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पावती

Original/Duplicate

Friday, December 15, 2023

नोंदणी क्र.: 39M

4:17 PM

Regn.: 39M

पावती क्र.: 26993

दिनांक: 15/12/2023

गावाचे नाव: भांडुप

दस्तऐवजाचा अनुक्रमांक: करल4-24999-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: शिल्पा सचिन घाणेकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2480.00

पृष्ठांची संख्या: 124

एकूण:

रु. 32480.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
4:36 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.4559216.4 /-

मोबदला रु.5007585/-

भरलेले मुद्रांक शुल्क : रु. 300600/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223156005198 दिनांक: 15/12/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223156105397 दिनांक: 15/12/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012436248202324E दिनांक: 15/12/2023

बँकेचे नाव व पत्ता:

**शिल्पा सचिन घाणेकर**

**शिल्पा सचिन घाणेकर**  
सह-द.निबंधक कुली - 4  
मुळ मुद्रांक शुल्क - 2  
मुद्रांक - ४, नंदा उजवाळ मिल्क

**शिल्पा सचिन घाणेकर**



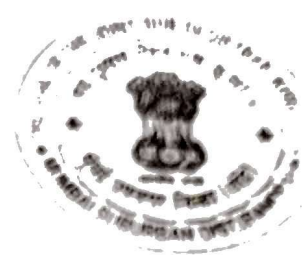


CHALLAN  
MTR Form Number-6



SRN	MH012436248202324E	BARCODE					Date	15/12/2023-12:56:37	Form ID	252
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			PAN No.(If Applicable)						
Location	MUMBAI			Full Name	SHRADDHA LANDMARK PVT LTD					
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 401 4TH FLOOR D WING SHRADDHA					
				Premises/Building	EVOQUE					
Account Head Details				Amount In Rs.						
0030045501 Stamp Duty				300600.00		Road/Street	TULSHIPADA LAKE ROAD BHANDUP WEST			
0030063301 Registration Fee				30000.00		Area/Locality	MUMBAI			
						Town/City/District				
						PIN	4 0 0 0 7 8			
						Remarks (If Any)	करल ४			
						SecondPartyName=SHILPA SACHIN GHANEKAR AND OTHER-	Shilpa Sachin Ghanekar 2023			
						Amount In	Three Lakh Thirty Thousand Six Hundred Rupees Only			
Total				3,30,600.00		Words				
Payment Details				PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details						Bank CIN	Ref. No.	03006172023121500444 9143298575		
Cheque/DD No.						Bank Date	RBI Date	15/12/2023-12:58:48 Not Verified with RBI		
Name of Bank						Bank-Branch		PUNJAB NATIONAL BANK		
Address of Branch						Scroll No. , Date		Not Verified with Scroll		

Document ID : Mobile No. : 9139306198  
- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू



**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE MADE AT MUMBAI THIS 15<sup>th</sup> DAY OF Dec**  
**IN THE YEAR TWO THOUSAND AND TWENTY-THREE (2023).**

**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**.

*Handwritten signature*  
*Shraddha*

**AND**

**SHILPA SACHIN GHANEKAR, PAN NO: BCLPG7390D** And **SACHIN DAMODAR GHANEKAR, PAN NO: AKFPG8380G** HAVING AN ADDRESS AT: **8/5, PREMSAMBANDH CHAWL, RAM NAGAR, BHANDUP EAST, MUMBAI - 400042.** Hereinafter referred to as "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, and in the case of a firm the partners constituting the said firm the survivors and the heirs, executors, and administrators of the last surviving partner and in the case of a company its successors) of the **OTHER PART**.

Promoter	Purchaser
<i>Handwritten signature</i>	<i>Handwritten signatures: Sachin Ghanekar, Shilpa Ghanekar</i>



C. Smt Neeraha Jagannath Worlikar has granted the Development Rights in respect of the said Property No 1 to the Promoter herein vide Development Agreement Dated 17-09-2014 registered with the Sub Registrar of Assurances under his Sr No KRL-1/8267/2014 dated 17-09-2014. The Owner also executed and registered Power of Attorney in favour of the Nominee/s of the Promoter herein for carrying out development on the said Property No 1. The Power of Attorney is also registered with the Sub Registrar of Assurances under his Sr No KRL-1/8268/2014 dated 17-09-2014.

D. That Mr Shankar Gana Bhoir was the owner of all piece and parcel of land bearing survey No 170(pt.) corresponding to CTS No.103 of Village Bhandup, admeasuring 2124.5sq mt, situated at Tulshipada, Lake Road, Bhandup, Mumbai-400078 [herein referred to as the "Said Land"] and out of total admeasuring area structure is constructed on a portion of land i.e., admeasuring 3000 sq. mts. On the said land [ herein referred to as the "Said Structure"]. The said land admeasuring 300 sq. mts. carpet / built-up area along with the said structure standing thereon are hereinafter for the sake of brevity's collectively referred to as "**THE SAID PROPERTY NO.2**".

E. Mr. Shankar Gana Bhoir filed a suit bearing S.C. Suit no.798 of 1992 in the Bombay City Civil Court (hereinafter referred to as the "said suit") to recover

**WITNESSES**

Handwritten notes and signatures in the top left corner, including the name "Ganesh" and some illegible scribbles.

...the Department of Revenue of Maharashtra (District Administration) ...  
 ...the said Property No 1 ...  
 ...and by Gift deed Dated 21-01-1954, gifted the said ...  
 ...daughter Smt Neerabai Jagannath Worlikar



...abovesaid Gift Deed Smt Neerabai Jagannath Worlikar ...  
 ...owner of the said Property No 1 Smt. Neerabai Jagannath ...  
 ...name is mutated on the Property Register Card (PRC), a copy of ...  
 ...the PRC is annexed hereto and marked as **ANNEXURE**. ("THE OWNER").

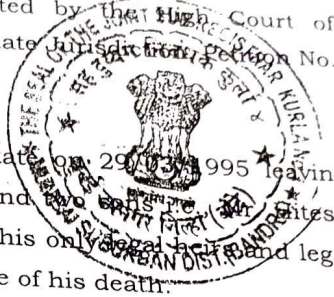
**C.** Smt Neerabai Jagannath Worlikar has granted the Development Rights in respect of the said Property No.1 to the Promoter herein, vide Development Agreement Dated 17-09-2014 registered with the Sub Registrar of Assurances under his Sr. No. KRL-1/8267/2014 dated 17-09-2014. The Owner also executed and registered Power of Attorney in favour of the Nominee/s of the Promoter herein for carrying out development on the said Property No.1. The Power of Attorney is also registered with the Sub Registrar of Assurances under his Sr. No. KRL-1/8268/2014 dated 17-09-2014.

**D.** That Mr. Shankar Gana Bhoir was the owner of all piece and parcel of land bearing survey No.170(pt.) corresponding to CTS No.103 of Village Bhandup, admeasuring 2124.5sq.mt, situated at Tulshipada, Lake Road, Bhandup, Mumbai-400078 [herein referred to as the "Said Land"] and out of total admeasuring area structure is constructed on a portion of land i.e., admeasuring 3000 sq. mts. On the said land / to as the "Said

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the possession of the said land admeasuring 300 Sq. Mts carpet/ built are from the Mr. Dattaram Govind Kangane and 16 ors.

F. Mr. Shankar Bhoir died on 16.06.1992 (hereinafter referred to as the "said Deceased") leaving behind his last WILL dated 09/08/1991 (hereinafter referred to as the " Said Will") had bequeathed his right, title, interest in the said Land in favour of his two Sons i.e. Mr. Motiram Shankar Bhoir and Mr. Tukaram Shankar Bhoir. Thereafter Mr. Motiram Shankar Bhoir and Mr. Tukaram Shankar Bhoir became the owners of the said Land. The Will dated 09/08/1991 which was dually probated by the High Court of Judicature at Bombay, Testamentary and Intestate Petition No. 486 of 2010 on 08/11/2012.



G. Mr. Tukaram Shankar Bhoir also died intestate on 20/03/1995 leaving behind his wife Smt. Savitri Tukaram Bhoir and Mr. Hitesh Tukaram Bhoir and Kailash Tukaram Bhoir as his only legal heirs and legal representatives were governed by his at the time of his death.

H. Further 1) Mr. Motiram Shankar Bhoir, 2) Smt Savitri Bhoir, 2a) Mr. Hitesh Tukaram Bhoir, and 2b) Mr. Kailash Tukaram Bhoir (legal heirs of Mr. Tukaram Shankar Bhoir) became the legal owners of the said land.

I. That Mr. Dattaram Govind Kangane and 16 ors were lawful Tenants and occupying their respective tenements each admeasuring 180 sq. ft. carpet area on a portion of the said land i.e., admeasuring about 300 sq. mts. out of total admeasuring 2124.5 sq.mts on the said property.

J. Mr. Motiram Shankar Bhoir and others were brought on record of the suit bearing S.C. No.798 of 1994 in the Bombay City Civil Court to recover possession of the said land from Mr. Dattaram Govind Kangane and 16 ors.

