

FORM A: PERSONAL DETAILS

Existing Customer:  Yes  No

APPLICANT  CO-APPLICANT

If Yes, CIF No/ Account No. 86243426873

Name: GOVARDHAN RAJALINGAM BOGA  
First Name Middle Name Last Name

Date of Birth: 11011985 PAN: AQBPB1443M

Mobile: 9975032092

e-mail: GOVARDHAN.BOGA@GMAIL.COM

Name of Spouse: SWATI

Name of Father: RAJALINGAM BOGA

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 361050920458

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 (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

FOR DEFENCE PERSONNEL:  
 Indian Army  Indian Navy  Indian Air force

YOUR SERVICE UNDER:  
 Defined Benefit Pension  New Pension Scheme

Residential Address:

Permanent Address:

Address 1: FLAT NO. B1/06, KAMLESH CO-OP HOUSING  
MARG, KOPRI COLONY,

FORM A: PERSONAL DETAILS

APPLICANT

Existing Customer:  Yes  No

CIF No/ Account No. 32143703275

Name: SWATI GOVARDHAN BOGA

Date of Birth: 03061991 PAN: AFXPY6898L

Mobile: 8879583926 e-mail: YENNAMSXATI@GMAIL.COM

Name of Spouse: GOVARDHAN

Name of Father: SHEKHAR SAMBAIAH YENNAM

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 286232141831

2) Voter ID No.

Passport No.:

Driving License No.

MGNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

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

OR DEFENCE PERSONNEL:  Indian Army  Indian Navy  Indian Air force

YOUR SERVICE UNDER:  Defined Benefit Pension  New Pension Scheme

Residential Address:

Permanent Address:

Address 1:

Address 2:

WARRI COLONY

# SSL

Code No.

File  
Ref No.

RPO2/25020146

SALES FORCE LEAD ID.

ASE

Narash Kady

7208687848

ASM

Sarvesh Pandey

AQM

ROHIT PENKAR

RLMS Number

RLMS-50125022603441

Branch Name &amp; Code

Marion Nagar - Malund

Source Type

Connector

CRM ID

Applicant Name

✓ Govardhan Boga

Co-Applicant Name

+ Swati Boga

CIF NO. APPLICANT &amp; CO. APPLICANT

86243426873 / 90986540625

Date of Birth

11/01/1985

Pan Card Number

AQBPB1443M

Bank Account Number

E-mail ID

GOVARDHAN-BOGA@GMAIL.COM

Mobile No.

9975032092

Loan Amount &amp; Interest Rate

1,10,00,000/-

Tenure

25 years

Connector Name &amp; Code

Nikhil More

Proposal Type

Home Loan

Property Final: Yes / No

Yes

Ghat Kopar

at Kopar

AMT

PROCESSING OFFICER

RES/OFF 3/2/25

TIR Aarti Subhedar

VALUATION Vastukala }

SITE

LOAN A/C

T.D.

D.E.

Samarthn

4/3/25



01/03/2025

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि.मुंबई 28

दस्त क्रमांक : 3908/2025

नोंदणी :

Regn:63m

## गावाचे नाव : मुलुंड

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	11888784
(3) वाजांगभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11405904.338
(4) भू-मापन,पोटाहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :मदनिका नं: 1804, माळा नं: 18 वा मजला,ए विंग, इमारतीचे नाव: कुंवर हाईट्स, ब्लॉक नं: पाटीलवाडी,हरी ओम नगर जवळ, रोड : मुलुंड पु. मुंबई, इतर माहिती: ब्लॉक नं. 124-मुलुंड(पु),कुर्णा, मदनिकेचे क्षेत्रफळ 63.08 चौ. मीटर कारपेट एगिया. सोचत 1 कार पार्किंग.(( Survey Number : मिटिंगम नं. 68, 69 आणि 70 ; ))
(5) क्षेत्रफळ	1) 63.08 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. युनायटेड कन्स्ट्रक्शन कंपनी या भागीदारी कंपनीतर्फे भागीदार अजय कल्याण केदार, जेसन जेम्स सॅम्युल यांच्यातर्फे कन्वर्जनवादाकर्त्या म्हणून संदेश आनंद पवार -- वय:-; पत्ता:-प्लॉट नं: ऑफीस नं. 210, माळा नं: 2 वा मजला, इमारतीचे नाव: श्रीदा सुप्रिमस टॉवर 1, ब्लॉक नं: रोड नं. 22, न्यू पासपोर्ट ऑफीस जवळ, रोड नं: वागळे इन्स्ट्रु, ठाणे पु., महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AACFU6785G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गोवर्धन यजालिंगम बोया -- वय:-40; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: वी1/06, कमलेश को.ऑप.ही.सो.लि., ब्लॉक नं: कनव्या नगर, कृष्णा बोरकर मार्ग, रोड नं: कोपरी कॉलनी, ठाणे पु., महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-AQBPB1443M 2): नाव:-स्वाती गोवर्धन बोया -- वय:-33; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: वी1/06, कमलेश को.ऑप.ही.सो.लि., ब्लॉक नं: कनव्या नगर, कृष्णा बोरकर मार्ग, रोड नं: कोपरी कॉलनी, ठाणे पु., महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-AFXPY6898L
(9) दस्तऐवज करून दिल्याचा दिनांक	01/03/2025
(10)दस्त नोंदणी केल्याचा दिनांक	01/03/2025
(11)अनुक्रमांक,खंड व पृष्ठ	3908/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	713400
(13)वाजांगभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



