



22/07/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 15558/2022

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8536981.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 304, माळा नं: 3 रा मजला, विशाल शिल्प, इमारतीचे नाव: विशाल पंत नगर को-ऑप. हौ. सो. लिमिटेड, ब्लॉक नं: पंतनगर, घाटकोपर पूर्व, रोड : मुंबई 400075, इतर माहिती: मौजे घाटकोपर-किरोळ, सदनिकेचे क्षेत्रफळ 625 चौ. फुट रेंगा कारपेट ((C.T.S. Number : 5662 (Part) ;))
(5) क्षेत्रफळ	1) 63.89 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:- मेसर्स श्रद्धा स्कॉयलार्डन एलएलपी चे भागीदार नीता धरमशी वय:-48; पत्ता:- प्लॉट नं: ऑफिस 112, माळा नं: 1 रा मजला, इमारतीचे नाव: प्राईम प्लाझा, ब्लॉक नं: जे. व्ही. पटेल कंपाऊंड, एलफिन्स्टन रोड, रोड नं: बी. एम. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-ADCFS&P&K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रविण आनंद धर्डफुले वय:-34; पत्ता:- प्लॉट नं: रुम नं 19, माळा नं: ., इमारतीचे नाव: विल्डिंग नं 26, एलआयजी कॉलनी, ब्लॉक नं: विनोब भावे नगर, कुर्ला पश्चिम, रोड नं: पाईप रोड, महाराष्ट्र, मुंबई. पिन कोड:-400070 पॅन नं:-AQSPD88805
(9) दस्तऐवज करून दिल्याचा दिनांक	22/07/2022
(10) दस्त नोंदणी केल्याचा दिनांक	22/07/2022
(11) अनुक्रमांक, खंड व पृष्ठ	15558/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	780000
(13) बाजारभावाप्रमाणे 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.

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AGREEMENT FOR SALE

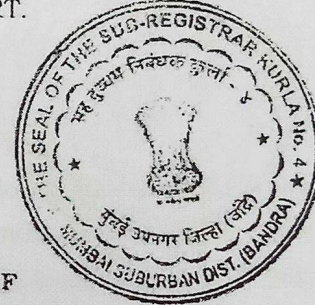
THIS AGREEMENT made at Mumbai this ^{16th} 22 day July of 2022,

BETWEEN

M/S. SHRADDHA SKYLINE LLP, PAN: ADCFS8161K, a Limited Liability Partnership Firm duly registered under the provision of Limited Liability Partnership Act, 2008 having its Administrative Office at 112, 1st Floor, Prime Plaza, J V Patel Compound, B M Road, Elphinstone Road, Mumbai 400013 hereinafter referred to as the "**PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its Partner their assigns), OF THE ONE PART.

Dharamshud

AND



Mr. Praveen Anand Dhaiphule PAN: AQSPD8880F

Indian Inhabitant of Mumbai having address at: **Building No. 26, Room No. 19, LIG Colony, Pipe Road, Vinoba Bhave Nagar, Kurla West, Mumbai - 400070**, hereinafter referred to as the "**ALLOTTEE/S**" (which expression shall unless include the female gender and the plural and unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs executors administrators and permitted assigns, and in the case of a partnership firm the partners for the time being thereof, the survivors or last survivor of them and the heirs, executors and administrators of the last survivor of them and his/her/their /its permitted assigns, and in the case of a Company / Society its successors and permitted assigns, and in all cases all persons claiming by under or through such allottee including his/her/their/its successors -in-interest) of the OTHER PART.

Praveen

Promoter

Dharamshud

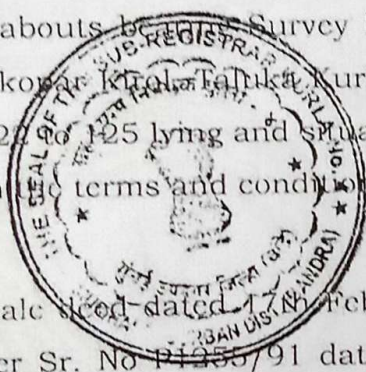
Flat Purchaser/s

Praveen

WHEREAS:

(a) The Maharashtra Housing and Area Development Authority (MHADA), a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 was inter alia seized and possessed of and otherwise well and sufficiently entitled to all that piece or parcel of land admeasuring about 2317.66 Sq. Mt. or thereabouts bearing Survey No 236-A, corresponding to CTS No 5662, Village Ghatkopar Kirool, Taluka Kurla, Mumbai Suburban District along with building no 122 to 125 lying and situated at Pant Nagar, Ghatkopar (E), Mumbai 400075 and more particularly described in the **First Schedule** hereunder written.

