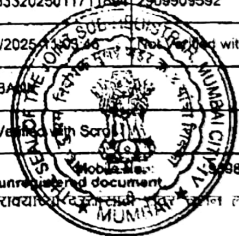
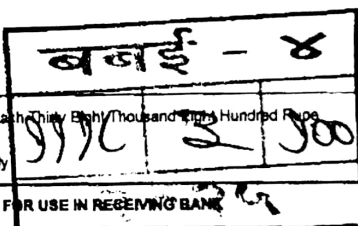




CHALLAN
MTR Form Number-6



GRN	MH014489373202425E	BARCODE	Date		17/01/2025-11:02:56	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
Office Name				KRL4_JT SUB REGISTRAR KURLA NO 4		Full Name	
Location				MUMBAI		KIRAN	
Year				2024-2025 One Time		Flat/Block No.	
Account Head Details				Amount In Rs.		Premises/Building	
0030045501 Stamp Duty				908800.00		Road/Street	
0030063301 Registration Fee				30000.00		Area/Locality	
						Town/City/District	
						PIN	
						4 0 0 0 3 7	
						Remarks (If Any)	
						SecondPartyName=SEJAL SHAKTI REALTORS LLP-	
						Amount In	
						Words	
				9,38,800.00		Nine Lakh Thirty Eight Thousand Eight Hundred and 00/100	
						es Only	
						9990 2 500	
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque/DD Details				Bank CIN		Ref. No.	
						88103332025011711894 2908909592	
Cheque/DD No.				Bank Date		RBI Date	
						17/01/2025 17/01/2025	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scribble	



Department ID:
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चालन करक दुयम निवधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी लागू नाही.

Challan Defaced Details

Br. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-508-1118	0007996802202425	17/01/2025-11:19:14	IGR549	30000.00
2	(IS)-508-1118	0007996802202425	17/01/2025-11:19:14	IGR549	908800.00
Total Defacement Amount					9,38,800.00



CHALLAN
MTR Form Number-6

GRN MH014489373202425E BARCODE Date 17/01/2025-11:02:56 Form ID 25.2

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty		TAX ID / TAN (If Any)	
Office Name KRL4_JT SUB REGISTRAR KURLA NO 4		PAN No.(If Applicable)	
Location MUMBAI		Full Name	KIRAN
Year	2024-2025 One Time	Flat/Block No.	2408
Account Head Details		Premises/Building	SIDDHA SKY
0030045501 Stamp Duty	Amount in Rs.	Road/Street	
0030083301 Registration Fee	908600.00	Area/Locality	MUMBAI
	30000.00	Town/City/District	
		PIN	4 0 0 0 3 7

Remarks (If Any)
SecondPartyName=SEJAL SHAKTI REALTORS LLP-

DEFAECED
₹ 938800.00
DEFAECED

₹ 938800
NINE THOUSAND EIGHT HUNDRED AND EIGHTY EIGHT ONLY

Payment Details		FOR USE IN RECEIVING BANK	
IBBI BANK		Bank CIN	Ref No.
Cheque/DD Details		188103332025011711894	28098908592
Cheque/DD No.		Bank Date	RBI Date
		17/01/2025	17/01/2025
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Valid



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
याच्ये चालानाचे विलंब शुल्काचे वाढविलेले नसल्याने याचालानावर दंडात्मक कारवाई होणार नाही असा निर्णय घेतला आहे.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-508-1118	0007968802202425	17/01/2025-11:18:14	IGR548	30000.00
2	(IS)-508-1118	0007968802202425	17/01/2025-11:18:14	IGR548	908600.00
Total Defacement Amount					9.38,600.00



का.श.क. - ४		
१११८	७	१००
		२५



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai this 17th day of July in the Christian Year Two Thousand Twenty Five.

BETWEEN

SEJAL SHAKTI REALTORS LLP, a Limited Liability Partnership Firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at 173/174, Sejal Encasa, S. V. Road, Kandivall (West), Mumbai 400 067, hereinafter referred to as the "Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, executors, administrators and assigns) of the ONE PART;

AND

Mrs. Kiran residing/having address at A-202, Priyadarshini Apartment, Boring Road, Behind Quality Corner, Buddha Colony, Patna, Bihar, India - 800001 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, in case of individual/s, his/her/their respective heirs, executors, administrators, permitted assigns; in case of a Partnership Firm, the partners for the time being constituting such Firm and the survivors of them and the heirs, executors, administrators of the last surviving partner; and in case of a Company, the successors and permitted assigns) of the OTHER PART:

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

Kiran

[Signature]

