणार . Bhlor  
कागद शुल्क १-२ . नवकल दिल्याची तारीख २९/१/०३  
प्रकृप शुल्क ४२-२ . तारी प्रत ३१/१/०३

सर अश्विनी  
काठकोट

अधिकृत मंत्री वायव्य विभाग येथील अ. भू. क्र. ३२२ या  
 पुनर्वाटणीच्या अर्जाच्या प्रमाणे पुनर्वाटणी करून कारणा प्रती नमूद  
 तयार केले आहे



ला. भू. क्र. ३२९



ला. भू. क्र. ३२९

ला. भू. क्र. ३२३

दिनांक: अर्जाच्या प्रमाणे येथील अ. भू. क्र. ३२२ मध्ये गावठाण क्षेत्राचे दिवाळी बांधणीच्या व्यापारीपणे कोणत्याही प्रकारचे बांधणी नाही.

पत्र क्रमांक ८६५/०३ ... दिनांक २४/१/०३

मैकलेचा मुल्य ५०.०० ... तयार करीस २४/१/०३

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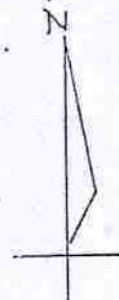
उपासणी मुल्य ... तयार करीस

आयद मुल्य ३०.०० ... तयार करीस

एकूण मुल्य ५३.०० ... तयार करीस

३१/१/०३  
 ३१/१/०३

दर भर घेणाने अधिकारी  
 वायव्य विभाग



प्रमाण : १:४००

## ANNEXURE - E

करल - ५

900L

P.O. 250

## MEMBER DETAILS

2020

| SR.NO. | EXISTING FLAT NO | NAME  | EXISTING CARPET AREA | ADDITIONAL CARPET AREA FREE OF COST | TOTAL CARPET AREA TO MEMBER |
|--------|------------------|---|----------------------|-------------------------------------|-----------------------------|
|        |                  |   | SQ.FT.               | SQ.FT.                              | SQ.FT.                      |
| 1      | 5968             | Maharashtra Agro Industries Development Corporation Ltd.                                  | 614.38               | 485.62                              | 1100                        |
| 2      | 5969             | Maharashtra Agro Industries Development Corporation Ltd.                                  | 614.38               | 485.62                              | 1100                        |
| 3      | 5970             | Mr. Kaustubh Vasant Pradhan   | 614.38               | 485.62                              | 1100                        |
| 4      | 5971             | Mr. Kaustubh Vasant Pradhan   | 614.38               | 485.62                              | 1100                        |
| 5      | 5972             | Mrs. Lalitha Bachu Anchan   | 614.38               | 485.62                              | 1100                        |
| 6      | 5973             | Mr. Rajesh Manohar Chaurasia, Mr. Divesh Manohar Chaurasia, Mr. Brijesh Manohar Chaurasia | 614.38               | 485.62                              | 1100                        |
| 7      | 5974             | Mrs. Pratibha Subhash Patil   | 614.38               | 485.62                              | 1100                        |
| 8      | 5975             | Mrs. Pushpa Harish Thaker   | 614.38               | 485.62                              | 1100                        |
| 9      | 5976             | Mr. Karunakar Vishwanath Nayak  | 614.38               | 485.62                              | 1100                        |
| 10     | 5977             | Mrs. Reshma Hareesh Navani  | 614.38               | 485.62                              | 1100                        |
| 11     | 5978             | Mr. Rajiv B. Dama   | 614.38               | 545.62                              | 1160                        |
| 12     | 5979             | Mr. Bhanji S. Dama  | 614.38               | 545.62                              | 1160                        |
| 13     | 5980             | Mr. Manak S. Jain & Mrs. Tara Jain  | 614.38               | 545.62                              | 1160                        |
| 14     | 5981             | Mr. Pawankumar S. Khetan  | 614.38               | 545.62                              | 1160                        |
| 15     | 5982             | Mr. Vikram J. Kotak   | 614.38               | 545.62                              | 1160                        |
| 16     | 5983             | Mrs. Nalini V. Sanghavi & Mr. Jatin V. Sanghavi   | 614.38               | 545.62                              | 1160                        |
| 17     | 5984             | Mrs. Ponnamma N. Anandan  | 614.38               | 545.62                              | 1160                        |
| 18     | 5985             | Mr. Atul M. Mehta   | 614.38               | 545.62                              | 1160                        |
| 19     | 5986             | Mr. Ramesh C. Joshi   | 614.38               | 545.62                              | 1160                        |
| 20     | 5987             | Mrs. Shobha M. Jain   | 614.38               | 545.62                              | 1160                        |

