



31/12/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 34175/2024

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) नोंदवला	12728615
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	9136133.88
(4) धु-नापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सदनिका नं. 11-01, माळा नं: 11 वा मजला, इमारतीचे नाव: आर्याना हार्डट्स, ब्लॉक नं: पंतनगर घाटकोपर पूर्व मुंबई - 400075, रोड : सहकार मार्केट जवळ, इतर माहिती: सोबत एक(1)कार पार्किंग,व्हिलेज घाटकोपर किरोळ तसेच दस्तात नमूद केल्याप्रमाणे..... ( ( C.T.S. Number : CTS No. 5662(pt.), FP no. 311A, Plot no. 236-A TPS III, of Village - Ghatkopar-Kirol ; ) )
(5) क्षेत्रफळ	1) 58.99 चौ.मीटर
(6) अकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) धनाऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स एम. रवेशिया रियल्टी एल एल पी चे भागीदार मन्नाक मनोज रवेशिया तर्फे कुलमुखत्यार अमर रामस्वरूप गुप्ता वय:-42; पत्ता:-प्लॉट नं: ११०१, माळा नं: ११ वा मजला, इमारतीचे नाव: कासाब्लांका प्लॉट नं. १३०. ब्लॉक नं: जे व्ही पी डी स्कीम विले पार्ले पश्चिम मुंबई, रोड नं: गुलमोहर क्रॉस रोड नं. १०, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-ABLFM5989L
(8) धनाऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संदेश भोजा शेटी वय:-39; पत्ता:-प्लॉट नं: ७०१ ए - विंग, माळा नं: ७ वा मजला, इमारतीचे नाव: श्री कृष्णा एस आर ए सीएचएसएल, ब्लॉक नं: गणेश मंदिर जवळ भटवाडी घाटकोपर पश्चिम मुंबई, रोड नं: राम जोशी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-EVEPS6814M 2): नाव:-श्वेता चंद्रहासा शेटी वय:-33; पत्ता:-प्लॉट नं: ७०१ ए - विंग, माळा नं: ७ वा मजला, इमारतीचे नाव: श्री कृष्णा एस आर ए सीएचएसएल, ब्लॉक नं: गणेश मंदिर जवळ भटवाडी घाटकोपर पश्चिम मुंबई, रोड नं: राम जोशी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-FOAPS8076H
(9) धनाऐवज करून दिल्याचा दिनांक	24/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/12/2024
(11) धनुक्रमांक, खंड व पृष्ठ	34175/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	763800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) धन	

सह दुय्यम निबंधक वर्ग २  
कुर्ला क्र. ५

अभ्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

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

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 24/12/2024 ) toMunicipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक वर्ग २  
कुर्ला क्र. ५

IN MH013092285202425E	BARCODE	Date	23/12/2024-22:10:34	Form ID	25.2
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Department	Inspector General Of Registration	Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Mode of Payment		PAN No.(If Applicable)	EVEPS6814M		
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	MR SANDESH B SHETTY AND MRS SHWETHA C SHETTY		
Location	MUMBAI	Flat/Block No.	FLAT NO 11-01 ELEVENTH FLOOR ARYANA		
Period	2024-2025 One Time	Premises/Building	HEIGHTS		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
00045501 Stamp Duty	763800.00	PANT NAGAR	GHATKOPAR E MUMBAI		4 0 0 0 7 5
00063301 Registration Fee	30000.00				

Remarks (If Any)		PAN2=ABLFM5989L~Second Party Name: BAYESHIA REALTY LLP~			
Amount In		Seven Lakh Ninety Three Thousand Eight Hundred Rup			
Words		ees Only			
Total		7,93,800.00			

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024122410740	2905743592
Cheque/DD No.		Bank Date	RBI Date	23/12/2024-22:12:16	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोंदणी केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

## Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
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करल - ५

दस्त क्र. ३०९७५/२०२४

e/19e0

**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** ("this Agreement") is made and executed at Mumbai, on this 24 day of December in the Christian Year Two Thousand and Twenty-Four (2024);

**BETWEEN:**

**M/s. M Raveshia Realty LLP**, a limited liability partnership firm registered under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 1101, Casablanca, Gullionar X Road No. 10, Vile Parle (West), JVPD Scheme, Plot No. 130, Mumbai - 400 049, represented through its Authorised Partners **(i)** Mr. Mannank Manoj Raveshia, **(b)** Mr. Manoj Laxmidas Raveshia, hereinafter referred to as the "**the Developer**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said LLP, its designated partners, its partners or partner as may be notified under the said LLP and the heirs, executors and administrators of last of such survivors or survivor and assigns) of the **ONE PART**;

**AND**

**The Person(s)** as mentioned in **Annexure "A1"** hereto, hereinafter called "**the Purchaser/s**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include **(a)** in case of individual/s his/her/ their heirs, executors, administrators and permitted assigns; **(b)** in case of partnership firm/s, partner/s for the time being of the said firm, the survivor/s of them and the heirs, executors, administrators and permitted assigns of the surviving partner; **(c)** in case of a limited company or a limited liability partnership, its successors and permitted assigns; and **(d)** in case of an HUF, its Karta, beneficiaries, members and coparceners and their survivors and the heirs, executors, administrators and permitted assigns of the last survivor) of the **OTHER PART**:

The Developer and the Purchaser/s are hereinafter individually referred to as "**a Party**" and collectively as "**the Parties**".

