

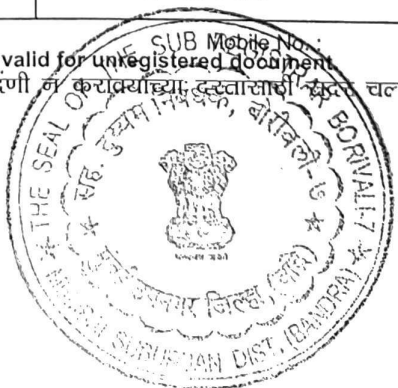


CHALLAN
MTR Form Number-6



GRN	MH012921232202425E	BARCODE			Date	20/12/2024-13:07:00	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL7_JT SUB REGISTRAR BORIVALI 7			Full Name	MS MARS LIFESPACES (YASH) PVT LTD			
Location	MUMBAI			Flat/Block No.	FLAT NO 1104 11TH FLOOR SILVER SAPPHIRE			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	A. K. VAIDYA MARG, DINDOSHI			
0030045501	Stamp Duty	950000.00		Area/Locality	MALAD EAST, MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN		4	0	0
				Remarks (If Any)	SecondPartyName=VIDHYA PRAVIN PADUBIDRI AND ANOTHER-			
				Amount In	Nine Lakh Eighty Thousand Rupees Only			
Total			9,80,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024122014542	2905201650	
Cheque/DD No.				Bank Date	RBI Date	20/12/2024-13:08:07	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID : 9930944490
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी हे चलन लागू नाही.



28022 18 980
 Print Date 20-12-2024 06:38:14

6

AGREEMENT FOR SALE

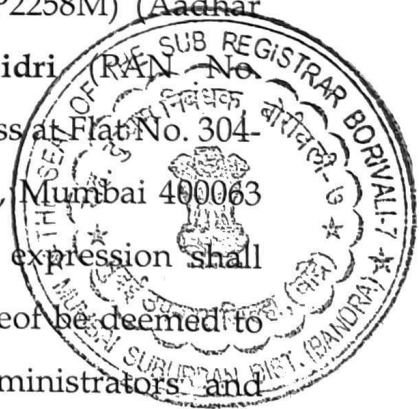
THIS AGREEMENT FOR SALE ("Agreement") is made and executed at Mumbai on this ^{23rd} day of ~~December~~, in the year Two Thousand and Twenty Four.

BETWEEN

M/s. MARS LIFESPACES (YASH) PVT. LTD. Bearing CIN U45202MH2010TC204609, a Private Limited Company constituted under the Companies Act, 1956, through its Director Mrs. Nancy Mehta Gothi duly authorized by board resolution dated 04/10/2021 having its address at 'Silver Utopia', ground floor, opp P & G Plaza, Cardinal Gracious Road, Chakala, Andheri (E), Mumbai 400099, hereinafter for the brevity sake referred to as "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof, include its successor or successors, Director, or Directors for the time being of the said company, the survivor or survivors of them and the executors, administrator of the last surviving director and assigns) of the **FIRST PART;**

AND

(1) Mrs. Vidhya Pravin Padubidri (PAN No AIGPP2258M) (Aadhar 5630 6231 9911) (2) Mr. Pravin Gopal Padubidri (PAN No ANOPP2150P) (Aadhar 5961 1550 4667), having address at Flat No. 304 A, B-54, Van Vihar CHSL, Gokuldham, Goregaon (E), Mumbai 400063 hereinafter referred to as the "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her legal heirs, executors, administrators and permitted assigns of the **Other Part**.)



बाल - ७/		
२४०२२	५	१४०
२४४		

The Promoter and the Purchaser, wherever the context so requires, are hereinafter collectively referred to as the "Parties" and individually as the "Party".

V. Padubidri

Nancy Mehta

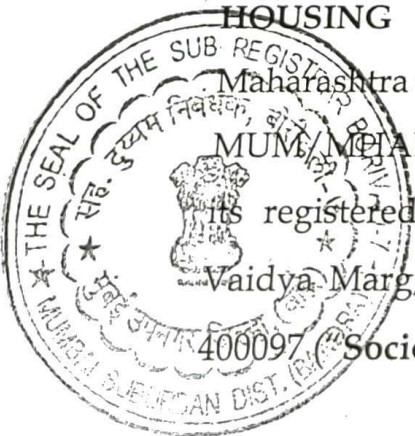
ANMM

WHEREAS:

A. The Maharashtra Housing and Development Authority ("MHADA") is possessed or otherwise well and sufficiently entitled to a piece or parcel of land situated at City Survey No. 31 & 39 being Building No.7, Shivdham Complex Gen. A. K. Vaidya Marg, Dindoshi, Malad (East), Mumbai 400 097 and City Survey No.147 (of) and 106 (pt) Dindoshi, Malad (East) in the Registration Sub-District of Bandra and District of Mumbai City is hereinafter referred to as the "said land"

B. MHADA as the owner of the said Property constructed building no. 7 consisting of 20 tenements for residential purpose on a portion of the said land admeasuring 692.87 sq. meters and hereinafter referred to as the "said Building". The balance area admeasuring 320.78 sq. mts. is classified as Tit Bit Area and after deduction of 54 sq.mtrs of setback land required for widening of existing road, the net plot area available for re-development is 1013.65 sq.mtrs, is hereinafter referred to as the "said Property" and more particularly described in the **First Schedule** hereunder written and shown by red coloured boundary line on the demarcation plan and property card annexed hereto as **Annexure "A"**.

