

APPLICANT **GUARANTOR** **FORM-A (PERSONAL DETAILS)** **APPLICANT** **CO-APPLICANT** **GUARANTOR**

Regular Individual
 Regular Probationary CO
 Applicable) Yrs M
 Status: Mr Mrs Ms Dr Other
 Date of Birth: 11-07-1995
 Gender: M F
 Name of Spouse: ABHAY GALANDE
 Residential Status: Resident NRI / PIO
 Religion: HINDU
 Category: SC ST OBC General
 Nationality: INDIAN
 Residential Status: Resident NRI / PIO
 Religion: HINDU
 Place of Birth: SATARA
 Photo Identification (ID): Type
 Identification (ID): Number
 Photo ID: Valid Upto
 Licence No.
 Driving Licence Valid Upto
 Other
 GIR No. DTSPG9592M- Passport No. Passport Valid Upto
 Qualification Attained: B.Sc. Qualifying Year: 2016



Residential Address
 Staying at the present address for the past _____ Years and _____ Months.
 Single Joint No. of Partners _____
 Flat / Apartment No. or Name: ROOM NO. 221, BLDG. - TYPE - HZ/28
 Name & No. and Area/Location: HILLSIDE, IIT BOMBAY, POWAI
 MUMBAI District MUMBAI Pin Code 400076
 MAHARASHTRA Country INDIA
 Telephone (Landline) Mobile (Primary) 8767464428 Mobile (Secondary)

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: AT. 1 POST. - PULKOTI
 Name & No. and Area/Location: TAL. - MAN
 SATARA District SATARA Pin Code 415509
 MAHARASHTRA Country INDIA
 Telephone (Landline 2)

Office / Business Address
 Org./Employer, Dept. & Floor
 Name & No. and Area/Location
 District Pin Code
 Country
 Telephone (Landline) Fax Mobile (Secondary)

Relationship with the Bank
 Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others
 Less than 1 year 1 - 3 years More than 3 years

References (Names and addresses of two referees who are not related to you):
 Name: Prasad ghate Address: I T Bombay powder Name: Sachin Pawar
 Email: Tel: 9922266006 Email: Tel: 8369751841

Signature of Applicant / Co-Applicant

Account Number
 200000328157
 -80906

Outstanding Balance

Maturity Date (dd/mm/yyyy)

Asset Value

2-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Name: **ARUN GALANDE**
 Date of Birth: **31/12/1990**
 Standing: Unemployed Other
 Name of Spouse: **AMRUTA GALANDE**
 Dependents: **05** No. of Children: **02** Name of Father: **ARUN NARAYAN GALANDE**
 Name of Mother: **RAYDARAJ GALANDE**
 Religion: **HINDU**
 Photo Identification (ID) Type: **PAU CARD**
 Qualification obtained: **B.SC.AGRZ.** Qualifying Year: **2012**



Residential Address: Staying at the present address for the past _____ Years and _____ Months
 Room No. or Name: **ROOM NO. 221, BLDG. - TYPE - H2/28**
 Locality & Area: **HILLSIDE, IIT BOMBAY, POWAI**
MUMBAI District: **MUMBAI** Pin Code: **400076**
MAHARASHTRA Country: **INDIA**
 Mobile (Primary): **7507117092** Mobile (Secondary): _____
 Email: **arun.galande11@gmail.com**

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)
 Room No. or Name: **AT. / POST. - PULKOTI**
 Locality & Area: **TAL. - MAN**
SATARA District: **SATARA** Pin Code: **415503**
MAHARASHTRA Country: **INDIA**
 Telephone (Landline 1): _____ Telephone (Landline 2): _____

Business Address:
 Office / Business Address: _____
 Employer, Dept. & Floor: **ACADEMIC SECTION, MAIN BUILDING**
 Locality & Area: **IIT BOMBAY, POWAI**
MUMBAI District: **MUMBAI** Pin Code: **400076**
MAHARASHTRA Country: **INDIA**
 Fax: **02225767044** Mobile (Secondary): _____

Mode of Payment: Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others
 Period with the Bank: Less than 1 year 1 - 3 years More than 3 years