  
Purchaser/s



  
Developer

करल - ५  
दस्त क्र. ९०१७५/२०२४  
WHEREAS: ९०/१९०

A. Hira Navjivan Co-operative Housing Society is solely and absolutely seized and possessed of, otherwise well and sufficiently entitled to all that pieces and parcels of the larger plot of land bearing Final Plot No. 311A, bearing CTS No. 5662 (part)), (Corresponding Old Survey No. 236-A) admeasuring about 682.73 Sq. Mtrs. (Six Hundred and Eighty-Two) Square Meters or thereabouts lying and being situated at Village Ghatkopar - Kirol, Taluka Ghatkopar, Pant Nagar, Ghatkopar (East), Mumbai - 400 075 within the District Registration of Mumbai and Mumbai Suburban (hereinafter referred to as "Land") together with a Building No. 108 standing thereon known as "Hira Navjivan" consisting of ground plus 3 (Three) upper floors (hereinafter referred to as "**Building 108**") and comprising of 32 (Thirty Two) members (Members)". The Land and the Building 108 shall jointly be referred to as the "**Property**". The Property is more particularly described in the red color boundary line on the plan, a copy of the plan is marked and annexed herewith as **Annexure "A"** and is more particularly described in the First Schedule herein under written.

B. The development rights in respect of the said Land have been acquired by the Developers in the following manner:

C. The Maharashtra Housing and Area Development Authority, a statutory Corporation constituted under the Maharashtra Housing and Area Development Act, 1976 and having its office at Griha Nirman Bhavan, Kala Nagar, Bandra (East), Mumbai - 400 051 ("**MHADA**") is the owner of and absolutely seized and possessed of and/ or otherwise well and sufficiently entitled to all that piece and parcel of the Land.

D. The Government of India ("**GOI**") had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers on what was then known as 'Subsidised Industrial Housing Scheme' ("**Scheme**"). Pursuance to the said Scheme formulated by GOI, MHADA (then known as the Maharashtra Housing and Area Development Board) constructed the Building 108 on the Land.

E. On basis of the guidelines laid down by the GOI and Government of Maharashtra, directed that the buildings built by MHADA (then known as

  
Purchaser/s



  
Developer



करल - ५

दस्त क्र. ३०५७५/२०२४

Ey/19e0

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THE PIECES AND PARCELS OF LEASEHOLD LAND bearing Final Plot No. 311A forming a part of the Larger CTS No. 5662 (part), (Corresponding Old Plot No. 236-A) admeasuring about 682.73 Sq. Mtrs. (Six Hundred and Eighty-Two) Square Meters or thereabouts lying and being situated at Village Ghatkopar - Kirol, Taluka Ghatkopar, Pant Nagar, Ghatkopar (East), Mumbai - 400 075 within the District Registration of Mumbai and Mumbai Suburban together with a Building standing thereon known as 'Hira Navjivan' consisting of ground plus 3 (Three) upper floors and comprising of 32 (Thirty Two) members living and being situated within the Registration Sub-District of Mumbai and Mumbai Suburban and bounded as follows:

On or towards the East	:	12.20 mtr. Layout road
On or towards the West	:	Building no. 125
On or towards the North	:	Building no. 107 Swa
On or towards the South	:	Residential Building



**THE SECOND SCHEDULE ABOVE REFERRED TO**

**Common Areas and Facilities**

**PART A - LIMITED COMMON AREAS**

- All the Purchaser/s of Flats on each floor will have a proportionate un-divided interest with their fellow neighbors on the same floor in respect of the flat entrance lobby and lift lobby at every floor adjacent to the respective flats;
- Parking Spaces in accordance with the provisions of Clause [17] of this Agreement.

**PART B - COMMON AREAS**

The Purchaser/s will have a proportionate un-divided interest in the following along with acquirers/holders of the premises in the Proposed Building:

- Entrance lobby on the Ground Floor,
- Society office room.
- Gymnasium as permissible by MHADA.
- Lifts provided in the Proposed Building.
- Staircase of the Proposed Building including the floor landing and the mid-landing, for the purpose of ingress and egress.
- Terrace on the topmost floor of the Proposed Building.

  
Purchaser/s



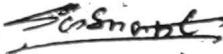
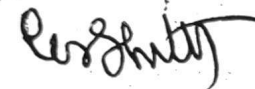
  
Developer

करल - ५  
 दस्त क्र. ७४१७५/२०२४  
 ६६/१९०


IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day and year the first above written.

**SIGNED AND DELIVERED**

By the within named "Developer"  
**M/S. M. RAVESHIA REALTY LLP**  
 through its Designated Partner  
**MR. MANNANK MANOJ RAVESHIA**  
 in the presence of .....

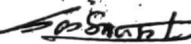
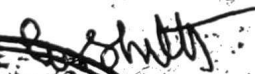
1. 
2. 



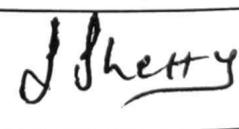


**SIGNED AND DELIVERED**

By the within named "Purchaser/s"  
**MR. SANDESH BHOJA SHETTY**  
 in the presence of .....

1. 
2. 


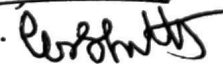






**SIGNED AND DELIVERED**

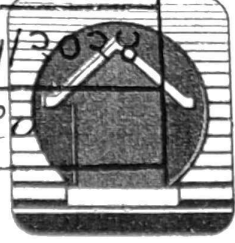
By the within named "Purchaser/s"  
**MRS. SHWETHA CHANDRAHASA SHETTY**  
 in the presence of .....

