

SBI Bhandup.  
Housing Loan.

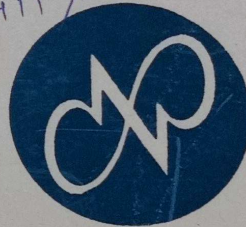
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| FILE NO. |
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Call :- 86889870676.

|                         |
|-------------------------|
| Manohar R. Sale.        |
| Home Loan - SBI         |
| Shraddha Vardaan G-1106 |
| Bhandup                 |

Rs. 31.50 Lacs.  
240 months.

Rate :- 8.50%  
EMI :- 28411/-



**NOVELTY**  
STATIONERY & PRINTING

Corporate Office Supplier

Phone: 98333 98803 / 99877 34455  
ring File Extra Super Strong

Previous File No.

|      |  |
|------|--|
| From |  |
| To   |  |
| Tel. |  |

|         |
|---------|
| Address |
|         |
|         |

|                 |
|-----------------|
| Name Of Subject |
|                 |
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|                    |                       |  |
|--------------------|-----------------------|--|
| AMT                |                       |  |
| PROCESSING OFFICER |                       |  |
| RESI/OFF           |                       |  |
| TIR                |                       |  |
| VALUATION          | 01/02/21 Nov Sthukola |  |
| SITE               |                       |  |
| LOAN AC            |                       |  |
| T.D.               |                       |  |
| D.E.               |                       |  |



22/08/2023



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुला 4

दस्त क्रमांक : 16688/2023

नोंदणी :

Regn:63m

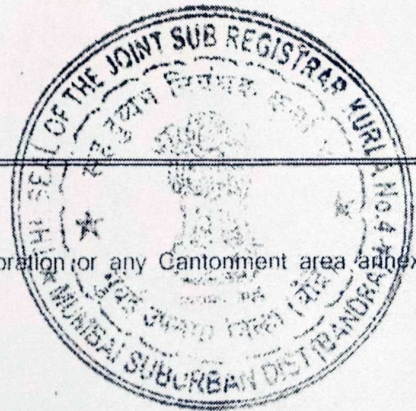
गावाचे नाव : कांजूर

|  |  |
|--|--|
| (1) विलेखाचा पत्कर   | करारनामा   |
| (2) मोबदला   | 6045000  |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)  | 5551498.15   |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)   | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1106, माळा नं: 11 वा मजला, सी विंग, इमारतीचे नाव: श्रद्धा वरदान, ब्लॉक नं: सुभाष रोड, भांडुप पश्चिम, रोड : मुंबई 400078. इतर माहिती: मौजे कांजूर, सदनिकेचे क्षेत्रफळ 392 चौ. फुट रैरा कारपेट ( ( C.T.S. Number : 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. ; ) ) |
| (5) क्षेत्रफळ  | 1) 40.07 चौ.मीटर   |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.   | 1): नाव:- मेसर्स श्रद्धा लॅंडमार्क पा. लिमिटेड चे संबालक सुधीर बाळू मेहता तर्फे मुखत्यार दिनेश वसंत मोरे वय:-24; पत्ता:- प्लॉट नं: ऑफिस , माळा नं: तळ व 1 ला गजला , इमारतीचे नाव: मनीषा हाइट्स कमर्शियल कॉम्प्लेक्स , ब्लॉक नं: मनीषा हाइट्स च्या पाठीमागे, भटवाडी, वैशाली नगर, मुलुंड 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:- नमता मनोहर साळे वय:-33; पत्ता:- प्लॉट नं: रूम नं. 2 , माळा नं: . इमारतीचे नाव: पठाण चाळ, ब्लॉक नं: बालवाडी च्या जवळ, सर्वोदय नगर, भांडुप पश्चिम , रोड नं: जे. एम. रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AREPG4022B   |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                   | 2): नाव:- मनोहर रामभाऊ साळे वय:-36; पत्ता:- प्लॉट नं: रूम नं. 2 , माळा नं: . इमारतीचे नाव: पठाण चाळ , ब्लॉक नं: बालवाडी च्या जवळ, सर्वोदय नगर, भांडुप पश्चिम, रोड नं: जे. एम. रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-BTPPS5786N   |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 22/08/2023   |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 22/08/2023   |
| (11) अनुक्रमांक, खड व पृष्ठ  | 16688/2023   |
| (12) बाजारभावाप्रमाणे मुदांक शुल्क   | 362800   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |
| (14) शेष   |  |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुदांक शुल्क आकारताना निवडलेला अनुच्छेद -