WHEREAS:

A. As per the Property Card, the Government of Maharashtra is the Owner of all that forest land being piece and parcel of land situated at Opp: Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 6 (part) admeasuring 1230.35 square meters of Salt Pan Division (hereinafter referred to as the "First Plot");

B. As per the Property Card, the Trustees for the Improvement of The City of Bombay is the Owner of all the piece and parcel of land situated at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 12 (part) admeasuring 5476.65 square meters of Sion Division (hereinafter referred to as the "Second Plot");

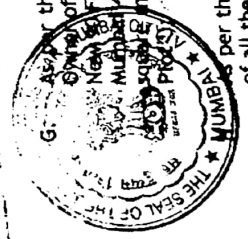
C. As per the Property Card, the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situated at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 16 (part) admeasuring 894.63 square meters of Salt Pan Division (hereinafter referred to as the "Third Plot");

D. As per the Property Card, the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situated at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 17 (part) admeasuring 871.82 square meters of Salt Pan Division (hereinafter referred to as the "Fourth Plot");

E. As per the Property Card, the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situated at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 18 (part) admeasuring 753.72 square meters of Salt Pan Division (hereinafter referred to as the "Fifth Plot");

प्रा. ११९
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As per the Property Card the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situated at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 19 (part) admeasuring 2387.58 square meters of Salt Pan Division (hereinafter referred to as the "Sixth Plot");



G. As per the Property Card the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situated at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 20 (part) admeasuring 7102.69 square meters of Salt Pan Division (hereinafter referred to as the "Seventh Plot");

H. As per the Property Card the Governor of (Bombay) Maharashtra is the Owner of all the piece and parcel of land situated at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 21 (part) admeasuring 7658.94 square meters of Salt Pan Division (hereinafter referred to as the "Eighth Plot");

I. As mentioned in Recitals (A), (B), (D) to (H) above, the said First Plot, the said Second Plot, the said Fourth Plot, the said Fifth Plot, the said Sixth Plot, the said Seventh Plot and the said Eighth Plot, all collectively admeasuring 25481.75 square meters and are hereinafter collectively referred to as the "First Lands" and more particularly described Firstly, Secondly, Fourthly, Fifthly, Sixthly, Seventhly, Eighthly, Ninthly, Tenthly, Eleventhly, Twelfthly, Thirteenthly, Fourteenthly, Fifteenthly, Sixteenthly, Seventeenthly, Eighteenthly, Nineteenthly, Twentiethly, Twenty-firstly, Twenty-secondly, Twenty-thirdly, Twenty-fourthly, Twenty-fifthly, Twenty-sixthly, Twenty-seventhly, Twenty-eighthly, Twenty-ninthly, Thirtiethly, Thirty-firstly, Thirty-secondly, Thirty-thirdly, Thirty-fourthly, Thirty-fifthly, Thirty-sixthly, Thirty-seventhly, Thirty-eighthly, Thirty-ninthly, and Fortiethly.

Signature

Seventhy and Eightly in the First Schedule hereunder written. The First Lands are all declared as the census slum and the slum dwellers and/or the hutment holders thereon have formed a group known as "Nirmal Nagar SRA Co-operative Housing Society Limited" (hereinafter referred to as the "Society") with a view to develop the said First Lands, in accordance with the Slum Rehabilitation Act, 1971 and the relevant development control regulation/s;

As mentioned in Rectal (C) above, the Third Plot admeasuring 894.63 square meters is also fully encroached by the slum dwellers and/or hutment holders and the same is also declared as census slum and is hereinafter referred to as the "Second Land" and is more particularly described Thirdly in the First Schedule hereunder written; The First Lands and the Second Land are hereinafter collectively referred to as the "said Lands".

J. The said First Lands are census slum and the same are partly owned by the State Government and partly by the Municipal Corporation of Greater Mumbai ("MCGM");

K. The Society appointed M/s. Shreenath Realtors (the "1st Developer") as the developer for the lands admeasuring 20648.19 square meters being the portion of the said First Lands and in pursuance thereof the said Society signed and executed the development agreement and the Power of Attorney both dated 22nd December, 2000 in respect of portion of the said First Lands to and in favour of the 1st Developer upon the terms and conditions therein mentioned.

L. The 1st Developer submitted Slum Rehabilitation Scheme on the portion of the said First Lands ("said Scheme") to the Slum Rehabilitation Authority ("SRA") on 29th October, 2001 and thereafter submitted various documents to the SRA as required for the said Scheme.