1. 
2. 





महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण  
MAHARASHTRA HOUSING AND  
AREA DEVELOPMENT AUTHORITY

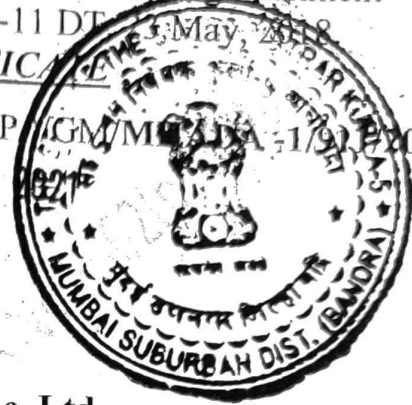
करल - ५	
दस्त क्र. ३०१७५/२०२१	
१००/डी MHADA	

## Building Permission Cell, Greater Mumbai / MHADA.

(A designated Planning for MHADA layouts constituted as per government regulation No. TPB/4315/167/CR-51/2015/UD-11 DT. 3 May, 2018)

**COMMENCEMENT CERTIFICATE**

No. MH/EE/(B.P.)/GM/MHADA-11/93/E/2021  
Date: 30 NOV



स्वातंत्र्याचा अमृत महोत्सव

To  
M/s. M Raveshia Realty LLP  
C.A. to Pant Nagar Hira Navjeevan Co. Op. Hsg. Soc. Ltd.  
1101, 11th floor, Casablanca, Gulmohar Cross Road No. 10,  
Plot No. 130, Vile Parle (West), Mumbai: - 400 049.

**Sub:-** Proposed redevelopment of existing building No. 108 known as "Pant Nagar Hira Navjeevan Co. Op. Hsg. Soc. Ltd." on plot bearing C.T.S. No. 5662(pt) of Village Ghatkopar & F.P. No. 311A of Ghatkopar TPS - III, at Pant Nagar MHADA Layout, Ghatkopar (E), Mumbai

**Ref. :** Application of Architect inward no. ET-1101 dt. 08.11.2021

Dear Applicant,

With reference to your application dated 08.11.2021 for development permission and grant of Plinth Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to redevelopment of the Existing building No. 108 known as "Pant Nagar Hira Navjeevan CHS Ltd." on plot bearing C.T.S. No. 5662(pt) of Village Ghatkopar & F.P. No. 311A of Ghatkopar TPS - III, at Pant Nagar MHADA Layout, Ghatkopar (E), Mumbai

गृहनिर्माण भवन, कलानगर, वान्द्रे (पूर्व), मुंबई - ४०० ०५१.  
दुरध्वनी ६६४०५०००  
फैक्स नं. : ०२२-२६५९२०५६

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

1/3



करल  
दस्त क्र. ३०१५५/२०२४  
The Commencement  
१००११००  
compliance as mentioned

Certificate/Building Permit is granted subject to  
in I.O.A. u/ref. No. EE/BP CELL/GM/MHADA-

1/911/2021 dt. 12.10.2021 and following conditions.

1. The land vacated in consequence of endorsement of the setback line / road



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 from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.

5. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the VP & CEO / MHADA if:

a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.

c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.

करल - ५
दस्त क्र. ३०५७४/२०२४
१०४/१९०

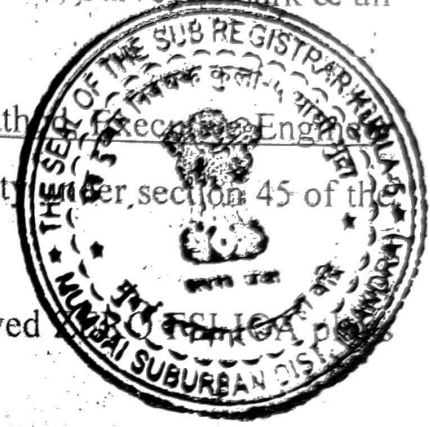
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

8. That the work shall be carried out as per the approved plan, Survey remark & all other relevant permissions applicable to this proposal.

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

This C.C. is issued for work upto plinth as per approved plan dated 12.10.2021

This CC is valid upto 29 NOV 2022



*Anil N. Rathod*

(Anil N. Rathod)

Executive Engineer (E.S.)

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.23.05.2018)

No.EE/BP Cell/ GM/MHADA/ ET- 35 करल 23 4

Date :- 10 2 MAR 2023

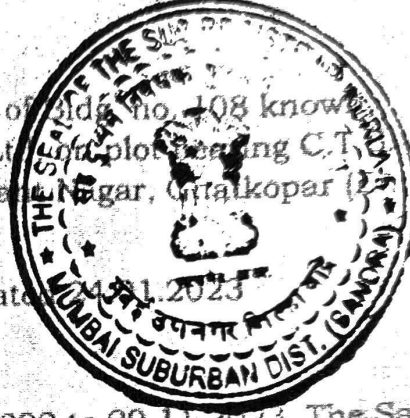
दस्त क्र. 905 VY/2028

90E/900

To:  
M/s. M Revashia Realty L.L.P.  
C.A. to Pant Nagra Hiranavjeean Co. Op. Hsg. Soc. Ltd.  
1101, 11th Floor, Casablanca, Gulmohar Cross Road No. 10,  
Plot No. 130, Vile Parle (West), Mumbai.

Subject: CC Revalidation for Proposed redevelopment of Plot No. 108 known as Pant Nagar Hira Nav Jevan Co. Hsg. Soc. Ltd. Subplot bearing C.T. No. 5662(pt) of village Ghatkopar - Kiroli, at Pant Nagar, Ghatkopar (West), Mumbai.