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



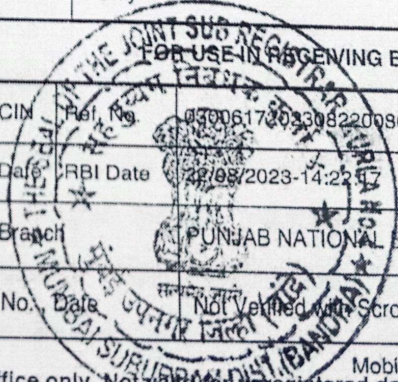


CHALLAN  
MTR Form Number-6



|                      |                                   |         |  |   |  |                      |         |      |                       |
|----------------------|-----------------------------------|---------|--|---|--|----------------------|---------|------|-----------------------|
| GRN                  | MH006978026202324E                | BARCODE |  |   | Date   | 22/08/2023-14:21:19  | Form ID | 25.2 |                       |
| Department           | Inspector General Of Registration |         |  | Payer Details                                   |  |                      |         |      |                       |
| Type of Payment      | Stamp Duty<br>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 1106 11TH FLOOR C WING                     |                      |         |      |                       |
| Account Head Details |                                   |         |  | Premises/Building                               |  |                      |         |      |                       |
|                      |                                   |         |  | SHRADDHA VARDAAN                                |  |                      |         |      |                       |
| Amount In Rs.        |                                   |         |  | Road/Street                                     |  |                      |         |      |                       |
| 0030045501           | Stamp Duty                        |         |  | SUBHASH ROAD BHANDUP WEST                       |  |                      |         |      |                       |
| 0030063301           | Registration Fee                  |         |  | Area/Locality                                   |  |                      |         |      |                       |
|                      |                                   |         |  | MUMBAI  |  |                      |         |      |                       |
|                      |                                   |         |  | Town/City/District                              |  |                      |         |      |                       |
|                      |                                   |         |  | PIN   |  |                      |         |      |                       |
|                      |                                   |         |  | 4 0 0 0 7 8                                     |  |                      |         |      |                       |
|                      |                                   |         |  | Remarks (If Any)                                |  |                      |         |      |                       |
|                      |                                   |         |  | SecondPartyName=NAIRATA MANOHAR SALE AND OTHER~ |  |                      |         |      |                       |
|                      |                                   |         |  | करल ४   |  |                      |         |      |                       |
|                      |                                   |         |  | 988LL 2-900Y                                    |  |                      |         |      |                       |
|                      |                                   |         |  | 2023  |  |                      |         |      |                       |
| Total                |                                   |         |  | Amount In                                       | Three Lakh Ninety Two Thousand Eight Hundred Rupee |                      |         |      |                       |
| 3,92,800.00          |                                   |         |  | Words   | s Only   |                      |         |      |                       |
| Payment Details      |                                   |         |  | FOR USE IN RECEIVING BANK                       |  |                      |         |      |                       |
| PUNJAB NATIONAL BANK |                                   |         |  |   |  |                      |         |      |                       |
| Cheque-DD Details    |                                   |         |  | Bank CIN  | Rel. No.   | 09006172033082200961 |         |      | 5128608664            |
| Cheque/DD No.        |                                   |         |  | Bank Date                                       | RBI Date   | 22/08/2023-14:22:47  |         |      | Not Verified with RBI |
| Name of Bank         |                                   |         |  | PUNJAB NATIONAL BANK                            |  |                      |         |      |                       |
| Name of Branch       |                                   |         |  | Not Verified with Scroll                        |  |                      |         |      |                       |

करल ४  
988LL 2-900Y  
2023



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



**AGREEMENT FOR SALE**

This Agreement for Sale ("**Agreement**") is made at Mumbai this 22<sup>nd</sup> day of August, 2023.