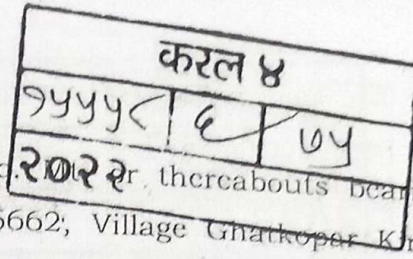
(b) By an Indenture of Lease dated 17th February 1991 registered in the Sub Registrar Office under Sr. No P1253/91 dated 22-2-1991 and executed between Maharashtra Housing and Area Development Authority, therein called "the Authority or MHADA" of the one part and VISHAL PANT NAGAR CO-OPERATIVE HOUSING SOCIETY LTD the SOCIETY therein of the other part the said MHADA demised unto the SOCIETY herein Leaschold rights in respect to all that piece or parcel of land admeasuring about 2317.66 Sq. Mt. or thereabouts bearing Survey No 236-A, corresponding to CTS No 5662, Village Ghatkopar Kirool, Taluka Kurla, Mumbai Suburban District along with building no 122 to 125 lying and situated at pant nagar, Ghatkopar (E), Mumbai 400075 upon the terms and conditions mentioned therein.



(c) By sale deed dated 17th February 1991 registered in the Sub Registrar Office under Sr. No P1253/91 dated 22-2-1991 and executed between Maharashtra Housing and Area Development Authority, therein called "the Authority or MHADA" of the one part and VISHAL PANT NAGAR CO-OPERATIVE HOUSING SOCIETY LTD the SOCIETY therein of the other part the said MHADA convey unto the SOCIETY herein conveyance rights in respect to all that piece or parcel of land admeasuring about 2317.66 Sq. Mt. or thereabouts bearing Survey No 236-A, corresponding to CTS No 5662, Village Ghatkopar Kirool, Taluka Kurla, Mumbai Suburban District along with building no 122 to 125 lying and situated at Pant Nagar, Ghatkopar (E), Mumbai 400075 upon the terms and conditions mentioned therein.

(d) The Society is registered under MCS Act, 1960 under registration No BOM/HSG/3693 of 1972 known as VISHAL PANT NAGAR CO-OPERATIVE HOUSING SOCIETY LTD and the said Society is the Owner of all that piece or

Promoter	Flat Purchaser/s
<i>Dharamshard</i>	<i>P.N.</i>



parcel of land admeasuring about 2317.66 Sq. Mts. thereabouts bearing Survey No 236-A, corresponding to CTS No 5662, Village Ghatkopar Kirol, Taluka Kurla, Mumbai Suburban District along with building no 122 to 125 lying and situated at Pant Nagar, Ghatkopar (E), Mumbai 400075.

(c) The said Societies include four building thereon and the building no 124 was occupied by 16 members situated on Plot of Land admeasuring about 596.67 Sq. Mt. and tit bit area admeasuring 76.53 Sq. Mt. totally admeasuring about 673.20 Sq. Mt. forming part of land bearing CTS No 5662(Part), Village Ghatkopar Kirol, Taluka Kurla, Mumbai Suburban District lying and situated at Pant Nagar, Ghatkopar (E), Mumbai 400075.

(f) The members and/or occupants of the said tenements formed themselves into a Registered Co-operative Housing Society under Co-operative Societies Act, 1960 i.e. the SOCIETY herein namely VISHAL PANT NAGAR CO-OPERATIVE HOUSING SOCIETY LTD lying and situated at Pant Nagar, Ghatkopar (E), Mumbai 400 075.



(g) The Society absolutely seized, possessed all that Plot of Land admeasuring about 596.67 Sq. Mt. and tit bit area admeasuring 76.53 Sq. Mt. totally admeasuring about 673.20 Sq. Mt. forming part of land bearing CTS No 5662 (Part), Village Ghatkopar Kirol, Taluka Kurla, Mumbai Suburban District lying and situated at Pant Nagar, Ghatkopar (E), Mumbai 400 075 (herein after referred to as the said Property) and more particularly described in the Second Schedule hereunder written.

