



CHALLAN
MTR Form Number-6

GRN	MH003839389201718P	BARCODE			Date	25/07/2017-15:45:40	Form ID	
Department Inspector General Of Registration				Payer Details				
Non-Judicial Stamps				TAX ID (If Any)				
Type of Payment General Stamps SoS Mumbai only				PAN No.(If Applicable)				
Office Name BR-5 JT SUB REGISTRAR BORIVALI 5				Full Name		UNIQUE REAL ESTATE DEVELOPERS		
Location MUMBAI				Flat/Block No.				
Year 2017-2018 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			
0030056201 General Stamps			100.00		Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)			
					FORM B AFFIDAVIT CUM DECLARATION			
					Amount In One Hundred Rupees Only			
Total			100.00		Words			
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502017072800843	NA	
Cheque/DD No.				Bank Date	RBI Date	25/07/2017-15:45:47	Not Verified with RBI	
Name of Bank				Bank Branch		SBIEPAY PAYMENT GATEWAY		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
संदर्भ चालन केवल दस्तावेज निबंधक कार्यालय में दर्ज करने के लिए मान्य है। मोबाइल नं. उपलब्ध नहीं है।

Amish - sush



Print Date 25-07-2017 03:46:45

FORM 'B'
Affidavit cum Declaration

Affidavit cum Declaration of M/s. Unique Real Estate Developers (through its authorized signatory Mr. Anish Dilip Shah) promoter of the project "ASPEN GARDEN" situated at plot bearing CTS No.554A of Village Pahadi, Goregaon (East) situate lying and being at Walohat Road, Goregaon (East), Mumbai - 400 063 (hereinafter to as "the project");

I, Mr. Anish Dilip Shah authorized signatory of the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title Report to the land on which the development of the project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of Index II of the Deed of Conveyance between such owner and promoter for ownership of the land is enclosed herewith.
2. Details of 2 (two) nos. of ongoing litigations are as follows:

Application No. 393/2015 (Purported to be under section 35/2 of the Maharashtra Public Trusts Act, 1950) before the Ld. Charity Commissioner, Maharashtra State, Mumbai wherein status of the application is pending for final hearing. No prohibitory orders are passed in this application.

Appeal No. 567 of 2017 before The Deputy Director of Land Records, Konkan Division, Mumbai Suburban District - wherein the appeal is dismissed. Certified copy of the Roznama is applied for.
3. That the time period within which the project shall be completed by me/promoter is 31st December, 2018;
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the purchaser/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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That I / the promoter have / has furnished such other documents as have been proscribed by the rules and regulations made under the Act.
10. That I / the promoter shall not discriminate against any purchaser/allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent:

Anish - Shah

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Further to this I am attaching herewith one additional declaration.

Verified by me at Mumbai on this 25th day of July, 2017

Deponent

Anish - Shah

25.7.17
D. R. KUDRIGI
Notary Greater Mumbai & Thane Dist.
Maharashtra
Reg. No. 5597



सूची क्र. दोन INDEX NO. II

मानाचे नाव : मी.एस. धहाडीगोरेगांव

दिलेखाचा प्रकार, मोवदलगाचे स्वरूप अभिलेखांतरण

ए बाजारभाग (भाडेपट्टी) या

भावती पट्टाकार आकारणा देतो

की वट्टेदार से नमूद कराने। न. बयलन स. 0.00

डा.ब. न. ०.००

(2) भू-नाथन, पोटहिस्ता न घण्डनां।
(असत्यास)

(1) सिटिएस क्र. 554/554/1 से 22/5/50 वर्ग मी. जमीन व भवन का मालिक श्री राजेश कुमार 1544.50/- की कीमत पर, सिटिएस क्र. 554/554/1 से 22 व 500 वर्ग मी. पक्की मॉडल का प्लॉट, गुजरात सरकार द्वारा 2/3243/2012, दिनांक 18/4/2012 का अध्यादेश द्वारा प्लॉट नं. 28/554/50/- व मॉडल नं. 30000/- परसेल नं. 1 आठ व प्लॉट नं. 2 सात पर प्लॉट नं. 28/554/50/- व मॉडल नं. 30000/- की कीमत पर 100/- अकार परसेल आलेगी जावे.

412

(3) अक्षरफल

(4) आकारणी जिबा जुडी देण्यात
आतलं तेंव्हा

(7)

(5) दशतपैवज करुण देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा द्याणी म्हायतत्याचा हुकुमनामा किंवा आदेश असल्यास, प्रतिपादित नाव व संपूर्ण पत्ता

(1) श्री जयप्रकाश देवस्थान ट्रस्ट के द्वारा श्री 1008 जगन्नाथ भवन पी 2 श्रीनिवासचर

[illegible]

(2) श्री ज्योतिष देवस्थान ट्रस्ट ये ट्रस्टींनी रवानात सामनी, श्री निवासी ५२ लका, तळे माळगाव, श्री

