

13/07/2023

गावाचे नाव : कांजुर

(1) विलेखाचा प्रकार	कगरनामा
(2) मोवदला	6200000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	5169113.95
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 1705, माळा नं: 17 वा मजला,डी-विंग, इमारतीचे नाव: डॅफोडिल्ल मीएचएम(प्रपो), ब्लॉक नं: कोकण नगर,जे.एम रोड, रोड : भांडूप पश्चिम,मुंबई -400078, इतर माहिती: सदर सदनिकेचे एकूण क्षेत्रफळ 365 चौ.फूट कारपेट... क्र.मुद्रांक -2021/अनौ.सं.क्र.12/व्य.क्र 107 /म -1(धोरण)या नुसार दस्तावेजास महिला खरेदीदाराम 1 % मुद्रांक शुल्काची मवलत देण्यात आली आहे.((C.T.S. Number : 222(Part), 226(Part), 226/4 to 19, 243(Part), ;))
(5) क्षेत्रफळ	1) 37.31 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.श्री एस. एस.डेव्हलपर्स प्रा.लि तर्फे संचालक वैभव आत्माराम कोकाटे तर्फे मुखत्यार जीवन काशीराम कानडे ABCECS4976M वय:-34; पत्ता:-प्लॉट नं: 101, माळा नं: 1 ला मजला, इमारतीचे नाव: एस.एच.एच.रेसिडेन्सी,शिवा इंडस्ट्रीयल ईस्टेट, ब्लॉक नं: टाटा पॉवरच्या जवळ, लेक रोड, रोड नं: ऑफ.एल.वी.एस मार्ग,भांडूप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:- 2): नाव:-मे.श्री एस. एस.डेव्हलपर्स प्रा.लि तर्फे संचालक देव समीर शाह तर्फे मुखत्यार जीवन काशीराम कानडे ABCECS4976M वय:-34; पत्ता:-प्लॉट नं: 101, माळा नं: 1 ला मजला, इमारतीचे नाव: एस.एच.एच.रेसिडेन्सी,शिवा इंडस्ट्रीयल ईस्टेट, ब्लॉक नं: टाटा पॉवर जवळ,लेकरोड , रोड नं: ऑफ.एल.वी.एस मार्ग,भांडूप पश्चिम,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ममता बाबाजी भोगले BMVPB9617E वय:-42; पत्ता:-प्लॉट नं: 203/बी, माळा नं: -, इमारतीचे नाव: गावडेवाडी, ब्लॉक नं: ओरस, रोड नं: मिंधुदुर्ग, महाराष्ट्र, SINDHUDURG. पिन कोड:-416812 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	07/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	12/07/2023
(11) अनुक्रमांक,खंड व पृष्ठ	13428/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	310000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
4)शेरा	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेस पाठविणेन आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 12/07/2023) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



दस्तासोबत देण्यात आलेली सूची-२

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३



CHALLAN
MTR Form Number-6



GRN	MH004874221202324E	BARCODE			Date	07/07/2023-17:34:55	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2			PAN No.(If Applicable)	BMVPB9617E			
Location	MUMBAI			Full Name	MAMATA BABAJI BHOGALE			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 1705 17TH FLOOR D WING			
				Premises/Building	DAFFODILS CHS PROP			
Account Head Details				Amount In Rs.				
0030045501		Stamp Duty		310000.00		Road/Street		
0030063301		Registration Fee		30000.00		Area/Locality		
						Town/City/District		
						PIN		
						4 0 0 0 7 8		
						Remarks (If Any)		
						PAN2=ABECS4976M-SecondPartyName=MS SHREE SS DEVELOPERS		
						PVT LTD-		
						<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>करल - 3</p> <p>१३०२२ २ १५०</p> <p>२०२३</p> <p>Three Lakh Forty thousand Rupees Only</p> </div>		
Total				3,40,000.00		Amount In Words		
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details				Bank CIN	Ref. No.	69103332023070718172	2817112842	
Cheque/DD No.				Bank Date	RBI Date	07/07/2023-17:40:05	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9870214365

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

सौ. ममता बा. भोगले



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श्री. ममता वा. भोगळे

AGREEMENT FOR SALE

THIS AGREEMENT for Sale ('Agreement') made and entered into Mumbai on this 15th day of July 2023.