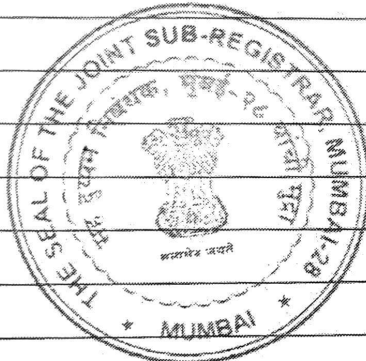
मह.दुय्यम निबंधक (वर्ग-२)  
मुंबई-२६



CHALLAN  
MTR Form Number-6



GRN	MH016972398202425E	BARCODE	[Barcode]		Date	28/02/2025-17:01:36	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AQBPB1443M			
Office Name	MBI-28_JT SUB REGISTRAR MUMBAI 28			Full Name	GOVARDHAN RAJALINGAM BOGA			
Location	MUMBAI							
Year	2024-2025 One Time			Flat/Block No.	Apartment bearing No.1804 18th Floor			
Account Head Details			Amount In Rs.	Premises/Building				
0030045501	Stamp Duty		713400.00	Road/Street	KUBER HEIGHTS			
0030063301	Registration Fee		30000.00	Area/Locality	Mulund Mumbai			
				Town/City/District				
				PIN	4	0	0	0 8 1
				Remarks (If Any)	SecondPartyName=MS UNITED CONSTRUCTION CO-			
				Amount In	Seven Lakh Forty Three Thousand Four Hundred Rupee			
Total			7,43,400.00	Words	s Only			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332025022821104	2917212010	
Cheque/DD No.				Bank Date	RBI Date	28/02/2025-17:02:13	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

Mobile No. : 9898989898

मबई - २८		
३००८	२	८०
२०२५		

मबई - २८		
३००८	४	८०
२०२५		

**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made and entered into at Mumbai on this 1<sup>st</sup> day of Mar 2025:

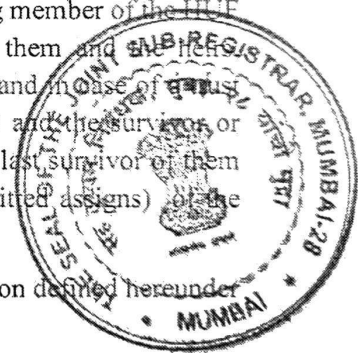
**BETWEEN**

**M/S. UNITED CONSTRUCTION CO.** (PAN NO. AACFU6785G), a partnership firm registered under the provisions of Indian Partnership Act, 1932 having its Corporate office no.210, 2<sup>nd</sup> Floor, Lodha Supremus Tower 1, Road No. 22, Near New Passport Office, Wagle Estate, Thane West Maharashtra 400604, hereinafter referred to as "**PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include all partner/s of the said firm, **M/S. United Construction Co.**, survivor or survivors of them and the respective heirs, executors and administrators of such last survivor ) of the **ONE PART**;

**AND**

**Mr. GOVARDHAN RAJALINGAM BOGA** (PAN NO. AQBPB1443M),




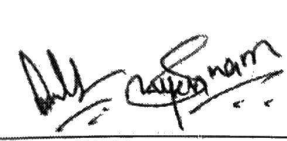
**Mrs. SWATI GOVARDHAN BOGA** (PAN NO. AFXPY6898L), having address at **B1/06, KAMLESH CHS, KANAYA NAGAR KRISHNA BORKAR MARG, KOPARI COLONY, THANE EAST, MAHARASHTRA 400603**, hereinafter referred to as the '**ALLOTTEE**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual/s, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF and in case of a coparcenary, the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust, the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last survivor of them and in case of a company/ body corporate its successors and permitted assigns) of the **OTHER PART**.



In this Agreement, unless the context otherwise implies, the expression defined hereunder shall have the respective meanings assigned to them.

- i. The singular where ever used shall include plural and vice-versa.
- ii. The masculine gender used herein shall include feminine and/or neutral gender where ever applicable.