C. The allottees of the tenements formed a Co-operative Housing Society under the name and style of **DINDOSHI YASH CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Society registered under Maharashtra Co-operative Societies Act; 1961 under Registration No. MUM/MHADA/WP/HSG/TC/10046 dated 15/03/1999, and having its registered office at Bldg. No. 7, Shivdham Complex, Gen. A.K Vaidya Marg, MIG MHADA Colony, Dindoshi, Malad East, Mumbai 400097 ("Society").



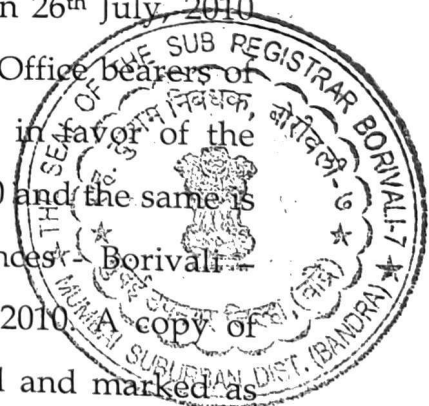
D. By Indenture of Lease dated 11/11/2004 executed between The Maharashtra Housing Area Development Authority (hereafter referred to as MHADA), an Authority constituted under the Maharashtra Housing and Area Development Act 1976 of one Part and DINDOSHI YASH CO-OPERATIVE HOUSING SOCIETY LIMITED, as the Society

NMM
D L

of other part, the MHADA granted lease of all that piece or parcel of land or ground admeasuring 692.87 sq. meters of plot situated and lying underneath and appurtenant to Building No. 7, at survey No. 31 & 39, and the Registration Sub-District of Bandra and District of Mumbai (hereinafter referred to as "the said Land") leased and demised the said land unto and to the Society for a period of 90 years from 01/07/1992 upon the terms and conditions more particularly set out in the said Lease Deed. The said Indenture of Lease dated 11/11/2004 is registered under the registration No. BDR-2/11341/2004 dated 08/12/2004. (03/2004 Date 14.12.2004). (hereinafter referred to as the "said Lease Deed")

E. As per Deed of Sale dated 11/11/2004, executed between The Maharashtra Housing Area Development Authority (MHADA), as the Authority of One Part and DINDOSHI YASH CO-OPERATIVE HOUSING SOCIETY LIMITED, as the Society of other part, and registered with the office of the Sub-Registrar of Assurances under No.BDR-10/03/2004 dated 14/12/2004 sold and conveyed the said building to the Society as an absolute owner therein, standing on the said land (hereinafter referred to as "the said building").

F. Development Agreement dated 25/07/2010 has been executed by and between the Society, Members of the Society and the Promoter herein, which is registered with the Sub/Joint Registrar of Assurances at Borivali, Mumbai under Sr. No. BDR-12/9655/2010 on 26th July, 2010 after payment of applicable Stamp Duty thereon. The Office bearers of the Society have also executed a Power of Attorney in favor of the Directors of the Promoter's Company on 26th July, 2010 and the same is duly registered with the Jt. Sub-Registrar of Assurances, Borivali under Doc. No. BDR-12/IV/9656/2010 on 26th July, 2010. A copy of INDEX II of the Development Agreement is annexed and marked as



Annexure 'B'.

G. By Board Resolution dated 04/10/2021, Mrs. Nancy Mehta Gothi is authorized to sign and execute this agreement. Annexed hereto is the copy of the Board Resolution dated 04/10/2021 as Annexure- 'C'.

बरेल - ७/		
26020	७	980
२०२४		

NMM

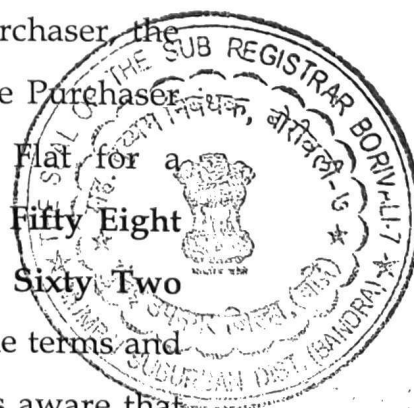
(Handwritten signatures)

There may/will be variations depending on the practical and technical problem or if so desired by the Promoter and therefore the project shall not/ may not be the same as in the brochure and master plan. The Promoter shall not be liable for such variation nor shall the Allottee/s question the same.

AA. The Promoter has informed the Purchaser that, the Promoter has the sole and exclusive rights to sell the flats and in the Project and to enter into separate agreements with other purchasers for the sale /allotment of flats and/or shops forming part of the Project and to receive the sale consideration in respect thereof.