BETWEEN

M/S. SHREE S S DEVELOPERS PRIVATE LIMITED, a Company registered under [Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014], having its Corporate Identity Number U45309MH2020PTC347280 and having its Registered office at 101, 1st floor, S.H.H. Residency, Shiva Indl. Estate, Near TATA Power, Lake Road, Off. LBS Marg, Bhandup (W), Mumbai - 400 078 (PAN ABECS4976M), represented through Directors 1) **SHRI. VAIBHAV ATMARAM KOKATE** (Aadhar no. 662687680566) and 2) **SHRI. DEV SAMEER SHAH**, (Aadhar no. 871548283567) hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their surviving Partners for the time) of the **FIRST PART**:

AND

M/S. Shree S S Developers Private Limited

Director

Director

श्री. ममता वा. भोगळे

1) MRS. MAMATA BABAJI BHOGALE (Aadhar no. 3737 9329 8352) Wife of MR. BABAJI BHOGALE aged 42 years (PAN No. BMVPB9617E)

2) Mr. / Ms. _____
(Aadhar no. _____ son / daughter/wife of _____
aged _____ years (PAN _____),

3) Mr. / Ms. _____
(Aadhar no. _____ son / daughter/wife of _____
aged _____ years (PAN _____), residing at 203/B,

ORAS, SINDHUDURG MAHARASHTRA 416812.

hereinafter referred to as "THE ALLOTTEE/S"/ (which expression shall unless the context or meaning thereof shall be deemed to

mean, and include in the case of individuals, his/her heirs, executors, administrators, (successors-in-interest and permitted assignees). in case of a

Partnership firm, the partners for the time being from time to time, the survivors or surviving partners and the heir, executors and administrators of the last of such survivors or survivor and in case of a Company, its successors) of the

Promoter and Allottee are hereinafter for the sake of brevity collectively and jointly referred to as 'Parties' and individually as 'Party'.

WHEREAS:

A. THE PROMOTER:

The Promoter is originally a Partnership firm, namely "M/s Shree Swami Samarth Developers" which is converted into a company as M/s Shree S S Developers Private Limited from 12th September, 2020. under the Companies Act, 2013(18 of 2013) and that the Company is limited by shares. The Corporate Identity Number of the Company is U45309MH2020PTC347280 and the Incorporation Certificate is issued on 21st September, 2020. The Company will continue of all business activities with all assets and liabilities of the Firm.

The Partners of M/s Shree Swami Samarth Developers are now the only share holders of M/s Shree S S Developers Private Limited holding 50% share capital by Mr. Vaibhav A Kokate and 50% share capital by Mr. Dev Sameer Shah and there is no change in the ownership of the company. Also Mr. Vaibhav A Kokate and Mr. Dev Sameer Shah are the only directors of the

M/S. Shree S S Developers Private Limited

Director

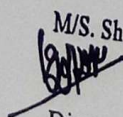
Director

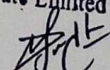
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- ii) The authenticated copy of the Sanctioned Floor Plan of the said Apartment is annexed and marked as Annexure "D" hereto.
- b) The Allottee has satisfied himself about the title to the said Larger Land/Land and the Promoters' right to deal with the Apartment in the said Building
- c) Copy of the title certificate dated 12.07.2018 issued by Shri. [Name] Advocate of the Promoter certifying the title of the Promoter to the said Larger Land is annexed hereto as Annexure "G".
- d) The Allottee enters into this Agreement after seeking legal advice on various clauses and the rights retained by the Promoter.
- e) Details of mortgage or lien or charge on the said Larger Land is mentioned below:
- f) The Promoter has raised finance from SWAMIH INVESTMENT FUND I by way of subscription of Non- Convertible Debentures ("NCDs"). for construction of this Real Estate Project and Executed Registered Mortgage deed with Catalyst Trusteeship Limited (Debenture trustee) recommended by Swamih Investment Fund I at the office of Sub-Registrar Kurla-III, under Serial No. **KRL-3/15967/2021** dated 13/10/2021.
- g) The development of Composite building in the Project known as 'Laxminarayan SRA CHS Ltd.' is Proposed as Real Estate Project by the Promoter and has been registered as 'Real Estate Project' (hereinafter referred to as "the Real Estate Project") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of The Real Estate Regulatory Authority Act 2017 read with the provisions of the MAHA RERA Rules. The Authority has duly issued the Certificate of Registration having registration no. **P51800018454**. The copy of the RERA registration Certificate is enclosed herewith and marked as Annexure "J".
- h) The Promoter proposes to undertake the development of the Real Estate Project/Whole Project as per the Proposed Layout Plan. The Allottee has perused a copy of the Proposed Layout Plan ("Proposed Layout") which