(h) By a Development Agreement dated 12th Nov 2011 registered at Sub Registrar Office under serial no BDR3-13109-2011 DATED 26-12-2011 executed between the **VISHAL PANT NAGAR CO-OPERATIVE HOUSING SOCIETY LTD.** therein described as The Society/Owners and **M/s. Swastik Ventures** therein described as Developers therein and the Promoter herein the said Promoter acquired development rights in respect to Plot of Land admeasuring about 596.67 Sq. Mt. and tit bit area admeasuring 76.53 Sq. Mt. totally admeasuring about 673.20 Sq. Mt. forming part of land bearing CTS No 5662(Part), Village Ghatkopar Kirol, Taluka Kurla, Mumbai Suburban District lying and situated at Pant Nagar, Ghatkopar (E), Mumbai 400 075 and more particularly described in the second Schedule hereunder written.

Promoter	Flat Purchaser/s
<i>Dharameshwar</i>	<i>Dipak</i>

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Carpet in the said building "VISHAL SHILP" now under development on the said property for the consideration and on the terms and conditions herein before and hereinafter mentioned.

(v) The Allottee/s has/have entered into this Agreement with full knowledge of all terms and condition contained in the documents, papers, plans, orders, schemes, amenities, etc. recited and referred to hereinabove and contained herein;

(w) On demand from the Allottee, the Promoters have given inspection to a full and complete disclosures to the Allottee/s of all the documents relating to the said property, the plans, designs and specification, permissions, approvals obtained from planning authorities and prepared by the Promoter's Architect Shri. Sachin K. Rakshe of M/s Archo Consultant and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "The said Act") and the Rules and Regulations made there under;

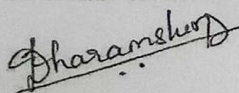
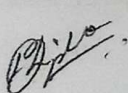
(x) The Promoters has registered the Project under the provisions of the Real Estate (Regulation & redevelopment) Act, 2016 with the Maharashtra Real Estate Regulatory Authority at Mumbai under project Registration No. **P51800022851**.

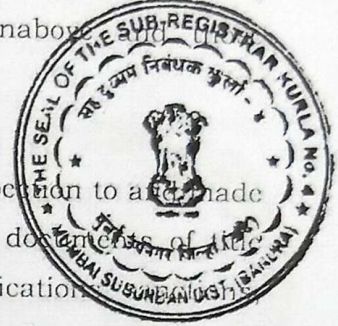
(y) Under Section 13 of the said Act the Promoter is required to execute a written Agreement for sale of the said Flat with the Allottee, being fact, these presents and also to register said Agreement under the Registration Act, 1908.

(z) In accordance with the terms and conditions set out in this agreement and as mutually agreed upon by the and between the parties hereto are now desirous of recording the terms and conditions arrived between them for sale of Flat premises in favour of the Allottee as under.

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

1. The recitals contained above and the Annexure and schedules herein shall form an integral part of the operative clauses of these presents.

Promoter	Flat Purchaser/s
	



2. The Promoters shall construct or cause to be constructed the said Building/s comprises of Rehab Flat 16 Nos and Sale Flat 46 Nos to be known as "VISHAL SHILP" in VISHAL PANT NAGAR CO-OPERATIVE HOUSING SOCIETY LTD (hereinafter referred to as the "said Building") in accordance with the plan sanctioned and which may be sanctioned from time to time and same have been inspected and approved by the Allottee/s however, it is hereby specifically agreed that the Promoters shall have to obtain prior consent in writing from the Allottee/s in respect of such variations or modifications which may materially and adversely affect the Flat agreed to be purchased by the Allottee/s and save and except, that no further consent of the Allottee/s is/are required for any modifications, alterations, variations, or amendments of the plans including for additions in the said Building to be constructed on the said property or any alteration or addition required by any Government authorities or due to change in law.