राष्ट्रिय-संस्कृत-संस्थानम्, नया दिल्ली

- वा.प्रीति ने चतुः श्लोकाः - इमारती कायः - ईमावत नी - पेटधाराहवा -

(3) श्री लक्ष्मणदेवस्थान स्मृत में लुट्टी श्री एका श्री सोमानी व श्री किरान रतिलाल बोधशी तप
मुखत्यर श्री रामनारायणजी एवं सुमान - : घर/शेखर नं. 548, गल्ली/रस्ता : - ईमारतीम
नाम : - ईमारत नं. : गेट/बमीन : - शहर/गांव : - तालका : - पिन : - पिन नम्बर :

[illegible][illegible]

(1) कुनिज रिजल इस्टेट डेवेलपर्स ने भारतीय अग्रज रिजल्ट्स प्रा लि से सम्बन्धित अग्रज साह
- : गण/कॉस्ट नं. 01, न्यू-डीवाला, ऑफिस इन्सुलन रोज, मिरोमार्ल पृ नं 57, गल्ली/विस्था -
ईमरत/वे भाव - : ईमरत नं. - : मेर/परवत - : गहर/गाह - : लालुभा - : मिता - : पें नामर -
AACEL720KH

(2) युनिफ रिवाल इस्टेट सेक्टर पर भी भागीदार डिपॉजिट स्कोट प्रा लि से रजिस्ट्रार के तहत सत्यापन :- धर/फ्लैट नं: सडर; गल्ल/रस्ता :- ईमरतीये नाल :- ईमरत नं: :- गिट/पसारात :- गडर/गाय :- सातुका :- पित :- गैर नमूना :-

(7) दिनांक ०५/०६/२०१२

(6)	नोदणीचा	11/05/2012
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(9) अनुक्रमों, खंड २ पृष्ठ

(10) बाजारभावापन्नाचे गुनांक सुरुवात २००८

(11) आजादभाषाप्रमाणे नोंदणी

(12) चोरा	₹ 100.00
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खरी प्रक

[illegible]

अथैव तद्वत्तु तद्वत्तु तद्वत्तु





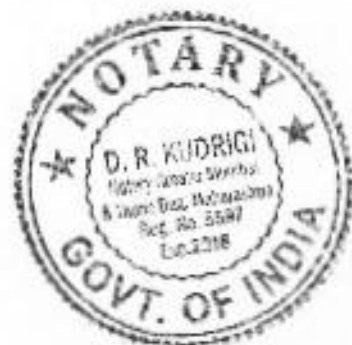
CHALLAN
MTR Form Number-6

GRN	MH005839583201716P	BARCODE			Date	25-07-2017-15:48:35	Form ID
Department			Inspector General Of Registration				
Non-Judicial Stamps			Payer Details				
Type of Payment			General Stamps SoS Mumbai only		TAX ID (If Any)		
					PAN No.(If Applicable)		
Office Name			BRLE_JT SUB REGISTRAR BORIVALI 5		Full Name		UNIQUE REAL ESTATE DEVELOPERS
Location			MUMBAI		Flat/Block No.		
Year			2017-2018 One Time		Premises/Building		
Account Head Details			Amount in Rs.		Road/Street		
0030056201 General Stamps			100.00		Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					DECLARATION		
					Amount in		One Hundred Rupees Only
Total			100.00		Words		
Payment Details			SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN		Ref. No.		10000502017072500840 NA
Cheque/DD No.			Bank Date		RBI Date		25/07/2017-15:48:38 Not Verified with RBI
Name of Bank			Bank-Branch		SBIEPAY PAYMENT GATEWAY		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 सदर चालन केवल दफ्तर में निवेदन कर्तव्यगत नोटरी कक्षवाला दस्तावेजों लागू आएँ, नोटरी न कारवायाया दस्तावेजों सदर चालन लागू नाही।

Anish-54



Print Date 25-07-2017 03:49:27

Declaration

Declaration of M/s. Unique Real Estate Developers (through its authorized signatory Mr. Anish Dilip Shah) promoter of the project "ASPEN GARDEN" situated at plot bearing CTS No.554A of Village Pahadi, Goregaon (East) situate lying and being at Walbhat Road, Goregaon (East), Mumbai - 400 063 (hereinafter to as 'the project').

