

गावाचे नाव : हरियाली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ने समुद करावे)	9396608
(4) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 902,ग व्रिंग, माळा नं: 9 वा मजला, इमारतीचे नाव: कन्नमवार नगर सागर मंगीत को-ऑप. हीमिंग सोसायटी लि., ब्लॉक नं: विल्डिंग नं. 259 आणि 260, आदित्यराज पराडाईज, रोड : कन्नमवार नगर, विक्रीळी (पूर्व), मुंबई - 400083, इतर माहिती: क्षेत्रफळ 628 चौ. फूट रेरा कार्पेट. ((C.T.S. Number : 356 part ;))
(5) क्षेत्रफळ	1) 64 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-मेसर्स आदित्यराज हीमिंग डेव्हलपर्स तर्फे भागीदार रंकी आर. खुश्यानी ह्यांच्या तर्फे मुख्यालय म्हणून नारायण पाल वय:-37; पत्ता:-प्लॉट नं: शॉप नं. 4 आणि 5, माळा नं:-, इमारतीचे नाव: नवरंग को-ऑप. हीमिंग सोसायटी, ब्लॉक नं: विल्डिंग नं. 86, रोड नं: टिळक नगर, चेंबूर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400089 पॅन नं:- ABWFA6404D
(7) दम्नपेवज करून देणा-या/लिहून घेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	2): नाव:-मेसर्स आदित्यराज हीमिंग डेव्हलपर्स तर्फे भागीदार किशोर मनजी पटेल ह्यांच्या तर्फे मुख्यालय म्हणून नारायण पाल वय:-37; पत्ता:-प्लॉट नं: शॉप नं. 4 आणि 5, माळा नं:-, इमारतीचे नाव: नवरंग को-ऑप. हीमिंग सोसायटी, ब्लॉक नं: विल्डिंग नं. 86, रोड नं: टिळक नगर, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:- ABWFA6404D
(8) दम्नपेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मीमा विशाल सावंत वय:-31; पत्ता:-प्लॉट नं: रूम नं. 105, माळा नं:-, इमारतीचे नाव: रेजेन्सी सर्वम, ब्लॉक नं: विल्डिंग नं. 24, रोड नं: मंदा टिटवाळा, कल्याण, ठाणे, महाराष्ट्र, THANE. पिन कोड:-421605 पॅन नं:- DAIPK4345B
(9) दम्नपेवज करून दिल्याचा दिनांक	2): नाव:-विशाल मानाजी सावंत वय:-38; पत्ता:-प्लॉट नं: रूम नं. 105, माळा नं:-, इमारतीचे नाव: रेजेन्सी सर्वम, ब्लॉक नं: विल्डिंग नं. 27, रोड नं: मंदा टिटवाळा, कल्याण, ठाणे, महाराष्ट्र, THANE. पिन कोड:-421605 पॅन नं:- BTPPS4684B
(10) दम्न नोंदणी केल्याचा दिनांक	10/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	10/02/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3374/2025
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	600000
(14) शेरा	30000

व्यावसायिक विचारात घेतलेला तपशील:-

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



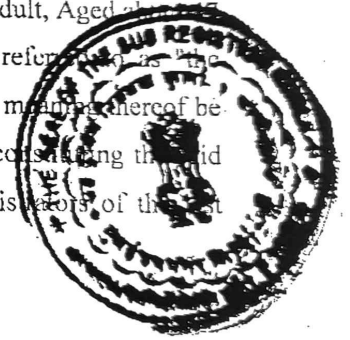
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is executed at Mumbai on this 10th day of February, 2025

BY AND BETWEEN

M/S. ADITYARAJ HOUSING DEVELOPERS – PAN NO. ABWEA6404D, a Partnership firm registered Dated 22.10.2021 under the Indian Partnership Act, 1932, having its principal place of business at Shop No 4 & 5, Navrang CHS, Bldg No 86, Tilak Nagar, Chembur, Mumbai – 400 089, represented by its Authorized Partners Mr. ROCKY RAJKUMAR KHUSHALANI, Holder of Income Tax Permanent Account No. AGGPK0791A, as well as Holder of Unique Identification Authority of India AADHAR CARD NO. 7443 4877 5708, Adult, Aged about 41 years, Occupation Business, and Mr. KISHOR MANJI PATEL, Holder of Income Tax Permanent Account No. ACWPP7372C, as well as Holder of Unique Identification Authority of India AADHAR CARD NO. 5602 9888 1392, Adult, Aged about 45 years, Occupation Business, Indian Inhabitants of Mumbai, 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 their partner or partners for the time being constituting the said firm, the survivor of survivors of them and the heirs, executors, administrators of the said surviving partner and his or their assigns) of the One Part.