ADW/110090/11/37/2020/K  
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| करल - ५ |    |     |
| १००८    | २९ | २३० |
| २०२०    |    |     |





**SWASTIK EMPIRE**  
POWER OF VISION

| Location              | Project Name | Project Cost | Built up Area    | Stories/ Floors  | No. of Units | Construction Dates |         | No. units unsold |
|-----------------------|--------------|--------------|------------------|------------------|--------------|--------------------|---------|------------------|
|                       |              |              |                  |                  |              | Start Dt.          | End Dt. |                  |
| <b>GHATKOPER EAST</b> | <b>TIARA</b> |              | <b>75000 SFT</b> | <b>14 FLOORS</b> | <b>61</b>    |                    |         |                  |
| <b>GHATKOPER</b>      | <b>TIARA</b> |              |                  |                  |              |                    |         |                  |
| <b>GHATKOPER</b>      | <b>TIARA</b> |              |                  |                  |              |                    |         |                  |

III. PRESENT PROPOSAL

- A. i) Name of the Project : **TIARA by SWASTIK EMPIRE**
- ii) Address & Location : **BUILDING NO 226-227, R.N. NARKAR MARG, PANTNAGAR, Ghatkoper (E) Mumbai-400075**
- iii) Area of land : **1041.78 SQ.MTS**
- iv) Start date of project : **23<sup>RD</sup> FEB 2022**
- v) Expected date of completion : **DECEMBER 2025**
- vi) No of buildings in the project : **1**
- vii) No of floors : **14 FLOORS**
- viii) Total no of flats : **61 NOS**
- ix) Flats sold till date : **10 NOS**
- x) Current rate/psft : **NA**
- xi) Stage of construction on application date : **ABOVE WORK IN PROGRESS**
- xii) Postal address with Land Mark : **305/306, Mahavir Commercial complex, Derasar Road, Ghatkoper(E), Mumbai-400077**

**SWASTIK EMPIRE DEVELOPERS LLP**

305-306, Mahavir Commercial Complex, M. G. Road, Ghatkopar-E, Mumbai 400077.  
E: empireswastik@gmail.com





**SWASTIK EMPIRE**  
POWER OF VISION

**APPLICATION FORM FOR APF**

**BASIC DATA**

- i) Name of the Builder : Swastik Empire Developers LLP
- ii) Concern : **LIMITED LIABILITY PARTNERSHIP**
- iii) Reg. Office : 02, New Laxmi Niwas ,Zaver Road, Mulund (W)  
Mumbai-400080
- iv) Current Address : **305/306 Mahavir Commercial Complex,  
Dersar Road , Ghatkoper (E)  
Mumbai-400075**
- v) Incorporation Year : **2017**
- vi) Partners : **ARVIND CHIMANLAL SHAH, Siddharth Arvind  
Shah, VAN INFRA LLP**
- vii) Details of Group Companies, if any : N.A
- viii) Any other business interest of builder (if yes, details) : N.A
- ix) PAN Details : **ADNFS6665D**

**II. BUSINESS BACKGROUND**

- i) Years in construction/building business : **5 YEARS**
- ii) Number of projects completed : NA
- iii) Average Project Size (Area in sq. ft. & no. of flats handled) : NA
- iv) Approx. no. of units built :61
- v) Average built-up area per unit :NA
- vi) Flats/unit sold till date (in nos.) :10
- vii) Details of Previously Completed Project : NA

**SWASTIK EMPIRE DEVELOPERS LLP**

305-306, Mahavir Commercial Complex, M. G. Road, Ghatkopar-E, Mumbai 400077.  
E: empireswastik@gmail.com



