



ANNEXURE "D"

## 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 :  
**P51800053170**

**Project: SHRADDHA SKYLINE , Plot Bearing / CTS / Survey / Final Plot No.: 88, 89 and 91 at Kanheri, Borivali, Mumbai Suburban, 400092;**

- Shraddha Developers & Realtors** having its registered office / principal place of business at **Tehsil: Borivali, District: Mumbai Suburban, Pin: 400092.**
- 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 (l) 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 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 **17/10/2023** and ending with **31/12/2026** 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
- 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.



Dated: 17/10/2023

Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasan Premchand Prabhu  
(Secretary, MahaRERA)  
Date:17-10-2023 15:05:47

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



# SHRADDHA DEVELOPERS & REALTORS

## [ SHRADDHA GROUP ]

### INFORMATION FOR TIE UP

Sr. No.	Parameter	Particulars		
1	Name of the Builder	Shraddha Developers & Realtors		
2	Registered Address	A/501, Victory Park, Chandavarkar Road, Borivali (W), Mumbai: 400092.		
3	Address for correspondence	A/501, Victory Park, Chandavarkar Road, Borivali (W), Mumbai: 400092.		
4	Contact Person Name, Mob. No. Email id	Hiren Gunvantrai Vaghani 9820709766 hirengv@yahoo.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If yes, Name of the Marketing Associates	Yes Shraddha Developers & Realtors		
5	Website URL, if any	Not available		
6	Date of establishment	2005		
7	Constitution	Partner		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI, CREDAI/ISO certification	BDA		
9	Ratings from CRISIL/ICRA etc.			
10	<b>Profile of the Partners</b>			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
A	Gunvantrai P. Vaghani	79	SSC	47 years in the field of development
B	Hiren G. Vaghani	44	Diploma PT	20 years in the field of development
C	Ajay L. Sawant	55	BCOM	30 years in the field of development
D	Virendra C. Chowdhary	55	BE Civil	30 years in the field of development
E	Vinod Patel	53	B.COM	30 years as finance advisor
F	Maresh Y. Malik	58	Diploma civil	30 years in the field of development

A/501-502, VICTORY PARK, CHANDAVARKAR ROAD, BORIVALI (WEST), MUMBAI - 400092.

+ Email : hirengv@gmail.com + Tel. : (O) 28994545 / 28337777

# SHRADDHA DEVELOPERS & REALTORS

## [ SHRADDHA GROUP ]

Details of the Present Project		Shraddha Skyline
Sr. No.	Project Name	
1	Location with Survey Nos.	F.P. No. 88, 89 & 91 of TPS III Borivali situated at Jambli Gully, Borivali (W), Mumbai - 400 092
2	Details of construction finance / loan, if any, availed by the builder for this project. (Note: If construction finance is provided by the SBI, then the project will stand Automatically approved.)	Not Availed
3	Status of Encumbrance of the Project Land	Yes, attached in the document
4	If approved by Housing Finance Company like HDFC/ LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	Submitted to HDFC, UBI
5	Month & Year of Commencement of Construction	July 2023
6	Proposed Construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building, Planned Schedule of completion of each building, phase, Project.)	No. of Phases: 1 No. of buildings: 1 No. of floors: 32 No. of dwelling Units: 156  Planned Schedule of Completion: Dec. 2026.
7	Total Built up area of the Project, in Sq. Mt.	31,500 Sq. Mtrs.
8	No. of Dwelling Units in the project	156
9	No. of Units Sold in the project	0
10	No. of Units Allotted to The Existing Members in the project	94
11	Details of Development Agreement and POA if any	Attached
12	Status of receipt of approvals from Local Bodies/ Urban Development Authority	IOD received upto 32 <sup>nd</sup> floor & CC received up to Plinth Level