3. (i) The Allottee/s hereby agrees/ agree to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee/s the **Flat No. 304** measuring **625 Sq. Ft. RERA Carpet Area** on the **3rd Floor** in the Building known as "VISHAL SHILP" (hereinafter referred to as the "SAID BUILDING") as shown surrounded by Red Colour Boundary line (hatched in red) in the concerned floor plan, the floor plan is annexed herewith for the society's sake referred to as the "SAID FLAT") at or for the consideration of **Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs Only)** being 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 set out in Annexures hereto.

- (ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos. _____ situated at _____ Basement and/or stilt and/or _____ podium being constructed in the layout for the consideration of **Rs. NIL/-**

Promoter	Flat Purchaser/s
<i>Pharamshu</i>	<i>Diya</i>

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(iii) The Total aggregate consideration amount for the Flat including garages/ covered parking spaces us thus Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs Only).

(iv) The Allottee has paid on or before execution of this agreement a sum of **Rs.13,00,000/- (Rupees Thirteen Lakhs only)** as booking advance payment (i.e. 10% of the total consideration) to be paid to the promoter) and hereby agrees to pay to that Promoter the balance amount of **Rs.1,17,00,000/- (Rupees One Crore Seventeen Lakhs only)** in the following manner: -



- I. By paying 20% (not exceeding 30% of the total consideration) of the Agreement Value i.e. Rs.26,00,000/- (Rupees Twenty Six Lakhs Only) as earnest money at the time of Excavation and or before the execution of this Agreement.
- II. By paying 15% (not exceeding 45% of the total consideration) of the Agreement Value i.e. Rs.19,50,000/- (Rupees Nineteen Lakhs Fifty Thousand Only) within 7(seven) days from the date of intimation about the completion of the construction of Plinth of the said Building.
- III. By paying 4% (not exceeding 70% of the total consideration) of the Agreement Value i.e. Rs.5,20,000/- (Rupees Five Lakh Twenty Thousand Only) within 7(seven) days from the date of intimation about the completion of First Slab of the said Building.
- IV. By paying 3% (not exceeding 70% of the total consideration) of the Agreement Value i.e. Rs.3,90,000/- (Rupees Three Lakh Ninety Thousand Only) within 7(seven) days from the date of intimation about the completion of Fourth Slab of the said Building.
- V. By paying 3% (not exceeding 70% of the total consideration) of the Agreement Value i.e. Rs.3,90,000/- (Rupees Three Lakh Ninety Thousand Only) within 7(seven) days from the date of intimation about the completion of Seventh Slab of the said Building.
- VI. By paying 3% (not exceeding 70% of the total consideration) of the Agreement Value i.e. Rs.3,90,000/- (Rupees Three Lakh Ninety Thousand

Promoter <i>Dharamsingh</i>	Flat Purchaser/s <i>Billa</i>
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referred to the MAHA RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

53. **GOVERNING LAW:** That the rights and obligations of the parties under or arising out of this Agreement shall be constructed and enforced in accordance with the laws of India for the time being in force and the competent courts of Mumbai Jurisdiction for this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL the piece or parcel of land admeasuring about 2317.66 Sq. Mt. or thereabouts bearing Survey No 236-A, corresponding to CTS No. 236-A, Ghatkopar Kirol, Taluka Kurla, Mumbai Suburban District along with building no 122 to 125 lying and situated at Pant Nagar, Ghatkopar (E), Mumbai 400075.



THE SECOND SCHEDULE ABOVE REFERRED TO

Plot of Land admeasuring about 596.67 Sq. Mt. and tit bit area admeasuring 76.53 Sq. Mt. totally admeasuring about 673.20 Sq. Mt. forming part of land bearing CTS No 5662 (Part), Village Ghatkopar Kirol, Taluka Kurla, Mumbai Suburban District lying and situated at Pant Nagar, Ghatkopar (E), Mumbai 400075

THE THIRD SCHEDULE ABOVE REFERRED TO

ALL THAT RESIDENTIAL PREMISES being Flat No.304, admeasuring 625 Sq. Ft. RERA Carpet area on the 3rd Floor of the building known as "VISHAL SHILP" in VISHAL PANT NAGAR CO-OPERATIVE HOUSING SOCIETY LTD. to be constructed on the property more particularly described in the Second Schedule hereinabove, and the said flat premises is shown on sketch annexed hereto and marked ANNEXURE "A".