M/S. Shree S S Developers Private Limited

 Director


 Director

श्री. महाराज का. भोसले

specifies the location of the existing as well as the tentative
number/location/size shape of the new/future/further buildings/ towers/wings
to be built on the Larger Land, alongwith additional adjoining land to be
amalgamated and also, the tentative locations where reservations and other
open and built-upon spaces are proposed to be situate. The copy of the

Proposed Layout Plan is annexed and marked as Annexure "K" hereto.

THE APARTMENT:

The Allottee had applied for an apartment in the Sale wing D "Daffodils CHS (Prop.)" of said building of the Real Estate Project vide application no. 66 dated 30.04.2023 and has been allotted apartment no. 1705 having carpet area of 365 square feet, type 1BHK, on 17TH floor in wing D i.e "Daffodils CHS (Prop.)" without garage/ covered parking no. ___ admeasuring ___ square feet in the ___ alongwith pro rata share in the common areas ("Common Areas") (as permissible under the applicable law) as defined under clause (n) of Section 2 of the RERA Act (hereinafter referred to as the "Apartment" more particularly described in **Second Schedule** and the floor plan of the apartment is annexed hereto and marked as "(Annexure -F)";

- b) The Promoter have agreed to sell and the Allottee has agreed to purchase an Apartment (a part of the said Promoter's Area) bearing Apartment No. 1705 admeasuring 365 square feet carpet area on the 17TH floor of the said Sale wing D of composite building i.e "Daffodils CHS (Prop.)" building (hereinafter referred to as "the said Apartment") more particularly described in the **Second Schedule** hereunder written and shown hatched with red colour on the said proposed Floor Plan annexed hereto and marked as "Annexure -F)".
- c) The said Apartment is with such internal amenities as mentioned in "Annexure- I" hereto.
- d) The Parties hereby confirm that they have visited the RERA website and checked all the details of the Real Estate Project and are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- e) The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations

M/S. Shree S S Developers Private Limited

Director

Director

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amalgamation or sub division and/or in any manner whatsoever, shall be permissible and the nature of the scheme and the development to be undertaken by the Promoter would be required and shall not be objected to by the Allottee individually or jointly with others.

4.3 It is expressly agreed and the Allottee is aware that as a result of changes in the building plans of the said Building of the said Apartment and/or in the common areas and facilities may increase or decrease. The Allottee hereby expressly consents to such changes in the said share and hereby authorizes the Promoter to so increase or decrease the said share of the Apartment and/or in the common areas and facilities of the said Building and the Allottee hereby irrevocably agrees to accept the said share as changed as aforesaid.



5. **The Payments:**

5.1 The Promoter hereby agrees to sell to the Allottee and Allottee hereby agrees to Purchase from the Promoter the said Apartment bearing No. 1705 admeasuring 365 square feet carpet area on the 17TH floor of Sale wing D of composite Building known as "Daffodils CHS (Prop.)" ("the said Apartment") is marked hatched with red colour on the said Floor marked as **Annexure "D"**.