WHEREAS at all material times, i) Mr. Kisan alias Krushna Bhau Patil, ii) Mr. Jagannath Bhau Patil, iii) Mr. Ramchandra Bhau Patil, iv) Mr. Motiram alias Motya Mahadu Patil, v) Mr. Ganpat Mahadu Patil and vi) Mrs. Parvatibai Mahadu Patil were absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the immovable property bearing Survey No. 33 Hissa No. 1, Survey No. 34 Hissa No. 8 having corresponding C.T.S. Nos. 68, 69 & 70 situate lying and being at Village Mulund East,

 	 
<b>PROMOTER</b>	<b>ALLOTTEE</b>

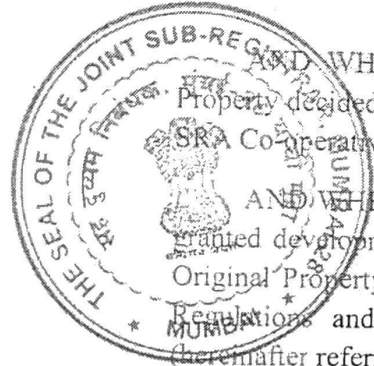
Taluka Kurla, District Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai within the Registration District Sub District Mumbai City and Suburbans. The said immovable property comprised of structures of hutments occupied/encroached by various slum dwellers and occupants.

3200 AND WHEREAS

By and under Deed of Conveyance dated 30/12/2011 registered with the office of the Sub-Registrar Assurances Kurla-2 under serial no. BDR7-01215-2011 the legal heirs of the said i) Mr. Kisan alias Krushna Bhau Patil, ii) Mr. Jagannath Bhau Patil, iii) Mr. Ramchandra Bhau Patil, iv) Mr. Motiram alias Motya Mahadu Patil, v) Mr. Ganpat Mahadu Patil and vi) Mrs. Parvatibai Mahadu Patil sold, transferred and conveyed all that the aforesaid immoveable property bearing Survey No. 33 Hissa No. 1, Survey No. 34 Hissa No. 8 having corresponding C.T.S. Nos. 68, 69 & 70 admeasuring in aggregate 1862.20 sq. mtrs. or thereabouts situate lying and being at Village Mulund East, Taluka Kurla, District Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai within the Registration District Sub District Mumbai Suburban ("the Original Property") in favor of the Promoters herein.

AND WHEREAS the name of the Promoters has been mutated in the revenue records in respect of the Original Property as can be evidenced from the mutation entry no. 5371 of the revenue records.

AND WHEREAS there are 121 structure of hutments, which had been existing on the Original Property out of which 73 are eligible structures as per the list of Deputy Collector (ENC/REM), Mulund and 48 are ineligible structures.







AND WHEREAS the said slum dwellers occupying structures in the Original Property decided to form a proposed Co-operative Housing Society named Ashtavinayak SRA Co-operative Housing Society (Proposed) hereinafter referred to as 'the said Society'.

AND WHEREAS vide Development Agreement dated 27/06/2012, the said society granted development rights to the Promoters permitting the Promoters to develop the Original Property under the Slum Rehabilitation Scheme ("S.R. Scheme") as per D.C. Regulations and Rules formulated by the Slum Rehabilitation Authority ("SRA") hereinafter referred to as 'the said Development Agreement')

AND WHEREAS in pursuance of the said Development Agreement, the said Society also executed an even dated Power of Attorney in favor of the said Promoter in order to enable them to carry out all acts, deeds, matters and things in respect of the said Property as mentioned therein (hereinafter referred to as 'the said POA').

AND WHEREAS the Slum Rehabilitation Authority (hereinafter referred to as 'the said Authority') has granted its LOI bearing No.SRA/ENG/2740/T/PL/LOI dated 17/08/2015 in favour of the Promoters herein for the redevelopment of the said Original property under the provisions of D.C.Regulation No.33(10) read with Appendix IV under Slum Rehabilitation Scheme upon the terms and conditions therein mentioned. Copy of the said LOI dated 17/08/2015 is annexed hereto and marked as Annexure - 'C'.

AND WHEREAS the members of the said Society applied registration for and got the said Society registered under the name and style of "ASHTAVINAYAK SRA CO-

 	 
<b>PROMOTER</b>	<b>ALLOTTEE</b>

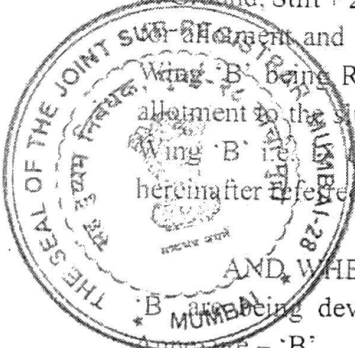
AND WHEREAS under the circumstances as recited hereinabove, the Developers are vested interalia with the development rights in respect of the said property in the manner stated in the said Development Agreement and are in possession of the said property and the Developers are also entitled to sell the premises in the Free Sale Building/s to the extent and in the manner and on the terms and conditions as set out in the said Second Development Agreement.