Promoter	Flat Purchaser/s
<i>Bharamshid</i>	<i>[Signature]</i>

RECEIPT

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RECEIVED Mr. Praveen Anand Dhaiphule, the Allottee/s a sum of Rs. 17,70,000/- (Rupees Seventeen Lakh Seventy Thousand Only) by way of cheque as mentioned below,

Cheque No.	Date.	Bank name & Branch	Amount in Rs.
000045	18/6/22	HDFC BANK	500000/-
000048	14/7/22	HDFC BANK	400000/-
RTGS	16/7/22		400000/-
000049	15/7/22	HDFC BANK	470000/-
Total Amount Paid			17,70,000/-

being part consideration towards sale of Flat Premises bearing 304 on 3rd floor admeasuring 625 Sq. Ft RERA carpet area, of the building and known as "VISHAL SHILP" in VISHAL PANT NAGAR CO-OPERATIVE HOUSING SOCIETY LTD situated at: Plot of Land admeasuring about 594 Sq. Mt. and tit bit area admeasuring 76.53 Sq. Mt. totally admeasuring about 673.20 Sq. Mt. forming part of land bearing CTS No. 566 at Ghatkopar Kiroi, Taluka Kurla, Mumbai Suburban District located at Pant Nagar, Ghatkopar (E), Mumbai - 400 075.



I/WE SAY RECEIVED

FOR M/S. SHRADDHA SKYLINE LLP

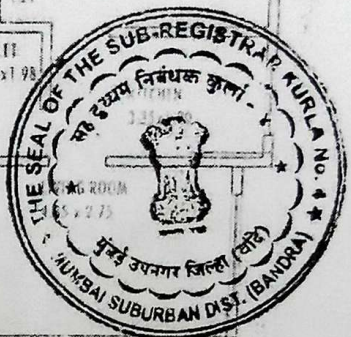
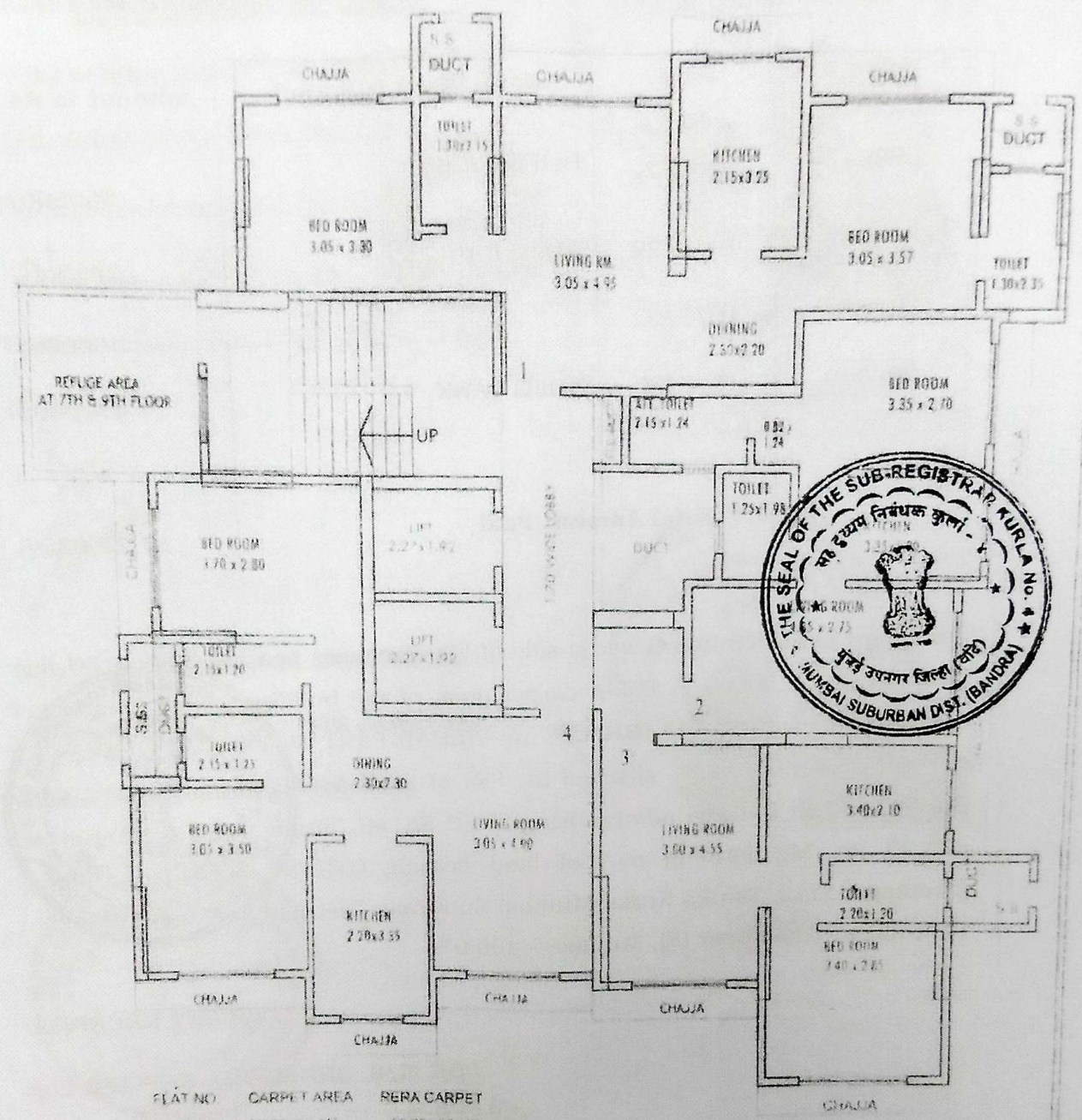