BB. The Purchaser being fully satisfied in respect of the title to the said Property and all permissions, plans etc. and all the representations made by the Promoter and rights of the Promoter to develop the said Property, has approached the Promoter for allotment of Flat No. 1104 - 2 BHK admeasuring 685 square feet (carpet area) (as per presently applicable development norms) and 63.63 square meters carpet area (as per RERA) on the 11th floor (hereinafter referred to as "the Flat") and one car parking in the mechanical/pit/puzzle parking in the Project building ("Said new building") and more particularly described in the Second Schedule hereunder written and shown in the floor plan annexed hereto and marked as Annexure "J". The Flat and the Car Parking are hereinafter collectively referred to as the "Flat Premises", in this Agreement.

CC. The Promoter has agreed to sell and allot to the Purchaser, the Flat and one car parking on ownership basis and the Purchaser has agreed to purchase from the Promoter, the Flat for a consideration of Rs.1,58,32,762/- (Rupees One Crore Fifty Eight Lakhs Thirty Two Thousand Seven hundred and Sixty Two only), including one car parking allotment and on the terms and conditions as hereinafter appearing. The Purchaser is aware that the Car Parking Space/s is/are an exclusive amenity attached to



NMM

[Handwritten signature]

28022	93	980
2028		

the Flat for his / her / their / its exclusive use and that the Flat and the Car Parking Space/s shall at all times be held by the Purchaser as one composite unit.

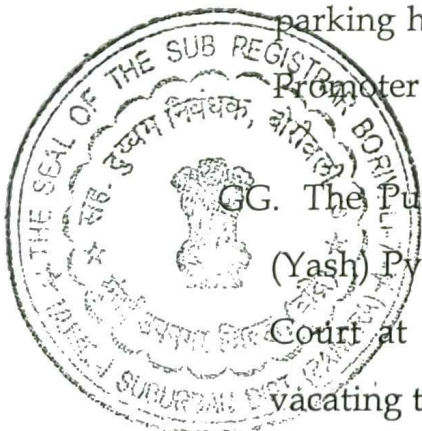
DD. The Purchaser hereby expressly confirms that he/she/they, has/have entered into this Agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the documents, plans, orders, schemes including the rights of the Promoter.

EE. It is clarified by the Promoter that, the building plans though approved by the competent authorities are tentative and are liable to be changed and / or revised or amended as per the requirements of the Promoter and / or as may be ultimately approved / sanctioned by the competent authorities and other concerned public bodies and authorities. The Promoter reserve the right to do so without obtaining any consent / permission / approval from the Purchaser and this right of the Promoter is acknowledged and accepted by the Purchaser. In any event, the Purchaser hereby gives his/her/their/its irrevocable consent to any such revision / amendment to the building plans sanctioned by the competent authorities and undertakes that he/she/they/it shall not raise objection to the same.

FF. The rights of the Purchaser under this Agreement, unless otherwise specified, are restricted to the Flat along with one car parking hereby agreed to be purchased by the Purchaser from the Promoter as stipulated herein.

GG. The Purchaser is aware that the Promoter i.e Mars Lifespaces (Yash) Pvt Ltd., has filed Suit No. 455 of 2022 in the Hon'ble High Court at Bombay against dissenting Members of the Society for vacating their respective flats and hand over peaceful possession to

the Promoter. The said suit is pending and is transferred from Bombay High Court to Bombay City Civil Court at Mumbai.



9701 - 6/	
2802e	92 980
	2028

NMM

✓ f

HH. The Promoter has availed Project Finance from Hero Housing Finance Ltd (HHFL). To secure the repayment of the Project Finance so availed from the said HHFL, the Promoter has created mortgage in respect of the Sale Areas in the Project, in favour of HHFL. The Promoter prior to execution/registration of this Agreement for Sale has obtained an NOC dated **19.12.2024** from the said HHFL inter alia granting its consent and permitting the Promoter to enter into this Agreement for the Sale in respect of the Flat no. **1104**, in favour of the Purchaser/s, releasing the said Flat no. **1104** fully and completely from the purview of the charge of the mortgage created by the Promoter in favour of HHFL subject to payment of the entire amount of the said Total Purchase Consideration in the manner as specifically recorded in "Clause no. 5 & 8" hereto by the Purchaser/s on or around the date of payment of the balance amounts as recorded therein specifically. The NOC from HHFL to sell Flat No. **1104** is annexed hereto and marked as Annexure "J-1".

NMM

II. Under Section 13 of the RERA Act, the Promoter is required to execute a written agreement for sale of the Flat in favour of the Purchaser, being in fact this Agreement and also to get the same registered under the Registration Act, 1908, at the cost, charge and expense of the Purchaser alone.

JJ. Relying upon the same as stated hereinabove, the Promoter hereby agree to sell the Flat along with one car parking to the Purchaser and the Purchaser hereby agrees and undertakes to purchase the Flat as set out herein.

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



1. DEFINITIONS AND INTERPRETATION:

In this Agreement, unless repugnant to the context, the following terms shall have the following meaning:

NMM

[Handwritten signature]

2802E	94	980
2028		

24.2 The Purchaser shall not make any public announcement regarding this Agreement without prior consent of the Promoter.