And

1. Mrs. Seema Vishal Sawant, PAN No. DAIPK4345B, AADHAR NO. 9314 9154 4592, Aged about 31 years.
2. Mr. Vishal Manaji Sawant, PAN No. BTPPS4684B, AADHAR NO. 4354 0840 8960, Aged about 38 years,

Indian Inhabitants of Mumbai, is presently residing at Regency Servam Building No 27 Room No 105, Manda Titwala, Titwala, Kalyan, PO: Manda, District: Thane, State: Maharashtra, PIN Code: 421605. (Hereinafter (collectively) referred to as the "Purchaser(s) and/or transferee(s)", which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

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The "Promoter/Transferor(s)" and "Purchaser(s)/Transferee(s)" are hereinafter collectively referred to as the "Parties" or individually as a "Party."
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WHEREAS Prior to December 1977, the Maharashtra Housing Board [formerly the Bombay Housing Board (B.H.B.)] a statutory body constituted under the Maharashtra Housing Board Act, 1948 (BOM.I.XIX of 1948) (hereinafter referred to as "the Board") was the owner of and/or well and sufficiently entitled to a large tract of lands situate at Vikhroli (E), Mumbai.

AND WHEREAS The Board stood dissolved pursuant to the constitution of the Maharashtra Housing and Area Development Authority, a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (Maharashtra XXVIII of 1977) ("said Act") having its office at Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051 (hereinafter referred to "MHADA" or "Authority"), duly constituted with effect from the 5th December, 1977 under Government Notification No. ARD-1077 (1)/desk - 44, dated 5th December, 1977, of the Public Housing Department, Government of Maharashtra, by operation of Section 189 of the said Act.

AND WHEREAS under clauses (a) and (b) of Section 189 of the said Act, all the property, rights, liabilities and obligations of the said dissolved Board including those arising under any contract or contract became the property, rights, liabilities and obligations of MHADA.

AND WHEREAS The Board was, inter alia, possessed of or otherwise well and sufficiently entitled to a piece or parcel of land bearing Survey No. 113 (Part), City Survey No. 356 (Part), admeasuring 1242.14 square meters as part of the Board's larger lands at Building No. 259 and 260, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083, and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said land") and Building No.259 and 260 standing thereon consisting of 40 tenements (hereinafter referred to as "the said building").

AND WHEREAS all the allottees of the Rooms of the Existing Building No. 259 and 260 known as "Kannamwar Nagar Sagar Sangeet CHS Ltd.," situated at Kannamwar Nagar, Vikhroli (East), Mumbai -- 400 083, have formed and registered themselves as a Co-operative Housing Society Ltd. Named as "Kannamwar Nagar Sagar Sangeet CHS Ltd.," a Co-operative Housing Society registered under the provisions of Maharashtra Co-Operative Societies Act, 1960, bearing Registration No. BOM(WS)/ H.S.G.(OH) / 1439/ 1985-1986 dated 10th October 1985, and having their registered office at Building No. 259 and 260, Kannamwar Nagar, Vikhroli (East),

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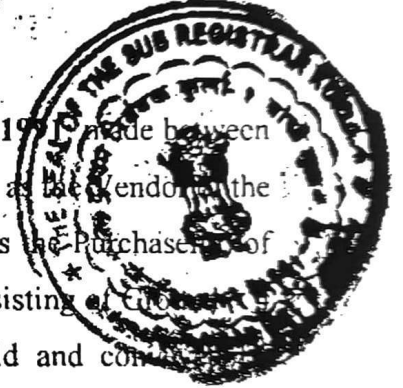
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Mumbai - 400 083. (Hereinafter referred to as "the Society")

AND WHEREAS All the Occupants of the said structure of the property were the members of the society, "Kannamwar Nagar Sagar Sangcet CHS Ltd.", and same was being Used, Occupied and enjoyed by the said members of the property described hereinabove.