M. The Additional Collector (Enc/Demo) and Competent Authority, Mumbai City issued the Annexure-II on 05/08/2004 and the Asst. Commissioner, MCGM F/N issued the Annexure II 09/08/2005 in respect of Portion of First Lands.

N. The said Society vide their Advocate letter dated 23rd July 2005 addressed to the SRA unilaterally terminated the development agreement executed with the 1st Developer on 22nd December, 2000.

O. The Deputy Collector (Encroachments) Dharavi Department vide its letter dated 16th June, 2009 issued amended Annexure-II for the hutment Portion of the said First Lands as herein above mentioned Scheme.

P. The said Society in its General Body Meeting dated 19th July 2009 on the basis of the resolution passed for termination of the 1st Developer and the documents signed by the Society in favour of the 1st Developer.

Q. Inspite of the said termination, the 1st Developer obtained the Annexure III on 24th August, 2009 from SRA.

R. The Executive Engineer (W.S) SRA issued the L.O.I. on 15th September, 2009 bearing No. SRA/ENG/661/ FN/ML/ LOI to the 1st Developer in respect of the said Scheme on the portion of the said First Lands upon certain terms and conditions therein mentioned.

S. In addition to the above, the SRA also issued a Provisional LOI dated 4th November, 2009 bearing No. SRA/Eng/2260/EN/STGL /LOI (hereinafter referred to as the "Provisional LOI") in favour of Ackruti City Limited Consortium in view of the Government directive issued under the provisions of Section 3K (1) of the Maharashtra Slum Area (Improvement, Clearance and

Commissioner, MCGM F/N	2
2005	900
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penal interest penalty, if any, to be payable to the stamp authorities or any other authorities, if any documents including this Agreement is found to be insufficiently or improperly stamped or otherwise howsoever.

57. This Agreement shall always be subject to the provisions of The Real Estate (Regulation and Development) Act, 2016 and the Rules made under there from time to time.

58. The Purchasers and/or the Promoter shall present this Agreement at the proper registration office for Registration within the time limit prescribed by the Registration Act and admit execution thereof.

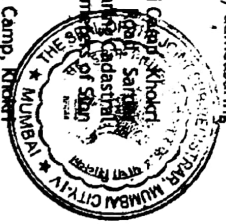
59. Any dispute between the Parties shall be settled amicably. In the case of failure to settle the dispute amicably, the same shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act 2016.

60. The rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts in Mumbai alone shall have the jurisdiction in respect of and in connection with this Agreement.

61. The Permanent Account Nos. of the parties hereto is as under:-

NAME	PAN NO.
SEJAL SHAKTI REALTORS LLP	ADAFS1705P
MRS. KIRAN	ASCPK2789A

THE FIRST SCHEDULE ABOVE REFERRED TO:
 9996 881 900
 2



Firstly: All that being piece and parcel of land situate at Opp. Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastrial Survey No. 12 (part) admeasuring 5476.65 sq. meters of Salt Pan Division.

Secondly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastrial Survey No. 16 (part) admeasuring 894.63 sq. meters of Salt Pan Division.

Fourthly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastrial Survey No. 17 (part) admeasuring 871.82 sq. meters of Salt Pan Division.

Fifthly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar

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Nagar No. 4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 18 (part) admeasuring 753.72 sq. meters of Salt Pan Division.

Sixthly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 19 (part) admeasuring 2387.58 sq. meters of Salt Pan Division.

Seventhly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 20(part) admeasuring 7102.69 sq. meters of Salt Pan Division.

Eightily: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 21(part) admeasuring 7658.94 sq. meters of Salt Pan Division.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Limited Common Areas and Facilities)

SR.NO	DESCRIPTION	1 ST WING	2 ND WING
1.	Tower 1	1 A	1 B
	No. of Floors	3 rd floor to 39 floors+ or more if permissible with the additional FSI.	3 rd floor to 39 floors+ or more if permissible with the additional FSI.
	Res/ Commercial	Residential	Residential
	Refuge Area	8, 15, 22, 29, 36	8, 15, 22, 29, 36
	Parking floors	Basement ¹ , Basement 2, Ground floor, Level 1	Basement ¹ , Basement 2, Ground floor, Level 1
2.	Tower 2	2 A	2 B
	No. of Floors	Ground floor, 1 st & 2 nd (Commercial)	Ground floor, 1 st & 2 nd (Commercial)
	Refuge Area	Residential from 3 rd floor to 16 th floor + fungible area not yet calculated + more if permissible with the additional FSI	Residential from 3 rd floor to 16 th floor + fungible area not yet calculated+ more if permissible with the additional FSI
	Parking floors	8, 15, 22, 29, 36	8, 15, 22, 29, 36
	Basement	Basement ¹ , Basement 2, Ground floor, Level 1, No wings	Basement ¹ , Basement 2, Ground floor, Level 1, No wings
	Basement	3 rd floor to 39 floors+ or more if permissible with the additional FSI.	3 rd floor to 39 floors+ or more if permissible with the additional FSI.
	Basement	Residential	Residential
	Basement	8, 15, 22, 29, 36	8, 15, 22, 29, 36
	Basement	Basement ¹ , Basement 2, Ground floor, Level 1	Basement ¹ , Basement 2, Ground floor, Level 1