(Names and addresses of two referees who are not related to you):
 Referee 1: Name: **Prasad Ghate**, Address: **IIT, Bombay**, Email: **powai**, Tel: **9922266006**, Mob: **Mumbai**
 Referee 2: Name: **Sachin Pawar**, Address: **IIT, Bombay**, Email: **powai**, Tel: **8369751841**, Mob: **Mumbai**

SBI HLC

CPA 20642555

LOS/RLMS Ref: 501231006036352	PAL/Take Over/New/Resale/Topup/LAP
Saving A/C No: 3287 5780906	CRM/YONO REF. NO
CIF NO. 1 86650430411 2 87708458246 3	Tie up no (if applicable)

Applicant Name ABHAY GALANDE	
Co-Applicant Name AMRUTA GALANDE	
Contact No. 7507117092	Mobile 8767464428

Loan Amount 27 lacs	Tenure 20yrs
Interest Rate	EMI
SBI LIFE YES / NO Rs.	
Loan Type HOME LOAN	

Property Location
Property Cost
Name of Developer / Vendor

SORCIER Consultancy Services LLP
 HLC CODE : MUM00755/MAHHLC00116
 CONTACT NO.: 9930545199
 E-MAIL ID.: Santosh Nair
 LOS/RLMS NO.:

RBO -	Zone -	Branch IIT (POWAI) (Code No.) 01109
Contact Person	Mobile No.	
HLST / MPST / BM / FS / ALONG WITH Mob No.		
Name of RACPC Co-ordinator along with Mob. No.		

	Vendor	Send On	Recd.
SEARCH - 1			
SEARCH - 2			
VALUATION - 1			
VALUATION - 2			

75901

Co-ordination	Dt.	SIGN
A/C NO		
DOC EXECUTIVE NO.		
NOI DONE BY		
EM DONE		
NACH / SI		
TDV		

AMT	
PROCESSING OFFICER	
RESI/OFF 09/10	CPUR
TIR	
VALUATION	
SITE	
LOAN A/C	
T.D.	
D.E.	

COMPACTOR NO. :

BRANCH IIT (POWAI) 01109

391 16291

Monday, August 14, 2023
4:03 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 17564 दिनांक: 14/08/2023

गावाचे नाव: कांजूर

दस्तऐवजाचा अनुक्रमांक: करल4-16291-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अमय अरुण गलंडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3500.00

पृष्ठांची संख्या: 175

एकूण:

रु. 33500.00

आपणास मूळ दस्तऐवजाचा प्रत - 2 अंदाजे
4:22 PM

बाजार मूल्य: रु. 5182968.45/-

मोबदला रु. 5631600/-

भरलेले मुद्रांक शुल्क: रु. 338000/-

सह व निबंधक कुर्ला - 4
सह व निबंधक कुर्ला - 2
कुर्ला - 4, मंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0823141005875 दिनांक: 14/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 1500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0823142806072 दिनांक: 14/08/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006601336202324E दिनांक: 14/08/2023

बँकेचे नाव व पत्ता:

मुळ दस्तऐवजाचा प्रत मिळाला

2023



AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is made at Mumbai this 14 day of August, 2023.

Abhay Galande
Abhay Galande

BETWEEN

SHRADDHA LANDMARK PVT LTD, PAN: AAECM4241L, duly registered under the provisions of the Companies Act, 1956 and having its Office at Gr. Floor & 1st Floor Manisha Heights Commercial Complex, Back Side Manisha Heights, Bal Rajeshwar Marg, Bhatwadi, Vaishali Nagar, Mulund (W), Mumbai-400080. 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 their successors and assigns), of the **FIRST PART**.

AND

MR. ABHAY ARUN GALANDE having PAN: ATBPG1919J And **MRS. AMRUTA ABHAY GALANDE** having PAN: DTSPG9592M, residing at **ROOM NO 221, TYPE H2 BUILDING NO 28, HILLSIDE IIT BOMBAY, POWAI MUMBAI - 400076.**, ("Allottee") (which expression shall unless repugnant to the context meaning thereof be deemed to mean and include his/her heirs, executors, legal representatives, administrators, successors and permitted assigns) of the **SECOND PART**.