24.3 Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:-

- (i) Such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating Organization or other recognized investment exchange having jurisdiction over the Parties; or
- (ii) Such disclosure is required in connection with any litigation; or
- (iii) Such information has entered the public domain other than by a breach of the Agreement.

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

All that piece or parcel of land admeasuring 692.87 sq. meters together at A. K. Vaidya Marg, Dindoshi, Malad (East), Mumbai 400 097, situate, lying and being survey No. 31 & 39, and City Survey No.147 (of) and 106 (pt) Dindoshi, Malad (East)

On or towards the North: Building No. 5 & 6

On or towards the East: Shagun Mall

On or towards the South: Building No. 8

On or towards the West: 9.15 m wide road.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO
(Description of the Flat and the Car Parking Space/s)

Residential flat being 1104, 2 BHK admeasuring about 685 sq. feet carpet area, on the 11th Floor, along with 1 (One) car parking in the building 'SILVER SAPPHIRE', standing on the property more particularly described in the first schedule herein above.



वरल - ७/		
२४७२९	७०	१४०
२०२४		

NMM

2 A



Building Permission Cell, Greater Mumbai / MHADA

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

AMENDED IOA

No.MH/EE/ (B.P.)/GM/MHADA- 61/1162/2024

DATE- 21 MAY 2024

To,
Mars Lifespaces (Yash) Pvt Ltd.
C.A. to Dindoshi Yash Co - op Hsg.Soc.Ltd.,
Building No.7, Shivdham Sankul,
Gen. A.K. Vaidya Marg, Dindoshi,
Malad (East) – 400 097.

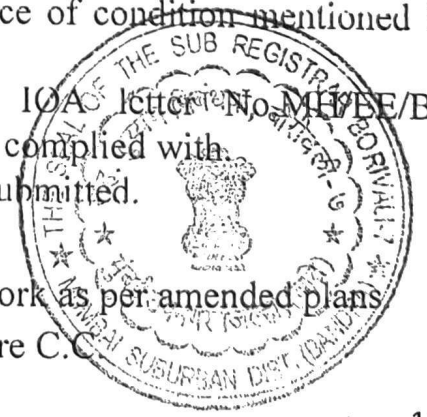
- Sub:-** Proposed redevelopment on Building No.7 Known as Dindoshi Yash Co-op Housing Society Ltd., bearing C.T.S No. 106 (Pt.) & 147 (Pt.), Shivdham Sankul, Gen. A.K. Vaidya Marg, Dindoshi, Malad (East) Mumbai.
- Ref.** 1.Concession approval from Hon' ble V.P./MHADA u. no. ET-143 dtd.11.07.2022.
2.MHADA IOA letter No.MH/EE/BP Cell/GM/MHADA 61/1162/2022
Dtd.26.08.2022.
3. MHADA F.C.C. letter No.MH/EE/BP Cell/GM/MHADA 61/1162/ 2023 Online
Approved on Dtd. 10.01.2024.
4. Application for Amended Plan Dtd. 02.04.2024

Dear Applicant,

With reference to your Architect application dated 02.04.2024 for development permission and grant Approval for Amended plan for **Proposed redevelopment on Building No.7 Known as Dindoshi Yash Co-op Housing Society Ltd., bearing C.T.S No. 106 (Pt.) & 147 (Pt.), Shivdham Sankul, Gen. A.K. Vaidya Marg, Dindoshi, Malad (East) Mumbai.**

The Building Permit is hereby granted subject to compliance of condition mentioned in IOA dated 26.08.2022. and following conditions:

1. All the objections of I.O.A. issued by MHADA IOA letter No. MH/EE/BP Cell/GM/MHADA-61/1162/2022 dtd.26.08.2022 shall be complied with.
2. That the revised R.C.C. design and calculation shall be submitted.
3. That the all payment shall be paid before C.C.
4. That the C.C. shall be re-endorsed for carrying out the work as per amended plans.
5. That the revised NOC from H.E. shall be submitted before C.C.



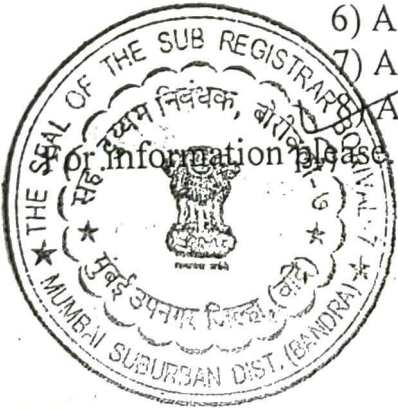
1/2
वर्ष - 10/
Griha Nirman Bhayan, Kalanagar, Bandra (East), Mumbai-400 051. Phone : 6640 5000 Fax No.: 022-26592058 Website: mhada.maharashtra.gov.in
2024

