

India for the time being in force and the courts in Mumbai shall have the exclusive jurisdiction for this Agreement.

SCHEDULE OF THE SAID PROPERTY

ALL that property being pieces or parcels of land bearing CTS no. 50A (part) admeasuring about 1685.00 sq. meters or thereabouts of Village Pahadi Goregaon West, Taluka Borivali situated at Teen Dongari, Shivaji Nagar in Municipal Ward No. P/South within the municipal limits of Municipal Corporation of Greater Mumbai and Mumbai Suburban District within the local limits of Municipal Corporation of Greater Mumbai.



SCHEDULE OF THE SAID FLAT/PREMISES/APARTMENT

All that property being Flat bearing no. 501 admeasuring about 620 sq. meters Carpet Area (as defined by MahaRERA) equivalent 57.60 sq. meters Carpet area (as defined by MahaRERA) (63.36 sq. meters Built-up Area) on the 5th Floor and Nil Car Parking Space in the building being Sale Wing 'B' (as recorded in said Commencement Certificate) known as "LAXMI SHRUSHTI" standing on land bearing land bearing CTS no. 50A (part) admeasuring about 1685.00 sq. meters or thereabouts of Village Pahadi Goregaon West, Taluka Borivali situated at Teen Dongari, Shivaji Nagar in Municipal Ward No. P/South within the municipal limits of Municipal Corporation of Greater Mumbai and Mumbai Suburban District within the local limits of Municipal Corporation of Greater Mumbai.

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SIGNATURE OF DEVELOPERS	SIGNATURE OF FLAT PURCHASER/S
	1)
	2)

IN WITNESS WHEREOF the parties hereto have set and subscribed in their respective hands, the day, month and year first herein above written.

SIGNED, SEALED AND DELIVERED BY)
The within named "THE DEVELOPERS")
M/s LAXMIDEVI DEVELOPERS)
Through its Partner & Authorized Persons)
Mr. Bharat A. Kothari)



In the presence of:)

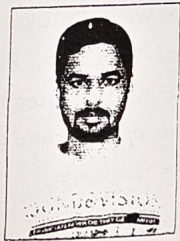
1. [Signature])
2. [Signature])

SIGNED, SEALED AND DELIVERED BY)
The within named "FLAT PURCHASER/s")

1) MRS. NEETA SANDEEP RATHOD)



2) MR. SANDEEP NAVIN RATHOD)