**SWASTIK EMPIRE**  
POWER OF VISION

IV. BANKING INFORMATION.

| Bank Name        | Branch Name       | RERA Account no | RERA Account Name | Account Type    | IFSC Code          | MI CR |
|------------------|-------------------|-----------------|-------------------|-----------------|--------------------|-------|
| <b>AXIS BANK</b> | <b>PANT NAGAR</b> | 922020022079634 |                   | Current Account | <b>UTIB0002493</b> |       |

V. Contact Person of the Legal Coordinator who has access to Legal Facts of the Project: **SIDDHARTH SHAH -**

VI. Sales Head Details:

Name: Mr. Siddharth Shah  
Contact No: 9987623454  
Email ID: empireswastik@gmail.com

VII. Finance Head Details:

Name: Mr. Siddharth Shah  
Contact No: 9987623454  
Email ID: empireswastik@gmail.com

VIII. CRM Head Details:

Name: Mr. Siddharth Shah  
Contact No 9987623454  
Email ID: empireswastik@gmail.com

  
Signature/ Authorized Signatory



Place : Mumbai  
Date : 28.09.2022

**SWASTIK EMPIRE DEVELOPERS LLP**

305-306, Mahavir Commercial Complex, M. G. Road, Ghatkopar-E, Mumbai 400077.  
E: empireswastik@gmail.com



POINT NO: 25

## 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 :  
**P51800034308**

Project: **TIARA by Swastik Empire** , Plot Bearing / CTS / Survey / Final Plot No.: **5683 (PT) Survey No 229** at **Kurla, Kurla, Mumbai Suburban, 400075;**

1. **M/S Swastik Empire Developers Llp** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400077.*
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 (I) 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 **30/03/2022** and ending with **31/12/2025** 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.

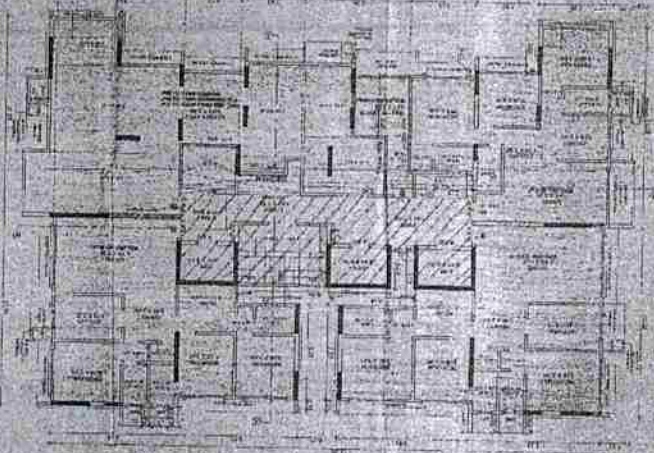
Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 30-03-2022 12:51:12

Dated: **30/03/2022**  
Place: **Mumbai**

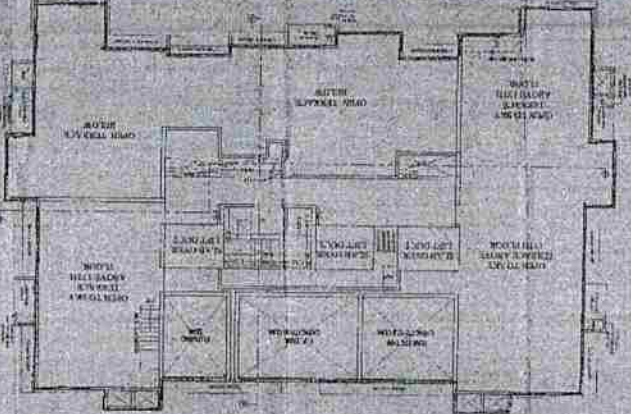
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



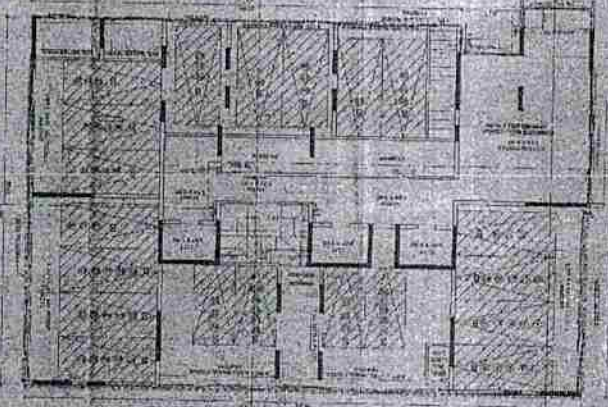
5TH FLOOR PLAN (REFUGE FLOOR)