AND WHEREAS by and under a Lease / an Agreement for Lease dated the 29th April 1991 made between Maharashtra Housing and Area Development Authority (MHADA), as the Lessor of the One Part and Kannamwar Nagar Sagar Sangcet CHS Ltd., (Society) as the Lessee of the Other Part, the lessor agreed to grant unto the Lessee a lease in perpetuity/for a term of 99 years, commencing from 1st April 1980, in respect of a piece or parcel of leasehold land bearing Survey No. 113 (Part), City Survey No. 356 (Part) situated at Building No. 259 and 260, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083, admeasuring 1242.14 sq. mtrs. or thereabout more particularly described in first schedule hereunder written (hereinafter referred to as "the Project land") at a rent of Rs. 7,670 per annum/month and on the terms and conditions contained in the said Lease Deed/Agreement for lease.

AND WHEREAS By and under the Deed of Sale dated 29th April 1991 made between Maharashtra Housing and Area Development Authority (MHADA) as the Vendor of the One Part and "Kannamwar Nagar Sagar Sangcet CHS Ltd.," as the Purchaser of the Other Part, the said demolished building No. 259 and 260, consisting of 4 floors with 40 tenements constructed on the said land was sold and conveyed by MHADA to the Society for the consideration and on the terms and conditions set out therein and the names of Purchasers of 40 tenements in the said building being 40 Society members, were listed in Schedule II thereto.



AND WHEREAS Accordingly, Kannamwar Nagar Sagar Sangcet CHS Ltd., (hereinafter referred to as "the Society") became the lessee of the said land bearing Survey No. 113 (Part), City Survey No. 356 (Part) at Building No. 259 and 260, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083 and the owner of the building No. 259 and 260 standing thereon and 40 tenements in the said building were allotted to the then members of the Society (the said Land together with the said building are hereinafter collectively referred to as the "said Property").

AND WHEREAS the said existing building is constructed before 60 years and the said building during the passage of time became old, dilapidated and in dangerous condition and it is not possible or feasible to carry out any repairing and/or renovation. The said existing building/standing structure is beyond repairs and maintenance and is required to be demolished and in place a new building to be constructed. Thereafter considering all the factors, facts, matters and situation of the said existing constructed building as well as the issue of all the society members and/or shareholders, they have come to the

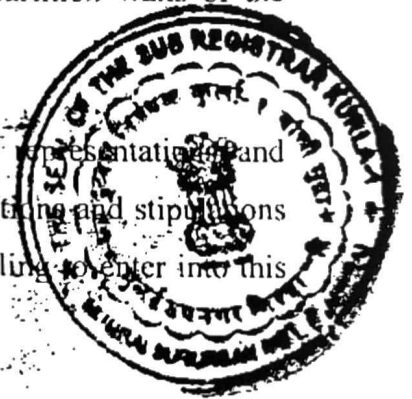
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being constructed in the phase of the said Project. The Purchaser(s) has carried out independent search and satisfied himself/herself regarding the marketable title and rights and authorities of the Promoter herein to develop the said property and being so satisfied, has offered to purchase and the Promoter has agreed to sell to the Purchaser(s), the Residential Apartment bearing No. 902, on the 9th Floor, A wing of the new building called **Kannamwar Nagar Sagar Sangeet CHS Ltd.** (Project name - **Adityaraj Paradise**) (hereinafter referred to as the said "Building"), which forms part of the Promoter Allocated Area and is more particularly described in the Second Schedule hereunder written, forming (hereinafter referred to as the "Apartment/Flat/Unit").

AND WHEREAS The carpet area of the said Apartment is **58.16** square meters and "Rera carpet area" **626 sq. ft.** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the apartment.

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 Purchaser has taken inspection of the approved building plans sanctioned by MHADA for construction of the new building. The floor plan, showing the said Apartment in cross lines, is annexed hereto and marked as Annexure "F".

AND WHEREAS The Purchaser is aware of the fact that the Promoter herein has entered or will enter into similar or separate agreements with several other purchaser/s of the other apartment/s forming part of the Promoter Allocated Area in the new building.

AND WHEREAS Under Section 13 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 10 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of estate agents, rates of interest and disclosures on website) Rules, 2017, the Promoter is required to execute the written Agreement for sale of the Apartment to the Purchaser, being these presents and to present the same for registration under the provisions of Indian Registration Act, 1908.

AND WHEREAS The Purchaser on going through and accepting all the conditions of sanctioned plans and other sanctions/approvals, has agreed to purchase the said Apartment for the consideration and on the terms and conditions herein contained. All such conditions shall be binding on the Purchaser.