3200	AND WHEREAS	CO
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AND WHEREAS vide Authority Letter dated 19/11/2024, all the partners of the said promoters authorized (1) Mr. Ajay Kalyan Kedare, (2) Mr. Gordon Victor Monteiro, (3) Mr. Jason James Samuel and (4) Mr. Rajesh Ramdas Vayal, any two of them to sign and execute Agreement for Sale, Sale Deed, Transfer Deed, Lease Deed, Leave and Licence Agreement, Mortgage Deed, Loan agreement, Reconveyance Deed, Rectification Deed, Cancellation Deed, Parking Agreement, Supplementary Agreement, Development Agreement, Power of Attorney, Further Charge, affidavits, declarations, undertakings, indemnity bond, forms and any documents and submit it before the concerned authorities of Sub Registrar of Assurances at Mumbai/Thane for effectual registration of the same .

AND WHEREAS all the requisite approvals and sanctions for the development of the said property from SRA and all other relevant statutory authorities is duly applied and/or obtained by the Developers and may be amended from time to time, in accordance with the law and/or the planning requirements.

AND WHEREAS as per the said sanctioned plan/C.C., the Promoters are entitled to construct two buildings/wings namely Wing 'A' and Wing 'B'. Wing 'A' shall comprise of Ground, Stilt + 23 upper floors subject to the approval by the SRA/concerned authorities, Wing 'B' being Rehab Building shall comprise of Ground, Stilt + 20 upper floors for allotment to the sum dwellers/ members of the Society and occupants except 3 floors in Wing 'B' to 20 floors which also form part of sale component of the Promoters hereinafter referred to as "said Project".



AND WHEREAS the portion of the said Property on which Wing 'A' and Wing 'B' being developed is identified and delineated on the plan annexed hereto as 'B'.

AND WHEREAS the subject matter of this Agreement is the Building to be known as "KUBER HEIGHTS" (Building No. A) (hereinafter referred to as "the said Building") being constructed on the said property.

AND WHEREAS the Promoter are in possession of the said property and have commenced construction of the said Building upon the said property.

AND WHEREAS the Allottee is offered an Apartment bearing number 1804 on the 18<sup>th</sup> floor, (herein after referred to as the said "Apartment") of Building to be known as "KUBER HEIGHTS" (Building No. A) (herein after referred to as the said "Building") being constructed upon the said property by the Promoters.

PROMOTER	ALLOTTEE



etc. and such other documents as are specified under the Real Estate (Regulation & Redevelopment) Act, 2016 read with the provisions of 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 Act").

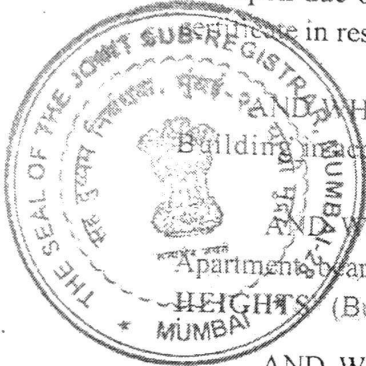
3200	AND WHEREAS	the authenticated copy of Certificate of Title issued by the advocate of the Promoters, and revenue extract in respect of the Property on which the Buildings to be constructed have been annexed hereto and marked as Annexure - 'F' and Annexure 'G' (Coll).
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AND WHEREAS the Promoters have got some of the approvals from SRA to the plans, the specifications, elevations, sections and of the Building and shall obtain the balance approvals from various authorities from time to time including but not limited to the Building Completion Certificate or Occupancy Certificate of the Building.

AND WHEREAS while sanctioning the said plans, SRA and/or concerned authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the Property and the Building and upon due observance and performance of which only the completion or occupancy certificate in respect of the Building shall be granted by SRA.

AND WHEREAS the Promoters have accordingly commenced construction of the Building in accordance with the said approved/proposed plans.



AND WHEREAS the Allottee has applied to the Promoters for allotment of an Apartment bearing No. 1804 on 18<sup>th</sup> floor of Building to be known as "KUBER HEIGHTS" (Building No. A) being constructed in the said Project.



AND WHEREAS the carpet area of the said Apartment is 63.08 square meter equivalent to 679 sq. ft. as per RERA " (i) "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment and (ii) "Exclusive Areas" means exclusive verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee.