The Promoter and the Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party"

Promoter	Allottee/s
<i>Abhay Galande</i>	<i>Abhay Galande</i> <i>Amruta Galande</i>

WHEREAS:

By virtue of various deeds, documents and transactions, the Promoter became and was granted the rights to develop all that piece and parcel of land or ground as specified in Recital 1(I); and became the absolute and lawful owner of the land is fully seized and possessed of all that piece and parcel of land or ground as specified in Recital 1(II) and 1(III) hereunder:

I. The First Property

By virtue of a conveyance deed dated 1st July 2013 executed between 1. Shri. Pratapsinh Shoorji Vallabdas; 2. Smt. Jyotsna Vikram Sinh Vallabdas; 3. Shri. Dilipsinh Shoorji Vallabdas (collectively called as Shoorji Vallabdas Group); 4. Smt. Smita Shivaji Thakkar alias Damyanti Virji; 5. Smt. Jayalaxmi Gopalji Virji Ganatra; 6. Shri. Kalyanji alias Arunkumar Purushottam (Thakkar); 7. Shri. Vasantkumar Purushottam (Thakkar); 8. Smt. Saraswati Pralhadrai Kheraj (Thakkar); 9. Smt. Damayanti Liladhar Kanji (Kotak); 10. Mr. Raja Babulal Majethia; 11. Mrs. Chandrika Rameshkumar Kutchi; 12. Mrs. Divya Rajendra Kutchi; 13. Mrs. Heena Rashmikant Karia; 14. Mrs. Bhavna Vasant Daiya; 15. Mrs. Jyoti Darmesh Gandha (collectively called as Shivji Raghavji Group) and 16. Jaisinh Vithaldas (representing the estate of late Sir Mathuradas Vissanji), therein mentioned as vendor and M/S. SHRADDHA LANDMARK PVT. LTD., therein mentioned as the purchaser, and M/S. Matrix Waste Management Pvt. Ltd., therein mentioned as the confirming party, the said M/S. SHRADDHA LANDMARK PVT. LTD. acquired right, title and interest in respect of land admeasuring about 8165.40 sq. mtrs. bearing Survey No. 194, corresponding to CTS No. 374(Part), 375, 375/1, 376, 376/1 to 14, 377, 377/1 to 11, 378, 378/1 to 4, 379, 379/1 to 11, 380, 380/1 to 11, 381, 381/1 to 10, 382, 382/1 to 21, 383, 383/1 & 2, 384, 384/1, 385, 387, 388, 391, 391/1 to 10, Village Kanjur, Taluka Kurla, Mumbai Suburban District and situated at Subhash Road, BHANDUP (W) (W), Mumbai 400078. The said conveyance deed was registered at sub registrar office at kurla under serial no KRL-1-5948-2013 DATED 2-7-2013.

Pursuant to the above conveyance deed, the said 1. Shri. Pratapsinh Shoorji Vallabdas; 2. Smt. Jyotsna Vikram Sinh Vallabdas; 3. Shri. Dilipsinh Shoorji Vallabdas (collectively called as Shoorji Vallabdas Group); 4. Smt. Smita Shivaji Thakkar alias Damyanti Virji; 5. Smt. Jayalaxmi Gopalji Virji Ganatra; 6. Shri. Kalyanji alias Arunkumar Purushottam (Thakkar); 7. Shri. Vasantkumar Purushottam (Thakkar); 8. Smt. Saraswati Pralhadrai Kheraj (Thakkar); 9. Smt. Damayanti Liladhar Kanji (Kotak); 10. Mr. Raja Babulal

Promoter	Allottee/s
	<i>Galande</i> Galande P.A

Majethia; 11. Mrs. Chandrika Rameshkumar Kutchi; 12. Mrs. Divya Rajendra Kutchi; 13. Mrs. Heena Rashmikant Karla; 14. Mrs. Bhavna Vasant Dalya; 15. Mrs. Jyoti Darmesh Gandha (collectively called as Shivji Raghavji Group) and 16. Jaisinh Vitthaldas (representing the estate of late Sir Mathuradas Vissanji), along with M/s. Matrix Waste Management Pvt. Ltd. executed power of attorney dated 1st July 2013. The said power of attorney was registered at sub registrar office at kurla under serial no. KRL-5949-2013 DATED 2-7-2013.