Ref: Application of Architect inward no. ET-223 dated 30.11.2023



Revalidation Charges for the period for 30.11.2022 to 29.11.2023. The Said Amount is to be paid to MHADA in the name of BUILDING PERMISSION CELL GREATER MUMBAI MHADA 9113138563 (Kotak Mahindra Bank) and receipt of the same is to be produced to this office for further necessary action.

No.	Description	Code No.	Amount in Rs.
1	Revalidation Charges (30.11.2022 to 29.11.2023)	019-02-228-006	10,370.00
2	Penalty	019-02-228-006	10,370.00
		Total	20,740.00

*[Signature]*  
E.E. BP Cell

GM/MHADA

Copy to

- 1 Divisional Accountant/ B.P. Cell/MHADA
- 2 Architect: Saloni Deodhar of M/s. Deodhar Associates for information.

HANDEXURE - 42

# 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.23.05.2018)

No.EE/BP Cell/ GM/MHADA/ ET-1819 /2023

Date :- 31 OCT 2023

करल - 4

दस्त क्र. 906/920/2028

906/920

To,  
M/s. M. Raveshia Realty LLP,  
C.A. to Pant Nagar Hiranavjivan Co. Op. Hsg. Soc. Ltd.  
1101, Casablanca, Plot No. 130, Gulmohar Cross Road No. 10,  
Vile Parle (West), Mumbai- 400 049.

Subject: C.C. Revalidation for Proposed redevelopment of Bldg. No. 108, Nagar Hira Navjivan Co- op. Hsg.Soc.Ltd. on plot bearing C/ TPS Ghatkoper No.III, Ghatkoper-Kilor Village, Ghatkoper (East) Mumbai- 400 075.

Ref: Application Letter of Architect dated 17.10.2023.

Revalidation Charges for the period for 30.11.2023 to 29.11.2024. The said amount is to be paid to MHADA in the name of "BUILDING PERMISSION CELL, GREATER MUMBAI MHADA ACCOUNT NO.- 60454741183" (Maharashtra) and produced receipt of the same to this office for further necessary action.



No.	Description	Code No.	Amount in Rs.
1	Revalidation Charges ( 30.11.2023 to 29.11.2024)	019-02-228-006	11,410.00
<b>Total</b>			<b>11,410.00</b>

*M. Raveshia*  
E.E.B.P. Cell  
GM/MHADA

**Copy to**

- 1 Divisional Accountant/ B.P. (G.M.)/MHADA
- 2 Architect Saloni A. Deodhar of M/s. Deodhar Associates for information.

ANNEXURE - 93

करल - ५

दस्त क्र. ३०५७५/२०२४

१०८/१००



## Building Permission Cell, Greater Mumbai / MHADA

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

### FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-1/911/2024/FCC/1/New

Date : 01 February 2024

To

Mannank Manoj Raveshia  
11th floor 1101 Casablanca  
Gulmohar Cross Road No 10 plot  
no 130 Vile Parle West Mumbai  
400056



**Sub :** HIRA NAVJIVAN CO OP HSG SOC LTD

Dear Applicant,

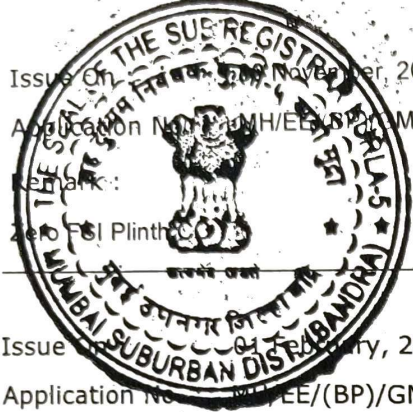
With reference to your application dated 02 March, 2023 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **HIRA NAVJIVAN CO OP HSG SOC LTD.**

The Commencement Certificate/Building permission is granted 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.
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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
  - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
  - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.  
8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.  
दस्त क २०१७५ / २०२४  
२०२१/१९०

This CC is valid upto dt. 29 November, 2024



Issue On: 29 November, 2021

Valid Upto : 29 November, 2022

Application No: MH/EE/SP/1/MHADA-1/911/2021/CC/1/Old

Remark:

Zero FSI Plinth

Issue On: 29 November, 2024

Valid Upto : 29 November, 2024

Application No: MH/EE/(BP)/GM/MHADA-1/911/2024/FCC/1/New

Remark :

This C.C. is further extended upto top of 14th floor i.e. building consist of Basement + Stilt + 1st to 14th upper floors (Including OHT + LMR) as per approved amended plan dtd. 12.01.2022."

Note:- That the Guidelines issued by Chief Engineer(D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.