6. That the extra water & sewerage charges shall be paid A.E.W.W.P/N Ward before C.C.
7. That the revalidated Janata Insurance Policy shall be submitted before C.C.
8. That the latest paid assessment bill and receipt shall be submitted before C.C.
9. That the revalidated requisite B.G. and SWM NOC as per policy circular approved by Hon'ble MC U/NO – MGC / F/ 6550 dated: - 11.06.2018 shall be submitted before C.C.
10. That the 270 – A Certificate as per MMC Act shall be submitted before asking O.C.
11. That the provision for electric charging point for electric vehicle shall be provided at stilt floor before of asking Occupation Certificate.
12. That the Solar Power Generated System shall be provided before asking Occupation Certificate
13. That as per MHADA Circular vide no. ET-321, dated 25.10.2023, all precautionary measures shall be taken to control the environment pollution during the building construction activities.
14. That the Carriage Entrance permission from MCGM shall be submitted.
VP & CEO / MHADA has appointed Shri. Rupesh M. Totewar/ Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.


--Sd--

(Rupesh M. Totewar)
Executive Engineer/.B.P. Cell(W/S)
Greater Mumbai/ MHADA.

- Copy with plan to: 1) Deputy Chief Engineer/BP Cell/A
2) Chief ICT Cell/A for info & Upload on MHADA website.
3) REE/M.B.
4) Executive Engineer Borivali Division/M.B.
5) Asst. Commissioner P/N Ward (MCGM)
6) A.A. & C. P/NWard (MCGM)
7) A.E.W.W. P/NWard (MCGM)



For information please Architect Shri. Vilas Dikshit of M/s. Shilp Associate,


(Rupesh M. Totewar)
Executive Engineer/.B.P. Cell(W/S)
Greater Mumbai/ MHADA.

बसल - 6/		
2862E	Lo 900	
2028		



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-61/1162/2024/FCC/1/Amend

Date : 13 September, 2024

To
Mars Lifespaces (Yash) Pvt
Ltd.C.A. to Dindoshi Yash Co - op
Hsg.Soc.Ltd.,
Building No.7, Shivdham
Sankul,Gen. A.K. Vaidya Marg,
Dindoshi,Malad (East) - 400 097.

Sub : Proposed redevelopment on Building No.7 Known as Dindoshi Yash Co-op Housing Society Ltd., bearing C.T.S No. 106 (Pt.) & 147 (Pt.), Shivdham Sankul, Gen. A.K. Vaidya Marg, Dindoshi, Malad (East) Mumbai.

Dear Applicant,

With reference to your application dated 05 June, 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 **Proposed redevelopment on Building No.7 Known as Dindoshi Yash Co-op Housing Society Ltd., bearing C.T.S No. 106 (Pt.) & 147 (Pt.), Shivdham Sankul, Gen. A.K. Vaidya Marg, Dindoshi, Malad (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

26022	LL	500
2028		

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.

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

This CC is valid upto dt. 08 June, 2025

Issue On : 09 June, 2023

Valid Upto : 08-June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-61/1162/2023/CC/1/New

Remark :

This C.C. is granted upto Plinth level i.e. height upto 0.35 mtr. from AGL as per approved plans dtd. 26.08.2022

Issue On : 10 January, 2024

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-61/1162/2023/FCC/1/New

Remark :

This F.C.C. is now granted for building having Pit level (-03.60 mtrs.) for Pump room + Stilt floor for 06 level pit puzzle parking (having two in Pit) + 03 tier pit stack car parking (having one in pit) + Double Height Entrance lobby + U.G. Tank + Space for D.G. set + 3.25mtrs. Level Meter room + 1st floor for Society office and Yoga room + 2nd to 6th upper Residential floor with height 23.55 Mtr. As per approved IOA plans issued vide/no. MH/EE/BP Cell/GM/MHADA -61/1162/2022 dated: 26.08.2022.

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

Issue On : 13-September, 2024

Valid Upto : 08 June, 2025

Application No. : MH/EE/(BP)/GM/MHADA-61/1162/2024/FCC/1/Amend

Remark :

This C.C. is now re-endorsed upto Gr. + 7 upper floor & Further extended for 8th to 18th upper floor for residential user with height 58.30 mt. AGL as per approved plan u/no. MH/EE/BP Cell/GM/MHADA -61/1162/2024 dated: 21.05.2024

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 26.10.2023 shall be strictly followed on site



वरल - ७/		
2802e	ve	300
2024		

✓
Digitally signed by Rupesh Muralidhar Totewar
Date: 13 Sep 2024 14:13:13
Organization: MHADA
Designation: Executive Engr.