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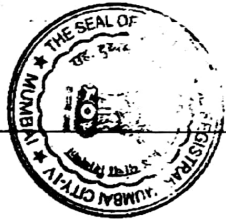
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Sr.No	Amenities	Description
2.	Residential	Ground Floor : 1. Security 2. Drop-Off Area / Waiting Plaza 3. Water Feature with bubblers 4. 1.5 M Wide Pathway 5. Landscape Feature 6. Landscape Mounds Area 7. Gravel bed 8. Planting Area 9. Multipurpose Court 10. 1.8M Wide Jogging Track 11. Reflexology Area 12. Open Gym

Sr.No.	Common Amenities	Description
		13. Sit Out 14. Cross-Fit Area 15. Badminton Court 16. Outdoor Table Tennis 17. Cricket Net 18. Flower Garden 19. Rose Garden 20. Butterfly Garden 21. Forest Plantation 22. Pets Park 23. Nature Walk 24. Nature Seating Area 25. Bird Bath & Feeder Pedilium: 26. Entry Court 27. Jogging Track 28. Kids Play Area 29. Multitility Area 30. Amphitheatre 31. Wooden Deck 32. Nana-Nani Park 33. Toddler's Play Area 34. Tree House 35. Swing Park 36. Mist Fountain 37. Chess Board 38. Reading Corner 39. Creative Corner 40. Sensory Garden 41. Fragrance Garden 42. Chit-Chat 43. Teenage Corner 44. Juice Bar+ BBQ 45. Adults Pool 46. Kids Pool 47. Jacuzzi 48. Sunken Seating 49. Pool Deck 50. Overflow Edge 51. Pool Café 52. Healing Garden 53. Seating Area 54. Meditation Corner 55. Yoga lawn 56. Open Air Gym 57. Office Garden

215 - 2
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Signature

PA

	58. Labyrinth Plaza & Zen Garden 59. Tree Court 60. Herb & Spice Garden
Sr.No.	Description
	61. Seating Nook 62. Stage 63. Gymnasium 64. Changing Room / Spa 65. Club
Sr.No.	Amenities
	38th & 39th Floor of T3 : 66. Sky Banquet 67. Library 68. Study Pods 69. Infinity Pool

THE THIRD SCHEDULE ABOVE REFERRED TO
(Defect Liability)

1. The Promoter shall be responsible only for such defects in the event it is proven beyond reasonable doubt that the defect in question/under consideration is:
 - a. a structural defect (as a deterioration from the requirement under applicable laws, rules and regulations including National Building Code and from what has been expressly agreed/communicated by the Promoter in writing), or
 - b. a defect in workmanship in relation to the construction done/caused to be done by the Promoter (it is hereby clarified that, unless otherwise specifically and expressly represented by the Promoter in writing, a defect in workmanship shall be construed to be a defect from a level/quality of workmanship that is expected in ordinary circumstances and as may be required under relevant laws including National Building Code and any other applicable laws, rules and/or regulations. Accordingly, the Purchaser/s and/or any other person/entity/association representing/acting for the Purchaser/s shall not claim a workmanship to be defective merely because of the fact that there are/were better quality/options of workmanship available or possible and it is hereby agreed that the Promoter shall in no manner be liable in the event of such circumstances and/or claims).

2996
 28/11/2024
 2996

Defect in quality or provision of:
 (i) materials used in development of the said Project,
 (ii) goods,
 (iii) services, and/or
 (iv) any other

obligation of the Promoter as specifically mentioned in the Agreement for Sale, from the level of quality as is required to be provided under applicable laws, rules and/or regulations and as specifically agreed/communicated by the Promoter in writing.