MHADA

Name : Prashant  
Damodar Dhatriak  
Designation : Executive  
Engineer  
Organization : Person  
Date : 01-Feb-2024

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

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner N Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

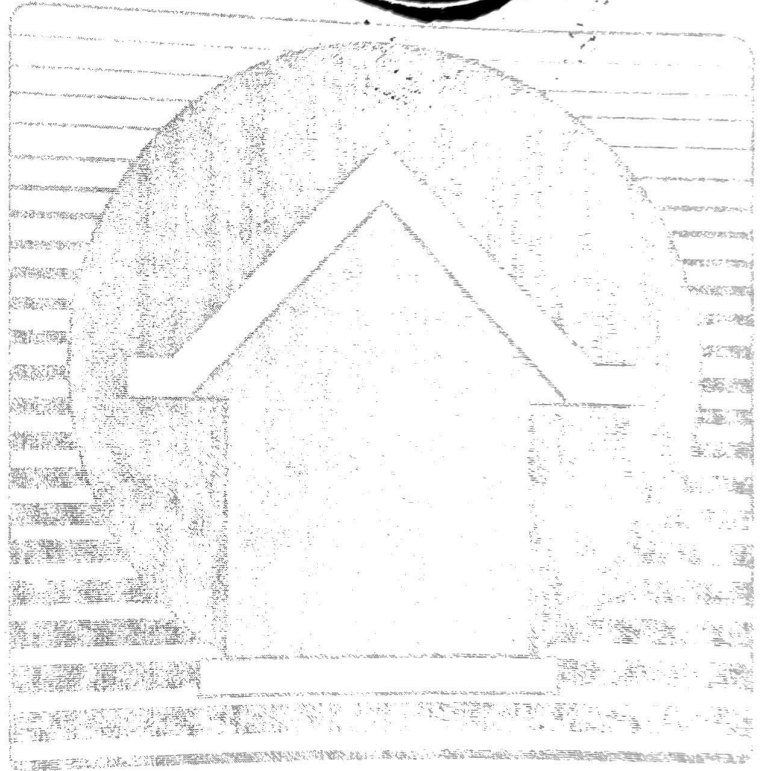
5. EE Kurla Division / MB.
6. A.E.W.W N Ward MCGM.

- 7. A.A. & C N Ward MCGM
- 8. Architect / LS - SALONI ARUN DEODHAR.
- 9. Secretary HIRA NAVJIVAN CO- OP. HSG.SOC.LTD.

करल - ५
दस्त क्र. ३०९७५/२०२४
११०/१९०



महाडा  
MAHADA



ANNEXURE - G4

करल - ५

दस्त क्र. ३०१७५/२०२४

१११/१२०



# Building Permission Cell, Greater Mumbai / MHADA

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

## FURTHER COMMENCEMENT CERTIFICATE

MH/EE/(BP)/GM/MHADA-1/911/2024/FCC/1/Amend

Date : 27 November, 2024



**Sub :** Proposed redevelopment of Existing Building No. 108 known as Hira Navjivan Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 5662(PT), F.P. NO.311A of TPS GHATKOPER NO.III, of village Ghatkopar - Kirol at Pant Nagar, Ghatkopar (East), Mumbai.

To  
Mannank Manoj Raveshia  
11th floor 1101 Casablanca  
Gulmohar Cross Road No 10 plot  
no 130 Vile Parle West Mumbai  
400056

Dear Applicant,

With reference to your application dated 27 November, 2024 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of Existing Building No. 108 known as Hira Navjivan Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 5662(PT), F.P. NO.311A of TPS GHATKOPER NO.III, of village Ghatkopar - Kirol at Pant Nagar, Ghatkopar (East), Mumbai..**

The Commencement Certificate/Building permission is granted 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.
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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
  - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
  - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or



दस्त क्र. 30904/2028

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

8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, assignees, administrators and successors and every person deriving title through or under him.

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



This CC is valid upto dt. 29 November, 2024

Valid Upto : 29 November, 2022

Issue On : 01 February, 2024

Valid Upto : 29 November, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/911/2024/FCC/1/New

Remark :

This C.C. is further extended upto top of 14th floor i.e. building consist of Basement + Stilt + 1st to 14th upper floors (Including + LMR) as per approved amended plan dtd. 12.01.2022."

Note:- That the Guidelines issued by Chief Engineer(D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal commissioner (BMC) 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.

Issue On : 27 November, 2024

Valid Upto : 29 November, 2024

Application No. : MH/EE/(BP)/GM/MHADA-1/911/2024/FCC/1/Amend

Remark :

This C.C. further extended up to top of 16th floor (Including OHT + LMR) as per approved amended plan dtd. 12.01.2022.

Note:- That the Guidelines issued by Chief Engineer(D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution

Digitally signed by Prashant Dattatraya Dhatri  
Date: 27 Nov 2024 15:27:41  
Organization: MHADA  
Designation: Executive Engr.

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

करल - ५

दस्त क्र. ९०७५/२०२४

११३/१००

in favour of information please  
Chief Officer Mumbai Board.

Deputy Chief Engineer /B.P. Cell/MHADA.

Asst. Commissioner N Ward MCGM.

Chief ICT officer/MHADA for information & uploaded to MHADA website

to :-

EE Kurla Division / MB.

A.E.W.W N Ward MCGM.