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

Copy submitted in favour of information please

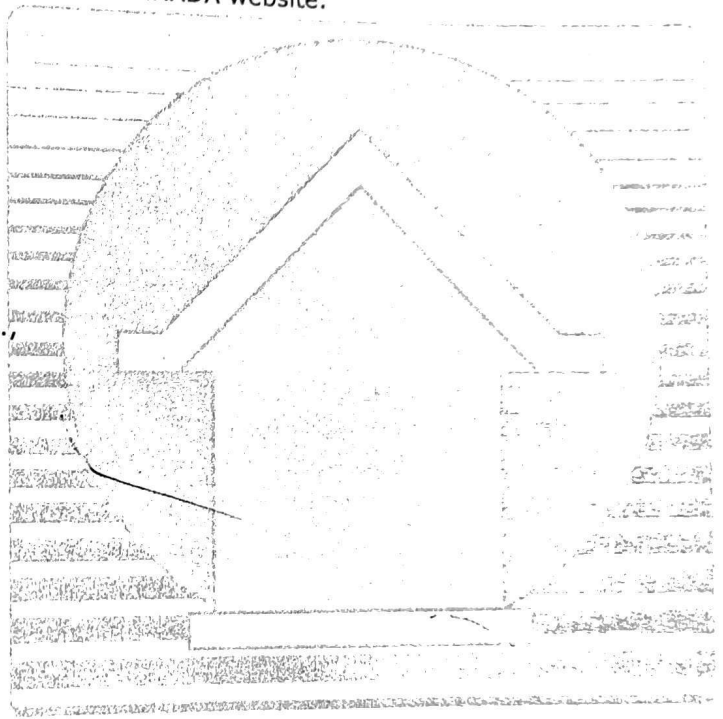
1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer / B.P. Cell / MHADA.
3. Asst. Commissioner P North Ward MCGM.
4. Chief ICT officer / MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Goregaon Division / MB.
6. A.E.W.W P North Ward MCGM.
7. A.A. & C P North Ward MCGM
8. Architect / LS - VILAS VASANT DIKSHIT.
9. Secretary Dindoshi Yash Co - op Hsg. Soc. Ltd.,

संसद

MHADA



वर्ग - ७/	
26622	980
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 :
P51800053145

Project: SILVER SAPPHIRE , Plot Bearing / CTS / Survey / Final Plot No.:106(PT) AND 147(PT)at Dindoshi, Borivali, Mumbai Suburban, 400097;

- 1. Mars Lifespaces(Yash) Private Limited** having its registered office / principal place of business at *Tehsil: Andheri, District: Mumbai Suburban, Pin: 400099.*
- 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 **17/10/2023** and ending with **10/06/2027** 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.**



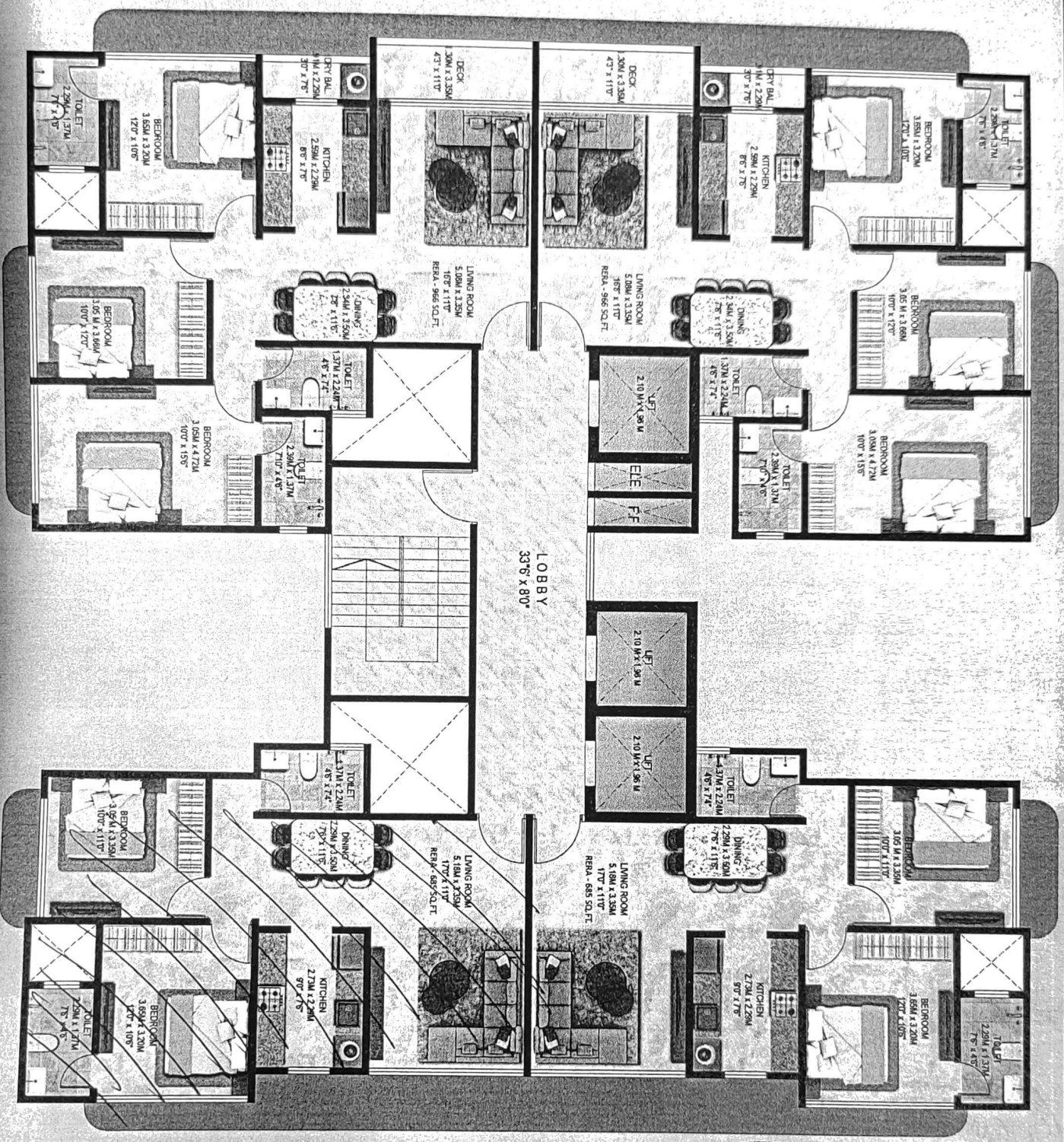
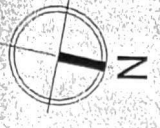
Signature valid
Digitally Signed by
Dr. Yash Premchand Prabh
(Secretary, MahaRERA)
Date: 17-10-2023 15:08:40