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AND WHEREAS prior to the execution of these presents the Purchaser/s has paid to the Promoter a sum of Rs. 9,00,000/- (Rupees Nine Lakh Only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai no.P51800051660;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties herein, the Promoter hereby agrees to sell and the Purchaser/s hereby agrees to purchase the (Apartment/Flat) and the Stilt/Mechanical Stack/Parking (if applicable)



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

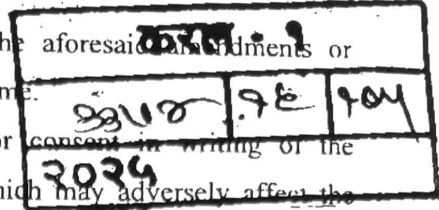
1. PROMOTER TO CONSTRUCT THE BUILDING AND PURCHASER TO PURCHASE THE APARTMENT

1.1 The Promoter shall construct the new building proposed to be named as "Kannamwar Nagar Sagar Sangeet CHS Ltd.," (hereinafter referred to as the "Building"), or such other name as the Promoter in its sole discretion may decide, on the said land, more particularly described in the First Schedule hereunder written, consisting of ground/Parking Stilt/Tower Parking/Part Mechanical Stack Parking + Part Commercial and First, Second and Third Floor as commercial and upto 22 residential floor having residential apartments, on the project land forming part of the said Property in accordance with the plans, designs and specifications approved/to be approved by MHADA and/or other concerned local authorities from time to time and as amended from time to time as the MCGM / MHADA or the Promoter may deem fit and the Purchaser hereby consents to the same. The Promoter shall, however, be entitled to make any variations, alterations or amendments in the said plans or specifications and /or layout plans if decided by the Promoter or if required to be made for the purpose of meeting any requisition objection or requirement of the MHADA and/or the concerned

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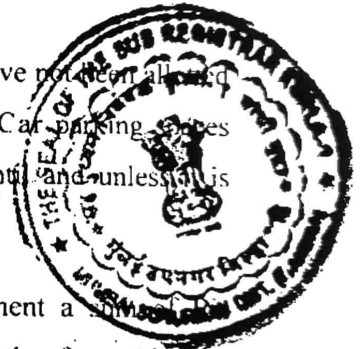
local authorities. The Purchaser shall not object to the aforesaid amendments or alterations and hereby grants irrevocable consent to the same.

Provided that the promoter shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the Apartment of the purchaser/s except any alteration or addition required by any government authorities or due to change in law.






1.2 I) The Purchaser/s hereby agrees to purchase from the Promoter and the promoter hereby agrees to sell to the Purchaser/s Apartment of 2 BHK bearing Flat no. 902 of RERA carpet area admeasuring 626 sq. ft. on 9th floor in the building (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures "F" for the consideration of Rs. 1,00,00,000/- (Rupees One Crore only) Out of which Rs. 9,00,000/- (Rupees Nine Lakh only) has been paid by the purchaser.

II) The Purchaser hereby confirms and agrees that since he / they have not been allotted or sold any car parking space under Stilt/Mechanical Stack/Tower Car parking spaces of the new building, he / they will not claim any parking slot until and unless it is specifically allotted to him / them in writing.



1.3 The Purchaser/s has paid on or before execution of this agreement a sum of Rs. 9,00,000/- (Rupees Nine Lakh only) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. 91,00,000/- (Rupees Ninety One Lakh Only) in the following manner: -

The Purchaser has paid/agreed to pay to the Promoter the Total Price in the following manner as per payment schedule plus GST @ 5% as per the schedule.

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FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE PROPERTY

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That piece and parcel of the land bearing Survey No. 113 (Part) City Survey No. 356 (Part) admeasuring 1242.14 sq. mtrs. or thereabouts of Kannamwar Nagar Sagar Sangeet CHS Ltd., lying, being and situate at Building No. 259 and 260, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083 in the Registration Sub-District of Kurla, Mumbai Suburban District, and bounded as follows:

- On or towards the North : 3.80 Sq Mtrs, Access Flat and Building No. 257 and 258 And Open Plot reserved for garden
- On or towards the South : 56 Feet Wide Road and the Open Plot of land Reserve for Garden
- On or towards the East : 56 Feet Wide Road
- On or towards the West : 25 Feet Wide Road



SECOND SCHEDULE ABOVE REFERRED TO
DETAILS OF THE APARTMENT

Residential Apartment being Flat No. 902 having Rera carpet area admeasuring 626 sq. ft. Situated on the 9th floor. A wing of the Building to be named as "Kannamwar Nagar Sagar Sangeet CHS Ltd.," Project Name "Adityaraj Paradise" under construction on the land more particularly described in the First Schedule hereinabove written.