K. Vide consent Terms dated 19/12/2003 filed in the said suit No.798 of 1994, Mr. Motiram Shankar Bhoir and others [ the plaintiffs therein] have agreed to execute conveyance deed in favour of Mr. Dattaram Govind Kangane and 16 ors [ the defendants herein] in respect of the said Property No. 2. The conveyance Deed remained to be executed by the Mr. Motiram Shankar Bhoir and others. Therefore Mr. Dattaram Govind Kangane and 16 ors [the vendor therein] and **1)** Mr. Motiram Shankar Bhoir, **2)** Smt Savitri Bhoir, **2a)** Mr. Hitesh Tukaram Bhoir, and **2b)** Mr. Kailash Tukaram Bhoir [the confirming party therein] executed conveyance Deed dated 13/10/2016,



wherever the same appears hereinafter shall be deemed to mean the Development Control Regulations for Greater Mumbai, 1991 or any statutory modification or re-enactment thereof in conformity with the provisions applicable laws. Reference to any provisions of the Act of 2034 herein, shall be deemed to mean a reference to the corresponding provisions of the re-enacted/modified development control regulations

- N. The said Property is declared as a slum area by virtue of notifications issued under the provisions of the Maharashtra Slum Areas (Improvement, Clearance, and Redevelopment) Act, 1971.
- O. The Municipal Corporation of Greater Mumbai (hereinafter referred to as "the MCGM") has formulated and approved a policy for the redevelopment of Slums (hereinafter referred to as "the said Policy") through the participation of slum dwellers under the slum rehabilitation scheme as per the provisions contained in Regulation 33 (10) and Appendix IV of the DCR 1991 and/or 2034, which has been approved by the Government of Maharashtra. The term "the said Policy" wherever the same appears hereinafter, shall also mean to include all additions, alterations, and modifications made thereto from time to time. The Slum Rehabilitation Authority (hereinafter referred to as "the SRA") is designated as

Purchaser



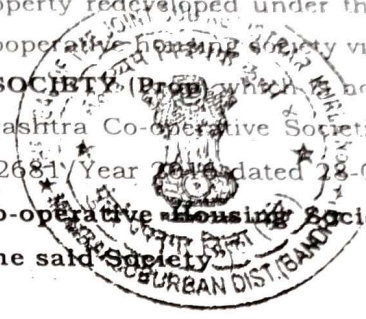
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Planning Authority, under the provisions of the Maharashtra Regional and Town Planning Act, 1966, for implementing the said Policy in Mumbai

P. Various structures were standing on the said Property which was occupied by various slum dwellers (hereinafter shall be referred to as "the Slum Dwellers")

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Q. The Slum Dwellers occupying the slum structures on the amenities had in furtherance of their intent to get the said Property redeveloped under the said Policy, agreed to form themselves into a cooperative housing society viz **SUNSHINE SRA CO-OPERATIVE HOUSING SOCIETY (Prop)** which is now registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing no. MUM/SRA/HSG/TC/12681/Year 2016 dated 28-04-2016 and now known as **Sunshine SRA Co-operative Housing Society Limited** (hereinafter shall be referred to as "the said Society")



R. By and under a Development Agreement dated 19-07-2014 made and executed by and between Society (then proposed) of the one part and the Promoter of the other part, the said Society granted development rights to and in favor of the Promoter in respect of the said Property No.1 on the terms and conditions more particularly stated therein (hereinafter shall be referred to as "**the said Development Agreement**"). The Society also executed a Power of Attorney dated 19-07-2014 in favour of the Promoter, thereby conferring various powers and authorities to Promoter in respect of the said Property No.1 (hereinafter referred to as the "**said Power of Attorney**"). Later on, Mr. Dattaram Govind Kangane and 16 Ors become members of **Sunshine SRA Co-operative Housing Society Limited** and they have given their granted development rights to and in favor of the Promoter in respect of the said Property. The said property is a piece or parcel of freehold land lying and being situated at Village-Bhandup, Taluka- Kurla bearing **1]** CTS No. 112 (Part) and 112/2 admeasuring 10,442 sq. mts. And **2]** survey No.170(pt.) corresponding to CTS No.103 [Pt] of Village Bhandup, admeasuring 300 sq. mts, in the Registration sub-District of Mumbai Suburban District thereabouts more particularly described in the **FIRST SCHEDULE** hereunder written at the consideration and for the terms and conditions more particularly set out therein. The Society also executed Power of Attorney in favor of representatives of the Promoters pursuant to the Development Agreement

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...in addition to the rehabilitation units to be  
 constructed for Slum Dwellers on the said Property, the Promoter is also  
 required to construct certain amenities tenements/spaces free of costs  
 (hereinafter collectively referred to as **"the Rehab Area"**) and the Promoter  
 alone shall be entitled to the compensation/benefits receivable in that  
 behalf. In addition, thereto, out of the said Property an aggregate area of  
 approximately **2,018.05** square meters (which area may be revised hereafter  
 as per the approvals that may be granted by the concerned authorities from  
 time to time hereafter) is earmarked as and reserved under the development  
 plan as a Development Plan Road (**"set back"**) and the same shall be  
 handed over by the Promoter to the MCGM/other concerned authorities and  
 the Promoter alone shall be entitled to the compensation/benefits receivable  
 for construction/development and/or handover of such reservations, if any.  
 In addition to the above, the Promoter is entitled to construct units on the  
 said Property, which would be available for sale to the Promoter in the open  
 market (hereinafter referred to as **"THE FREE SALE AREA"**). However, at  
 any time hereafter till obtaining OC, owing to changes in Regulations, if  
 the benefit of an increase in the TDR/FSI by whatever name called becomes  
 available in respect of the said Property, then the Promoter shall handover  
 constructed area to the Owner, in the proportion under Principal agreement.



**Z.** The Promoter has, accordingly by said Development Agreement executed  
 between Original Owner and the Promoter, the Original Owner granted to  
 the Promoter development rights to the piece or parcel of freehold land lying  
 and being at Plot of Land bearing CTS No.112 (Part), 112/2 in the Village  
 Bhandup, in the Registration Sub-District of Mumbai suburban District  
 admeasuring **10,442** sq. mts., and later on development right in respect of  
 the land bearing survey No.170 (pt.) corresponding to CTS No.103 [Pt] of  
 Village Bhandup, admeasuring 300 sq. mts, or thereabouts more  
 particularly described in the thereabouts more particularly described in the  
**First Schedule** of this Agreement written hereunder and to construct  
 thereon building/s in accordance with the terms and conditions contained  
 in the Development Agreement.

**AA.** The Promoters are entitled and enjoined upon to construct buildings on the  
 said Property in accordance with the recitals hereinabove;

**BB.** The Promoter is in possession of the said Property and the Promoter has  
 proposed to construct on the said property accordingly, Promoter submitted  
 building plans for the construction of a building to be constructed,

Promoter	Purchaser



... Sale Buildings

... the Proposed Buildings

... the SRA has granted Intimation of Approval for the construction of the said property...

... Intimation of Approval dated 09-12-2016 bearing number...

... and amended Intimation of Approval dated in respect of the Proposed...

... SRA/ENG/3301/S/PL/AP in respect of the proposed...

... comprising of Rehab Building AND Intimation of Approval dated...

... bearing number **SRA/ENG/3877/S/PL/AP** in respect of the...

... comprising of **Sale Buildings** in respect of the Proposed...

... comprising of Sale Buildings. The SRA has granted **Part**

**Occupation Certificate to Sale Wing A, B, C, & F dated 21-Aug-2020**

SRA has granted Intimation of Approval for Sale Wing D bearing number:

**SRA/ENG/3877/S/PL/AP** dated **20 July 2021**. A copy of the aforesaid

Intimation of Approval is hereto marked and annexed as **Annexure**

**DD.** Most of the Slum Dwellers have vacated their respective slum structures on the said Property and the Promoter has thereafter demolished such said slum structures earlier standing on the said Property.

**EE.** The SRA has thereupon issued a Commencement Certificate dated **30-05-2016** bearing number SRA/ENG/3301/S/PL/AP and thereby has permitted the Promoter to commence construction of the Proposed Building for **Rehab Building**. The said Commencement Certificate dated **13-02-2017** has been re-endorsed and revalidated. A copy of the said Commencement Certificates dated **30-05-2016** and the SRA has thereupon issued a Commencement Certificate dated **26-09-2017** bearing number SRA/ENG/3877/S/PL/AP and thereby has permitted the Promoter to commence construction of the Proposed Building for Sale Buildings. A copy of the said Commencement Certificates dated **26-09-2017** with approval for further CC is annexed hereto and marked as **Annexure**.

**FF.** In the circumstances the Promoter has commenced construction of buildings viz. the Proposed Building on the said Property comprising of the

Promoter	Purchaser
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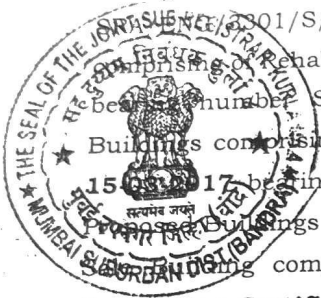
comprising of Ground Floor, 1st Floor to upper floors to rehabilitate the Slum Dwellers (hereinafter shall be referred to as "Rehab Building") and the Sale Building having Wings "A", "B", "C", "D", and "F" are to be constructed. The Ground Floor and upper floors for sale by the Promoter (hereinafter shall be referred to as "Sale Buildings") (hereinafter shall be collectively referred to as "the Proposed Buildings").