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

AND WHEREAS the Allottee have paid to the Promoters a sum of **Rs. 11,88,878/-** (Rupees **ELEVEN LAKHS EIGHTY EIGHT THOUSAND EIGHT HUNDRED AND SEVENTY EIGHT ONLY.**), being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoters to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoters both hereby admit and

	
PROMOTER	ALLOTTEE

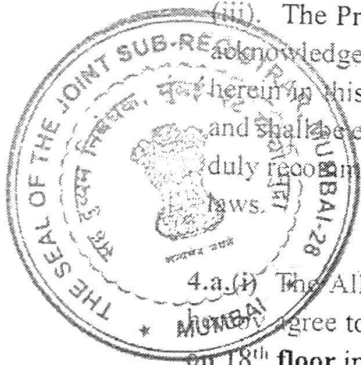
the total area of the said Larger Property taking into account the FSI to be utilized for the building to be constructed thereon.

3200

(ii) The Promoters hereby represent that the Promoters hereby intend to load, consume and utilise additional/beneficial FSI/TDR, etc. as may be permissible upon the said property in order to construct additional upper floors in accordance with the plans that shall be sanctioned in respect thereof. The Promoters further represent and the Allottees hereby expressly confirm that the Promoters, as and subject to what is contemplated in the said Act and the Rules framed thereunder, has irrevocable and unconditional rights, authorities, entitlements to increase or decrease area of the aforesaid building, increase or decrease in numbers of floors as also specification/designs as also location by vertical and/or horizontal as may be permitted/approved by the Corporation, from time to time without adversely affecting in any way the said Apartment hereby allotted to the Allottees.

PROVIDED THAT the Promoters shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.





(iii). The Promoters have informed the Allottee, and the Allottee hereby confirms and acknowledges that the Promoters may at any time, vary/modify the Project as stated herein in this Agreement, subject however to the sanction by the concerned authorities and shall be entitled to carry out minor additions due to architectural and structural reason duly recommended and verified by Architect or Engineer and as required under relevant laws.



4.a.(i) The Allottee hereby agrees to purchase from the Promoters and the Promoters agree to sell to the Allottee the Premises being an Apartment bearing No.1804 on 18<sup>th</sup> floor in the Building known as **KUBER HEIGHTS** (Building No. A) having carpet area admeasuring **63.08** square meter equivalent to **679** sq. ft. as per RERA (hereinafter referred to as 'the said Apartment') as shown on the floor plan thereof hereto annexed and marked as Annexure 'I' and more particularly described in Schedule 'A' hereunder written) for the consideration of **Rs. 1,18,88,784/-** (Rupees **ONE CRORE EIGHTEEN LAKHS EIGHTY-EIGHT THOUSAND SEVEN HUNDRED AND EIGHTY-FOUR ONLY.**) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed hereto and marked as Annexure E. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital mentioned hereinabove.

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **ONE** Mechanical Parking Space.

(iii) The total aggregate consideration amount for the apartment including Mechanical parking spaces is thus **Rs. 1,18,88,784/-** (Rupees **ONE CRORE EIGHTEEN LAKHS**

	
	
PROMOTER	ALLOTTEE

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It shall be the duty of the Allottee and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters or the Allottee as the case may be.

40. **Joint Allottee** : That in case there are Joint Allottee, all communications shall be sent by Promoters to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to be consider as properly served on all the Allottee.
41. **Stamp duty and registration charges** : The charges towards stamp duty and registration of this Agreement shall be borne by the Allottee.
42. **Dispute Resolution**: Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority at Mumbai as per the provisions of the Act.
43. **Governing Law** : That 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 at Mumbai will have the jurisdiction for this Agreement.
44. **Recitals, Annexures and Schedules**: The Recitals, Annexures and Schedules in and to this Agreement shall form an integral part of this Agreement and in the interpretation of this Agreement and in all matters relating to the development of the Property, this Agreement shall be read and construed in its entirety.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

*(Description of the Property)*





ALL THAT the immovable property admeasuring in aggregate 1805.7 sq. mtrs. or thereabouts bearing C.T.S. Nos. 68, 69 & 70 of Village Mulund East situate lying and being at Patilwadi, Near Hari Om Nagar, Mulund (East) - 400081, Taluka Kurla, District Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai within the Registration District Sub District Mumbai Suburban and bounded as follows:

- On or towards the East : Kshitij Society  
On or towards the West : Main Road  
On or towards the North : Geetanjali Society  
On or towards the South : Hari Om Nagar

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

*(Description of the Premises)*

ALL THAT PREMISES being Apartment bearing No.1804 having carpet area of 63.08 square meter equivalent to 679 sq. ft. as per RERA on floor No.18<sup>th</sup> of .KUBER HEIGHTS (Building No. A) constructed on said property.