*N. A. Yorekar*  
N. A. Yorekar

**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**

**NAMRATA MANOHAR SALE** having PAN: AREPG4022B And **MANOHAR RAMBHAU SALE** having PAN: BTPPS5786N residing at **ROOM NO 2, PATHAN CHAWL, JM ROAD, NEAR BALWADI, SARVODAYA NAGAR, BHANDUP WEST, MUMBAI - 400078**, ("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"

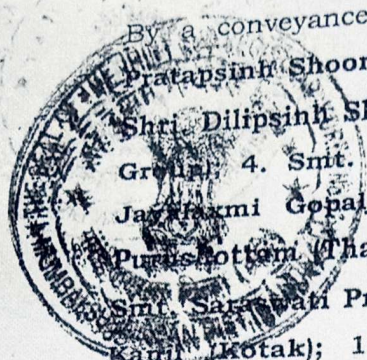
| Promoter    | Allottee/s                              |
|-------------|---|
| <i>fund</i> | <i>N. A. Yorekar</i> <i>[Signature]</i> |

**WHEREAS:**

1. 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 hereunder in recital 1(I); and became the absolute and lawful owner of and is fully seized and possessed of all that piece and parcel of land or ground as specified in Recital (II) and 1(III) hereunder:

2022  
2022

**I. The First Property**



By a conveyance deed dated 1<sup>st</sup> 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      |
|----------|-----------------|
|          | N.A. Y. B. Kar. |

Suburban District and situated at Subhash Road, BHANDUP (W) (W), Mumbai 400078 and Slum Rehabilitation Scheme on land bearing Survey No. 194, corresponding to CTS No. 373A /37F (Part), 373A/37G (Part), 374, 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, for Janta Market SRA Cooperative Housing Society Ltd. and Janteshwar SRA Cooperative Housing Society Ltd.

|      |      |
|------|------|
| १९९६ | ११०५ |
| २०२३ |      |


The Promoter has obtained approval for the building plans for development of the said Properties from the Slum Rehabilitation Authority (SRA) and have received Letter of Intent dated 3<sup>rd</sup> June 2016 bearing No. SRA/ENG/2811/S/PL/LOI,

Revised Letter of Intent dated 14<sup>th</sup> August 2018 bearing No SRA/ENG/2760/S/PL and IOA dated 9<sup>th</sup> November 2020 bearing no

S/PVT/0120/20150107/AP for rehab building no. 1 and thereafter have obtained Commencement Certificate bearing no S/PVT/0120/20150107/AP dated 5<sup>th</sup> February 2021 for work upto Gr (pt.) + Stilt (pt.) + 1<sup>st</sup> to 12<sup>th</sup> (pt.) upper floors including LMR and OHWT for rehab building no. 1 with respect to said Properties. All Further LOI / IOA and CC pertaining to the Project (*defined below*)

shall be revised from time to time. Copies of the IOD / IOA and the Commencement Certificates are attached as Annexure F and Annexure G hereunder.

5. The Promoter has proposed to develop the said Properties, which consist of (i) one rehab building comprising of Janta Market SRA Cooperative Housing Society Ltd. and Janteshwar SRA Cooperative Housing Society Ltd. for rehabilitating the erstwhile tenants of the said Properties; (ii) one component for the project affected people (PAPs), as per the relevant SRA rules and regulations; and (iii) a free sale component, the details of which are set out below.
6. The Promoter has proposed to develop the free sale component of the said Properties by constructing a mixed use project known as **SHRADDHA VARDAN**, comprising of **3 Wings** ("**said Project**") wherein (i) '**Wing A**' will be up to **39 Nos.** of Slabs of super structures, of which **37** habitable floors have been sanctioned as on the date hereof; and (ii) '**Wing B**' will be up to **39 Nos.** of Slabs of super structures, of which **37** habitable floors have been sanctioned as on the date hereof; and (iii) '**Wing C**' will be up to **39 Nos.** of Slabs of super structures of which **37** habitable floors have been sanctioned as on the date hereof and together with right to use common areas, facilities and amenities set out in Schedule IV below ("**Project Amenities / Common Amenities**"). An authenticated copy of the layout plans as proposed by the Promoter, and according to which the construction of the Project is proposed, are annexed and marked as Annexure A.