It is hereby clarified and agreed between the Parties that the Promoter shall in any manner be liable for/in relation to:
 any defect in relation to any fittings, fixture, products, services, installation, systems, fittings, set up, equipment, mechanism, finishing, etc. or any other goods/products provided/made available by the Promoter as a souvenir, gift and/or present etc. (whether or not mentioned under this agreement-or-any other communication) without any additional monetary consideration from the Purchaser/s, (the Purchaser/s may directly get in touch with the manufacturer of such souvenir, gift and/or present etc. for the relevant repair or service. It is hereby clarified that the Promoter may

Ceiling Gypsum / Grid false ceiling
 Lift fascia Granite / Marble
 Dado - Vitrified tiles and paint combination

IN WITNESS WHEREOF the Parties hereto have respectively set and subscribed their hands the day month and year first hereinabove written.

SIGNED, SEALED AND DELIVERED)

By the withinnamed "Promoters")

M/s. SEJAL SHAKTI REALTORS LLP)

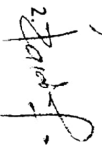
Through, their Authorised Signatory/POA)

MR. ISHTIYAK ANSARI

For M/s. Sejal Shakti Realtors LLP
 Director / Authorised Signatory

In the presence of _____)

1. 

2. 

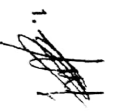
SIGNED AND DELIVERED)

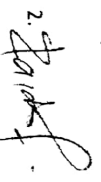
By the withinnamed "Purchaser/s")



MRS. KIRAN

In the presence of _____)

1. 

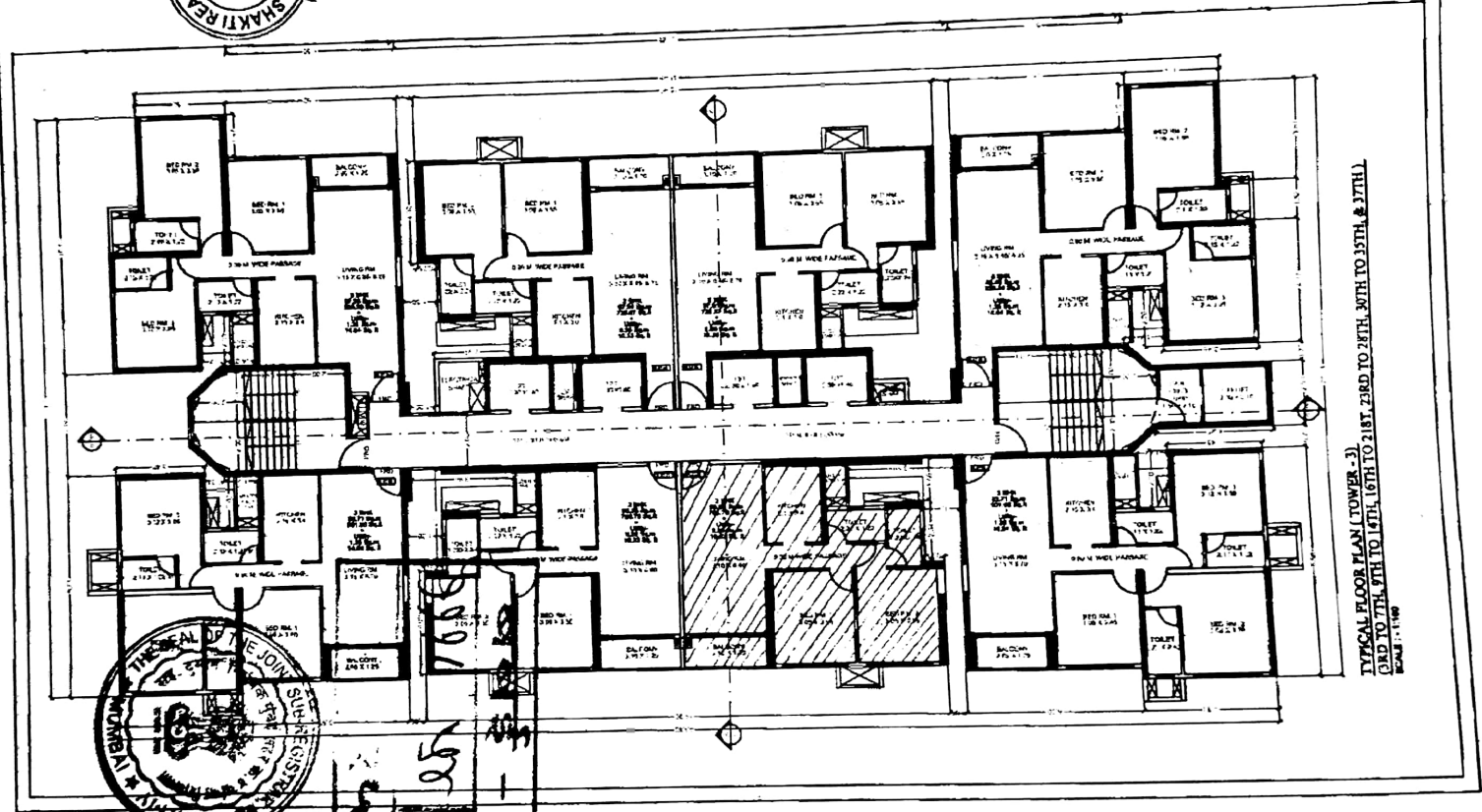
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Am