I, Mr. Anish Dilip Shah authorized signatory of the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That the promoter is applying for registration of the project under the provisions of the Real Estate (Regulation and Development) Act, 2016, ("the RERA Act") with the Real Estate Regulatory Authority wherein application is being made only for 17th and 18th upper floors of the project.
2. That the Promoter state that the project consisting of 'A' Wing and 'B' Wing with shops for commercial use and car parks on ground Floor, 1st to 3rd podium floors for car parks, 4th podium floor for car parks, recreational amenities and RG and 5th to 18th upper floors for residential use.
3. That the Promoter has obtained Part Occupation Certificate dated 3rd February, 2018 issued by MCGM for shops on ground floor and has further obtained Part Occupancy Certificate dated 13th June, 2017 issued by MCGM for part Stilt for car parking plus 4 level podiums for car parking plus 5th to 16th upper floors for residential purpose. (Copies of the same are attached herewith).
4. That the Promoter hereby state that further construction and modification work is pending on 17th and 18th upper floors pursuant to permissions obtained vide Issue Letter of Municipal Corporation of Greater Mumbai dated 20th July, 2017 and Occupation Certificate for the same has not been obtained. Hence the Promoter is hereby registering the said 17th and 18th upper floors as separate phase under the provisions of the Real Estate (Regulation and Development) Act, 2016, ("the RERA Act") with the Real Estate Regulatory Authority. All details pertaining to costs, nos. of units, parkings etc. are being provided only for 17th and 18th upper floors. For sake of clarity, we have considered in cost only actual construction cost pertaining to construction of 17th and 18th upper floors. All other costs like land cost, municipal costs, TDR costs, on site expenses etc. are considered as NIL. For maintaining consistency and giving clear and transparent picture all detail for all common areas and amenities are being provided for entire building.
5. The Promoter hereby declares that the Floors Space Index ("FSI") available in respect of the Plot (including FSI on account of road width) is 1.00, plus 50% of premium FSI plus 90% of admissible TDR plus 35% / 20% compensatory fungible FSI. The Promoter hereby further declares that the Floors Space Index ("FSI") already utilized out of the available FSI as on date in respect of the Plot is 1.00, plus 50% of premium FSI plus 67% of admissible TDR plus 35% / 20% compensatory fungible FSI and that no part of the said FSI has been utilized by the Promoter elsewhere for any purpose whatsoever. The Promoter further declares this application is only for 17th and 18th upper floors for which occupation certificate is not obtained.

Deponent

Anish - Shah

Verification

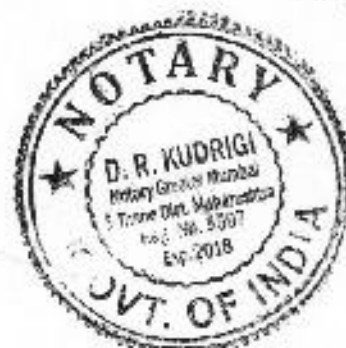
The contents of my above Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mumbai on this 25th day of July, 2017

Deponent

Anish - Shah

Signature
25.7.17
D. R. KUDRIGI
Notary Greater Mumbai & Thane Dist,
Maharashtra
Reg. No. 5597



MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/A-0245/BP(WS)/AP of 3 FEB 2016

PART OCCUPATION CERTIFICATE

To

✓ Shri. Anish Shah of

M/s. Unique Real Estate Developers

Owners

Gentleman,

The part development work of residential building no.1, comprising of Ground floor (for shops) + part stilt for car parkings of Wing 'A' & 'B' on sub plot-A, on plot bearing C.T.S. No. 554/A (Old C.T.S. No. 554-1 to 22 & 560 of village Pahadi Goregaon (East) at 18.30 mt. wide D.P. Road, Goregaon (East), Mumbai, is completed under the supervision of Shri. Yomesh Rao, Licensed Surveyor, Reg. No. LS/R-151; Shri. Manish Shah, Lic. Site Supervisor, Lic. No.S/346/SS/I and Shri. Umesh Joshi, RCC Consultant Lic. No. STR/J/26 and as per Development Completion Certificate submitted by Licensed Surveyor, the same may be occupied and completion certificate submitted is accepted.

A set of certified completion plan is attached herewith.

Yours faithfully,



[Signature]
Ex. Eng. (Bldg. Prop.) 'P' Ward
(Building Proposals 'P' Ward)



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[CHE/A-0245/3P(Ws)/AP of 13 June 2017]

To,
Anish shah partner of M/s Unique Real Estate Developers
A-501, Gladdiola, old Hanuman road, next to Tilak School, Vileparle (East), Mumbai-57.

Dear Applicant/Owners,

The Part 2 development work of _____ building comprising of Wing - A and B consisting of (Part) Stilt for car parking and underground pump room + (Part) Ground Floor for Shops + 4 level podiums for car parking + 8th to 16th upper residential floors of building no 1 on sub plot A of the layout on plot bearing C.S.No./CTS No. 554/A of village PAHADI GOREGAON (E)-P/S at Walbhatt road Goregaon East is completed under the supervision of Shri. YONESH NARAYAN RAO, Licensed Surveyor, Lic. No. R/151/LS, Shri. Umesh Joshi, RCC Consultant, Lic. No. STR/2/26 and Shri. Manish Shah, Site supervisor, Lic.No. S/346/SS/1 and as per development completion certificates submitted by architect and as per completion certificate issued by Chief Fire Officer w/no. FB/HR/R-IV/605 dated 12 January 2017.

It can be occupied with the following condition/s.

- 1) That the remaining work shall be completed before requesting for full occupation certificate.
- 2) That the remaining IOD/ Amended plan conditions shall be complied with before requesting for full occupation certificate.

Copy To :

1. Asstt. Commissioner, P/S Ward
 2. A.A. & C., P/S Ward
 3. EE (V), Western Suburb II
 4. M.L., P/S Ward
 5. A.E.W.W., P/S Ward
 6. Architect, YONESH NARAYAN RAO, 202, Shree Prasad House, Plot No. 517, 3501 Road, TPS-III, Off Linking Road, Andree (West), Mumbai 400050.
- For information please



Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
P/S Ward