By mutation entry no. 1024, the said M/S. SHRADDHA LANDMARK PVT. LTD. name has been recorded in Form 6 thereafter. Extract has been issued by the Talathi Sajja-Kurla, Tahsil Kurla in Survey No. 194/2, Village Kanjur, Taluka Kurla, Mumbai Suburban District.

By a development agreement dated 10th January 2018, executed between Shri. Pratapsinh Shoorji Vallabdas (since deceased) his legal heirs 1(a) Shri. Aditya Pratapsinh Shoorji; 1(b) Smt. Medha Hemant Banker; 1(c) Smt. Purna Jatin Sheth; 2. Shri. Dilipsinh Shoorji Vallabdas (collectively called as Shoorji Vallabdas Group); 3. Smt. Jayalaxmi Gopalji Virji Ganatra; 4. Smt. Damyanti Virji alias Smita Shivaji Thakkar; 5. Shri. Kalyanji alias Arunkumar Purushottam (Thakkar); 6. Smt. Saraswati Pralhadrai Kheraj (Thakkar); 7. Smt. Damayanti Liladhar Kanji (Kotak); 8. Shri. Vasantkumar Purushottam (Thakkar); and 9. Mr. Raja Babulal Majethia, therein mentioned as owners and M/s. Matrix Waste Management Pvt. Ltd., therein mentioned as the confirming party; and M/s. Shraddha Landmark Pvt. Ltd., therein mentioned as the developers and the said owners granted development rights in respect to land or ground admeasuring about 1158.90 sq. mtrs. bearing Survey No. 194, corresponding to CTS No. 374(Part), 389,389/1 to 7, 390, 390/1 to 6, 393, 393/1 to 8, 401, 401/1 to 4, 402, 402/1 to 4, Village Kanjur, Taluka Kurla, Mumbai Suburban District and situated at Subhash Road, BHANDUP (W) (W), Mumbai 400078, to M/s. Shraddha Landmark Pvt. Ltd. The said development agreement was registered at sub registrar office at kurla under serial no KRL-1-377-2018 DATED 10-1-2018.

Pursuant to the above development agreement, the said Shri. Pratapsinh Shoorji Vallabdas (since deceased) his legal heirs 1(a) Shri. Aditya Pratapsinh Shoorji; 1(b) Smt. Medha Hemant Banker; 1(c) Smt. Purna Jatin Sheth; 2. Shri. Dilipsinh Shoorji Vallabdas (collectively called as Shoorji Vallabdas Group); 3. Smt. Jayalaxmi Gopalji Virji Ganatra; 4. Smt. Damyanti Virji alias Smita Shivaji Thakkar; 5. Shri. Kalyanji alias Arunkumar Purushottam (Thakkar); 6. Smt. Saraswati Pralhadrai Kheraj (Thakkar); 7. Smt. Damayanti Liladhar Kanji (Kotak); 8. Shri. Vasantkumar

Promoter	Allottee/s
D	Edla G. Galande A.A

3. In this Agreement, unless defined by inclusion in quotations and/or parenthesis have the meanings assigned; and (ii) the following expressions shall have the following meanings assigned to them herein below:



(i) 'Agreement' shall mean this Agreement together with the Schedules, and annexures hereto and any other deed and/or document(s) executed in pursuance hereof.

(ii) 'Company' shall mean the organisation / entity to be formed comprising of Other Societies.

(iii) 'Applicable Law(s)' includes all laws, rules, regulations, development control regulations including the orders, judgments, decrees, ordinances, orders, notices, notifications, schemes, Government Resolutions (GRs) and directions, the Approvals, and the terms and conditions thereof, as may be issued, or imposed, or required, or mandated, in any manner by any Governmental Authority, or courts of law, or judicial or quasi-judicial bodies or authorities, and as are, or may be, in force from time to time, and/or applicable to the Project, and/or Project Land, or any part/s thereof; all being of the Republic of India.

(iv) 'Authority' shall mean the Real Estate Regulatory Authority appointed under RERA read with MahaRERA Rules.

(v) 'Flat' shall mean:

Flat Number	Floor	TYPE	RERA Carpet Area	Sq.Mtr carpet area	Building	Wing
1402	14th	1BHK	366 Sq. Ft.	34.00 Sq. Mtr.	SHRADDHA VARDAAN	C

and delineated on the floor plan annexed hereto as Annexure B.