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The SRA has approved the plans for the construction of the said Proposed Building to be constructed on the said Property and issued in favour of the Promoter, an Intimation of Approval dated 08-02-2016 bearing number SRA/ENG/3301/S/PL/AP in respect of the Proposed Rehab Building and amended Intimation of Approval dated 30-12-2016 bearing number SRA/ENG/3301/S/PL/AP in respect of the Proposed Buildings comprising of Rehab Building AND Intimation of Approval dated 15-02-2017 bearing number SRA/ENG/3877/S/PL/AP in respect of the Proposed Buildings comprising of Sale Buildings in respect of the Proposed Building comprising of Sale Buildings. The SRA has granted Part Occupation Certificate to Sale Wing A, B, C, & F dated 21-Aug-2020. The SRA has granted Intimation of Approval for Sale Wing D bearing number SRA/ENG/3877/S/PL/AP dated 20 July 2021. A copy of the aforesaid Intimation of Approval is hereto marked and annexed as Annexure.

- DD. Most of the Slum Dwellers have vacated their respective slum structures on the said Property and the Promoter has thereafter demolished such said slum structures earlier standing on the said Property.
- EE. The SRA has thereupon issued a Commencement Certificate dated 30-05-2016 bearing number SRA/ENG/3301/S/PL/AP and thereby has permitted the Promoter to commence construction of the Proposed Building for Rehab Building. The said Commencement Certificate dated 13-02-2017 has been re-endorsed and revalidated. A copy of the said Commencement Certificates dated 30-05-2016 and the SRA has thereupon issued a Commencement Certificate dated 26-09-2017 bearing number SRA/ENG/3877/S/PL/AP and thereby has permitted the Promoter to commence construction of the Proposed Building for Sale Buildings. A copy of the said Commencement Certificates dated 26-09-2017 with approval for further CC is annexed hereto and marked as Annexure.

FF. In the circumstances the Promoter has commenced construction of building viz. the Proposed Building on the said Property comprising of the


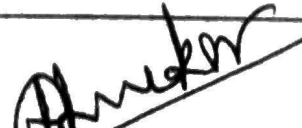
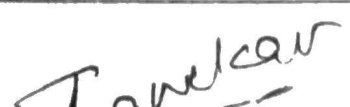


GG. As per the ...  
HH. The Promoter ...  
II. It is ...  
JJ. ...  
KK. ...



- OO. The Promoter is entitled to provide to the Purchaser the Existing Building Approvals/Promoters' Entitlement of the Existing Building Approvals/Promoters' Entitlement.
- PP. The Promoter has entered into a standard Agreement with the Council of Architects, such Agreement is as per the Agreement prescribed by the Council of Architects.
- QQ. The Promoter has appointed a structural Engineer **NEXUS PROJECT SOLUTIONS PVT. LTD.** for the preparation of the structural design and drawings of the buildings and the Promoter accepted the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.
- RR. By virtue of the Development Agreement/Power of Attorney the Promoter alone has the sole and exclusive right to sell the Flats in the said building/s to be constructed by the Promoter on the said Property and to enter into Agreement/s with the Purchaser/s of the Flats to receive the sale price in respect thereof;
- SS. As defined under Section 2(k) of the Real Estate (Regulatory and Development) Act, 2016 (hereinafter shall be referred to as the "RERA"), "Carpet Area" means the net usable floor area of the Flats, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for the exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Flat for the exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the said Flat.

Accordingly, the Promoters herein have allotted to the Purchaser, a Residential Flat in Sale Building in **Wing D, Flat No. 401** on **4<sup>TH</sup>** Floor

Promoter	Purchaser
	 

... referred to as the "said Flat" admeasuring 369 square feet  
34.28 square meters carpet area as per the RERA, in the Building is  
known as "SHRADDHA EVOQUE" which is more particularly stipulated

**FIRST SCHEDULE** hereunder written and the said Flat is  
described in the **SECOND SCHEDULE** hereunder written, app-  
of term and conditions set out hereafter; The said Flat/s is marked and  
represented in Red Color on the Tentative Floor Plan annexed hereto as an

2023 Annexure

UU. The Purchaser demanded from the Promoter and the Promoter has given  
inspection to the Purchaser of all the documents of title relating to the said  
the plans, designs, and specifications prepared by the  
architect **Mr. Vijay Turbadkar** and of such other documents as  
are specified under the RERA and the rules made thereunder;

Certificate of Title issued by **Dinesh Chandra** Advocate of  
has been annexed hereto and marked as **Annexure**.

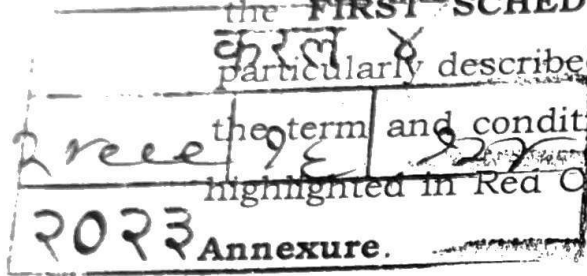
WW. The copies of the plans of the Layout as proposed by Promoter and  
according to which the construction of the buildings and open spaces are  
proposed to be provided for on the said Property have been annexed hereto  
and marked **Annexure**

XX. The copies of the plans and specifications of the said Flats agreed to  
purchased by the Purchaser as proposed by the Promoter have



(hereinafter referred to as the "said Flat") admeasuring **369 square feet** i.e. **34.28 square meters** carpet area as per the RERA, in the Building to be known as "**SHRADDHA EVOQUE**" which is more particularly stipulated in the **FIRST SCHEDULE** hereunder written and the said Flat is more

particularly described in the **SECOND SCHEDULE** hereunder written, upon the term and conditions set out hereafter; The said Flat/s is marked and highlighted in Red Color on the Tentative Floor Plan annexed hereto as an



**UU.** The Purchaser demanded from the Promoter and the Promoter has given inspection to the Purchaser of all the documents of title relating to the said property and the plans, designs, and specifications prepared by the Promoter's Architect **Mr. Vijay Turbadkar** and of such other documents as are specified under the RERA and the rules made thereunder;



The copy of the Certificate of Title issued by **Dinesh Chandra** Advocate of the Promoter has been annexed hereto and marked as **Annexure.**

**WW.** The copies of the plans of the Layout as proposed by Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said Property have been annexed hereto and marked **Annexure**

**XX.** The copies of the plans and specifications of the said Flats are to be

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AAA. The Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

BBB. The Purchaser has applied to the Promoter for allotment of the said Flat No. 401 on 4<sup>th</sup> floor in Wing D in Sale Building being the said Property.

CCC. Relying upon the said application, declaration, and Agreement, the Promoter agreed to sell to the said Purchaser the said Flat No. 401 and the terms and condition hereinafter appearing in this Agreement.

DDD. Prior to the execution of these presents the Purchaser has paid to the Promoter a sum of **RS. 5,00,759/- (RUPEES FIVE LAKHS SEVEN HUNDRED FIFTY NINE ONLY)** being part payment of the sale price of the said Flat agreed to be sold by the Promoter to the Purchaser as advance payment or Earnest Money Deposit, or Holding Amount or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale price in the manner hereinafter appearing.

EEE. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai No: **P51800008864**, which is marked and annexed as **Annexure**.

FFF. Under **section 13** of RERA the Promoter is required to execute a written Agreement for sale of said Flat to the Purchaser, being in fact these presents, and also to register said Agreement under the Registration Act, 1908.

**NOW THIS AGREEMENT WITNESSETHD AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

The Promoter shall construct the said building/s consisting of the Sale Building having Wings "A", "B", "C", "D", and "F" are to be constructed, having Ground Floor, and upper floors on the said Property in accordance with the plans, designs, and specifications as approved by the concerned local authority from time to time. **Provided** that the Promoter shall have to obtain prior consent in writing to the



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Government authorities or due change in the law.

The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser one Flat in Sale Building in Wing D, Flat bearing No. 401 on 4<sup>TH</sup> Floor (hereinafter referred to as the "said Flat", 369 square feet i.e. 34.28 square meters carpet area as per the sanctioned plan the carpet, in the Building to be known as "SHRI BHASHA EVOQUE", for the consideration of Rs. 50,07,585/- (RUPEES FIFTY LAKHS SEVEN THOUSAND FIVE HUNDRED EIGHTY FIVE ONLY) (NIL CAR proportionate price of the common areas and facilities to the Flat, the nature, extent, and description of the common/limited common areas and facilities which are more particularly described in the Third Schedule annexed herewith.



3. The Purchaser has paid on or before execution of this agreement a sum of Rs. 5,00,759/- (RUPEES FIVE LAKHS SEVEN HUNDRED FIFTY NINE ONLY) as Earnest Money Deposit of application fee and hereby agrees to pay to that Promoter the Balance Amount of Rs. 45,06,826/- (RUPEES FORTY FIVE LAKH SIX THOUSAND EIGHT HUNDRED TWENTY SIX ONLY) against said Flat.