| Promoter  | Allottee/s    |
|---|---------------|
|  | N. A. Yonekar |

...ash Road,  
... Village  
... 89/1  
...ative Housing  
... of the  
... ed

करल ४  
Additional  
203

7. The Promoter is also in the process of acquiring adjoining land ("Additional Land"), which forms part of the larger layout of the Project for construction and development of 'D' wing and other additional wings as may deem fit to the Promoter, in future, as a part of the Project. Further, the Promoter has also applied for and is in process of area correction of certain portion of land which would form part of the layout of the Project.
8. The total sale FSI which has been sanctioned by the competent authority is **24333** square meters and the proposed FSI will be **2185** square meters for consumption in the construction and development of the Project.
9. The Promoter has registered the Project as a "real estate project" with RERA with the Real Estate Regulatory Authority at Mumbai bearing Registration No. **P51800028936**. The authenticated copy of the RERA certificate ("**RERA Certificate**") for the Project is annexed hereto and marked as Annexure E.
10. The Allottee has, prior to the date of execution of this Agreement, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.
11. A copy of the Title Certificate in respect of the title of the Developer to develop the said Properties dated **03 APRIL 2021**, issued by Advocate CM Gandhi ("**Title Certificate**"), is hereto annexed and marked as Annexure C, and an authenticated copy of the property card ("**Property Card**") with respect to the said Properties is annexed and marked as Annexure D.
12. The Promoter intends to sell and allot any of the residential premises / flats in the Project, under the provisions of Applicable Law, from time to time, and/or the grant of leases, tenancies, licences, and/or any other alienation or disposal of such premises / flats, as the Promoter deems fit, in its discretion.
13. The Allottee/s is /are desirous of purchasing a residential **FLAT BEARING NO. 1106** on the **11<sup>TH</sup> FLOOR OF WING C**, admeasuring **1BHK**, with a carpet area (RERA) of **392 Sq. Ft.** in the Project (hereinafter referred to as the "**said Flat**") and more particularly described in Schedule III hereunder. An authenticated copy of the floor plan of the Flat is annexed and marked as Annexure B hereto.
14. The Promoter has entered into standard Agreement/s with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.



| Promoter | Allottee/s      |
|----------|-----------------|
|          | N. A. y. prekar |



Promoter shall have all the rights in respect of the said Project and the Allottee will not object to the same.

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

RECEIVED  
964

'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) 'Apex Body' shall mean the organisation / entity to be formed comprising of the Society / Other Societies.

(iii) 'Applicable Law(s)' includes all laws, rules, regulations, development control and regulations including the orders, judgments, decrees, ordinances, guidelines, 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 |
|-------------|------------------|------|------------------|--------------------|---------------------|------|
| 1106        | 11 <sup>TH</sup> | 1BHK | 392 Sq. Ft.      | 36.41 Sq. Mtr.     | SHRADDHA<br>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      |
|----------|-----------------|
|          | N.A.Y. for ekon |

|                 |                  |
|-----------------|------------------|
| 402, 402/1 to 4 | 103.5            |
| <b>Total</b>    | <b>10,740.74</b> |

**SCHEDULE II**  
**(Details of the Project)**

करल ४  
 १९९८ १० १० २०२३  
 Details of the A Wing and B Wing and C Wing to be constructed together  
 with details of the ESI utilized)

| Sr.No.   | Wing/s   |
|--|--|
|  | B and C WINGS of project known as<br><b>SHRADDHA VARDAAN</b> |
| Details of the number of floors / units etc. in the Project - Building wise) |  |
| 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)**