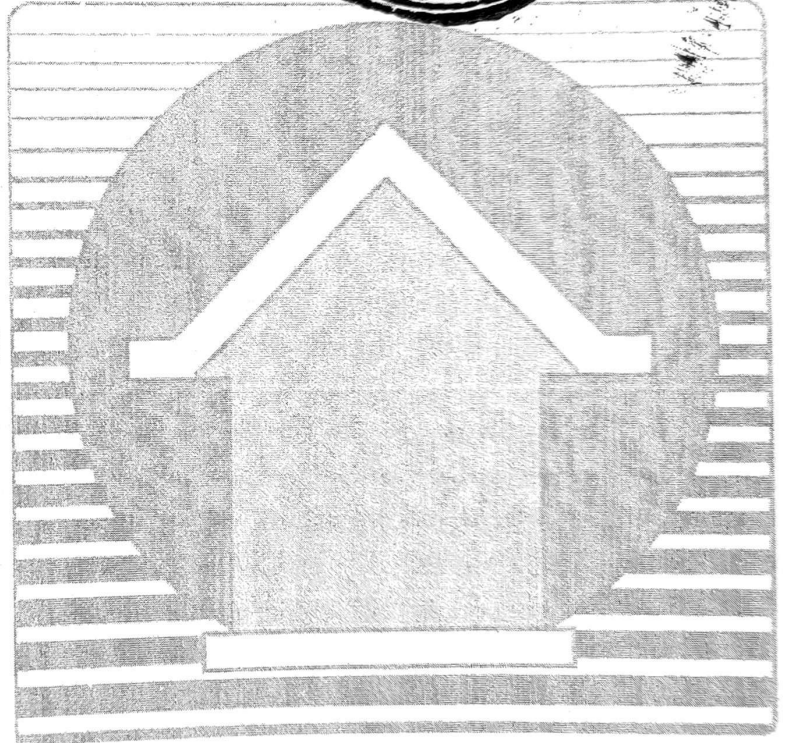
A.A. & C N Ward MCGM

Architect / LS - SALONI ARUN DEODHAR.

Secretary HIRA NAVJIVAN CO- OP. HSG.SOC.LTD.



म्हाडा  
HADDA





ANNEXURE - I

Maharashtra Real Estate Regulatory Authority करल - ५

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

क्र. ३०७५५/२०२४

१२४/१९०

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51800034432

Project: **Aryana Heights**, Plot Bearing / CTS / Survey / Final Plot No.: 236-A CTS No 5662 (pt) F.P. No. 211 'A' at Kurla,  
Kurla, Mumbai Suburban, 400075;

1. **M/S M Raveshia Realty Llp** having its registered office / principal place of business at **Mumbai Suburban, Pin: 400049.**

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 allottees, as the case may be, of the apartment or the common areas as per the 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 **05/04/2022** and ending with **31/03/2026** 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 Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 05-04-2022 14:29:54

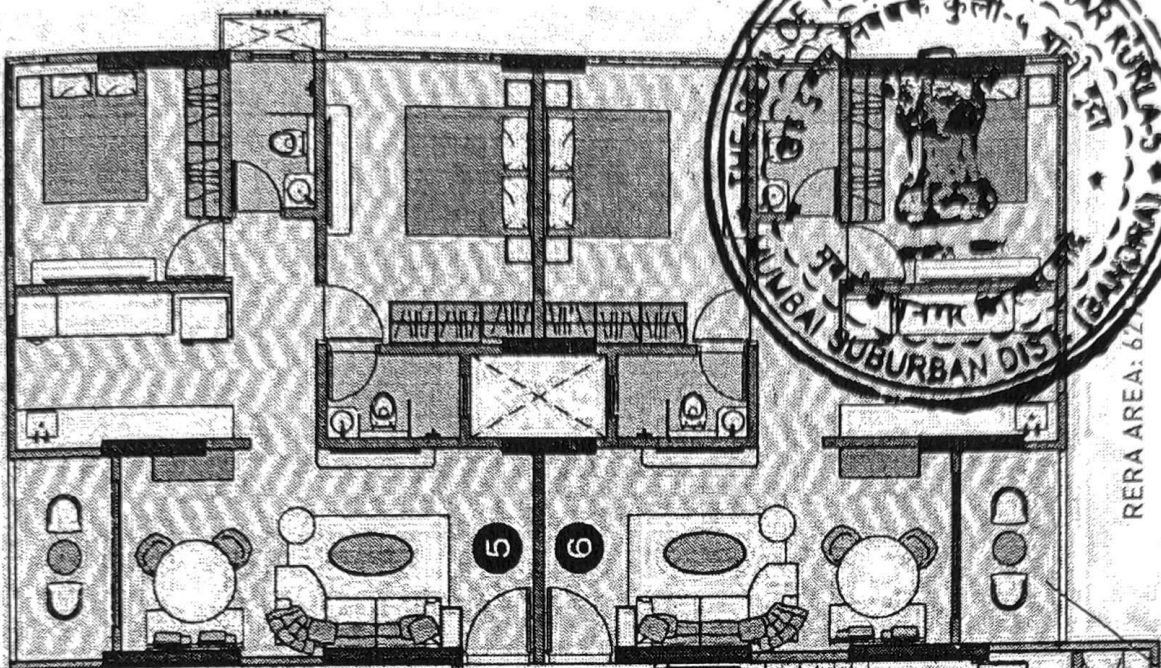
Dated: 05/04/2022  
Place: Mumbai

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





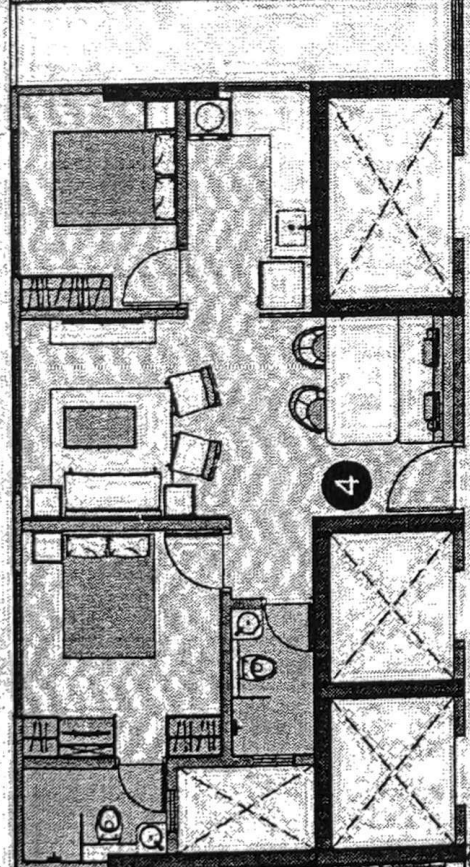
RERA AREA: 627 sq. ft.  
TERRACE AREA: 45 sq. ft.