SR. NO.	PARTICULAR & CARPET AREA	%	AMOUNT RS.
1	On Booking	10.00%	500759
2	At time of Excavation/Footing	10.00%	500759
3	At time of Agreement sign	10.00%	500759
4	On Completion of Plinth	15.00%	751138
5	On Completion of 1st Slab	4.00%	200303
6			

37 That all notices to be served on the Purchaser and the Promoter as contained in the Agreement shall be deemed to have been duly served if sent to the Promoter by Registered Post A/D or notified Email ID, or by hand delivery at their respective addresses specified below.



**NAME OF PURCHASER :- SHILPA SACHIN GHANEKAR  
SACHIN DAMODAR GHANEKAR  
ADDRESS :- 8/5, PREMSAMBANDH CHAWL, RAM NAGAR, BHANDUP  
MUMBAI - 400042.**

**MOBILE NUMBER :- 9321697484**

**EMAIL ID :- bane.shilpa@gmail.com**

**M/S PROMOTER NAME - SHRADDHA LANDMARK PVT LTD,**

**REGISTERED OFFICE AT - Gr. Floor & 1st Floor Manisha Heights Commercial Complex, Back Side Manisha Heights, Bal Rajeshwar Marg, Bhandup, Vaishali Nagar, Mulund (W), Mumbai-400080**

**Notified Email ID: postsales@shraddhalandmark.com**

It shall be the duty of the Purchaser and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the address by Registered Post failing which all communications and letters posted to the above address shall be deemed to have been received by the Promoter or Purchaser, as the case may be.

### **38. JOINT PURCHASERS**

That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given to him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.

### **39. GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be governed by the law of Maharashtra.

2023

On or towards South

Plot Bearing CTS No.

Plot Bearing CTS No.



**THE SECOND SCHEDULE ABOVE REFERRED TO**

as detailed below in the building known as "SHRADDHA EVOCOR" as detailed in the First Schedule hereinabove:

<b>WING</b>	<b>D</b>
<b>FLAT NO.</b>	<b>401</b>
<b>FLOOR NO.</b>	<b>4<sup>RD</sup></b>
<b>RERA CARPET AREA (SQ. FT)</b>	<b>369</b>
<b>RERA CARPET AREA (SQ. MTS)</b>	<b>34.28</b>

**THIRD SCHEDULE ABOVE REFERRED TO**  
**(Common and Limited Common Areas)**

The nature, extent, and description of the "Common areas and facilities" and of the "Limited Common Areas and Facilities" shall be as under:

- (a) Common Areas and Facilities:
  - (i) Main Entrance lobby and foyer of the Building to the Flat Purchasers Flats.
  - (ii) Compound of the Building as per the plans approved by the appropriate authority.
  - (iii) Staircases only as a means of ingress and egress to the respective flats

(b) Limited C

by the within named "PROMOTERS"  
M/s SHRADDHA LANDMARK PRIVATE LIMITED



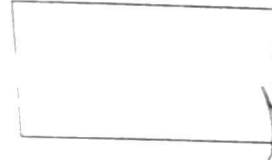
Through Its Authorized Director

Mr. Sudhir B. Mehta

in the presence of .....

1.

2.



**SIGNED, SEALED AND DELIVERED**

by the within named "PURCHASER"

**SHILPA SACHIN GHANEKAR**

**Pan No : BCLPG7390D**

in the presence of .....

1.

2.



**SACHIN DAMODAR GHANEKAR**

**Pan No : AKFPG8380G**

in the presence of .....

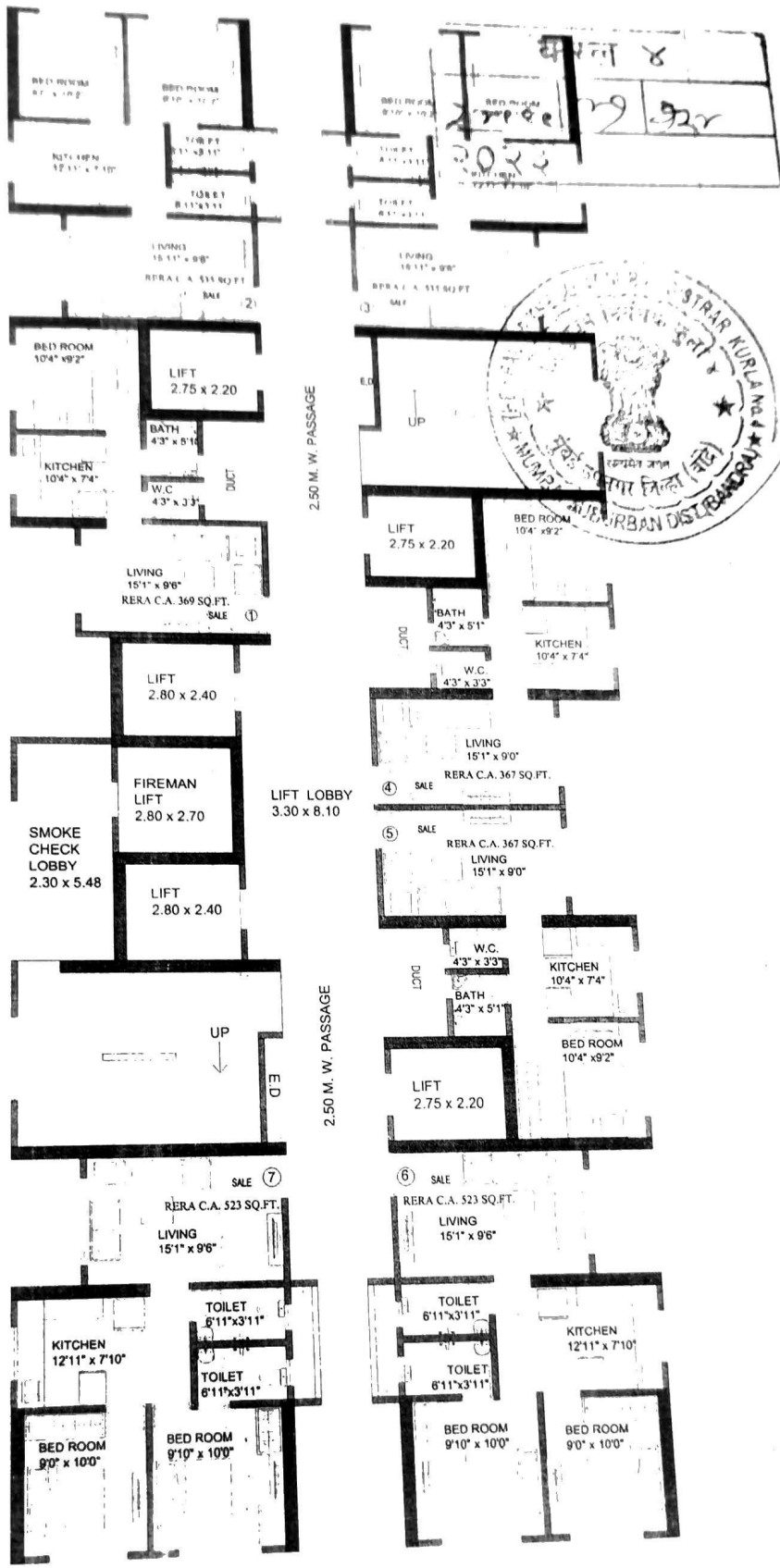
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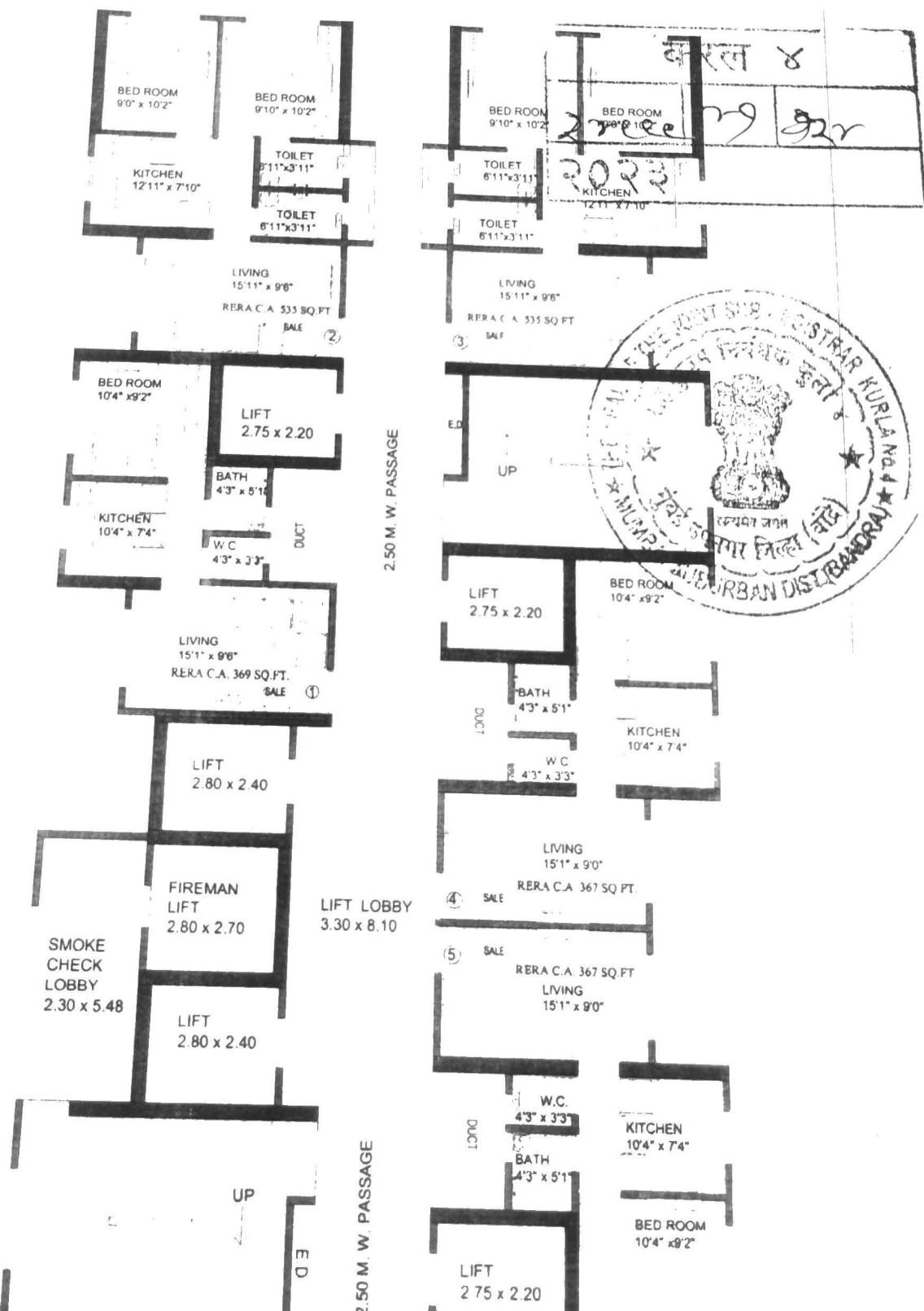
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TYPICAL FLOOR PLAN ( WING 'D' )

