



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51800049859**

Project: **SHRADDHA WEST RESIDENCY, Plot Bearing / CTS / Survey / Final Plot No.: 205, 205/1 to 9 at Majas, Andheri, Mumbai Suburban, 400060;**

1. **Shraddha Buildcon Pvt Ltd** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400080.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (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 promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **06/03/2023** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 06-03-2023 12:32:34

Dated: **06/03/2023**
Place: **Mumbai**

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



Shraddha Buildcon Pvt. Ltd

Ref : _____

Date : _____

25th November, 2023

The Assistant General Manager (HL SALES)
State Bank of India,
RBO/LHO/Branch,

Dear Sir,

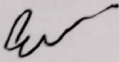
REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: SHRADDHA WEST RESIDENCY

We M/s. SHRADDHA BUILDCON PRIVATE LIMITED, a Company/Firm, having its registered office at Manisha Heights Commercial, Gr. + 1st Floor, Behind Manisha Heights Bldg., Vaishali Nagar, Pipe Line, Mulund (West), Mumbai - 400 080 are willing to enter into a Tie-up arrangement with your Bank for our Project SHRADDHA WEST RESIDENCY, situated at CTS No. 20, Opp. Kenorita Hub, Opp. Mumbai Bank, Jogeshwari East, WEH, MUMBAI 400060.

2. On approval of the Tie-up, we undertake to execute a Tripartite Agreement with the Bank and the Borrower on the format approved by the Bank, agreeing to

- (a) deliver the Title Deeds in favour of the purchaser of the flat directly to the Bank,
- (b) insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and
- (c) to convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

Yours faithfully,



Authorized Signatory
(Name of the Builder)



Present Status (Completed Projects)	Completed on _____ (Month & Year)	Completed on _____ (Month & Year)	Completed on _____ (Month & Year)
	___ Phases completed.	___ Phases completed.	___ Phases completed.
Total built up area of the project, in Sq.Mtr.			
Number of floors			
No. of Dwelling Units in the project			
No. of units sold in the Project			
Hsg. Loan taken Through SBI (No. of flats)			
Date of Occupancy Certificate			
Date of conveyance			
Total units Financed by SBI			
12	Details of the Present Project		
Project Name	SHRADDHA WEST RESIDENCY		
Location with Survey Nos.	Jogeshwari East – CTS205		
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. (*Mandatory) - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	NA		
Status of encumbrance of the project land	NO ENCUMBRANCE		

Present Stat
(Completr

Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	SHRADDHA BUILDCON PRIVATE LIMITED		
2	Registered Address	Manisha Heights Commercial, Gr. + 1st Floor, Behind Manisha Heights Bldg., Vaishali Nagar, Pipe Line, Mulund (West), Mumbai - 400 080.		
3	Address for correspondence	CTS No. 205, Opp. Kenorita Hub, Opp. Mumbai Bank, Jogeshwari East, WEH, MUMBAI 400060.		
4	Contact Person Name, Mob.No. Email id	MR. VISHAL SALECHA 9967647057 vishalpsalecha@yahoo.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	No		
5	Website url, if any	www.shraddhaprimeprojects.in www.shraddhalandmark.com		
6	Date of establishment (MM/DD/YYYY)	11/05/2005		
7	Constitution(Proprietor/Partnership, Company)	Private Limited		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	NAREDCO		
9	Ratings from CRISIL/ICRA etc.	NIL		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	SUDHIR MEHTA	50		
2	VISHAL SALECHA			
11	Details of latest 2/3 Completed residential projects executed by the same firm/company/promoters			
Project Name		NA		
Location		NA		
Whether approved by SBI?				
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks				
Month & Year of Commencement of Construction				