Partner/Authorized Signatory

Sharamshingh

WITNESSES:

- [Signature]*
- [Signature]*




FLAT NO.	CARPET AREA	SERA CARPET
01	54.00 SQ. MT. 603.47 SQ. FT.	58.08 SQ. MT. 634.95 SQ. FT.
02	35.50 SQ. MT. 382.68 SQ. FT.	36.90 SQ. MT. 397.20 SQ. FT.
03	36.16 SQ. MT. 378.36 SQ. FT.	36.49 SQ. MT. 392.90 SQ. FT.
04	68.00 SQ. MT. 732.80 SQ. FT.	67.90 SQ. MT. 731.25 SQ. FT.

TYPICAL FLOOR PLAN
3rd TO 10th FLOOR

DEVELOPMENT OF PROJECT
 PROPOSED REDEVELOPMENT OF BUILDING NO.124, FOR
 'VISHAL PANTNAGAR' Co Op Hsg.Scy Ltd. SITUATED AT
 C.T.S. NO. 5662 (PART) PANTNAGAR, GHATKOPER (EAST)

PROJECT PLANNING, DESIGNING, APPROVAL & PROJECT MANAGEMENT CONSULTANT



M/S MAYUREE CONSULTANTS
 201, GOKUL CRIST - GALAXY ESTATE
 1, B.S. ROAD, OFF. SHREEYAS CINEMA,
 CHAKRABARTY (W), MUMBAI 400 006.
 PHONE: 022-25943396
 email: mayuree_consultants@rediffmail.com

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Annexure-D

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

महाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA
(A designated Planning Authority for MHADA layouts constituted as per government
regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

"AMENDED PLAN"

No. MH/EE/(B.P)/GM/MHADA/14890/2019

Date: 20 JUL 2019

To,
Shri. Sachin Rakshe of
M/s. Archo Consultant
Room No. 2, Ground Floor, A Wing,
Sun View CHS Ltd. Off Sahakar Theatre,
Tilak nagar, Chembur, Mumbai :- 400 089.



Sub : Proposed redevelopment of existing building no. 124 known as Pant Nagar
Vishal Co. Op. Hsg. Soc. Ltd. on bearing C.T.S. No. 5662(pt) of village
Ghatkopar, at Pant Nagar, Ghatkopar (East), Mumbai.


- Ref :
1. Proposal submitted by L.S. to MCGM vide his letter dtd. 02.01.2013
 2. Concession approved on 03.12.2013 by MCGM
 3. Revised concession approved on 05.05.2014 by MCGM
 4. Revised concession approved on 26.08.2014 by MCGM
 5. I.O.D. was issued on 03.12.2014 by MCGM
 6. C.C. upto plinth was granted on 29.09.2016 by MCGM
 7. C.C. upto 10th floor was granted on 31.08.2018 by MHADA

Dear Applicant,

With reference to your above letter this is to inform you that the above plans,
submitted by is hereby issue subject to the compliance of the conditions mentioned in
Intimation of Disapproval dated 21.01.2010 and Amended plans dtd. 06.06.2013 &
07.08.2017 by MCGM and the proposed amended plans are approved subject to
compliance of following conditions-

1. That the R.C.C. design and calculation as per the amended plans shall be
submitted through the registered Structural Engineer.