PROPOSED SALE BUILDING ON PLOT BEARING C.T.S. NO. 112, 112/2 & 103(PT) S.NO. - 169, BHANDUP (WEST), LAKE ROAD, MUMBAI - 400 078 FOR SUNSHINE SRA CHS (LTD)

SHRADDHA ENGINEERING PVT. LTD.

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SLUM REHABILITATION AUTHORITY

क्र.सं.	२१६००	२८	९२२
२०२३			

No.: SRA/ENG/2815/S/PL/LOI &  
S/PVT/0148/20180214/LOI

Date: 25 NOV 2019



1. **Architect** : Mr. Vijay Turbadakar  
15/C, Shanti Bhuvan,  
Dr. R.P.Road,  
Mulund (W), Mumbai. -400 080
2. **Developer** : M/s. Shraddha Landmark Pvt. Ltd.  
301, Sai Heritage,  
Above Axis Bank,  
Ghatkopar (E),  
Mumbai.
3. **Society** : Sunshine CHS (Ltd.)

**Subject :** Issue of Revised LOI- Proposed Slum Rehabilitation Scheme on land bearing CTS No. 112(pt), 112/2, 103 (pt) of village Bhandup, Mumbai

**Ref :** SRA/ ENG/2815/S/PL/LOI & S/PVT/0148/20180214/LOI

Gentlemen.

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, this office is pleased to issue in principle approval to the scheme in the form of this **Revised Letter of Intent (LOI)** subject to the following conditions.

1. That all conditions mentioned in Letter of Intent issued under No. SRA/ENG/2815/S/PL/LOI dtd.23/12/2016 shall be complied with.
2. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
3. The built up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be got revised from time to time.

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	Provisional PAP (Resi- 07 + 34 comm.)	41	
19	PAP	75	
18	No. of Tenements to be Rehabilitated Rehab unit -277 Commercial - 19 Balwadi-02 Welfare Center -02 Society Office -04 Skill development - 02 Library -02 Community hall -01	296 + 13 amenity	
16	TDR generated in scheme	143.62	
15	Total FSI consumed in situ	4.33	2.40
14	Total BUA proposed to be consumed in situ	33892.64	1723.35
13	FSI sanction for the scheme (12/4)	4.35	2.40
12	Total BUA sanctioned for the project (7 (a + b))	34036.26	1723.35
11	Total sale BUA proposed to be consumed in situ	20575.57	1723.35
10	Total sale BUA permissible in situ	20719.19	714.15 359.07 646.11
9	Sale Component (1.15 X Rehab Component)	20719.19	
8	Rehab Component	14016.69	
7	Proposed built up area of Rehab	13217.07	
6	Zone (a) - Min. permissible BUA + additional FSI by paying premium		1000.00 7.30
5	Zone (b) - Min. permissible BUA + additional FSI by paying premium		
4	Zone (c) - Min. permissible BUA + additional FSI by paying premium		
3	Zone (d) - Min. permissible BUA + additional FSI by paying premium		
2	Zone (e) - Min. permissible BUA + additional FSI by paying premium		
1	Zone (f) - Min. permissible BUA + additional FSI by paying premium		

Note: - Subject to purchase of TDR in future & subject to payment of premium in future.



The salient features of the scheme are as under:

Sl. No.	Description	Revised scheme parameters as per LOI as per DCPR 2034	
		Slum plot area in sq.mt.	Non slum area in sq.mt.
1	Area of plot considered for the scheme	9763.31	978.69
2	<b>Deductions for</b>		
	(a) Road setback area	1795.31	222.74
	(b) Reservation area land component	Nil	Nil
	(c) Amenity area as per reg. 14 (a)	139.44	37.80
	<b>Total Deductions</b>	1934.75	260.54
3	Balance Area of Plot	7828.56	718.15
4	<b>Net area for density calculation &amp; FSI computation</b>	7828.56	718.15
5	(a) Minimum FSI to be attained as per clause 3.8 of 33(F0) of DCPR 2034	Restricted to sanctioned FSI	-
	(b) Zonal FSI + Max. permissible TDR + additional FSI by paying payment	-	1.00 + 0.50 + 0.90
7	(a) Proposed built-up area of Rehab.	13317.07	-
8	(b) Rehab Component	18016.69	-
9	Sale Component ( 1.15 X Rehab Component)	20719.19	-
10	(a) Total Sale BUA permissible in situ	20719.19	718.15 + 359.07 + 646.33
11	Total sale BUA proposed to be consumed in situ	20575.57	1723.55
12	Total BUA sanctioned for the project ( 7 (a + b)	34036.26	1723.55
13	FSI sanction for the scheme (12/4)	4.35	2.40
14	Total BUA proposed to be consumed in situ	33892.64	1723.55
15	Total FSI consumed in situ	4.33	2.40
16	TDR generated in scheme	143.62	-
17	No. of Tenements to be Rehabilitated Rehabunit -277 Commercial	296 + 13	-

	area in sq mt 0763 31	area in sq 978
	-	-
	1795.31	222.7
	Nil	Nil
	139.44	37.80
	1934.75	260.5
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n &	7828.56	718.
er 4	Restricted to sanctioned FSI	-
R +	-	1.00 + 0. 0.90
	13317.07	-
	18016.69	-
	20719.19	-
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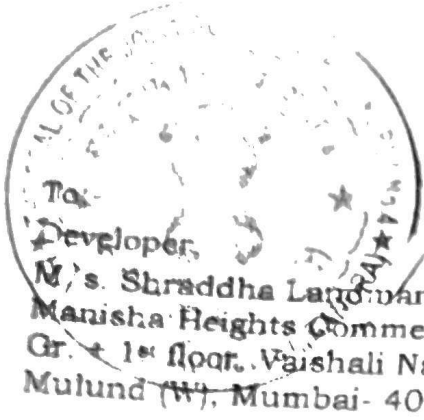
The salient features of the scheme are as under:

	Revised scheme parameters as per LOI as per DCPR 2034.	
	Slum plot area in sq.mt.	Non slum area in sq.mt.
	9763.31	978.69
	-	-
<b>Deductions for</b>	1795.31	222.74
a) Road setback area	Nil	Nil
b) Reservation area land component	139.44	37.80
c) Amenity area as per reg. 14 (a)	1934.75	260.54
<b>Total Deductions</b>	7828.56	718.15
<b>Balance Area of Plot</b>	7828.56	718.15
<b>Net area for density calculation &amp; FSI computation</b>		
(a) Minimum FSI to be attained as per clause 3.8 of 33(30) of DCPR 2034	Restricted to sanctioned FSI	-
	-	1.00 + 0.50 + 0.90
b) Zonal FSI + Max. permissible TDR + additional FSI by paying payment	13317.07	-
a) Proposed built-up area of Rehab.	18016.69	-
b) Rehab Component	20719.19	-
Sale Component ( 1.15 X Rehab Component)	20719.19	718.15 + 359.07 + 646.33
Total Sale BUA permissible in situ	20575.57	1723.55
Total sale BUA proposed to be consumed in situ	34036.26	1723.55
Total BUA sanctioned for the project (a + b)	4.35	2.40
SI sanction for the scheme (12/4)	33892.64	1723.55
Total BUA proposed to be consumed in situ	4.33	2.40
Total FSI consumed in situ	143.62	-
Total R generated in scheme	296 + 13	-
Total of Tenements to be Rehabilitated	amenity	-
h unit -277		

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## SLUM REHABILITATION AUTHORITY



No. SRA/ENG/3877/S/PL/14  
Date: 12 0 11 2021

To:  
Developer,  
M/s. Shraddha Landmark Pvt. Ltd.  
Manisha Heights Commercial,  
Gr. + 1<sup>st</sup> floor, Vaishali Nagar,  
Mulund (W), Mumbai- 400 080.