	
	
PROMOTER	ALLOTTEE



महाराष्ट्र - २८		
३०८	४२	८०
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Maharashtra Real Estate Regulatory Authority  
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT  
FORM 'F'  
[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: Project: **KUBER HEIGHTS**  
Plot Bearing / CTS / Survey / Final Plot No.: 68,69,70 at Greater Mumbai (M Corp.) (Part) (802794), Mumbai, Mumbai  
Suburban, 400081, registered with the regulatory authority vide project registration certificate bearing  
No P51800023657 of

1. United Construction Co. having its registered office / principal place of business at Tehsil: Thane, District: Thane,  
Pin: 400608.

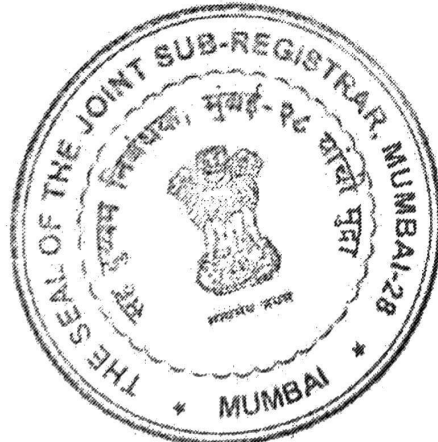
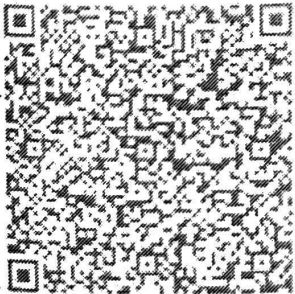
2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/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.

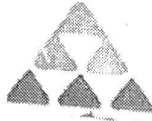
- The registration shall be valid up to 31/12/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- 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  
Prakash K. Kuram Sabale  
(Secretary, MahaRERA)  
Date: 12/27/2024 5:58:02 PM

Dated: 27/12/2024  
Place: Mumbai

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



# SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No SRA/ENG/3286/T/PL/AP - 8 MAY 2017  
COMMENCEMENT CERTIFICATE

TO,  
M/s. United Construction Co.,  
1/Arizona Building, Near HD-C Bank,  
Thane (E)-400 608.

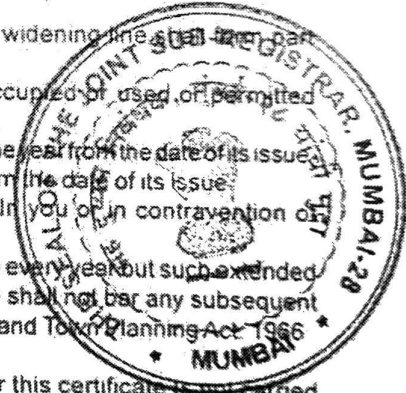
Composite Bldg महा - २८		
३२०८	४३	८०
२०३६		

Sir  
With reference to your application No. 450 dated 27/11/2015 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the 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. CTS No. 68, 69, 70 of Village Mulund (E) for Ashtavinayak CHS SRA (Prop.)

of village Mulund (E) TPS No. Mulund (E)  
ward T Situated at \_\_\_\_\_

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/2740/T/PL/LOI dt. 17/08/2015  
IDA U/R No. SRA/ENG/3286/T/PL/AP dt. 22/01/2016  
and on following conditions.

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



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

This C.C. is granted for work up to Plinth level

For and on behalf of Local Authority  
The Slum Rehabilitation Authority  
*(Signature)*  
08.05.17  
Executive Engineer (SRA)  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/3286/T/PL/AP

23 OCT 2019

This 11th C.C is re-endorsed as per amended approved plans dated 19/09/2019.

मकई - २८		
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२०२५		

*Seshu*  
19-10-19  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/3286/T/PL/AP

4 FEB 2022

This C.C is further extended to rehab wing -B of composite bldg from ground to 17th upper floors with brickwork & plaster and only RCC framework for 18th to 20th upper floors including O/H water tanks & LMR as per approved amended plans dated 19/09/2019.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority