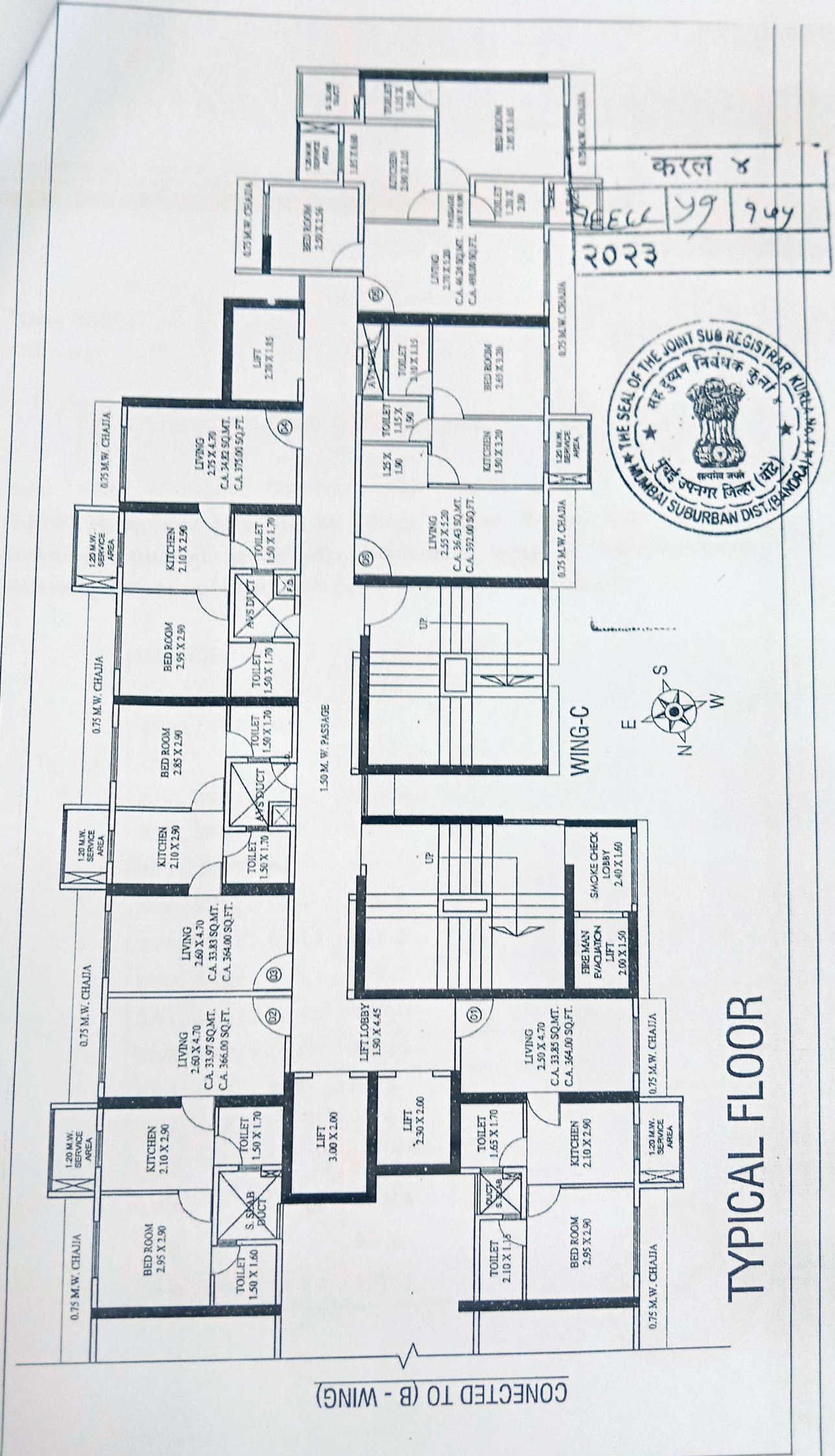
All that Flat being No. 1106 on 11<sup>th</sup> Floor admeasuring 1BHK, 392 Sq. ft. Rera carpet area (equivalent to 36.41 Sq. mtrs. Rera Carpet Area) Wing C, in the building known as "SHRADDHA VARDAAN" constructed or to be constructed on the land bearing CTS No. 373A /37F (Part), 373A/37G (Part), 374, 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.

**SCHEDULE IV**

**(Details of the Project Amenities / Common Amenities)**

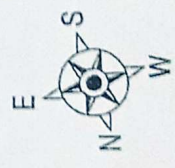
- ❖ Entrance lobby.

| Promoter | Allottee/s   |
|----------|--------------|
| १        | N.A. Govekar |



CONNECTED TO (B - WING)

करल ४  
 98 ELL ५९ १५५  
 २०२३



TYPICAL FLOOR

|               |
|---------------|
| करल ४         |
| २६६६६ ९९६ ९६५ |
| २०२३          |



SLURM REHABILITATION AUTHORITY

No. S/PVT/0120/20150107/AP

Date: 12 AUG 2022

To  
D  
M  
Manisha Healths Commercial,  
G  
Mumbai - 400 080.