**Sub.:** Amended IOA for sale building no.1 of Proposed Slum Rehabilitation Scheme on land bearing CTS No.112 (pt), 112/2, 103 (pt) of village Bhandup (W), Mumbai under regulation 30 & 33(10) of DCPR 2034 for Sunshine CHS (Ltd.).

**Ref.:** Requisition submitted by Architect Vijay Turbadkar u/no.619/SOP/S dt.30/04/2021.

Sir,

With reference to above, the amended plans submitted by you for the Sale Building no.1 are hereby approved subject to the following conditions:

1. That all conditions mentioned in revised LOI under No. SRA/ENG/2815/S/PL/LOI & S/PVT/0148/20180214/LOI dt.25/11/2019 shall be complied with.
  2. That all the conditions mentioned in IOA under No. SRA/ENG/3877/S/PL/AP dt.09/12/2019 shall be complied with.
  3. That the final plan mounted on canvas shall be submitted before asking for Occupation Certificate.
  4. That the revised R.C.C./structural design, drawing and calculation & peer review as per amended plans shall be submitted from Reg. structural engineer /consultant.
  5. That you shall submit revised drainage approval as per amended plans.
- That you shall comply all the condition mentioned in registered undertaking dated 24/05/2021 before full OCC to building u/ref.
- That you shall submit certificate from flat buyers who availed of benefits in stamp duty vide G.R. No.TPS-1820/AN-27/P.K.80/20/NV-13/ dt.14/01/2021 before OCC for building u/ref.

MUNICIPAL CORPORATION OF GREATER MUMBAI  
MUMBAI FIRE BRIGADE

2000 2023

Office of  
The Dy. Chief Fire Officer  
Mumbai Fire Brigade,  
Vikhroli Regional Command Centre,  
Vikhroli Park Site, L.B.S. Road,  
Vikhroli (W), Mumbai-400079.

No: F.B. 112/111/14  
Date: 07.08.2020



Sub: Fire Protection & Fire Fighting requirements for the proposed amendments to the Construct High Rise Sale Residential Building under S.R. Scheme, on Plot bearing CTS Nok 112/111/14, 112/111/15 & 112/111/16 of village Bhandup (West), Mumbai

Ref: i) Letter from Architect Vijay Turbadkar, dated 17.01.2020  
ii) M. F. B. No. HRC/ R-VI/ 14, dated-17.01.2020  
iii) Scrutiny Fees Letter and Corrected Plans submitted on 07.08.2020

**E.E.(S.R.A.)**

In this case, please refer to the N.O.C. issued by this office u/r. no. FB/HR/RVI/18, dated 10.07.2017, stipulating fire protection & fire fighting requirements for the proposed construction of 03 nos. of buildings i.e. High rise Sale Residential Building No. 1 and Low rise Sale commercial building No. 2 & 3. High rise Sale residential building No. 1 is having 06 wings i.e. Wing 'A', 'B', 'C', 'D', 'E' & 'F' having ground floor + 1<sup>st</sup> floor as podium + 2<sup>nd</sup> to 22<sup>nd</sup> upper residential floors with a total height of 68.30mtrs. for Wing 'A' to 'D' and 68.70mtrs. for Wing 'E' & 'F' and Sale Building No. 2 & 3 are low rise commercial building having ground & 1<sup>st</sup> to 3<sup>rd</sup> upper floors with a total height of 16.20mtrs. from general ground level up to terrace level.

Now, Architect has merged the Wing 'E' in Wing 'D' of Building No. 1 & submitted the revised plans as Wing 'D' for approval. As per the plans, Architect has proposed to construct High Rise Sale Residential Wing 'D' Building having part stilt & part ground floor + 1<sup>st</sup> floor partly residential & partly as a podium used for amenities + 2<sup>nd</sup> to 40<sup>th</sup> upper residential floors with a total height of 119.58mtrs. from general ground level up to terrace level as shown on plans. Architect has also proposed mechanized car parking towers adjacent to earlier approved Wing 'F' having height 68.38mtrs. from ground level up to top of car parking tower with separate individual staircase having width of 1.00mtrs. Car parking towers & earlier approved Wing 'F' building is segregated by 04hrs. fire resistance wall without any openings as shown on plans.

➤ **The Floor-Wise user of Wing 'D' of High Rise Sale Residential Building No 1, are as under;**

Floors	Users
Ground floor	08nos. of shops + BMS room + 02 tier stack car parking + STP + U.G. tank
1 <sup>st</sup> floor	02nos. of flats + meter room + changing room for gents + changing room for ladies + fitness center and extended portion as podium R.G. & swimming pool (open to sky)
2 <sup>nd</sup> to 7 <sup>th</sup> , 9 <sup>th</sup> to 14 <sup>th</sup> , 16 <sup>th</sup> to 21 <sup>st</sup> , 23 <sup>rd</sup> to 28 <sup>th</sup> , 30 <sup>th</sup> to 35 <sup>th</sup> & 37 <sup>th</sup> to 40 <sup>th</sup> floors	07nos. of flats on each floor
8 <sup>th</sup> , 15 <sup>th</sup> , 22 <sup>nd</sup> & 29 <sup>th</sup> floors	05nos. of flats + refuge area on each floor
36 <sup>th</sup> floor	06nos. of flats + refuge area
Terrace	Open to sky (treated as refuge area)

Rev. DFO  
07.08.2020

*[Signature]*  
07/08/20

Architect has proposed 1<sup>st</sup> floor will be used partly for residential & partly as a podium floor for R.G. & swimming pool. Podium floor is surrounded by all earlier approved wings connected to each other, as approved earlier i.e. Wing 'A', 'B', 'C', 'D', 'E' & 'F'.

**Details of Staircase & Lifts, of Wing 'D' is as follows;**

Leading from ground level to terrace	2.00mtrs	02nos.	Enclosed Type
For Car parking tower leading from ground to top of Car parking tower	1.0mtrs.	01no.	Open M.S. Staircase

Staircases of Wing 'D' building are externally located adequately ventilated to outside air as shown on plans.

**Lifts provided are as under;**

Lifts Type	Profile	No.
Passenger	Leading from ground to top floor level	05nos
Fireman Evacuation Lift	Leading from ground floor to top floor level.	01no

Two nos. of passenger lifts from different lift bank of shall be converted into fire lift. The lift lobby & common corridor at each floor level is directly ventilated to outside air as shown on the plan.

**> The Side open spaces around the wing 'D' building, are as under;**  
 The proposed building abuts on 18.30 mtrs. wide Proposed D.P. Road on North side as shown on plans. **E.E.(S.R.A.)** is requested to scrutinize the plans in this context and occupation shall not be granted till the provision of 18.30 mtrs. wide Proposed D.P. Road & 9.00 mtrs. wide Internal Road on North side.

Directions	From Building line to Plot boundary;
North	3.00mtrs. + 18.30mtrs. wide Proposed D.P. Road
South	8.00mtrs. to 10.40mtrs. (Including Paved R.G.)
West	9.00mtrs.
East	Partly attached to Wing 'C' & 'F' and partly podium which extend up to earlier approved Wing 'A'.

Podium floor is surrounded by earlier approved Wing 'A', 'B', 'C' & 'F' & connected to each other.

**> The Refuge areas provided for Proposed High Rise Wing 'D' Building are as follows;**

Refuge Floor	Refuge area in sq. mtrs.		At the Height of refuge floor from Ground level in mtrs.
	Required	Proposed	
8 <sup>th</sup> floor	92.84	96.05	24.87
15 <sup>th</sup> floor	92.84	96.05	44.96
22 <sup>nd</sup> floor	92.84	96.05	65.05
29 <sup>th</sup> floor	92.84	96.05	85.14
36 <sup>th</sup> floor	53.03	55.46	105.23

In addition to above, terrace of the building will be treated as refuge area. **E.E.(S.R.A.)** shall verify the refuge area calculation & Excess refuge area shall be counted in FSI, as per DCPR-2034.



# SLURM REHABILITATION AUTHORITY

Administrative Building, Anant Kumbhar Marg, Bhandup, District Mumbai, Maharashtra  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

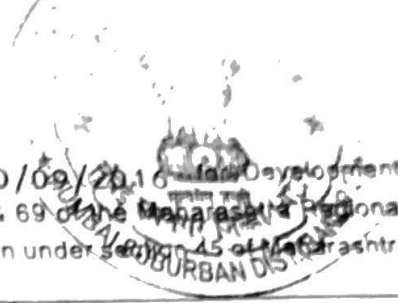
26 SEP 2017

No. SHA/ENG/1877/S/PL/A

## COMMENCEMENT CERTIFICATE

To  
M/S. Shradha Landmark Pvt. Ltd.  
301, SAT Heritage, Above Axis Bank,  
Chakrapati (E), Mumbai.