5.2. The Consideration is derived on the basis that (a) the Promoter shall be entitled to utilise the entire unconsumed and residual Floor Space Index (F.S.I.) in respect of the said Larger Land and the entire increased, additional, future, fungible and extra F.S.I. (whether by way of purchase of FSI from the layout and/or purchase of FSI from the authorities by payment of premium or price and/or the change of law and policy and/or the purchase of Transferable of Development Rights and/or floating FSI or adding adjoining Lands before the formation of the Society/Apex Body that may be formed and even after the execution of this Agreement but till the vesting of the said Larger Land or any part thereof in favour of the Apex Body) and (b) the Allottee has accorded his irrevocable consent to the Promoter whereby the Promoter shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the said Land/ Larger Land the layouts relocate/realign service and utility connections and lines, open spaces, parking spaces, recreation areas and all or any other areas, amenities and facilities as the

M/S. Shree S S Developers Private Limited

[Signature]
Director

[Signature]
Director

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known as "Sai Chayya," situated at Kokan nagar, Bhandup (West), Mumbai- 400 078, within the local limit of "S" Ward of Municipal Corporation of Greater Mumbai.

c. Description of the said Third Property

ALL THAT PIECE AND PARCEL of land admeasuring 350.40sq. mtrs. or thereabouts, bearing CTS No. 226(pt),226/1 of Village Kanjur, Taluka Kurla, District Mumbai Suburban together with the structures standing thereon known as "Laxmi Narayan Annex", situated at kokan nagar, Bhandup (West), Mumbai- 400 078, within the local limit of "S" Ward of Municipal Corporation of Greater Mumbai

Description of the said Fourth Property



ALL THAT PIECE AND PARCEL of land admeasuring 1336.66 sq. mtrs. or thereabouts, bearing CTS No. 226(pt),226/1 of Village Kanjur, Taluka Kurla, District Mumbai Suburban together with the structures standing thereon known as "Anubhav CHS ", situated at Kokan nagar, Bhandup (West), Mumbai- 400 078, within the local limit of "S" Ward of Municipal Corporation of Greater Mumbai.

e. Description of the said Fifth Property

ALL THAT PIECE AND PARCEL of land admeasuring 961.62 Sq. mtrs. or thereabouts, bearing CTS No. 226(pt) and 226/20(pt) of Village Kanjur, Taluka Kurla, District Mumbai Suburban together with the structures standing thereon known as "Pancham Niwas", situated at Kokan nagar, Bhandup (West), Mumbai- 400 078, within the local limit of "S" Ward of Municipal Corporation of Greater Mumbai.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description Of The Said Apartment):

THE APARTMENT No. 1705, admeasuring 365 Sq. Ft. carpet area on 17TH floor in the composite Building having Sale wing 'D' known as "Daffodils CHS (Prop.)" to be constructed on the part of the said Land, situated at Kokan Nagar Road, Kokan Nagar, Bhandup-west, Mumbai 400 078., more particularly described in the First Schedule.

M/S. Shree S S Developers Private Limited

[Signature]
Director

[Signature]
Director

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THE THIRD SCHEDULE ABOVE REFERRED

Description of Common areas: The common areas includes areas of fitness centre, Area of Society office, passages of all floors, staircase of Building, Entrance lobby of the Building.

Common infrastructure Amenities:

1. 4.5 Metres high decorative entrance lobby.
2. Society Office on 4th Floor, Flat No. 405.
3. Fitness Centre.
4. Watchman Cabin.
5. Bore well water for Flushing.



(Note: The common areas and amenities shall be completed after a period of 12 months from receipt of OC of the said building).

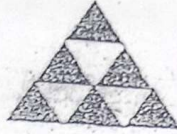
List of Annexure:

ANNEXURE – A/1 and A/2	LOI and Revised LOI
ANNEXURE - B	Intimation of Approval
ANNEXURE - C	Amended Plan
ANNEXURE - D	Copy of Sanctioned Plan
ANNEXURE - E	Commencement Certificate
ANNEXURE - F	Floor Plan of Apartment
ANNEXURE - G	Title Certificate
ANNEXURE - H	Copies of revenue records (PR Cards)
ANNEXURE - I	Internal Amenities
ANNEXURE – J	RERA registration Certificate
ANNEXURE – K	Proposed Layout
ANNEXURE - L	Sanctioned Layout Plan
ANNEXURE - M	List of Pending Approvals
ANNEXURE - N	Land Premium Receipt
ANNEXURE - O	List of Other Charges
ANNEXURE - P	Incorporation Certificate/ MOA
ANNEXURE-Q	Power of Attorney

M/S. Shree S S Developers Private Limited

 Director

श्री म.स.डी. प्रा. लि.