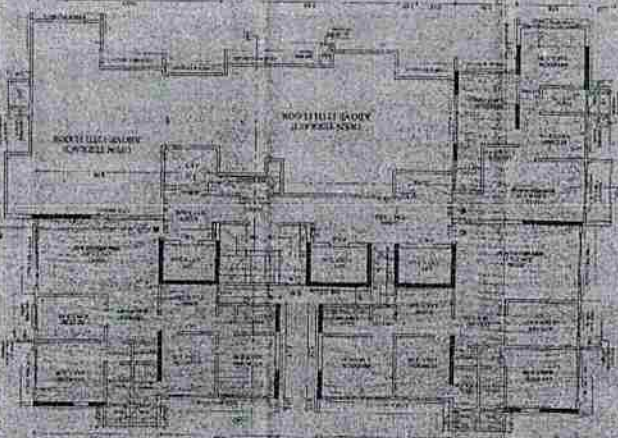
TERRACE FLOOR PLAN



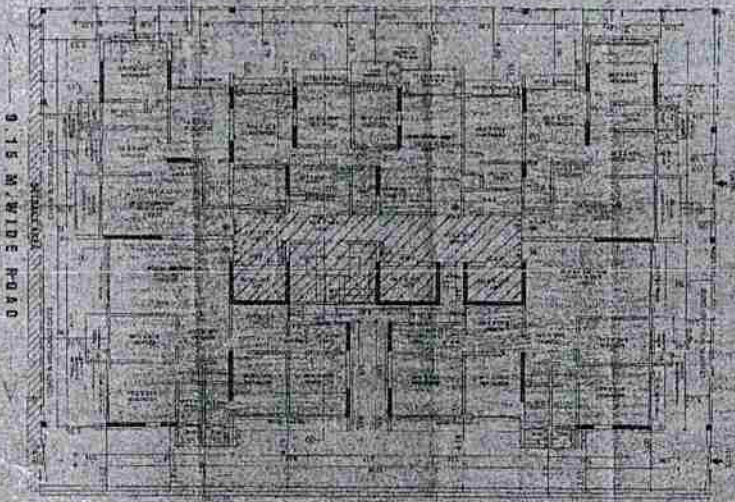
INTERMEDIATE FLOOR PLAN



13TH FLOOR PLAN



TYPICAL FLOOR PLAN (5TH TO 12TH FLRS.)



Architectural title block containing project information, a north arrow, and a scale bar. The text includes 'UNION DIVISION OF THE U.S. ARMY' and 'ENGINEERING CENTER'. It also lists the names of the architect and engineer.

Technical specifications and notes for the floor plans. It includes a table with columns for 'FLOOR', 'AREA', and 'PERCENTAGE OF FLOOR AREA'. Below the table are several paragraphs of detailed notes regarding construction materials, structural requirements, and design standards.

UNION DIVISION OF THE U.S. ARMY  
ENGINEERING CENTER  
WASHINGTON, D.C.







# SWASTIK EMPIRE

POWER OF VISION

Date —21.07.22  
The Manager  
Home Loan  
ICICI Bank Limited

Sub: Please find details of my bank Account for Project  
<Name> TIARA APF Number.....

Dear Sir/Madam,

Requesting You to consider the mention details for Fund Transfer.

|   |  |
|---|--|
| Account Number:-  | 922020022079634                              |
| Account Type (Current/RERA current/Cash<br>Credit /OD/ESCROW) | ESCROW                                       |
| Account Holder Name:  | Swastik Empire Developers LLP Axis<br>Bank   |
| Bank Name:-   | Bank   |
| Branch Address:-  | Pant Nagar Ghatkopar (E)UTIB0002493          |
| IFSC Code:- Email<br>Id                                       | empireswastik@gmail.com9987623454/9699151502 |
| Mobile No:-   |  |

"We agree to receive an intimation of the funds remitted to us on the abovemention email id  
and /or mobile No."