CERTIFIED TRUE COPY

 Sachin Rakshe

SACHIN K. RAKSHE

BE Certified Surveyor

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई ४०० ०५९.
दरध्वनी ६६४० ५०००

Griha Nirman Bhavan, Kalanagar, Bandra, (East), Mumbai-400 051.
Phone : 66405000.

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महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

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.)

COMMENCEMENT CERTIFICATE

No. MH/EE/ (B.P.)/GM/MHADA-1/090/2019

Date: 23 OCT 2019

To

Pant Nagar Vishal Co. Op. Hsg. Soc. Ltd.
M/s. Shraddha Skyline LLP (P.O.A. to Society)
Cynthiandra, 3rd floor, Gokhale Road,
Dadar (West), Mumbai:- 400 028.



Sub: Proposed redevelopment of existing building no. 124
Pant Nagar Vishal Co. Op. Hsg. Soc. Ltd. on plot bearing
No. 5662 (pt) of village Ghatkopar, at Pant Nagar, Ghatkopar
(East), Mumbai-400075.

Ref: 1) Amended plans issued under no.
MH/EE/(B.P.)/GM/MHADA-1/090/2019 dtd. 20.07.2019
2) Application from Architect for Further C.C. dtd. 10.10.2019

Sir,

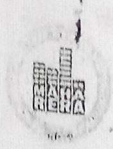
With reference to your application dated 10.10.2019 for development
permission and grant of Further Commencement Certificate under section 44 &
69 of Maharashtra Regional Town Planning Act, 1966 to carry out development
and building permission under section 45 of Maharashtra Regional and Town
Planning Act, 1966 to redevelopment of existing building no. 124 known as
Pant Nagar Vishal Co. Op. Hsg. Soc. Ltd. on plot bearing C.T.S. No. 5662
(pt) of village Ghatkopar, at Pant Nagar, Ghatkopar (East), Mumbai-400075

The Commencement Certificate/Building permission is granted by MCGM
subject to compliance of conditions mentioned in IOD u/no.
CE/6645/BPES/AN and Auto DCR No. CHE/ES/1332/N/337(NEW) dated
03.12.2014 by MCGM and Amended plans approved on 20.07.2019 issued by
MHADA and following conditions.

1. The land vacated on consequence of endorsement of the setback line/
road widening line shall form part of the public street.

१

करल ४		
१५५५	५८	५५
२०२२		



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: VISHAL SHILP* Plot Bearing / CTS / Survey / Final Plot No.: *CTS 5662 PT FP NO 311 P Tal Kurla, Kurla, Mumbai Suburban, 400075* registered with the regulatory authority vide project registration certificate bearing No P51800022851 of

1. **Shraddha Skyline LLP** having its registered office / principal place of business at *Tehsil Mumbai/पुणे जिल्हा - ४* **Mumbai City, Pin: 400028.**

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 allottees of the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 6(1) 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 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 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 11/12/2022 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.



Date: 16/12/2021
 Place Mumbai

Signature valid
 Digitally Signed by
 Dr. Vasanti Premnand Prabhu
 Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
 Date: 16/12/2021 06:38:11
 Maharashtra Real Estate Regulatory Authority

FORM A: PERSONAL DETAILS

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer: Yes No

CIF No/ Account No. 33436293402

First Name Middle Name Last Name

PRAVEEN ANAND DHAVANU LE

Date of Birth: 29/08/1987 PAN: AQBSPD888DF

Mobile No: 9619809392 Email: PRAVEEND921@CINPAA.COM

Name of Spouse: NANDU SHIA PEDONICKAR

Name of Father: ANAND TOKARAM DHAVANU LE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)

Passport / UID No. 528213846472

Driver ID No.

Report No.:

Driving License No.

REGA Job card No.

