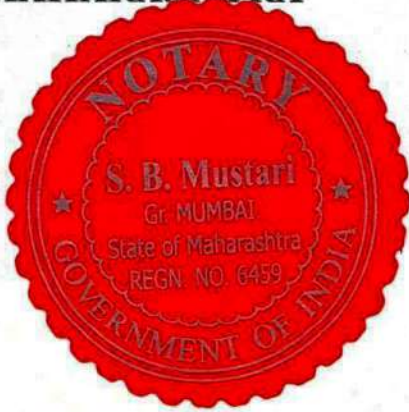




महाराष्ट्र MAHARASHTRA

2023

CC 188904



(Undertaking)

श्रीमती लता सांगळे

To,
The Chief Officer,
The Resident Executive Engineer,
Mumbai Housing and Area Development Board,
3d Floor Griha Nirman Bhavan,
Kalanagar, Bandra East,
Mumbai - 400051.

Sub.: Proposed residential building on Plot No. 153, RSC-4, MHADA layout, Malwani, Malad (W), Mumbai. For Malwani Femi Co-op. Hsg. Soc. Ltd. (Wing - A)

Grant of your consent for OC and payment of Stamp Duty by the Developer.

Reference : 1) Offer letter Vide no. CO/MB/REE/NOC/F-190/3250/2021 dtd. 29/12/2021.

2) MHADA NOC vide no. CO/MB/REE/NOC/F-190/829/2022 dtd. 08/04/2022.

Sir,

I, Shri. Kayvan Narendra Nandu Authorized Owner of Growmore Space Solutions Pvt Ltd having registered address A/102, Sigma Emerald, Old Anand Nagar, Guru Narayan Marg,

01153

आह्वान-१ / Annexure - 1

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

- 3 OCT 2023

UNDERTAKING



१. मुद्रांक विक्री नोंदवही अनु. क्रमांक १००००११
२. मुद्रांक विकत घेण्याच्या अनु. क्रमांक १००००११
३. मरवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण

GROWMORE SPACE SOLUTIONS PVT. LTD.
6/46, OLD ANAND NAGAR,
NEAR RELIANCE ENERGY,
SANTACRUZ (EAST),
MUMBAI - 400 055

मुद्रांक विक्रीचे ठिकाण/ पत्ता : सौ. कांचन हर्षद बोंगळे

शां. नं. २, विल्डींग नं. ४, कोलगेट मैदानासामोर,

साईबाबा मंदिराजवळ, खेरनगर, बंद्रा (पूर्व), मुंबई - ४०० ०५९.

शासकीय कार्यालयसामोर / न्यायालयासामोर प्रतिज्ञापत्र सादर करण्यासाठी

मुद्रांक जागदाची आवश्यकता नाही, (शासन आदेश दि. ०१/०९/२००१)

या कारणासाठी ज्यांनी मुद्रांक शुल्क खरेदी केला त्यांनी त्याच काळात

पत्रांक खरेदी केल्यासून ६ महिन्यात वापरणे बंधनकारक आहे

ग्राहक नं. 7208549509





Santacruz (East), Mumbai – 400 055 Developer of the above referred property through Development Agreement dated 03.05.2010 with the Society.

We do hereby undertake as under:

1) We have availed the benefit of 50% reduction in FSI Premium for Area admeasuring 525.00 Sq. Mts. As per Government of Maharashtra Notification dated 14.01.2021 and we have passed the benefit of the Stamp Duty for the area admeasuring about 527.84 Sq. Mts. to the Flat Purchasers. The benefit passed to The Flat Purchaser under Agreement for Sale is mentioned herein below for your kind reference and records.

Sr. No.	Reg. Off.	Doc. No.	Unit No	Area (Sq. Mt.)	Registr ation Date	Stamp Duty Paid Amt.	Reg. Charges Paid Amt.	Name of the parties paid stamp duty	
								Purchas er - I	Develop er / Seler
1			A-1801	37.15					
2			A-1802	37.15					
3	Borivali-4	BRL-4-15153-2022	A-1803	38.44	30/09/2022	264000	30000		Growmore space solution pvt ltd
4	Borivali-4	BRL-4-951-2023	A-1804	38.44	24/01/2023	264000	30000		Growmore space solution pvt ltd
5			A-1901	37.15					
6	Borivali-4	BRL-4-8022-2023	A-1902	37.15	20/06/2023	254400	30000		Growmore space solution pvt ltd
7	Borivali-4	BRL-4-344-2023	A-1903	38.44	09/01/2023	283700	30000		Growmore space solution pvt ltd
8	Borivali-4	BRL-4-5043-2023	A-1904	38.44	18/04/2023	283700	30000		Growmore space solution pvt ltd
9			A-2001	37.15					
10			A-2002	37.15					
11	Borivali-4	BRL-4-5637-2023	A-2003	38.44	28/04/2023	264000	30000		Growmore space solution pvt ltd
12	Borivali-4	BRL-4-5042-2023	A-2004	38.44	18/04/2023	264000	30000		Growmore space solution pvt ltd



Borivali-4	BRL-4-8246-2023	A-2101	37.15						
		A-2102	37.15	26/06/2023	221550	30000			Growmore space solution pvt ltd
TOTAL			527.84						

2. The said Flat Purchasers have issued their certificate, confirming the stamp Duty amount is paid by us i.e the Developer in terms of Government Notification vide No. TPS-1820/ AN37P K-80/20UD-13 dated 14th Jan, 2021 and same is submitted to your office along with Index – II.
3. We have already uploaded the Flat Purchasers Certificate in our website <http://growmorespace.com> as per the guidelines of Government Notification vide No. TPS-1820/AN37P K-80UD -13 dated 14th Jan 2021.

In this regard, We herewith confirm and assure you that above Stamp Duty amount is paid by and in case of occurrence of any additional liabilities towards the aforesaid Stamp Duty, we hereby undertake to indemnify you and further undertake that we shall pay the same as and when the same will be intimated to us by the concerned Government Department/ Authorities.

Solemnly affirmed at Mumbai.

This _____ Day of _____

For GROWMORE SPACE SOLUTIONS PRIVATE LIMITED

K. Nandu

DIRECTOR



BEFORE ME

[Signature]

3/10/2023

S. B. MUSTARI
ADVOCATE & NOTARY
GOVT. OF INDIA

No. B/4, Sai Dham Hsg. Sol.
Tilak Nagar, Sakinaka
Mumbai 400 072