TYPICAL FLOOR PLAN (TOWER - 3)
GND TO 7TH, 9TH TO 14TH, 16TH TO 21ST, 23RD TO 26TH, 28TH, 30TH & 37TH.
SCALE: 1:100



706
R-33
006 25

SMA/SHPC/2002/PM/REGA.MTL/LOI

- The bid/ up area for sale and rehabilitation shall be as per the following schedule parameters. In the event of change in area of plot, No. of eligible bids etc. the parameters shall be got revised from time to time.

The relevant features of the schemes are as under:

Sr. No.	Particulars	Approx. Cost
1	Plot Area	26276.38
2	Deductions for a. Garden Plot (RCC 1.5) b. Reserve (Zones 8,11) c. Reserve (Zones 8,11) + Municipal Board Quarter (Per L.I)	298.48 226.82 554.80
	Total	1128.68
3	Net area of plot for specification of V/A density (1-4)	26287.58
4	Green Plot area specified for PM (2-3)	26276.38
5	Subsidy Benefit for green	87698.87
6	Construction of Amenities structure	1847.81
7	Subsidy specification (8 + 9)	71294.88
8	Public amenity (7 x 1.25)	89231.25
9	Total BUA approved for the scheme (5+8)	143092.97
10	PM sanctioned for the scheme (5+8)	8.44
11	Sale BUA percentage in the	86481.80
12	Total Sale Percentage Percentage (11 x 2%)	29028.26
13	Rate percentage in the including Transfer PM (11+12)	119467.26
14	Non. of extra dry/dry to be re-accommodated Subsidy Sanctioned Residential Class C/Urban Rudrabh Colony Residing Residents Shrinagar	1828 Non. 01 Non. 75 Non. 07 Non.
15	Amenities Bachawl Welfare center Youth Center Rudrabh Colony Community Hall Security office	07 Non. 07 Non. 07 Non. 07 Non. 01 Non. 17 Non.
16	Non. of PM sanctioned in the scheme	28
17	PM to be sanctioned	28

- This Revised LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by applicant / Developer / Society or Owner are proved fraudulent/misrepresented before the Complaint Court/HPC and if directed by Complaint Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under various provisions of EPC of 1989 and Indian Evidence Act, 1872.

2002
25/01/02
2

DEVELOPER COPY

Sr. No. 065

SLUM REHABILITATION AUTHORITY
 Administrative Building, Anant Kumbhar Marg, Santacruz, Mumbai - 400058
 MAHARASHTRA REGIONAL AND TOWN PLANNING AUTHORITY

NOF-N/STGOVT/0064/20140719/AP/SB-2
 COMMENCEMENT CERTIFICATE

TO
M/S. SEJAL SHAKTI REALTORS LLP
 Sejal Enclave, 173/174, S.V. Road,
 Chhatra Bhatta Show Room, Kandivall (W),
 Mumbai - 400 067.

FOR DEVELOPMENT PERMITS FOR BUILDING NO. 22
 AT SARDAR NAGER NO. 4, SION KOLLIWADA, MUMBAI

32 MAY 2019

With reference to your application No. 2267 for Development Permission and grant of Commencement Certificate under section 44 of Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S.No. 4(Pt.), 10(Pt.) to 21(Pt.) of Salt Pan Division & C.S.No. 12(Pt.) of SION DIVISION, Mumbai City at Salt Pan Camp, Kharli Agency, Sardar Nager No. 4, Sion Kolliwada, Mumbai

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in L.O. dtd. 20/05/2019
 under: NOF-N/STGOVT/0064/20140719/AP/SB-2 dtd. 22/05/2019

and on following conditions:

- The land vacated in consequence of endorsement of the setback line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in construction of the provision of Coastal Zone Management Plan.
- If construction is not commenced within the period specified in this certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:
 - The development work in respect of which permission is granted under this certificate is not carried out in accordance with the sanctioned plans.
 - Any of the condition subject to which this same is granted or any of the restrictions imposed by the C.E.O. (SRA) are not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- 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.