Sir  
With reference to your application No 2525 dated 20/09/2016 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 112(pt), 112/2 of village Bhandup Mumbai



of village Bhandup T.P.S. No. -  
ward 18 Situated at Bhandup, Mumbai

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
U/R No. SHA/ENG/2815/S/PL/LOI dt.04/02/2016 Revised LOI 23/12/2016  
IDA U/R No. SHA/ENG/3877/S/PL/AP dt.15/03/2017 dt. \_\_\_\_\_

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.

The C.E.O. (SRA) has appointed SHRI S.D. MAHAJAN  
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.

on behalf of Local Authority



SLURM REHABILITATION AUTHORITY

Administrative Building, Anant Keshkar Marg, Bhandra (E) 400 032, Mumbai.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

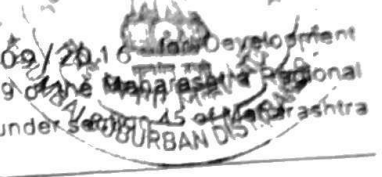
26 SEP 2017

No. SHA/ENG/1817/S/PL/AP

COMMENCEMENT CERTIFICATE

To M/S. Shraddha Landmark Pvt. Ltd., 301, Sai Heritage, Above Axis Bank, Chhatkopar (E), Mumbai.

Sir With reference to your application No. 2525 dated 20/09/2016 for development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and 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. 112(pt), 112/2 of village Bhandup Mumbai CTS No.



of village Bhandup T.P.S. No. ward "B" Situated at Bhandup, Mumbai

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SHA/ENG/2815/S/PL/LOI dt.04/02/2016 Revised LOI 23/12/2016 IDA U/R No. SHA/ENG/3877/S/PL/AP dt.15/03/2017 dt.

- 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.

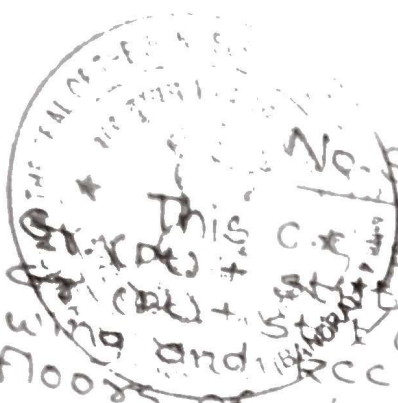
The C.E.O. (SRA) has appointed SHRI S.D. MAHAJAN Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the Act. Ninth Level.



करीब  
2<sup>nd</sup> floor  
plinth level  
Related. 23/01/2018

No. SRA/ENG/3877/3/PL/AP

re-endorsed for work as per approved amended plans



No. SRA/ENG/3877/3/PL/AP. 11 APR 2018

10-04-18  
Executive Engineer  
Slum Rehabilitation Authority

This C.C. is further extended for wing B & C (PT) + 1<sup>st</sup> to 16<sup>th</sup> upper floor and wing (PT) + 1<sup>st</sup> to 17<sup>th</sup> upper floor for floors of wing A & F and RCC frame work only for 18<sup>th</sup> to 22<sup>nd</sup> upper floors of wing 'B' & C including LMR & OHWT of sale building no. 1 under reference per approved amended plans dated 23/01/2018.

seah  
10-04-18  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/3877/S/PL/AP - 9 DEC 2019

This C.C. is re-endorsed as per approved amended plans dated 09/12/2019.

seah  
09-12-19  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/3877/S/PL/AP

This C.C. is further extended for brickwork etc. from 17<sup>th</sup> to 22<sup>nd</sup> upper floor of wing 'B' & 'C' and from 18<sup>th</sup> to 22<sup>nd</sup> upper floor of 'A' and 'F' of sale building no. 1 as per approved amended plan dated 09/12/2019.

11 FEB 2020

seah  
11-02-20  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/3877/S/PL/AP

This C.C. is granted for

11 7 AUG 2020



# Maharashtra Real Estate Regulatory Authority

## CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM F

(See rule 7.2)

Registration granted under section 6/7 of the Act to the following project: Project SHPA0004  
Survey: Final Plot No. 112 PT, 112 / 2 at Kurla, Kurla, Mumbai Suburban, Mumbai  
with the registration authority vide project registration certificate bearing No P51800008864 of

Shree Siddhanta Real Estate Limited having its registered office / principal place of business at Tahsil Kurla  
Mumbai Suburban, Pin 400075.

Registration is granted subject to the following conditions, namely:-

The promoter shall execute and register a conveyance deed in favour of the allottee or the association of allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) 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 (I) of sub-section (2) of section 4 read with Rule 5;

OR

The 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.

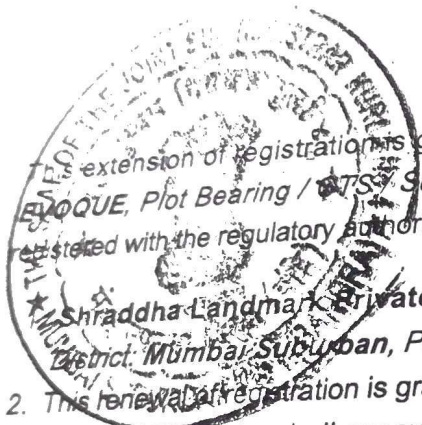
- The registration shall be valid up to **29/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That 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.





**Maharashtra Real Estate Regulatory Authority**  
**CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT**  
**FORM 'F'**  
[See rule 7(2)]

2022  
2022  
2022



extension of registration is granted under section 6/7 of the Act, to the following project: Project: **SHRADDHA LANDMARK PRIVATE LIMITED**, Plot Bearing / **PTS** Survey / Final Plot No.: **112 PT, 112 / 2** at **Kurla, Kurla, Mumbai Suburban** District, registered with the regulatory authority vide project registration certificate bearing No **P51800008864** of **Shraddha Landmark Private Limited** having its registered office / principal place of business at **Terrace, Kurla, Mumbai Suburban, Pin: 400075.**

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 allottee or the associate allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate 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 time 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 received from the project is less than the estimated cost of completion of the project.
- The registration shall be valid up to **29/12/2024** 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 action against the promoter.

DINESH

DINESH CHANDRA

13. The Developer has obtained Commencement Certificate (CC) for the Building dated 30-05-2016 under Sr. No. SRA/ENG/3301/S/PL/AP.
14. The Developer has obtained Intimation of Approval (IOA) for Sale Building dated 15-03-2017 under Sr. No. SRA/ENG/3877/S/PL/AP.
15. The right, title and interest of the said **SHRADEHA LANDMARK PVT LTD.** in respect of the said Property for Development is clear and marketable.

**THE SCHEDULE ABOVE REFERRED TO**

10,442 Sq. Meters of the land out of the all those pieces or parcels of freehold land bearing survey Nos. and C.T.S. Nos. and having area as listed below of village Bhandup, along with structures standing thereon, situate lying and being at Village Bhandup, in Greater Mumbai, in the Registration and Sub-Registration District of Mumbai Suburban.

Sr.No.	Survey Nos.	Hissa No.	Area in Acre / Gunthas	CTS Nos.	Area (in Sq.mtrs)
1	169	- Part	3 Acres - 11 Gunthas	112	12,281.50
				112/2	669.80
					12,951.40

and bounded as under :

On or towards North	:	Plot Bearing CTS No. 101, 102, 103
On or towards East	:	Plot Bearing CTS No. 106
On or towards South	:	Plot Bearing CTS No. 113
On or towards West	:	Plot Bearing CTS No. 100/4, 100/5 and 100/6

Dated this 01<sup>st</sup> February 2018



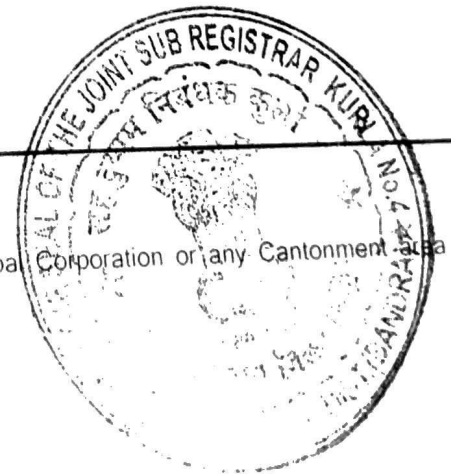
15/12/2023

सूची क्र. 2

Page 1 of 1

मुद्रांक दिनांक 15/12/2023 क्र. 4  
 मुद्रांक क्र. 24999/2023  
 पृष्ठ सं. 1  
 Page 1 of 1