DEVELOPER COPY

SLUM REHABILITATION AUTHORITY

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

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

NO SRA/ENG/3899/S/PL & STGL/AP (Composite Building)
COMMENCEMENT CERTIFICATE

कपल-3 028
ANNEXURE E
32521 902 940
2023

30 OCT 2018

To,
M/s. Shree Swami Samarth Developers
Shop No. 1 & 2, SHH Residency,
Shiva Industrial Estate, New Tata power,
Lake Road, off. L.B.S Road Bhandup(W),
Mumbai- 400 078.

Sir,
With reference to your application No. 369 dated 09/01/2017
Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra
Planning Act, 1966 to carry out development and building permission under section 44 of the
Regional and Town Planning Act, 1966 to erect a building on plot No. _____
C.T.S.No. 226(pt), 226/1 & 226/20(pt)



Village Kanjur T.P.S.No. _____
ward 15 Situated at Bhandup (W) Mumbai- 78

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI
U/R No. SRA/ENG/2569/S/PVT & STGL/LOI dt. 20/04/2017
ID/A/U/R No. SRA/ENG/3899/S/PL & STGL/AP dt. 27/04/2017

and 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. However the construction work should be commenced within three months 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. 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.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - (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 C.E.O. (SRA) is contravened or not complied with.
 - (c) 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.
7. 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.

Shri- S.D. Mahajan

The C.E.O. (SRA) has appointed _____
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 Only.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Seah
30.10.18
Executive Engineer (SRA) - III

SRA/ENG/3899/S/PL & STGL/AP

3rd JUN 2019

This C.C is re-endorsed as per approved amended plans dated 31/05/2019

करल - 3		
9202L	902	940
2023		

Seah
01.06.19

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3899/S/PL & STGL/AP

18 SEP 2019

This C.C is further extended for ground + 7th upper floors for Rehab wing 'C' & for ground floor (1st Slab) of sale wing 'D' of Composite building as per approved amended plan dated 31/05/2019.

Seah
17.09.19

Executive Engineer
Slum Rehabilitation Authority



SRA/ENG/3899/S/PL & STGL/AP

7 DEC 2019

This C.C is further extended for 1st upper floor (2nd slab) of sale wing 'D' of composite building as per approved amended plans dated 31/05/2019.

Seah
07.12.19

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3899/S/PL & STGL/AP

6 MAR 2020

This C.C is further extended from 8th to 22nd upper floors (23rd slab) with O.H.F & L.M.R. only for R.C.C framework for rehab wing 'c' and 2nd to 7th upper floors (8th slab) only for R.C.C framework for sale wing D of composite building as per approved amended plans dated 31/05/2019.

Seah
6.3.20

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3899/S/PL & STGL/AP

करल - 3

11 0 NOV 2020

3362 L 908 340
2023

This C.C is re-endorsed and further extended for brickwork & plaster from 8th floor to 22nd floor including OHWT and LMR for rehab wing 'D' and for 2nd to 7th floor for sale wing 'D' also this further extended from 8th floor to 11th upper floor with brickwork & plaster and LMR to 22nd floor with RCC framework only including OHWT and LMR for sale wing 'D'.

[Signature]
13.11.22

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3899/S/PL & STGL/AP

6 JAN 2022

This C.C is re-endorsed and further extended for brickwork & plaster from 12th to 22nd upper floors including LMR & OHWT to sale wing 'D' as per approved amended plans dated 28/12/2021.