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

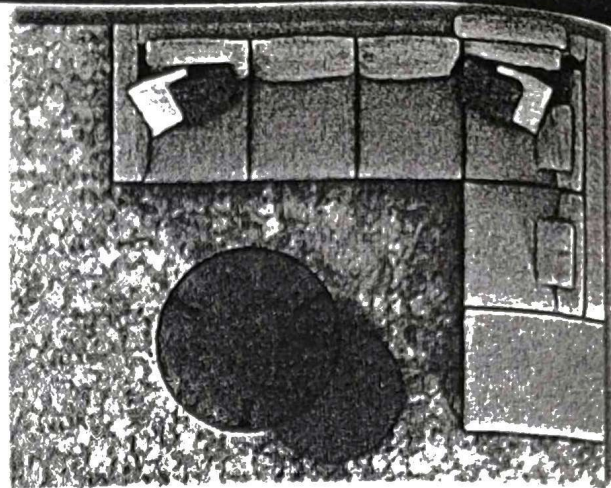
Dated: 17/10/2023
Place: Mumbai

9/10/23	6/
28022	eg 380
2028	



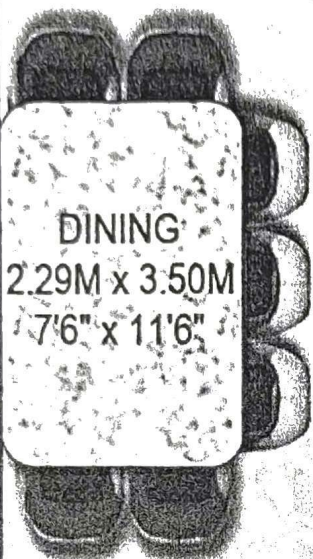
Handwritten notes and stamps at the bottom of the page, including a rectangular stamp with the number '6' and some illegible text.

LIVING ROOM
5.18M x 3.35M
17'0" x 11'0"
RERA - 685 SQ.FT.

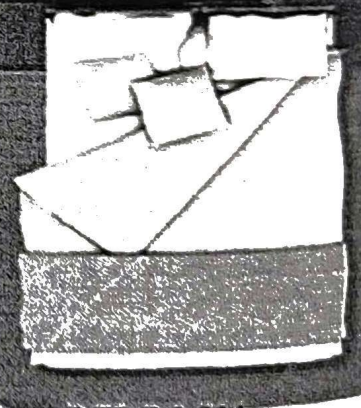
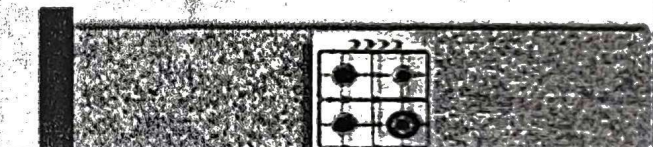
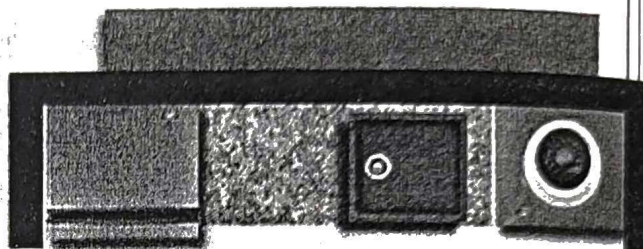


TOILET
1.37M x 2.24M
4'6" x 7'4"

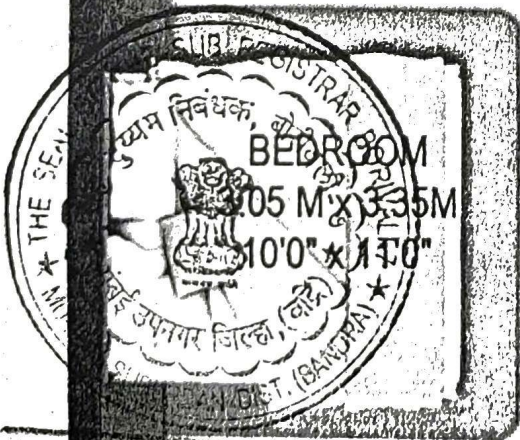
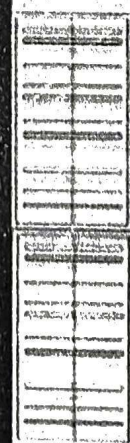
DINING
2.29M x 3.50M
7'6" x 11'6"