Address 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

DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

OUR SERVICE UNDER:

Old Benefit Pension New Pension Scheme

Permanent Address:

Current Address:

1: BLDG NO 26 ROOM NO 19 LTC COLONY
2: VANDRA BHAVI NAGAR PEPE ROAD
3: KURIA-WEST

City: MUMBAI State: MAHARASHTRA Pin Code: 400070

Address same as the permanent address: Yes No

Address:

1:
2:
3:

City: State: Pin Code:

Type for communication: Permanent Current
Lease type: Rented Company lease Owned

Residing in current address: 35 Months residing in current address: 07

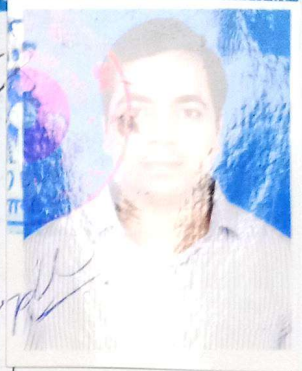
Relationship with Primary Applicant:

Relationship: Father Mother Brother Sister Son Daughter Daughter-in-law

Others, Please specify

Is the existing house/plot owned individually or jointly by the customer:

[Handwritten signature]



[Handwritten signature]
Please sign here

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

APPLICANT CO-APPLICANT GUARANTOR

Account No. 3811843941151

Name: First Name VIJAYALAKSHMI Middle Name ANANDKUMAR Last Name DHARPHULE

Date of Birth: 01/06/1987 PAN: BLEPP02315R

Mobile: 9820983665
Email: VIJAYALAKSHMI.DHARPHULE@CMAI.COM

Spouse: ANANDKUMAR TUKARAM DHARPHULE

Father: HARISH CHANDRA GHANATKAR

Gender: Male Female Third Gender
Marital Status: Single Married Divorced Widowed



Documents of KYC (Minimum one to be filled)
Aadhaar / UID No. 337435208104
Voter ID No.
Sport No.:
Driving License No.
NREGA Job card No.

Address 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

Are you Defence Personnel: Indian Army Indian Navy Indian Air force

Your Service Under: Defined Benefit Pension New Pension Scheme

Permanent Address:
Address 1: BLDGE NO. 26 ROOM NO 19 LAG COLONY
Address 2: VINOBIA BHAVLE NAGAR PIPE ROAD
Address 3: KURLA WEST
City: MUMBAI
State: MAHARASHTRA
Pin Code: 400070

Is this address same as the permanent address: Yes No

Current Address:
Address 1:
Address 2:
Address 3:
City:
State:
Pin Code:

Address type for communication: Permanent Current
Residential type: Rented Company lease Owned

Months residing in current address: 55 Months residing in current address: 09

Relationship with Primary Applicant: Spouse Father Mother Brother Sister Son Daughter Daughter-in-law

B.S.T

Please Tick

Scanned

PMAY Yes/No	Annual Gross Income
CIF No.	PAL
Existing SBI A/C No.	Tie up (If applicable)
LOS Reference No.:	Take Over

Applicant Name : Praveen Dhozphule
 Co-Applicant Name : Vijaylaxmi Dhozphule
 Contract (Resi.) Mobile :

Loan Amount : <u>1.25,00,000/-</u>	Tenure :
Interest Rate :	EMI :
Loan Type : <u>HIL (TAKE OVER)</u>	SBI LIFE : YES / NO
Hsg. Loan _____ Maxgain <u>Ready for possession</u>	
Realty _____ Home Equity _____	

- under construction

Property Location :
 Property Cost :
 Name of Developer / Vendor :

RBO- _____ Zone- _____ Branch- KURLA WEST Code No. 1886
 Name S.S.L. Co ordinator along with Mob No.:
 Name RACPC Co ordinator along with Mob No.:
 Name of HLST / MPST / BM / FS alongwith Mob No. :

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	<u>CRR 16/03/2022</u>
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

Gross Amount:

17/03/2023
H-70476
 Report Initiated.

AMT	
PROCESSING OFFICER	
RESI/OFF	<u>CRR 16/03/2023</u>
TIR	<u>CRR 16/03/23</u>
VALUATION	<u>paid 1-SSval 16/3/23</u> <u>24/03/23</u>
SITE	<u>shilpa M</u>
LOAN A/C	<u>certified - Pramed</u>
T.D.	<u>Sonawane 21/03/23</u>
D.E.	

RACPC S