[empireswastik@Email.com](mailto:empireswastik@Email.com), 9987623454

<Mention any one >

The above Project is mortgaged with <Mention Bank/FI name>bank/FIThe above

project is not mortgaged with any bank /FLs

**For SWASTIK EMPIRE DEVELOPERS LLP**

Your Faithfully,

**Partner**

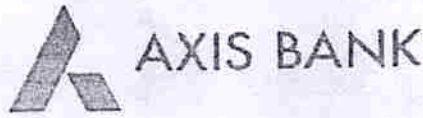
(Name & Stamp Authorized Signatory)

**SWASTIK EMPIRE DEVELOPERS LLP**

305-306, Mahavir Commercial Complex, M. G. Road, Ghatkopar-E, Mumbai 400077.

E: [empireswastik@gmail.com](mailto:empireswastik@gmail.com)





SWASTIK EMPIRE DEVELOPERS LLP COLLECTION ACCOUNT

Loan Holder :-  
 UNIT NO:02 FIRST FLOOR NEW EXAMINER WAS ZAVAR  
 ROAD NE LUNDWASTI MUMBAI  
 OPP. RAILWAY STN  
 MUMBAI  
 MAHARASHTRA,INDIA  
 PIN:400050

Opening Date - 11/4/2022  
 IFSC Code - UTIB0002493

Customer No: 91070001  
 Scheme: CA - CURRENT ACCOUNT FOR NEW ARRANGEMENTS  
 Currency: INR

Statement of Axis Account No: 922020022079014 for the period (From: 01-06-2022 To: 30-08-2022)