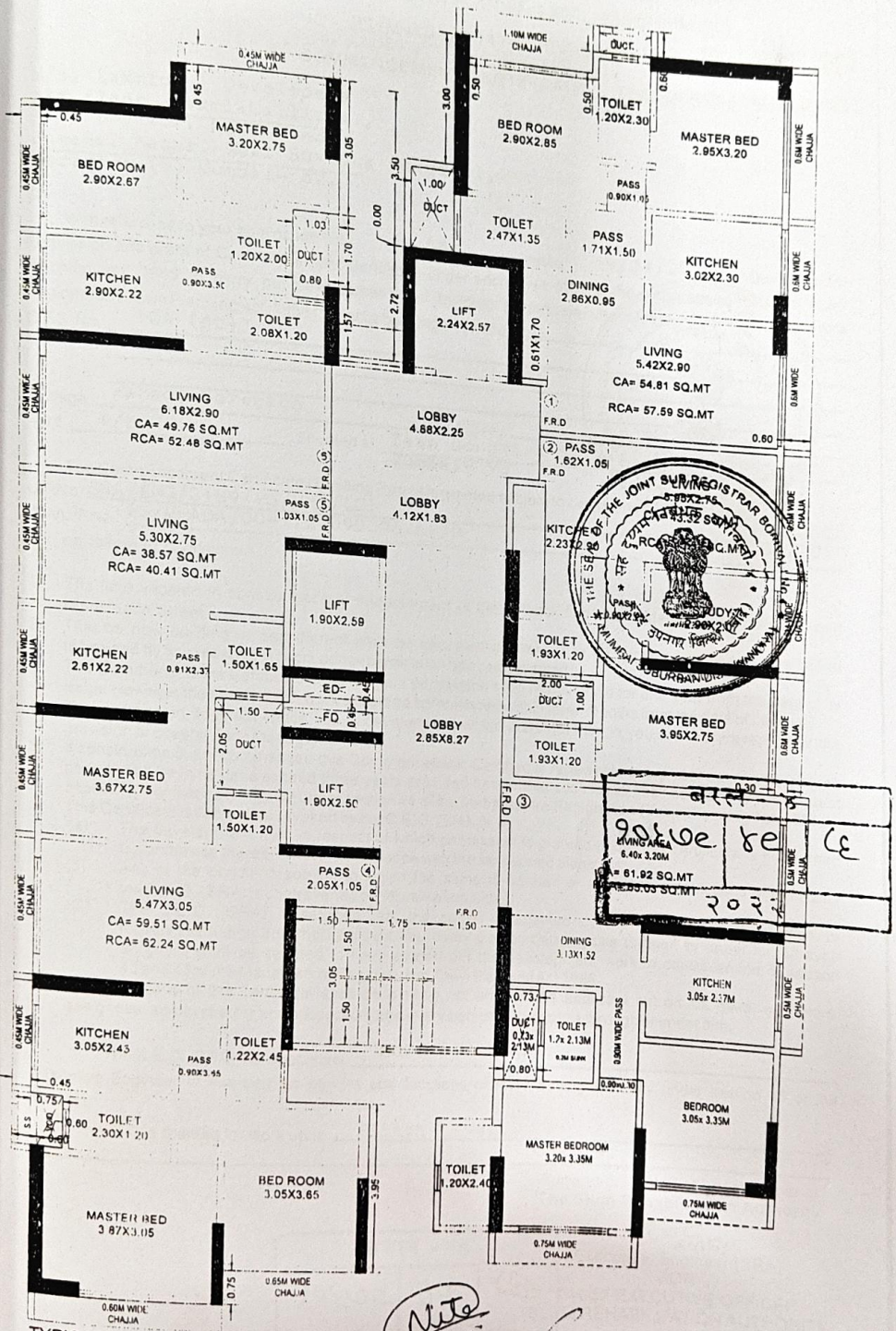
In the presence of:

1. [Signature]
2. [Signature]

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SIGNATURE OF DEVELOPERS		
२०२२		

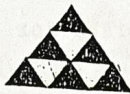


SIGNATURE OF FLAT PURCHASER/S	
1)	<u>[Signature]</u>
2)	<u>[Signature]</u>



TYPICAL FLOOR PLAN

Nite
Handwritten signature



DEVELOPER COPY

Sr. No. 229

SLUM REHABILITATION AUTHORITY

Administrative Building, Arant Kanekar Marg, Bandra (east), - Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO PS/MHADA/0047/20090506/AP/R 12 4 MAY 2021

COMMENCEMENT CERTIFICATE (COMPOSITE BUILDING)

To,
M/s. Laxmidevi Developers
1st floor, Laxmi-Callista,
Plot No. 283, Road No-3,
Jawahar Nagar, Near Suvidha Hospital,
Goregaon (W) Mumbai- 62.