गावाचे नाव	भांडुप
(1) शेरबाया पत्कार	करारनामा
(2) नेबटला	5007585
(3) बाजारभाव(भाडेपट्ट्याच्या बाबत,पट्टाकार आकारणी देतो की पट्टाकार ते त्मूद करावे)	4559216 4
(4) भू-भाषण पोटहिस्सा व घरकमाक (अस-यास)	1) पालिकेचे नाव-मुंबई मनपा इतर वर्णन सदनिका नं 401, माळा नं 4 या मजला डी विंग इमारती नाव: श्रद्धा ईवोक फेस 2, ब्लॉक नं. तुळशीपाडा,लेक रोड,भांडुप पश्चिम, रोड मुंबई 400078 इतर माहिती: मौजे भांडुप,सी. टी. एस. नं 112,112/2,103,सदनिकेचे क्षेत्रफळ 369 चौ. फुट येा कायदे ( ( C.T.S. Number : 112, 112/2, ) )
(5) क्षेत्रफळ	1) 37.72 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	1) नाव:-मेसर्स श्रद्धा लॅंडमार्क प्रा. लिमिटेड चे संचालक सुधीर बाळू मेहता तर्फे मुखत्यार दिनेश वमन मोरे वय:-25; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: तळ व 1 ला मजला , इमारतीचे नाव मनीषा हाइट्स कमर्शियल कॉम्प्लेक्स , ब्लॉक नं: मनीषा हाइट्स च्या पाठीमागे, भटवाडी, वैशाली नगर, मुंबई पश्चिम , रोड नं: बाळ राजेश्वर मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं-AAECM4241L
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शिल्पा सचिन घाणेकर वय:-44; पत्ता:-प्लॉट नं: 8/5 , माळा नं: , इमारतीचे नाव प्रेमसंबंध चाळ , ब्लॉक नं: राम नगर, भांडुप पुर्व , रोड नं: , महाराष्ट्र, मुम्बई. पिन कोड -400042 पॅन नं:-BCLPG7390D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-सचिन दामोदर घाणेकर वय:-48; पत्ता:-प्लॉट नं: 8/5 , माळा नं: , इमारतीचे नाव प्रेमसंबंध चाळ , ब्लॉक नं: राम नगर, भांडुप पुर्व , रोड नं: , महाराष्ट्र, मुम्बई. पिन कोड:-400042 पॅन नं:-AKFPG8380G
(9) दस्तऐवज करून दिल्याचा दिनांक	15/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	15/12/2023
(11) अनुक्रमांक, खड व पृष्ठ	24999/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	300600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला  
 अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



2023

सूची क्र.2

दुरगम निबंधक सह दुर्ग कृती 4

दस्त क्रमांक 24999/2023

नोंदणी

Regn 63m

गावाचे नाव : भांडुप

पत्रेखाचा प्रकार करारनामा

नोंदणी क्रमांक 5007585

पत्रेखाचा प्रकार (भाडेपट्ट्याच्या

पत्रेपट्ट्याकार आकारणी देतो की

दर ते नमुद करावे)

पत्रेपट्ट्याकार आकारणी देतो की (भाडेपट्ट्याच्या

पत्रेपट्ट्याकार आकारणी देतो की

क्षेत्रफळ

कारणी किवा जुडी देण्यात असेल

पत्रेपट्ट्याकार आकारणी देतो की (भाडेपट्ट्याच्या

पत्रेपट्ट्याकार आकारणी देतो की

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पत्रेपट्ट्याकार आकारणी देतो की

पत्रेपट्ट्याकार आकारणी देतो की

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 401, माळा नं: 4 था मजला, डी विंग, इमारतीचे नाव: श्रद्धा ईवोक फेस 2, ब्लॉक नं: तुळशीपाडा, लेक रोड, भांडुप पश्चिम, रोड : मुंबई 400078. इतर माहिती: मौजे भांडुप, सी. टी. एस. नं. 112, 112/2, 103. सदनिकेचे क्षेत्रफळ 369 चौ. फुट रेरा कारपेट ( ( C.T.S. Number : 112, 112/2 ; ) )

1) 37.72 चौ.मीटर

1): नाव:-मेसर्स श्रद्धा लॅडमार्क प्रा. लिमिटेड चे संचालक सुधीर बाळू मेहता तर्फे मुखत्यार दिनेश वसंत मोरे वय:-25; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: तळ व 1 ला मजला , इमारतीचे नाव: मनीषा हाइट्स कमर्शियल कॉम्प्लेक्स , ब्लॉक नं: मनीषा हाइट्स च्या पाठीमागे, भटवाडी, वैशाली नगर, मुलुड पश्चिम , रोड नं: बाळ राजेश्वर मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AAECM4241L

1): नाव:-शिल्पा सचिन घाणेकर वय:-44; पत्ता:-प्लॉट नं: 8/5 , माळा नं: , इमारतीचे नाव: पेमसबंध चाळ , ब्लॉक नं: राम नगर, भांडुप पुर्व , रोड नं: , महाराष्ट्र, मुम्बई. पिन कोड:-400042 पॅन नं:-BCLPG7390D

2): नाव:-सचिन दामोदर घाणेकर वय:-48; पत्ता:-प्लॉट नं: 8/5 , माळा नं: , इमारतीचे नाव: प्रेमसबंध चाळ , ब्लॉक नं: राम नगर, भांडुप पुर्व , रोड नं: , महाराष्ट्र, मुम्बई. पिन कोड:-400042 पॅन नं:-AKFPG8380G

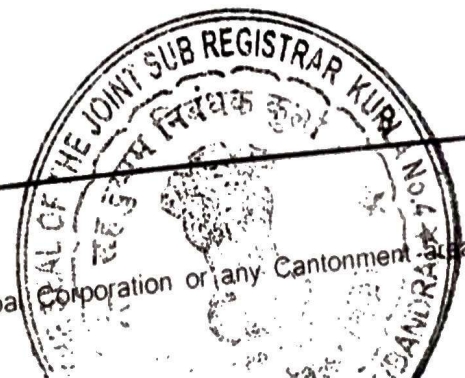
15/12/2023

15/12/2023

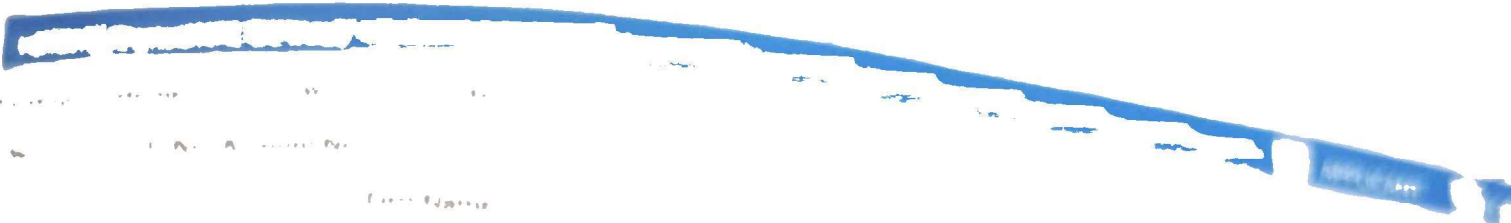
24999/2023

300600

30000



(i) within the limits of any Municipal Corporation or any Cantonment area annexed to



Name: SHRI RAJESH KUMAR  
 Date of Birth: 02/12/1975  
 Address: 10/10/10/10/10/10  
 Name of Spouse: SHRI MRS. SHANMUKHI  
 Name of Father: RAJENDRA RAMANANDHAR  
 Gender:  Male  Female  Third Gender  
 Marital Status:  Single  Married  Divorced  Widowed  
 Date of P.Y. (Minimum one to be filled):  
 Aadhaar: UID NO: 532271254529  
 PAN: \_\_\_\_\_  
 SSAN: \_\_\_\_\_  
 Driving License NO: \_\_\_\_\_  
 REGA Job Card NO: \_\_\_\_\_

Issued by National Population Register Containing Name and Address

National Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  Foreigner (FO)  
 Person Of Indian Origin (PIO)

OFFICIAL PERSONNEL:

FORM A: PERSONAL DETAILS

Existing Customer:  Yes  No

CIF No/ Account No.

First Name

Middle Name

SACHIN DAMODAR GHANEKAR

09121975

PAN:

9699552628

SHILPA GHANEKAR

DAMODAR RAMCHANDRA GHAN

Male  Female  Third Gender

Single  Married  Divorced  Widowed

KYC (Minimum one to be filled)

532271254529



557  
11/12

Saving A/C No : \_\_\_\_\_ Branch FILE No : \_\_\_\_\_ Please Tick

CIF NO. \_\_\_\_\_ PAL/Take Over NEW / Resale / Top up

RLMS / LOS Reference No. \_\_\_\_\_ Tie Up No. \_\_\_\_\_

Applicant Name : SHILPA SACHIN GHANEKAR

Co-Applicant Name : SACHIN DAMODAR GHANEKAR

Contact (Resi.) : \_\_\_\_\_ Mobile : \_\_\_\_\_

Loan Amount : 47,00,000 / - Tenure : 20 YEARS

Interest Rate : \_\_\_\_\_ EMI : \_\_\_\_\_

Loan Type : HOME LOAN (NEW) SBI LIFE : \_\_\_\_\_

Hsg. Loan \_\_\_\_\_ Maxgain \_\_\_\_\_

Realty \_\_\_\_\_ Home Top up \_\_\_\_\_

Property Location : Thane

Property Cost : 72,00,000 / -

Name of Developer / Vendor : \_\_\_\_\_

RBO - ZONE - Branch : Bela Puribhawan (Code No) 40524

Contact Person : PRAMOD YADAV Mobile No: 7275716313

Name of RACPC Co-ordinator along with Mob No. \_\_\_\_\_

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob. No. \_\_\_\_\_