| Tran Date  | Value Date | Transaction Particulars                            | Chq No | Amount(INR) | DR/CR | Balance(INR) | Branch Name            |
|------------|------------|--|--------|-------------|-------|--------------|------------------------|
|            |            | OPENING BALANCE                                    |        |             |       | 00           |                        |
| 01-06-2022 | 01-06-2022 | TRF KIRAN PURAN WADHWA Kiran Puran Wadhwa          |        | 500000.00   | CR    | 500000.00    | PANT NAGAR MUM MH      |
| 01-06-2022 | 01-06-2022 | TRF KIRAN PURAN WADHWA/ Kiran Puran Wadhwa         |        | 500000.00   | CR    | 1000000.00   | PANT NAGAR MUM MH      |
| 02-06-2022 | 02-06-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  |        | 700000.00   | DR    | 300000.00    | PANT NAGAR MUM MH      |
| 07-06-2022 | 02-06-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  |        | 300000.00   | DR    | 00           | PANT NAGAR MUM MH      |
| 04-06-2022 | 04-06-2022 | By Clg 116232 088 Mumbai                           |        | 1500000.00  | CR    | 1500000.00   | CENTRALISED CTS MUM MH |
| 06-06-2022 | 06-06-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  |        | 1050000.00  | DR    | 450000.00    | PANT NAGAR MUM MH      |
| 06-06-2022 | 06-06-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  |        | 450000.00   | DR    | 00           | PANT NAGAR MUM MH      |
| 09-06-2022 | 09-06-2022 | By Clg 116231 088 Mumbai                           |        | 1600000.00  | CR    | 1600000.00   | CENTRALISED CTS MUM MH |
| 10-06-2022 | 10-06-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  |        | 1120000.00  | DR    | 480000.00    | PANT NAGAR MUM MH      |
| 10-06-2022 | 10-06-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  |        | 480000.00   | DR    | 00           | PANT NAGAR MUM MH      |
| 15-06-2022 | 15-06-2022 | By Clg 116234 088 Mumbai                           |        | 2000000.00  | CR    | 2000000.00   | CENTRALISED CTS MUM MH |
| 16-06-2022 | 16-06-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  |        | 1400000.00  | DR    | 600000.00    | PANT NAGAR MUM MH      |
| 16-06-2022 | 16-06-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  |        | 600000.00   | DR    | 00           | PANT NAGAR MUM MH      |
| 16-06-2022 | 16-06-2022 | By Clg 995120 019 Mumbai                           |        | 1000000.00  | CR    | 1000000.00   | CENTRALISED CTS MUM MH |
| 16-06-2022 | 16-06-2022 | By Clg 995119 019 Mumbai                           |        | 1000000.00  | CR    | 2000000.00   | CENTRALISED CTS MUM MH |
| 16-06-2022 | 16-06-2022 | BRN-QW RTN CLG. REJECT.995119 OTHER REASONS (PLEAS |        | 1000000.00  | DR    | 1000000.00   | CENTRALISED CTS MUM MH |
| 16-06-2022 | 16-06-2022 | BRN-QW RTN CLG. REJECT.995120 OTHER REASONS (PLEAS |        | 1000000.00  | DR    | 00           | CENTRALISED CTS MUM MH |
| 16-06-2022 | 16-06-2022 | TRF KIRAN PURAN WADHWA/Kiran Puran Wadhwa          |        | 1000000.00  | CR    | 1000000.00   | PANT NAGAR MUM MH      |
| 17-06-2022 | 17-06-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  |        | 700000.00   | DR    | 300000.00    | PANT NAGAR MUM MH      |
| 17-06-2022 | 17-06-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  |        | 300000.00   | DR    | 00           | PANT NAGAR MUM MH      |
| 18-06-2022 | 18-06-2022 | RTGS/SRCD122169001858/WADHWA KIRAN PURAN//         |        | 1400000.00  | CR    | 1400000.00   | RTGS HUB               |
| 20-06-2022 | 20-06-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  |        | 980000.00   | DR    | 420000.00    | PANT NAGAR MUM MH      |
| 20-06-2022 | 20-06-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  |        | 420000.00   | DR    | 00           | PANT NAGAR MUM MH      |
| 20-06-2022 | 20-06-2022 | By Clg 995119 019 Mumbai                           |        | 1000000.00  | CR    | 1000000.00   | CENTRALISED CTS MUM MH |
| 20-06-2022 | 20-06-2022 | By Clg 995120 019 Mumbai                           |        | 1000000.00  | CR    | 2000000.00   | CENTRALISED CTS MUM MH |
| 21-06-2022 | 21-06-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  |        | 1400000.00  | DR    | 600000.00    | PANT NAGAR MUM MH      |
| 21-06-2022 | 21-06-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  |        | 600000.00   | DR    | 00           | PANT NAGAR MUM MH      |
| 21-06-2022 | 21-06-2022 | By Clg 924654 002 Mumbai                           |        | 742500.00   | CR    | 742500.00    | CENTRALISED CTS MUM MH |
| 21-06-2022 | 21-06-2022 | By Clg 001995 229 Mumbai                           |        | 742500.00   | CR    | 1485000.00   | CENTRALISED CTS MUM MH |
| 21-06-2022 | 21-06-2022 | By Clg 199299 071 Mumbai                           |        | 742500.00   | CR    | 2227500.00   | CENTRALISED CTS MUM MH |
| 22-06-2022 | 22-06-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  |        | 668250.00   | DR    | 1559250.00   | PANT NAGAR MUM MH      |
| 22-06-2022 | 22-06-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  |        | 1559250.00  | DR    | 00           | PANT NAGAR MUM MH      |
| 01-07-2022 | 01-07-2022 | By Clg 000049 240 Mumbai                           |        | 3540000.00  | CR    | 3540000.00   | CENTRALISED CTS MUM MH |
| 01-07-2022 | 01-07-2022 | By Clg 000106 240 Mumbai                           |        | 1340000.00  | CR    | 4880000.00   | CENTRALISED CTS MUM MH |
| 02-07-2022 | 02-07-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  |        | 3416000.00  | DR    | 1464000.00   | PANT NAGAR MUM MH      |
| 02-07-2022 | 02-07-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  |        | 1464000.00  | DR    | 00           | PANT NAGAR MUM MH      |
| 06-07-2022 | 06-07-2022 | By Clg 000072 240 Mumbai                           |        | 1350000.00  | CR    | 1350000.00   | CENTRALISED CTS MUM MH |
| 06-07-2022 | 06-07-2022 | By Clg 000039 240 Mumbai                           |        | 1000000.00  | CR    | 2350000.00   | CENTRALISED CTS MUM MH |
| 06-07-2022 | 06-07-2022 | By Clg 000071 240 Mumbai                           |        | 1000000.00  | CR    | 3350000.00   | CENTRALISED CTS MUM MH |
| 07-07-2022 | 07-07-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  |        | 2345000.00  | DR    | 1005000.00   | PANT NAGAR MUM MH      |
| 07-07-2022 | 07-07-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  |        | 1005000.00  | DR    | 00           | PANT NAGAR MUM MH      |
| 08-07-2022 | 08-07-2022 | By Clg 116237 088 Mumbai                           |        | 340000.00   | CR    | 340000.00    | CENTRALISED CTS MUM MH |
| 11-07-2022 | 11-07-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  |        | 102000.00   | DR    | 238000.00    | PANT NAGAR MUM MH      |
| 11-07-2022 | 11-07-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  |        | 238000.00   | DR    | 00           | PANT NAGAR MUM MH      |