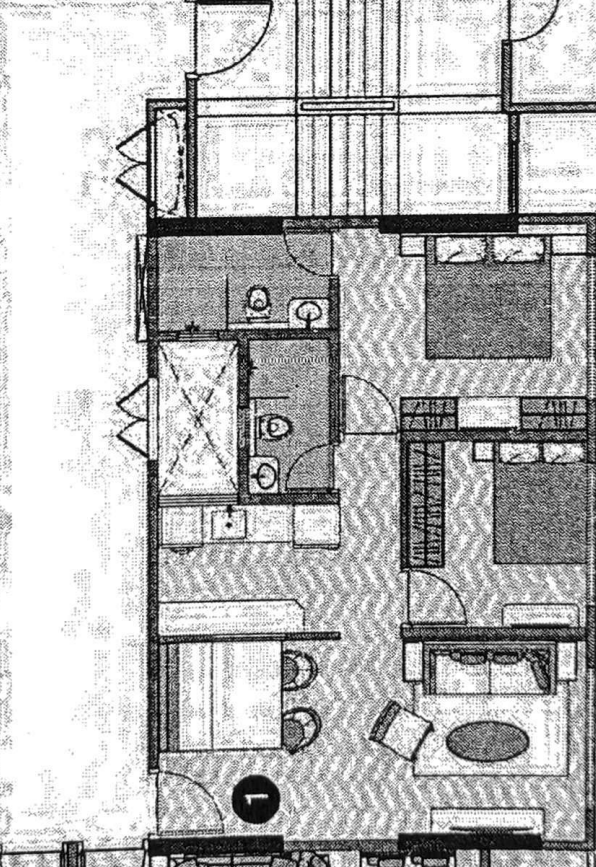
RERA AREA: 627 sq. ft.  
TERRACE AREA: 45 sq. ft.



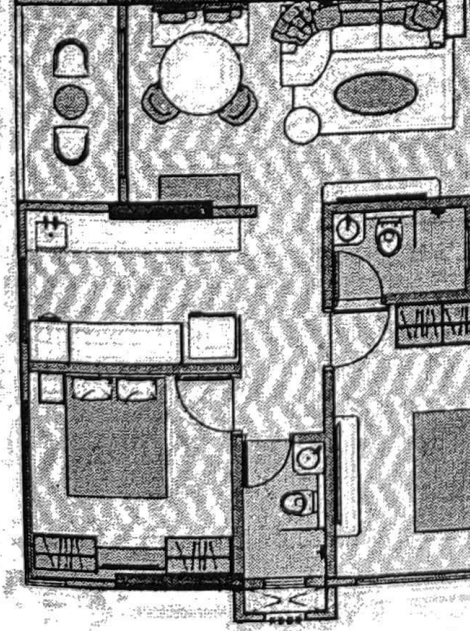
RERA AREA: 541 sq. ft.



RERA AREA: 577 sq. ft.



RERA AREA: 621 sq. ft.  
TERRACE AREA: 43 sq. ft.



RERA AREA: 622 sq. ft.  
TERRACE AREA: 43 sq. ft.