Sir,
With reference to your application No. 552 dated 19/04/2021 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. C.T.S. No. 50A (pt)



of village Pahadi Goregaon T.P.S.No. _____
ward P/S Situated at Teon Dongri, Shivaji Nagar, Goregaon (W) Mumbai- 90

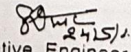
The Commencement Certificate / Building Permit is granted subject to compliance of conditions in LOI
U/R No. SRA/ENG/2189/PS/MHL/LOI dt. 12/07/2020
IDA/U/R No. PS/MHADA/0047/20090506/AP/R dt. 05/03/2021
and on following conditions:

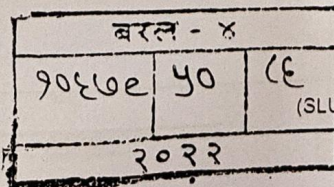
- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 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 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 S.R. Tank
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


Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION 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 P51800030965
Project: LAXMI SHRUSHTI - WING B, Plot Bearing / CTS / Survey / Final Plot No.: CTS -50 Aat Borivali, Borivali, Mumbai Suburban, 400090;

1. Laxmidevi Developers having its registered office / principal place of business at Tehsil: Borivali, District: Mumbai Suburban, P.n: 400067.

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 (f) of sub-section (2) of section 4 read with Rule 5;

OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

• The Registration shall be valid for a period commencing from 29/09/2021 and ending with 31/08/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 3.

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

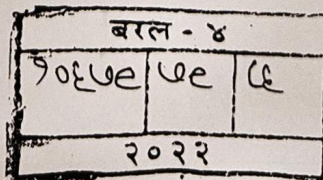
• That the promoter shall take all the pending approvals from the competent authorities

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. Varun Armanand Prabhu
(Secretary, MahaRERA)
Date: 29-09-2021 11:29:46

Dated: 29/09/2021
Place: Mumbai

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





07/07/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

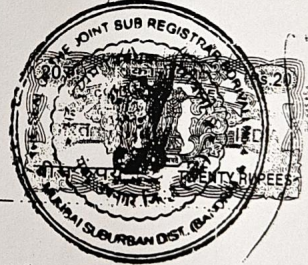
दस्त क्रमांक : 10679/2022

नोंदणी :

Regn:63m

गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार	कारारनामा	
(2) मोबदला	10099800	
(3) बाजारभाव (भाडेपट्टाभाष्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)	10675779.84	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 501, माळा नं: 5 वा मजला/बी विंग, इमारतीचे नाव: लक्ष्मी सृष्टी, ब्लॉक नं: तीन डोंगरी, शिवाजी नगर, रोड : गोरेगाव पश्चिम मुंबई - 400104, शासनाद्वारे माहिती: सदनिकेचे क्षेत्रफळ 620 चौ फूट रेटा कारपेट ((C.T.S. Number : 50A (Part) ;))	
(5) क्षेत्रफळ	1) 63.36 चौ.मीटर	
(6) शाकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश नमुद करावे	1) नाव:-मेसर्स लक्ष्मीदेवी डेव्हलपर्स चे भागीदार भरत ए.कोंठारी - - वय:-51; पत्ता:-प्लॉट नं: प्लॉट नं -281, माळा नं: 11 वा मजला, इमारतीचे नाव: लक्ष्मी विला, ब्लॉक नं: जवाहर नगर, रोड नं. 3, रोड नं: गोरेगाव पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AAEFL2308J	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-नीता संदीप राठोड - - वय:-40; पत्ता:-प्लॉट नं: सदनिका नं 202/बी विंग, माळा नं: - इमारतीचे नाव जयस्मृती को ऑप ही सो सी, ब्लॉक नं: एल टी रोड नं 04, एम जी रोड, रोड नं: गोरेगाव पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-AJEPR8301G 2) नाव:-संदीप नविन राठोड - - वय:-40; पत्ता:-प्लॉट नं: सदनिका नं 202/बी विंग, माळा नं: - इमारतीचे नाव जयस्मृती को ऑप ही सो सी, ब्लॉक नं: एल टी रोड नं 04, एम जी रोड, रोड नं: गोरेगाव पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400104 पॅन नं:-ADHPR0231Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/07/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	07/07/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	10679/2022	
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	673320	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेष		



मुल्याकनासाठी विचारात घेतलेला तपशील :-

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

खरी प्रत

सह-दुय्यम निबंधक, बोरीवली क्र.-४,
मुंबई उपनगर जिल्हा