(vi) 'Flat Specifications / Amenities' means the amenities, fixtures and fittings proposed to be provided in the Flat, as are set out in Schedule V hereinbelow.

Promoter	Allottee/s
<i>[Signature]</i>	<i>[Signature]</i> Galande RA

8209
2022

SCHEDULE II

(Details of the Project)

(Details of the A Wing and B Wing and C Wing to be constructed together
(PSI utilized))



Wing/A
A, B and C WINGS of project known as SHRADDHA VARDAAN

(Details of the number of floors / units etc. in the Project - Building wise)

Sale Wings	Nos. of Floors
A	39 Nos. of Slabs of super structures
B	39 Nos. of Slabs of super structures
C	39 Nos. of Slabs of super structures

SCHEDULE III

(Details of the Flat)

All that Flat being No. 1402 on 14th Floor admeasuring 1BHK, 366 Sq. ft. Rera carpet area (equivalent to 34.00 Sq. mtrs. Rera Carpet Area) Wing C, in the building known as "SHRADDHA VARDAAN" constructed or to be constructed on the land bearing CTS No. 373A /37F (Part), 373A/37G (Part), 374, 375, 375/1, 376, 376/1 to 14, 377, 377/1 to 11, 378, 378/1 to 4, 379, 379/1 to 11, 380, 380/1 to 11, 381, 381/1 to 10, 382, 382/1 to 21, 383, 383/1 & 2, 384, 384/1, 385, 387, 388, 389, 389/1 to 7, 390, 390/1 to 6, 391, 391/1 to 10, 393, 393/1 to 8, 401, 401/1 to 4, 402, 402/1 to 4, Village Kanjur, Taluka Kurla, Mumbai Suburban District and situated at Subhash Road, BHANDUP (W) (W), Mumbai 400078.

Promoter	Allottee/s
D	Galande A-A

RECEIPT

करल ४		
१९२९	५७	१०५
२०२३		

We, **SHRADDHA LANDMARK PRIVATE LIMITED** acknowledge that we have Received from the within named Allottee a sum of **Rs.29,50,000/- (RUPEES TWENTY NINE LAKH FIFTY THOUSAND ONLY)** being the advance payment of deposit paid by the Allottee/s to the Promoter.

SR	CHEQUE DATE	CHEQUE NO	BANK NAME	AMOUNT
1.	22/11/2021	132690481149	THE MUNICIPAL CO OP BANK	25000/-
2.	22/11/2021	132669394255	THE MUNICIPAL CO OP BANK	45000/-
3.	29/11/2021	773851	THE MUNICIPAL CO OP BANK	600000/-
4.	06/12/2021	000004	HDFC BANK	50000/-
5.	13/12/2021	773852	THE MUNICIPAL CO OP BANK	330000/-
6.	27/04/2022	184858	STATE BANK OF INDIA	1000000/-
7.	27/04/2022	184859	STATE BANK OF INDIA	900000/-
			TOTAL	29,50,000/-