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3	4	5
2	1	6

करल - ५  
 दस्त क्र. १००१५५/२०२४  
 १२६/१००

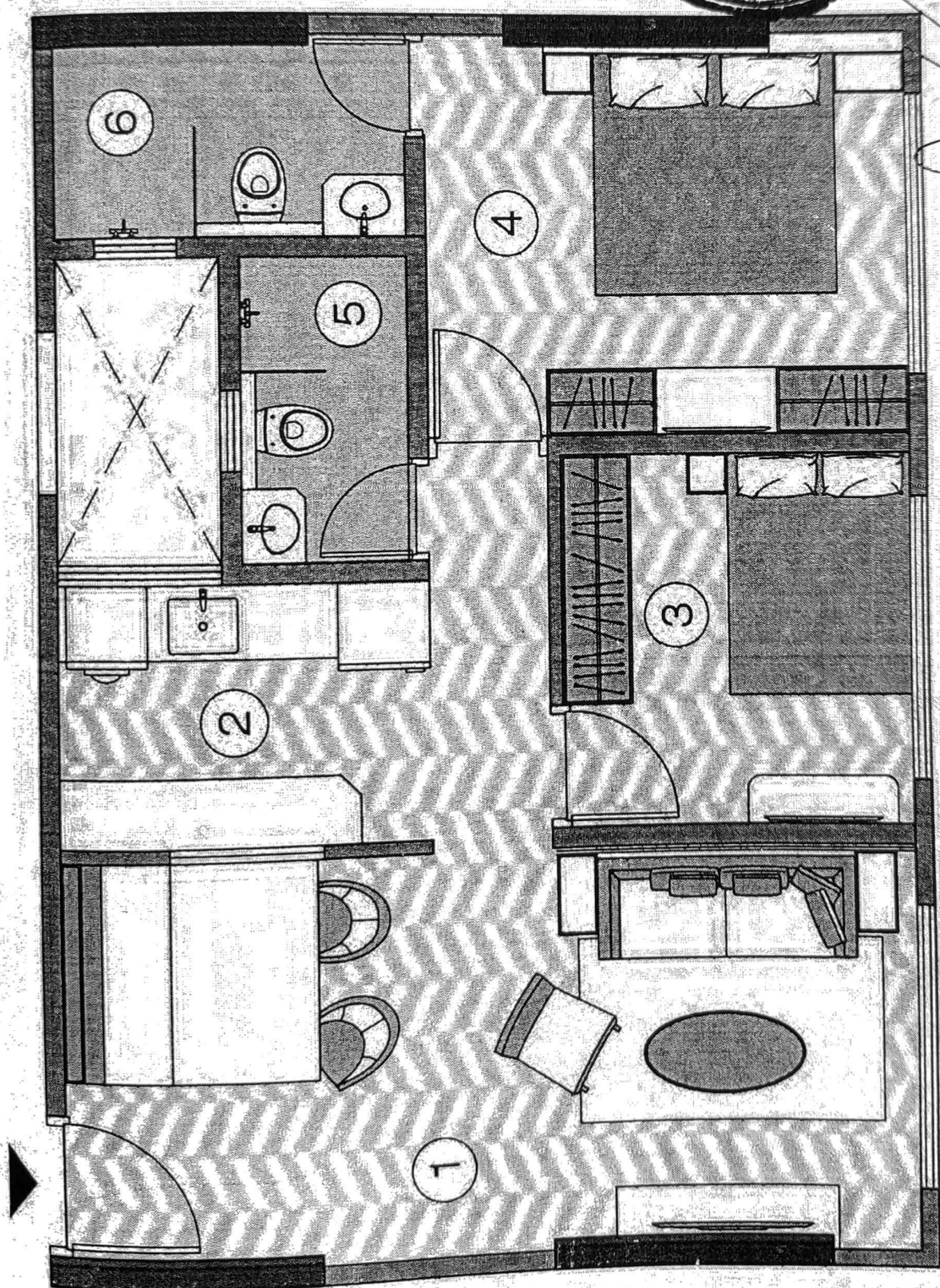
1. LIVING ROOM: 9'10" x 20'8"
2. KITCHEN: 6'5" x 11'10"
3. BED ROOM: 8'7" x 11'10"
4. BED ROOM: 8'7" x 11'10"
5. BATH: 7'5" x 8'3"
6. BATH: 4'7" x 8'4"



N  
 ↓

*Handwritten signatures and notes:*  
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 [Signature]  
 [Signature]

SERIES 1



*Handwritten signature:*  
 [Signature]

करल - ५

दस्त क्र. ३४५५५/२०२४

१२५/१९०

ANNEXURE 'J1'

Project Name - ARYANA HEIGHTS, Flat No. 11-01, on the Eleventh Floor, measuring approximately 53.61 square meters carpet area (excluding the area of the balconies area) (as per the definition of the term "carpet area" under Section 2 (k) of RERA); and in addition thereto having an attached/ enclosed balcony with an area of — square meters carpet area, thus aggregating to an area of 53.61 square meters, for the Proposed Building to be constructed on the said Land more particularly described in the **First Schedule** hereinabove written. It is clarified that the carpet area as mentioned hereinabove (excluding the area of balcony) is computed in accordance with the provisions of Section 2 (k) of RERA and as per the RERA Rules (viz., the floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but including the area covered by the internal partition walls of the apartment).



*Shree*

*Shree*

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करल - ५  
दस्त क्र. ३७५५५/२०२४  
१३१/१९०



Unit No. 11-01  
Car Park 1 Car Park

Unit No.	11-01
Floor	11
Type of Commercial	Residential
RERA Carpet Area (sq.ft.)	577
Balcony Area (Sq.ft.)	
Total Useable Area (sq.ft.)	577
Box Price	11,828,615
Car Park	1 Car Park
Car Park Charges	900,000
Agreement Value (Rs.)*	12,728,615
Stamp Duty (Rs.) @ 6% #	763,800
GST @ 5% (Rs.)	636,431
Registration Fee (Rs.) at the time of registration	30,000
Total with Taxes (Rs.)	14,158,846
Other Charges (excluding Maintenance Deposit & Building Protection Deposit)** (Rs.) at the time of possession	200,600
GST @ 18% (Rs.) on 2 lac (Other Charges - Rs.600)	36,000
Grand Total (Rs.) (excluding Maintenance Deposit & Building Protection Deposit)**	14,395,446

\*GST, Government Taxes, Government Charges, Registration Fee, Registration Charges, Maintenance Deposit and Other Charges are subject to verification

\*\*Maintenance charges for 12 months will be INR 103860/- which shall be payable additionally at the time of possession. GST @ 18% shall also be applicable on maintenance charges. These are estimates and may be revised.

\*Other Charges: Share Money, Society Formation and Registration of Society, Legal Charges, Water and Electric Meter Deposits & Installation Charges, etc.

\*\*Building Protection Deposit amounting to INR 2,00,000/- shall be payable at the time of possession. This shall be refunded to the individual through society.

Document Handling Charges / Scanning charges paid towards registration is extra

Special Remarks (if any) - 1 Car Park	Arrangement: Self/ Assisted
Bank Loan: Y/N	100.00%
Own Contribution %	
Bank Loan: Self or Assisted	
Saturday, September 14, 2024	
Valid for 2 days only	

Customer: *[Signature]*

Sales Manager: *[Signature]*

Developer: *[Signature]*