Amended IOA of Sale building no 3 for proposed Slum Rehabilitation Scheme on land bearing CTS No.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, 391, 391/1 to 10, 373A/37F(p), 373A/37G(P), 389, 389/1 to 7, 390, 390/1 to 6, 392, 393, 393/1 to 8, 401, 401/1 to 4, 402, 402/1 to 4 and excluding CTS No. 386 (existing temple) situated within slum plot boundary of village kanjur, Tal-Kurla, Subhasha Road, Janta Market, Bhandup (W), Mumbai., under regulation 33(G), for slum & 30 non-slum for which Annexure-II is not received and 33 (1) for non-slum of DCPR 2034., for Janta Market CHS (Ltd) & Janteshwar CHS (Ltd).

Ref.: Requisition submitted by Architect Smt. Sheetal Nikhare  
u/no.989/SOP/S dt.05/07/2022

Gentleman,

With reference to above, the amended plans submitted by you for the sale building no.3 are hereby approved subject to the following conditions:

1. That all conditions mentioned in LOI under No. SRA/ENG/2811/S/PL/LOI dt.04/07/2022 shall be complied with.
2. That all the conditions mentioned in IOA under No. S/PVT/0120/20150107/AP dt.26/10/2022 shall be complied with.
3. 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.
4. That you shall submit revised drainage layout before plinth CC of building.
5. That you shall submit revised CFO NOC and Revised E. E. (T & C) (MCGM) shall be submitted before further CC of building.

Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.  
Tel.: 2656 5800, 2659 0405 / 1879, Fax : 022-2659 0457, Email: info@sra.gov.in

A set of complete  
further perusal.



**SLUM REHABILITATION AUTHORITY**

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966 (FORM 'A')

DEVELOPER COPY

Sr. No. 191

NO S/PVT/0120/20150107/AP

COMMENCEMENT CERTIFICATE

17 FEB 2021

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 i  
wide proposed D.P Road and exc  
ding CTS No. 386 (existing Temp



Sir,

With reference to your application No.

4913

dated

06/11/2020

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. CTS No. 374, 375, 376/1

1to10, 382, 382/1to21, 383, 383/1&2, 384, 384/1, 385, 387, 388, 391, 391/1to4, 373A/37F  
373A/37G(pt), 389, 389/1to7, 390, 390/1to6, 393, 393/1to5, 401, 401/1to4, 402, 402/1to

of village Kanjur  
ward 'S'

T.P.S.No. \_\_\_\_\_  
Situated at \_\_\_\_\_ with slum plot boundary of village Kanjur

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI  
U/RNo. SRA/ENG/2811/S/PL/LOI dt. 03/06/2016  
IDA/U/RNo. S/PVT/0120/20150107/AP (Sale Bldg No.3) dt. 25/11/2020  
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 Certified 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 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'

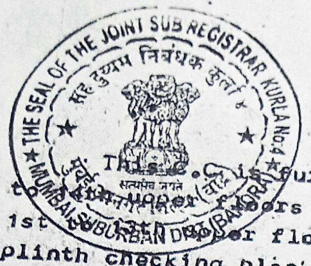
For and on behalf of Local Authority  
The Slum Rehabilitation Authority  
  
Executive Engineer (SRA)  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

करल ४  
28 OCT 2021  
work upto plinth level  
20 amended plans dated 26/10/2021.

S/PVT/0120/20150107/AE 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.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority



S/PVT/0120/20150107/AP

5 MAY 2022

Further extended from Gr + 1st & 2nd Podium floor + 1st & 2nd upper floors of wing 'A' and from Gr + 1st & 2nd Podium floor + 1st & 2nd 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.

*[Signature]*  
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.

*[Signature]*  
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.

*[Signature]*  
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 LMH & 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.

*[Signature]*  
Executive Engineer  
Slum Rehabilitation Authority



**SHRADDHA  
LANDMARK**

**CONSTRUCTING VALUE**

**Rera Register No.  
P51800028936**

*Shraddha Landmark*