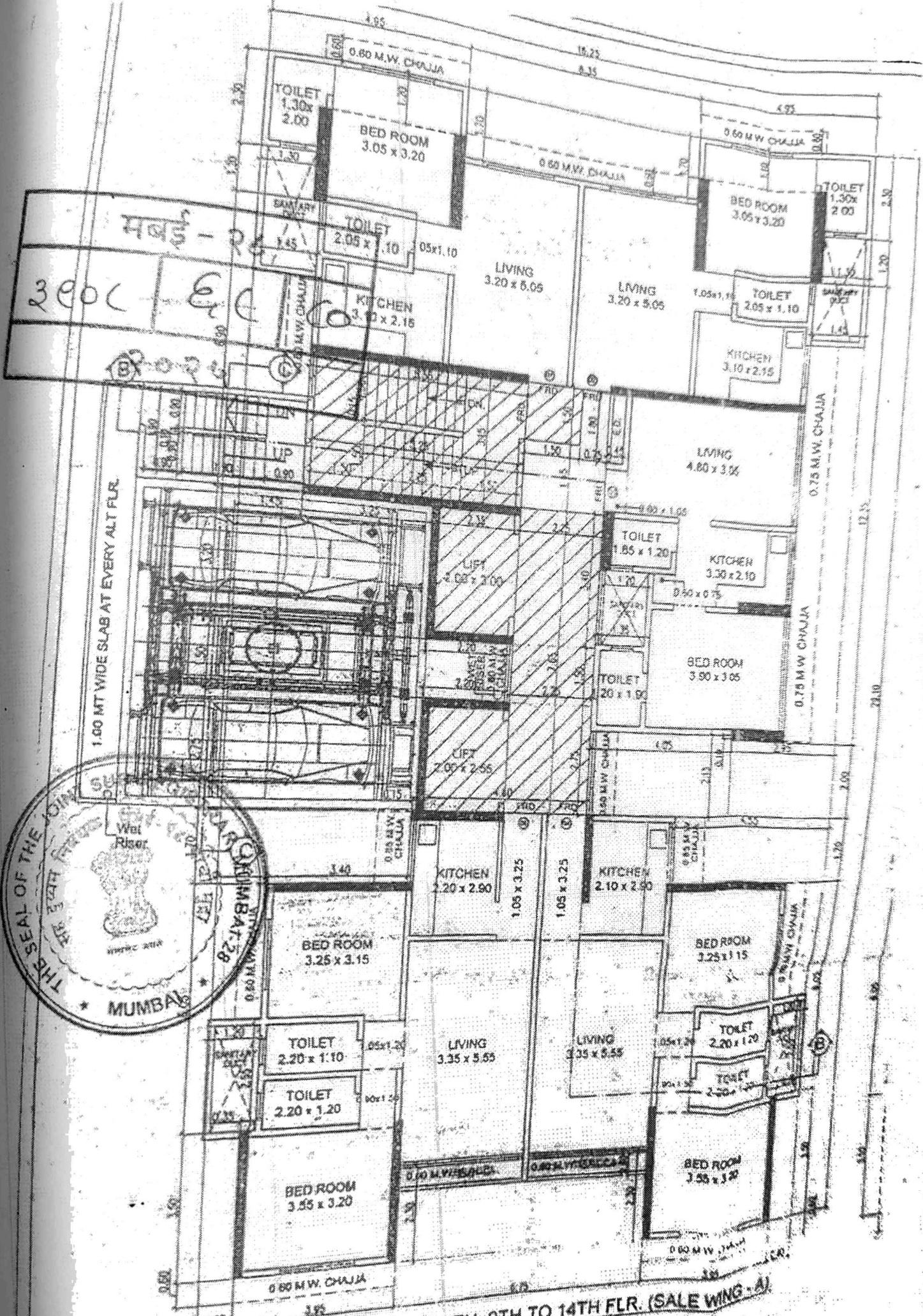
SRA/ENG/3286/T/PL/AP

5 FEB 2025

This C.C. is further extended from Ground + 17th upper floor with brick work & plaster and for 18th to 22nd upper floor for RCC frame work only including O/H water tank & LMR to Sale Wing 'A' of Composite Building as per approved amended plans dtd.05/02/2025.

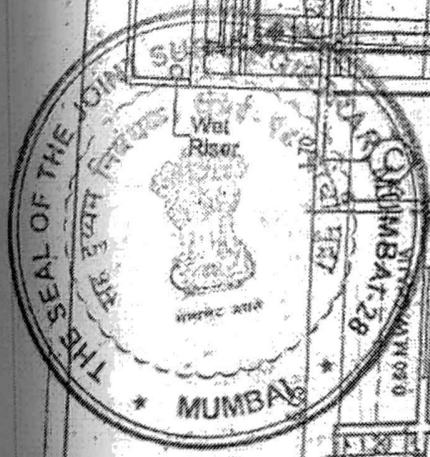
*[Signature]*  
512  
Executive Engineer  
Slum Rehabilitation Authority  
Brihanmumbai