|            |            |  |             |    |             |                        |
|------------|------------|--|-------------|----|-------------|------------------------|
| 11-07-2022 | 11-07-2022 | RIGS HDI CR52022071181217154 KALPESH PURUSHOTTAM S | 2500000.00  | CR | 2500000.00  | PANT NAGAR MUM MH      |
| 11-07-2022 | 11-07-2022 | RIGS HDI CR52022071181214429 HELENA KALPESH SHAH T | 2500000.00  | CR | 2500000.00  | PANT NAGAR MUM MH      |
| 12-07-2022 | 12-07-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  | 1500000.00  | DR | 1500000.00  | PANT NAGAR MUM MH      |
| 12-07-2022 | 12-07-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  | 1500000.00  | DR | 1500000.00  | PANT NAGAR MUM MH      |
| 15-07-2022 | 15-07-2022 | RIGS HDI CR52022071582300414 HELENA KALPESH SHAH T | 2500000.00  | CR | 2500000.00  | PANT NAGAR MUM MH      |
| 15-07-2022 | 15-07-2022 | RIGS HDI CR52022071582295619 KALPESH PURUSHOTTAM S | 2500000.00  | CR | 2500000.00  | PANT NAGAR MUM MH      |
| 16-07-2022 | 16-07-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  | 1500000.00  | DR | 1500000.00  | PANT NAGAR MUM MH      |
| 16-07-2022 | 16-07-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  | 1500000.00  | DR | 1500000.00  | PANT NAGAR MUM MH      |
| 18-07-2022 | 18-07-2022 | RIGS HDI CR5202207188235172 KALPESH PURUSHOTTAM S  | 2500000.00  | CR | 2500000.00  | PANT NAGAR MUM MH      |
| 18-07-2022 | 18-07-2022 | RIGS HDI CR52022071882370725 HELENA KALPESH SHAH T | 2500000.00  | CR | 2500000.00  | PANT NAGAR MUM MH      |
| 19-07-2022 | 19-07-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  | 1500000.00  | DR | 1500000.00  | PANT NAGAR MUM MH      |
| 19-07-2022 | 19-07-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  | 1500000.00  | DR | 1500000.00  | PANT NAGAR MUM MH      |
| 20-07-2022 | 20-07-2022 | RIGS HDI CR52022072083305595 KALPESH PURUSHOTTAM S | 5000000.00  | CR | 5000000.00  | PANT NAGAR MUM MH      |
| 21-07-2022 | 21-07-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  | 1500000.00  | DR | 1500000.00  | PANT NAGAR MUM MH      |
| 21-07-2022 | 21-07-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  | 1500000.00  | DR | 1500000.00  | PANT NAGAR MUM MH      |
| 21-07-2022 | 21-07-2022 | RIGS HDI CR52022072183604403 KALPESH PURUSHOTTAM S | 5500000.00  | CR | 5500000.00  | PANT NAGAR MUM MH      |
| 22-07-2022 | 22-07-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  | 1650000.00  | DR | 1650000.00  | PANT NAGAR MUM MH      |
| 22-07-2022 | 22-07-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  | 1650000.00  | DR | 1650000.00  | PANT NAGAR MUM MH      |
| 26-08-2022 | 26-08-2022 | TRF YOGESH KUMAR RATHI/Yogesh Kumar Rathi          | 1000000.00  | CR | 1000000.00  | PANT NAGAR MUM MH      |
| 26-08-2022 | 26-08-2022 | TRF YOGESH KUMAR RATHI/Yogesh Kumar Rathi          | 800000.00   | CR | 800000.00   | PANT NAGAR MUM MH      |
| 29-08-2022 | 29-08-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  | 1200000.00  | DR | 1200000.00  | PANT NAGAR MUM MH      |
| 29-08-2022 | 29-08-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  | 500000.00   | DR | 500000.00   | PANT NAGAR MUM MH      |
| 29-08-2022 | 29-08-2022 | By Clg 518337 019 Mumbai                           | 500000.00   | CR | 500000.00   | CENTRALISED CTS MUM MH |
| 29-08-2022 | 29-08-2022 | By Clg 518338 019 Mumbai                           | 500000.00   | CR | 1000000.00  | CENTRALISED CTS MUM MH |
| 30-08-2022 | 30-08-2022 | FT to 921020029622269 - SWASTIK EMPIRE DEVELOPERS  | 7000000.00  | DR | 3000000.00  | PANT NAGAR MUM MH      |
| 30-08-2022 | 30-08-2022 | FT to 921020029622230 - SWASTIK EMPIRE DEVELOPERS  | 3000000.00  | DR | 1000000.00  | PANT NAGAR MUM MH      |
|            |            | TRANSACTION TOTAL DR/CR                            | 60597500.00 |    | 40597500.00 |                        |
|            |            | CLOSING BALANCE                                    |             |    | 1000000.00  |                        |