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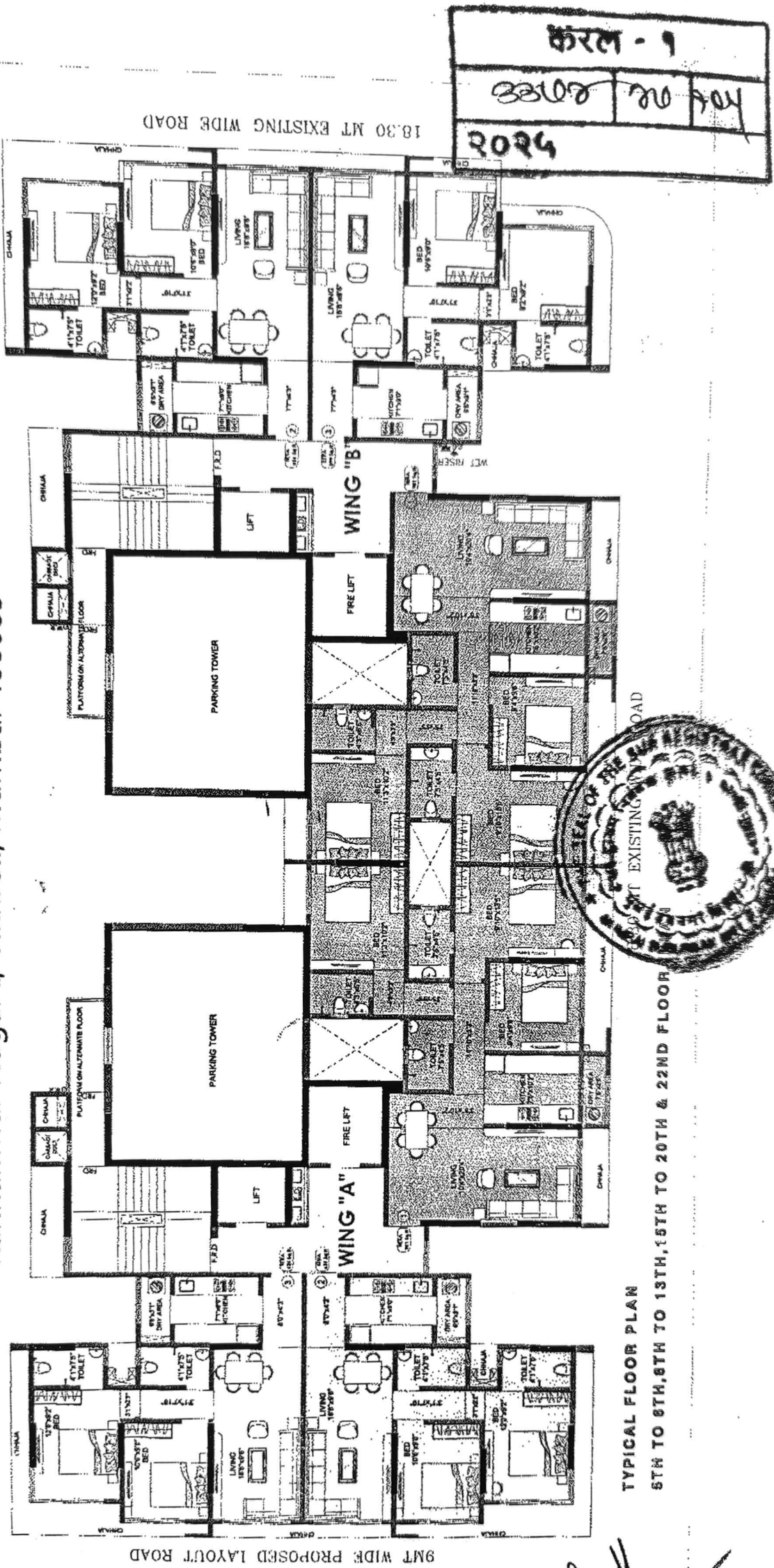
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Kannamwar Nagar Sagar Sangeet CHSL, Building no. 259 & 260,
 Kannamwar Nagar I, Vikhroli, Mumbai 400083



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TYPICAL FLOOR PLAN
 6TH TO 6TH, 8TH TO 13TH, 15TH TO 20TH & 22ND FLOOR

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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-9/1252/2025/FCC/2/Amend

Date : 10 January, 2025

To

M/s. Adityaraj Housing Developer
C.A. to Kannamwar Nagar Sagar
Sangeet Co. Op. Hsg. Soc. Ltd.