KITCHEN
2.73M x 2.29M
9'0" x 7'6"



BEDROOM
3.65M x 3.20M
12'0" x 10'6"



TOILET
2.29M x 1.37M
7'6" x 4'6"



28020

e3 980

2028

सूची क्र.2

दुय्यम निबंधक : सह. दु. नि. बोरीवली 7

168

दम्न क्रमांक : 24729/2024

नोंदणी :

Regn:63m

गावाचे नाव : दिंडोशी

1) विक्रीचा प्रकार	वगारनामा
2) मोठेपणा	15832762
3) वगारनामा/भाडेपट्ट्याच्या विक्रीसाठी आचारणी देतो की पट्टेदार ने देतो वगैरे	11860546.995
4) भू-मालक/पेट्टेद्वारा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1104, माळा नं: 11 वा मजला. इमारतीचे नाव: मिल्वर मफायर, ब्लॉक नं: ए. के. वैद्य मार्ग, दिंडोशी, रोड : मानाड पूर्व, मुंबई - 400097. इतर माहिती: सर्जनिक क्षेत्र 685 चौ. फुट रेग कापेट, मोबन 1 कार पार्किंग व इतर वर्णन दप्तात नमूद केल्याप्रमाणे, ((C.T.S. Number 147 (pt) and 106 (pt) ;))
5) क्षेत्रफळ	1) 70.03 चौ.मीटर
6) आचारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) मूळगवज करून घेणा-या/विहून ठेवणा-या आचारणी नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे/- मार्मलाईफ स्पेसेम (यश) प्रा. लि. चे संचालक: नैन्सी मेहता गोती तर्फे मुख्यालय योगेश वदम वय:- पत्ता:-प्लॉट नं: -, माळा नं: तळ मजला. इमारतीचे नाव: मिल्वर उर्तोपिया, ब्लॉक नं: अॉप, पी अंड सी प्लॉट. कार्डीनल ग्रॅशियम रोड, चकाला, रोड नं: अंधेरी पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400099 फॅन नं:- AAGCM7011G
8) इतरगवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विद्या प्रवीण पडुवित्री - वय:-57; पत्ता:-प्लॉट नं: 304, ए,बी-54, माळा नं: -. इमारतीचे नाव: वन विहार को ऑप हौ सो लि, ब्लॉक नं: गोकुळधाम, रोड नं: गोंगाव पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 फॅन नं:-AIGPP2258M 2): नाव:-प्रवीण गोपाळ पडुवित्री - वय:-65; पत्ता:-प्लॉट नं: 304, ए,बी-54, माळा नं: -. इमारतीचे नाव: वन विहार को ऑप हौ सो लि, ब्लॉक नं: गोकुळधाम, रोड नं: गोंगाव पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 फॅन नं:-ANOPP2150P
9) दस्तऐवज करून दिल्याचा दिनांक	23/12/2024
10) दस्तऐवज केव्हा केव्हाचा दिनांक	23/12/2024
11) घरक्रमांक/खंड व पृष्ठ	24729/2024
12) वाचनासाठी प्रमाणे मुद्रांक शुल्क	950000
13) वाचनासाठी प्रमाणे नोंदणी शुल्क	30000
14) इतर	



यावेळी मागील विचारात घेतलेला तपशील:-

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



खरी प्रत

[Signature]
सह. दुय्यम निबंधक, बोरीवली-७
मुंबई उपनगर जिल्हा.

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

If Yes, CIF No/ Account No.

Name: First Name **PRAVIN** Middle Name **GOPAL** Last Name **PADU**

Date of Birth: **16061959** PAN: **ANOPP2150P**

Mobile: **9833236549**

e-mail: **pppadubidri@yahoo.co.in**

Name of Spouse: **VIDHYA PRAVIN PADUBIDRI**

Name of Father: **GOPAL BABA PADUBIDRI**

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

- 1) Aadhaar / UID No. **596115504667**
- 2) Voter ID No.
- 3) Passport No.:
- 4) Driving License No.
- 5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian Foreign Citizen Person Of Indian Origin (PIO)

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme



STATE BANK OF INDIA

PBB, HIRANANDANI (04234)

LOS No. : RLMS-50125011900861

Application Name : VIDYA PRAVIN PADURIDRI

Co-Applicant Name : PRAVIN GOPAL PADURIDRI

CIF No.: 1) 2)

Contact Number (R) (O)

Loan Amount 40,00,000	Tenure :
Interest Rate :	EMI :
Loan Type :	SBI LIFE : YES / NO

RMPB's :

Name of RMPB's :

Mob. No. of RMPB's :

Fax No of PMPB's :