### Cheque Return Details

| Transactin Type | Chq No | Chq Amount | Return Date | Reason for Return              |
|-----------------|--------|------------|-------------|--------------------------------|
| OUTWARD CLG     | 995120 | 1000000    | 16-06-2022  | OTHER REASONS (PLEASE SPECIFY) |
| OUTWARD CLG     | 995119 | 1000000    | 16-06-2022  | OTHER REASONS (PLEASE SPECIFY) |

Unless the constituent notifies the bank immediately of any discrepancy found by him/her in this statement of Account, it will be taken that he/she has found the account correct.

The closing balance as shown/displayed includes not only the credit balance and / or overdraft limit, but also funds which are under clearing. It excludes the amount marked as lcn. if any. Hence the closing balance displayed may not be the effective available balance. For any further clarifications, please contact the Branch.

We would like to reiterate that, as a policy, Axis Bank does not ask you to part with/disclose/revalidate of your iConnect password, login id and debit card number through emails OR phone call. Further, we would like to reiterate that Axis Bank shall not be liable for any losses arising from you sharing/disclosing of your login id, password and debit card number to anyone. Please co-operate by forwarding all such suspicious spam emails, if received by you, to customer.service@axisbank.com.

REGISTERED OFFICE - AXIS BANK LTD, TRISHUL, Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad - 380005. This is a system generated output and requires no signature.

#### Legends :

ICONN - Transaction through Internet Banking  
AUTOSWEEP - Transfer to linked fixed deposit  
REV SWEEP - Interest on Linked fixed Deposit  
SWEEP TRF - Transfer from Linked Fixed Deposit / Account  
VMT - Visa Money Transfer through ATM  
CWDR - Cash Withdrawal through ATM  
PUR - POS purchase  
TIP/SCG - Surcharge on usage of debit card at pumps/railway ticket purchase or hotel tips  
RATE DIFF - Difference in rates on usage of card internationally  
CLG - Cheque Clearing Transaction  
VMT-ICON - Visa Money Transfer Via Internet Banking  
EDC - Credit transaction through EDC Machine  
SF TU - Seamless electronic fund transfer through AXIS Bank

BRN - Branch  
LDG - Lodge  
INB - Internet Banking  
RLZ - Realise  
DLK - Delink  
DHR - Dishonour  
RFC - Recovery  
LN - Loan  
HCA - Home Currency Advance  
TFR - Transfer  
INT - Interest Run  
BKNG - Booking  
CNCL - Cancellation