[Signature]
6.1.22

Executive Engineer
Slum Rehabilitation Authority

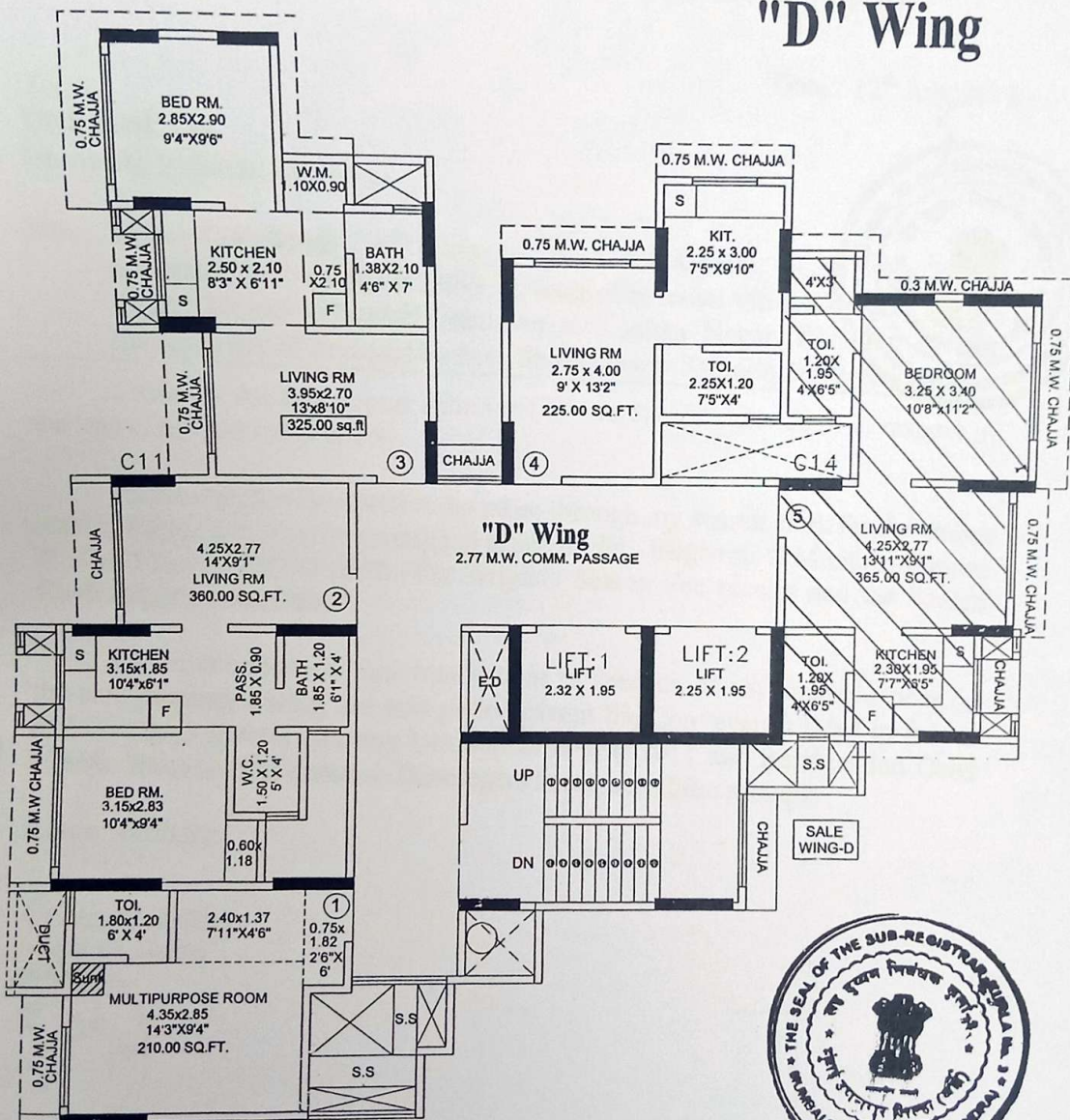


Name of the Building :- Daffodils CHS (Prop.)
 Flat No. :- 1705 on 17th floor
 Carpet Area :- 365 Sq. Ft.
 Wing - D

ANNEXURE - F

करल - 3
 3222 904 240
 2023

"D" Wing



Project : Laxmi Narayan
 Typical Floor Plan - D Wing



M/S. Shree S S Developers Private Limited

[Signature]
 Director

[Signature]
 Director

श्री. मन्ना का. शेट्टी



ANNEXURE - J

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 :
P51800018454
Project Laxminarayan Sra Chs Ltd Plot Bearing / CTS / Survey / Final Plot No.:226 part 226/1 and 226/20 part at
Kurla, Kurla, Mumbai Suburban, 400078;

1. Shree S S Developers Private Limited having its registered office / principal place of business at Tehsil: Kurla,
District: Mumbai Suburban, Pin: 400078.