The C.E.O. (SRA) has appointed **SHRI. P. P. MARISHI** Executive Engineer to exercise the powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to **Top of Plinth (Including Basements)**

For and on behalf of Local Authority
 The Slum Rehabilitation Authority
P.P. Marishi
 Executive Engineer (SRA)
 EOH
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)

F_N/STGOVT/0064/20140719/AP/SB-2 21 SEP 2020

This C.C. is re-endorsed as per Approved Amended plans
 date 21/09/2020

Executive Engineer
 Slum Rehabilitation Authority

F_N/STGOVT/0064/20140719/AP/SB-2 16 NOV 2021

This C.C. is re-endorsed as per approved amended plans
 dtd. 16/11/2021.

Executive Engineer
 Slum Rehabilitation Authority

F_N/STGOVT/0064/20140719/AP/SB-2 10 AUG 2022

This C.C. is extended from ground + 1st to 9th upper floors for brick and masonry work and R.C.C. framework from 10th to 39th upper floors + G.M.T. + L.M.T. in Tower 1 of Salt Building No. 2 as per the last approved amended plans dtd. 16/11/2021.

Executive Engineer
 Slum Rehabilitation Authority

F_N/STGOVT/0064/20140719/AP/SB-2 11 JAN 2023

This C.C. is re-endorsed as per approved amended plans
 dtd. 27/12/2022.

Executive Engineer
 Slum Rehabilitation Authority

DEVELOPER COPY
Sr. No. **066**

SLUM RENOVATION AUTHORITY
Administrative Building, Anant Konekar Marg, Baroda (east), Mumbai - 400051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1986 [FORM 'A']

MCE-N/STOBT/0064/20140719/AP/SB-2
COMMENCEMENT CERTIFICATE
SALE BUILDING NO. 02

M/S. SEJAL SRAKTI BUILDERS LLP **22 MAY 2019**
Legal Address, 173/174, S.V. Road,
Opp. Bata Show Room, Kandivli (W),
Mumbai - 400 067.

With reference to your application No. **2207** dated **08/02/2019** for Development, Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1986 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1986 to erect building of Plot No. **6(Pl.), 16(Pl.) to 21(Pl.)** in **SALE BUILDING NO. 02 (P.C.)** of **SLUM DIVISION, Mumbai** under **Block - Class, Robert Agas, Sardar Nagar No. 4, Slum Division, Mumbai**

of size **173/174** sq. ft. and **174/175** sq. ft. respectively.
The Commencement Certificate is granted subject to compliance of mentioned in the
terms of **SA/STOBT/0064/20140719/AP/SB-2** of **22/05/2019**
and on following conditions.

1. The land vacated in consequence of enforcement of the setback line and the 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 person in the development for any purpose other than that specified in the approved plans.
3. The Commencement Certificate/development permit of all needs valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in any person or the provision of the Zone Management Plan.
5. If construction is not commenced this Commencement Certificate is renewable every year for a period of one year. If the construction is not commenced within three years provided further that such lapse shall not be a ground for cancellation of the permission under section 44 of the Maharashtra Regional and Town Planning Act, 1986.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if the construction is not commenced within the period specified in the conditions of the Certificate.
(a) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is not complied with.
(b) The construction is not commenced within the period specified in the conditions of the Certificate.
(c) The construction is not commenced within the period specified in the conditions of the Certificate.

- The conditions of this certificate shall be binding not only on the applicant but also on his heirs, assigns, agents, administrators and successors and every person deriving title from him.
- The C.E.O. (SRA) has appointed **SLM, P. P.** as the Executive Engineer to exercise his powers and functions of the Authority under section 45 of the Maharashtra Regional and Town Planning Act, 1986.
- This C.C. is granted for work up to **Top of Plinth**.



99C 99D 100
2019
2020
2021
2022

F_N/STOBT/0064/20140719/AP/SB-2 21 SEP 2020

This C.C. is re-endorsed as per Approved Amended plans
date 21/09/2020

[Signature]
Executive Engineer
Slum Rehabilitation Authority

F_N/STOBT/0064/20140719/AP/SB-2 16 NOV 2021

This C.C. is re-endorsed as per approved amended plans
dtd. 16/11/2021.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

F_N/STOBT/0064/20140719/AP/SB-2 10 AUG 2022

This C.C. is extended from ground + 1st to 9th upper floors for brick and masonry work and R.C.C. framework from 10th to 39th upper floors + OHWT + LMR in Tower 1 of Sale Building No. 2 as per the last approved amended plans dtd. 16/11/2021.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

F_N/STOBT/0064/20140719/AP/SB-2 11 JAN 2023

This C.C. is re-endorsed as per approved amended plans
dtd. 27/12/2022.