For SHRADDHA LANDMARK PRIVATE LIMITED

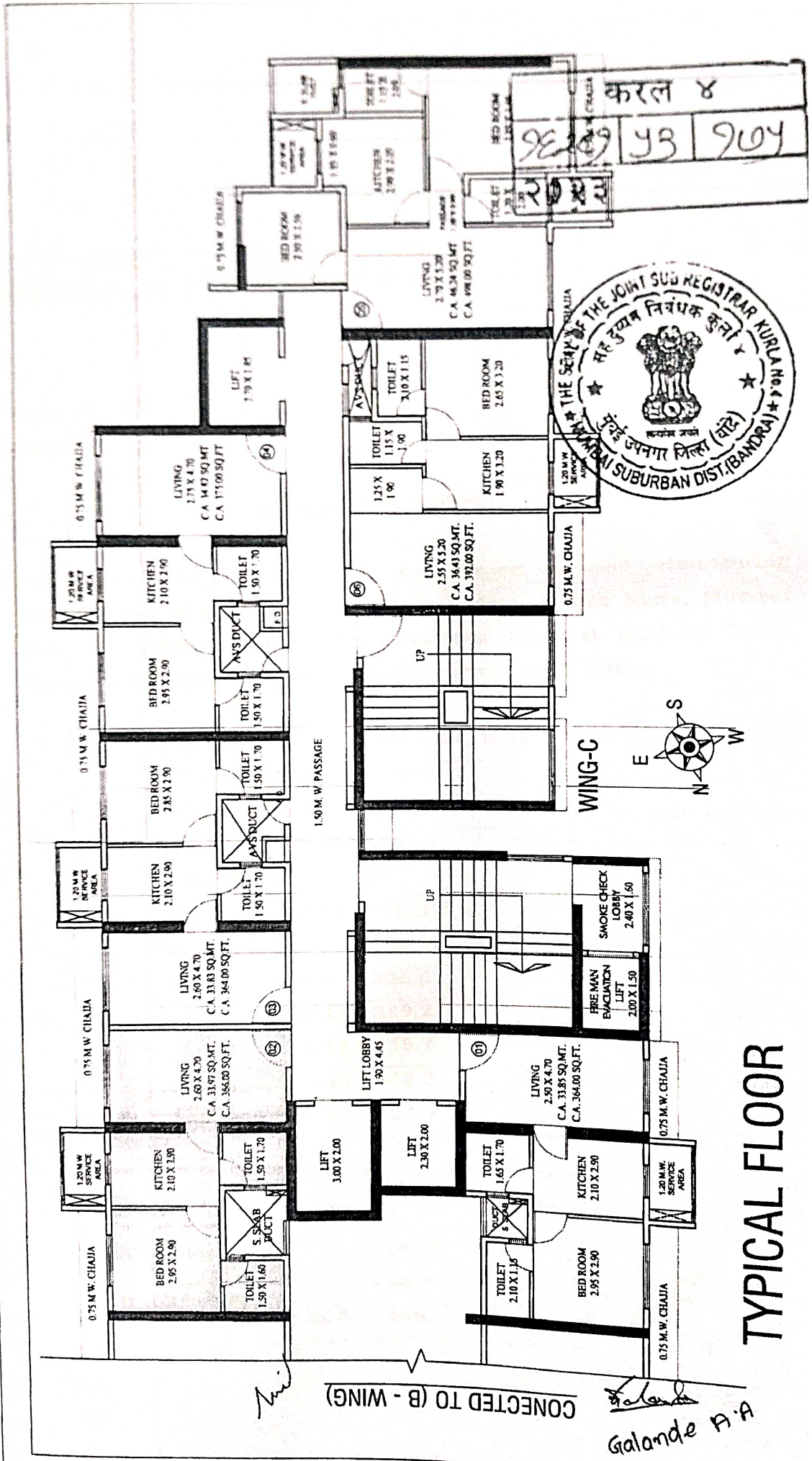
Authorized Signatory.

Witnesses:

We say Received.

1. 

2.



TYPICAL FLOOR

करल ४		
१९२९	१०४	१०५
२०२३		

21

**C.M. GANDHI
ASSOCIATES**

LEGAL ADVISOR

Office :
1, 3rd floor Lakhi House, Above Milton Showroom, Opp. Gurudwara, L.B.S. Marg, Bhandup (W), Mumbai 400 078.
Tel. 2585 74 56 Fax : 2594 41 41 Email : advgandhi@ymail.com www.cmgandhiassociates.com

FLOW OF THE TITLE ON THE SAFFRAN BANDS

Land admeasuring 10740.74 sq mts situated at Village Bhandup, Taluka Kurla, Mumbai Suburban District along Subhash Road, Bhandup (W), Mumbai 400078 bearing following descriptions

CTS Nos.	Area in Sq. Mtrs
373A/37G(Part)	98.44
373A/37F(Part)	329
374	5964.5
375, 375/1	29
376, 376/1 to 14	208.9
377, 377/1 to 11	232
378, 378/1 to 4	336.5
379, 379/1 to 11	289.2
380, 380/1 to 11	355.7
381, 381/1 to 10	353.5
382, 382/1 to 21	521.3
383, 383/1 & 2	35.2
384, 384/1	17.2
385	9
387	151.3
388	94.7
389, 389/1 to 7	196
390, 390/1 to 6	183.6
391, 391/1 to 10	736
393, 393/1 to 8	264
401, 401/1 to 4	232.2
402, 402/1 to 4	103.5
Total;	10740.74