2. This registration is granted subject to the following conditions, namely:-

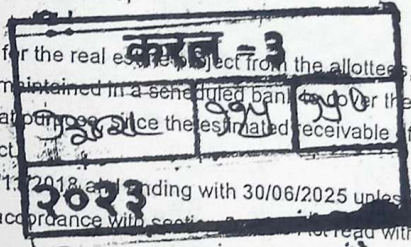
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 schedule 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 01/11/2018 and ending with 30/06/2025 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. Vasan Pramanand Prabhu
(Secretary, MahaRERA)
Date:24-11-2020 16:30:20

Dated: 01/11/2018

Place: Mumbai

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

FORM-A (PERSONAL DETAILS)

APPLICANT CO - APPLICANT GUARANTOR

Name: **MAMATA BABAJI BHOGALE**

Gender M F T* Transgender

Marital Status Married Unmarried Other

Date of Birth: **01/01/1981**

Name of Spouse: **BABAJI BHOGALE**

No. of Dependents: **02** No. of Children: **02**

Name of Father: **DINKAR SHANKAR RANE**

Name of Mother: **LAXMI DINKAR RANE** Category SC ST OBC General

Nationality: **INDIAN** Residential Status Resident NRI / PIO Religion: **HINDI**

Photo Identification (ID): Number: **SINDHU DURG** Photo ID: Valid Upto: **01/01/2011**

Driving Licence No.: **BMVPB9617E** Driving Licence Valid Upto: **01/01/2011**

Passport No.: **BMVPB9617E** Passport Valid Upto: **01/01/2011**

Highest Qualification Attained: **H.S.C** Qualifying Year: **1998**

Permanent Address: Staying at the present address for the past **03** Years and **00** Months. Type of Residence Owned Rented Allotted by employer Other

Flat / Apartment No. or Name: **ROOM NO. 12, JAYMALHAR CHAWL NO. S-2, MAITHLY PARK, TATA POWER LINES, DIVA (E) TATA POWER LINE, THANE, MAHARASHTRA** District: **THANE** Pin Code: **400612** Country: **INDIA**

Telephone (Landline): **022-25419138** Mobile (Primary): **9834191381** Mobile (Secondary): **9834191381** Personal Email: **mamatabhogale01981@gmail.com**

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

Flat / Apartment No. or Name: **FLAT NO. 199, 4TH FLOOR, BUILDING, NO. B, DOLPHIN CO-OP HSG. SOCIETY, ARBHUUDAYA NARAR KALACHOURI POLICE STATION, COTTON GREEN, MUMBAI** District: **MUMBAI** Pin Code: **400033** Country: **INDIA** Telephone (Landline 2): **022-25419138**

Office / Business Address: **M/S. SAKSHI ENTERPRISES, FLAT NO. 199, 4TH FLOOR, BUILDING, NO. B, DOLPHIN CO-OP HSG. SOCIETY, ARBHUUDAYA NARAR KALACHOURI POLICE STATION, COTTON GREEN, MUMBAI** District: **MUMBAI** Pin Code: **400033** Country: **INDIA**

Telephone (Landline): **022-25419138** Fax: **022-25419138** Mobile (Secondary): **9834191381** Organizational Email: **sunveni.nad2@gmail.com**

Account Mode Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others

Relationship with the Bank Less than 1 year 1 - 3 years More than 3 years

Referees (Names and addresses of two referees who are not related to you):

Name: SHAIKSH PARAB Address: 12/4, SUYOG NIGAS, CHS, MUMBAI, ROAD, KALYAN(CW) Email: sunveni.nad2@gmail.com Tel: 9702293062	Name: OMKAR RANE Address: 302, 7/C, DNYANESHWAR BUILDING, TP. ROAD, BHANDUP(W) Email: sunveni.nad2@gmail.com Tel: 9309519360
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