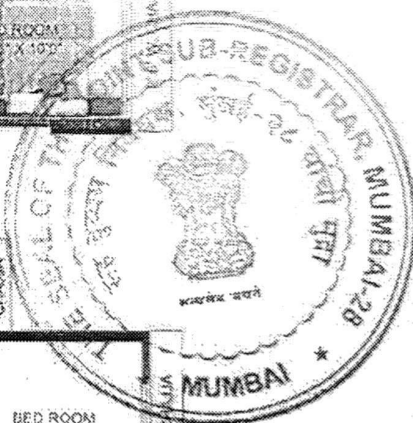
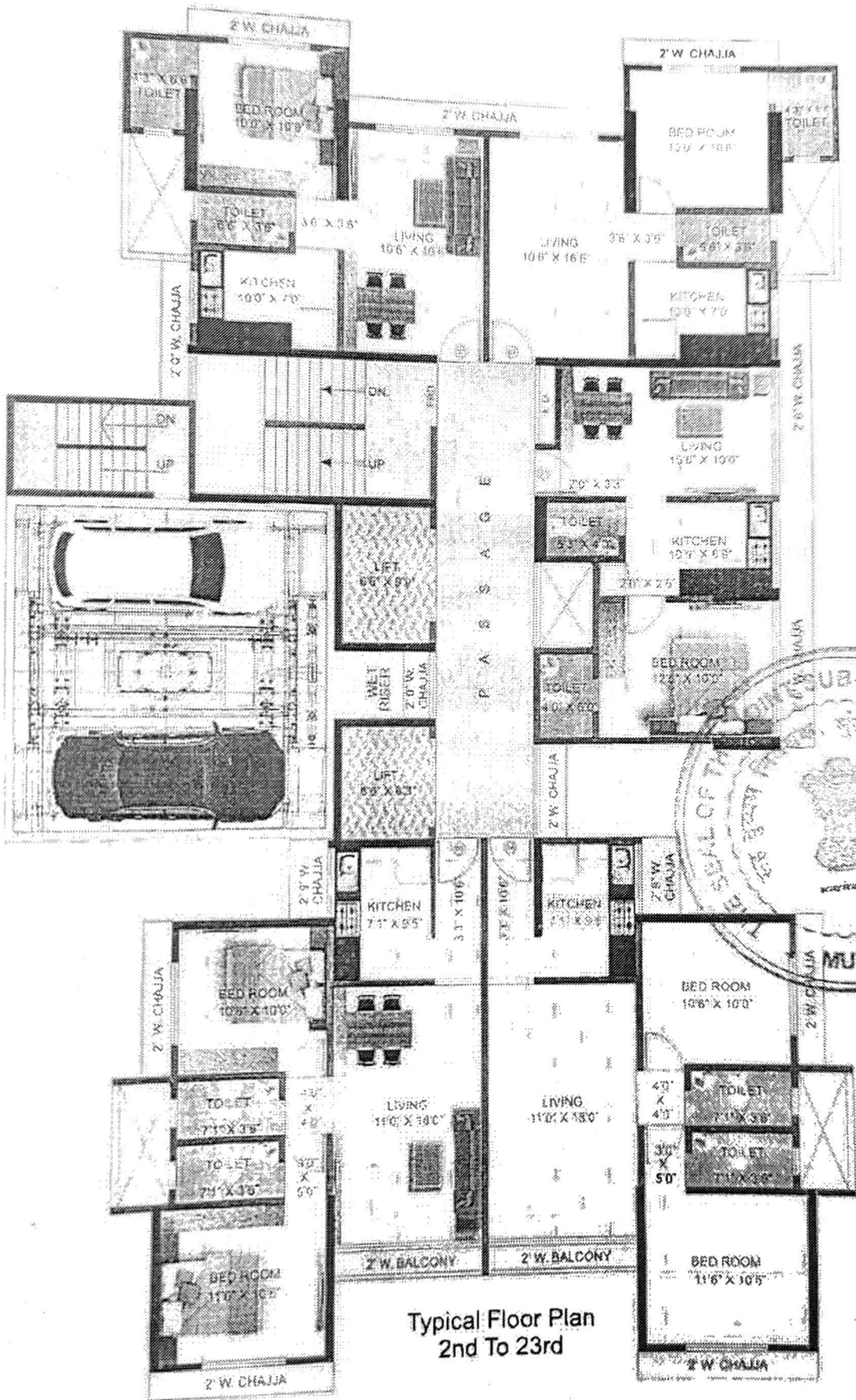
महाराष्ट्र - २  
 ३९०८ ए.ए.

1.00 MT WIDE SLAB AT EVERY ALT FLR.



TY. FL. PLAN (2ND TO 7TH, 9TH TO 14TH FLR. (SALE WING - A))  
 (SCALE = 1:100)

मबई - २८  
 ३००८ ७० ८०  
 २०२५



Typical Floor Plan  
 2nd To 23rd

Flat No.	1	2	3	4 & 5
Sq.Ft.	441 Sq.Ft.	441 Sq.Ft.	436 Sq.Ft.	657+22 Sq.Ft. Bal.