Shop No. 9, Kambodhi CHSL,
Bldg. No. 106, Tilak Nagar,
Chembur.

Sub : Proposed redevelopment of Existing Building No. 259 & 260 knoww "Kannamwar Nagar Sagar Sangeet Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 189 (pt) of village Vikhroli, at Kannamwar Nagar, Vikhroli (East), Mumbai.

Dear Applicant,

With reference to your application dated 22 February, 2024 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 for carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 for **Proposed redevelopment of Existing Building No. 259 & 260 knoww "Kannamwar Nagar Sagar Sangeet Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 189 (pt) of village Vikhroli, at Kannamwar Nagar, Vikhroli (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

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. Prashant Dhattrak, 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-9/1252/2023/CC/1/New

Remark :

This C.C. is issued upto Plinth level as per approved ZERO FSI IOA dtd. 02.03.2023

Issue On : 26 February, 2024

Valid Upto : 08 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-9/1252/2024/FCC/1/New

Remark :

This C.C. is further extended upto top of 8th floor i.e. building comprising of Wing A & Wing B Consist of Ground (pt) + Stilt (pt) 1st & 2nd for Offices + 3rd part for Offices and Part for Residential + 4th to 8th upper floors along with 2 nos. of parking tower as per approved amended plan dtd. 13.02.2023

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

Issue On : 16 October, 2024

Valid Upto : 08 June, 2024

Application No. : MH/EE/(BP)/GM/MHADA-9/1252/2024/FCC/1/Amend

Remark :

This Further C.C. Extended upto top of 16th floor of Wing A & Wing B. (i.e. Wing A & Wing B Consist of Ground (pt) + Stilt (pt) 1st & 2nd for Offices + 3rd part for Offices and Part for Residential + 4th to 16th upper floors along with 2 nos. of parking tower as per approved amended plans dtd. 13.02.2024."

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

Issue On : 10 January, 2025

Valid Upto : 08 June, 2025

Application No. : MH/EE/(BP)/GM/MHADA-9/1252/2025/FCC/2/Amend

Remark :



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

करल -	
8307	1024
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This registration is granted under section 5 of the Act to the following project under project registration number : P51800051660

Project: **SAGAR SANGEET CHS ADITYARAJ PARADISE** Plot Bearing / CTS / Survey / Final Plot No.: **BUILDING NO 259 AND 260 SURVEY NO 113 PART CTS 356 PART** at Hariyali, Kurla, Mumbai Suburban, 400083;

1. Adityaraj Housing Developers having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400089.

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 cost of completion of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 27/06/2023 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhoo
(Secretary, MahaRERA)
Date: 27-06-2023 14:23:59

Dated: 27/06/2023
Place: Mumbai

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

SSL

Code No.

File

Ref No.

Ref No. PS1800051660

SALES FORCE LEAD ID.

ASE	AVINASH BHOSALE	9167389229
ASM	SARIL K PANDEY	
AQM	ROHIT PENKAR	

RLMS Number	
Branch Name & Code	
Source Type	VIKAROLE EAST BRANCH CONNECTOR
CRM ID	
Applicant Name	SERJIA KANDARKAR
Co-Applicant Name	VISHAL SAWANT
CIF NO. APPLICANT & CO. APPLICANT	91226950823/91226185501
Date of Birth	26-06-1993
Pan Card Number	DAIPK 4345B
Bank Account Number	SBI 42012642647
E-mail ID	CA.seemak@gmail.com
Mobile No.	9766648116/9167156122
Loan Amount & Interest Rate	90 LAKHS
Tenure	180 MONTHS
Connector Name & Code	NIKHIL MORSE
Proposal Type	HOME LOAN (UC)
Property Final: Yes / No	Y
RACPC	GHATKOPAR
RBO	
AMT NO.	

AMT		
PROCESSING OFFICER		
RES/OFF	04-05	CRLX
TIR	04-05	subhedar
VALUATION	04-05	g vadukela
SITE		
LOAN A/C		
T.D.		
D.E.		