[Signature]
Executive Engineer
Slum Rehabilitation Authority

PN/STGOVT/0004/20140719/AP/SS-2

E 1 SEP 2023

This C.C. is extended from Ground + 1st to 3rd Floor
with a URM in form of RCC framework only for 1st floor of
this building no 02 as per the last approved drawings dated
27/12/2022.

PN/STGOVT/0004/20140719/AP/SS-2

20

This C.C. is re-endorsed as per approved amended plans
dtd. 21/03/2024. upto plinth level for Tower-3 of site
building no.2



Executive Engineer
Spun Reinforcement Authority



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 :
P51900055793
Project: **SIDDHA SKY PHASE V , Plot Bearing / CTS / Survey / Final Plot No.: CS 6pt 16pt to 21pt and CS 12pt & North-400037, Ward North, Mumbai City, 400037.**

1. Sejal Shakti Realtors LLP having its registered office / principal place of business at **Tahsil: Mumbai, District: Mumbai Suburban, Pin: 400087.**
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-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be utilised 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 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.

rule 5:
• The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
• 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

Signature valid



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



Date: 22/04/2024
Place: Mumbai



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NOF-N/STGOVT/0064/20140719/AP/SB-2

COMMENCEMENT CERTIFICATE

To,
M/S. SEJAL SHAKTI REALTORS LLP

SALE BUILDING NO. 02

Sejal Encasa, 173/174, S.V. Road,
Opp. Bata Show Room, Kandivali (W),
Mumbai - 400 067.

22 MAY 2019

Sir,
 With reference to your application No. 2267 dated 08/02/2019 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 6(Pt.), 16(Pt.) to 21(Pt.) of Salt Pan Division & C.S.No. 12(Pt.) of Sion Division, Mumbai City at Raoli Camp, Kokari Agar,
Sardar Nagar No. 4, Sion Koliwada, Mumbai

of village _____ T.P.S.No. _____
 ward F/N Situated at Mumbai - 400 037

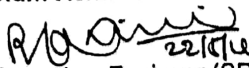
The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
 U/R No. SRA/ENG/2985/FN/STGOVT/ML/LOI dt. 20/05/2019
 IDA/U/R No. F-N/STGOVT/0064/20140719/AP/SB-2 dt. 22/05/2019
 and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- 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.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- 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.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - 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.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- 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.

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

This C.C is granted for work up to Top of Plinth (Including Basements)

For and on behalf of Local Authority
 The Slum Rehabilitation Authority


 Executive Engineer (SRA)

FOR
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)

F_N/STGOVT/0064/20140719/AP/SB-2

21 SEP 2020

This C.C. is re-endorsed as per Approved Amended plans
date 21/09/2020


This C.C.
+ OHT & LV
sale buj
27/12/


Executive Engineer
Slum Rehabilitation Authority

FN/STGOVT/0064/20140719/AP/SB-2

16 NOV 2021

This C.C. is re-endorsed as per approved amended plans
dtd. 16/11/2021.


Executive Engineer
Slum Rehabilitation Authority

FN/STGOVT/0064/20140719/AP/SB-2

10 AUG 2022

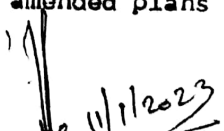
This C.C. is extended from ground + 1st to 9th upper floors for
brick and masonry work and R.C.C. framework from 10th to 39th upper
floors + OHWT + LMR in Tower 1 of Sale Building No. 2 as per the
last approved amended plans dtd. 16/11/2021.


Executive Engineer
Slum Rehabilitation Authority

FN/STGOVT/0064/20140719/AP/SB-2

11 JAN 2023

This C.C. is re-endorsed as per approved amended plans
dtd. 27/12/2022.


Executive Engineer
Slum Rehabilitation Authority

SEP 2020

FN/STGOVT/0064/20140719/AP/SB-2

1 SEP 2023

This C.C is extended from Ground + 1st to 39th upper floor + OHT & LMR in from of RCC framework only for Tower 2 wing B of sale building no 02 as per the last approved amended plans dated 27/12/2022.

[Signature]
11/9/2023
Executive Engineer
Slum Rehabilitation Authority

FN/STGOVT/0064/20140719/AP/SB-2

26 MAR 2024

This C.C. is re-endorsed as per approved amended plans dtd. 21/03/2024. upto plinth level for Tower-3 of sale building no.2

[Signature]
Executive Engineer
Slum Rehabilitation Authority