DEVELOPER COPY

Sr. No. 191

SLUM REHABILITATION AUTHORITY

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

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

NO S/PVT/0120/20150107/AP

12 FEB 2021

COMMENCEMENT CERTIFICATE (SALE BUILDING NO-3)

To,
M/s. Shraddha Landmark Pvt Ltd
Manisha Heights, Commercial,
Gr+ 1st floor, Behind Manisha
Height Bldg, Vaishali Nagar,
Mulund (W), Mumbai-400-080.

* along with plot area of 18.30 mt
wide proposed D.P Road and exclu-
ding CTS No. 386 (existing Temple)

Sr.

With reference to your application No. 4913 dated 06/11/2020 for Development

Permission and grant of Commencement Certificate under section 44 & 69 of the 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 erect a building on plot No. CTS No. 374, 378, 375/1, 376, 376/1 to

CTS No. 14, 377, 377/1 to 11, 378, 378/1 to 4, 379, 379/1 to 11, 380, 380/1 to 11, 381, 381/

1 to 10, 382, 382/1 to 21, 383, 383/1 & 2, 384, 384/1, 385, 387, 388, 391, 391/1 to 10, 373A/377 (pt)

373A/377 (pt), 389, 389/1 to 7, 390, 390/1 to 6, 393, 393/1 to 3, 401, 401/1 to 4, 402, 402/1 to 4*

of village Kanjur T.P.S.No. _____ward 'S' Situated at with slum plot boundary of village Kanjur

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI

U/R No. SRA/ENG/2811/S/PL/LOI dt. 03/06/2016IDA/U/R No. S/PVT/0120/20150107/AP (Sale Bldg No.3) dt. 25/11/2020

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 reason 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 M.A Wani

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 C C for wing 'A'For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

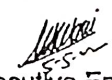
S/PVT/0120/20150107/AP 28 OCT 2021

This C.C is re-endorsed for wing 'A' and further granted for work upto plinth level of wing 'B' of sale building No-3 as per amended plans dated 26/10/2021.


Executive Engineer
Slum Rehabilitation Authority


S/PVT/0120/20150107/AP 5 MAY 2022

This C.C is further extended from Gr + 1st & 2nd Podium floor + 1st to 14th upper floors of wing 'A' and from Gr + 1st & 2nd Podium floor + 1st to 13th upper floors excluding Portion marked as A-B-C-D-E-F-G on plinth checking plan (as at Pg 1373) of wing 'B' of sale building No -3 as per approved amended plans dated 26/10/2021.


Executive Engineer
Slum Rehabilitation Authority

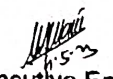
S/PVT/0120/20150107/AP 23 AUG 2022

This C.C is re-endorsed as per approved amended plans dated 12/08/2022.


Executive Engineer
Slum Rehabilitation Authority

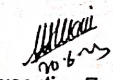
S/PVT/0120/20150107/AP - 4 MAY 2023

This C.C is granted for work upto plinth level of wing 'C' of sale building no-3 as per approved amended plans dated 12/08/2022.


Executive Engineer
Slum Rehabilitation Authority

S/PVT/0120/20150107/AP 20 JUN 2023

This C.C is further extended from 15th to 37th upper floors including LMR & OHWT of wing 'A' and from GR + 1st & 2nd podium floor + 1st to 13th upper floors for ~~balance~~ portion marked as A-B-C-D-E-F-G and 14th to 37th upper floors including LMR & OHWT of wing B of sale building no-3 as per approved plans dated 12/08/2022.


Executive Engineer
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: P5180028936

Project: **SHRADDHA VARDAAN**

at Kuria, Kuria, Mumbai Suburban, 400078

1. **Shradha Landmark Private Limited** having its registered office / principal place of business at Tehsil: Kuria, District: Mumbai Suburban, Pin: 400080.
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 (1) of clause (i) of sub-section (2) of section 4 read with Rule 5;
 - 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 15/04/2021 and ending with 31/12/2027 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.

Date: 15/04/2021
Place: Mumbai

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