

करल ४
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AGREEMENT FOR SALE

Tawde
Tawde

This Agreement for Sale ("**Agreement**") is made at Mumbai this 28 day of November, 2023.

Tawde

BETWEEN

Tawde

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

SEJAL SHAILESH TAWDE having PAN: AVHPK6116H And **SHAILESH SHANKAR TAWDE** having PAN: ADHPT8704A, residing at 14, **SHARAD COTTAGE, T P ROAD, NARDAS 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	Allottees/s
<i>Tawde</i>	<i>Tawde</i> <i>Tawde</i>

WHEREAS:

1. By virtue of various deeds, documents and transactions, the Promoter became the absolute and lawful owner of and is fully seized and possessed of all the piece and parcel of land or ground as specified hereunder:

23660 Y 920
I. The First Property
2023

By an **Conveyance Deed** dated **26TH December 2010** executed between Smt Laxmi Baburao Bhoir & Others mentioned therein Vendors and **M/s Ranjana Ramesh Land Developers** therein mentioned as Purchaser and **M/s Tirupati Developers** therein mentioned as Confirming Party and the said **M/s Ranjana Ramesh Land Developers** acquired right, title and interest in respect of **Land admeasuring 1 acre 24 Guntas (as per 7/12 Extract)** bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures thereon lying and situated at T P Road, Bhandup (W), Mumbai 400078 the said Conveyance deed has been adjudicated under file ADJ/SDE/NEW/115/11 at Office of Collectors of Stamps registered at sub registrar office at kurla under serial no BDR-13-3252-2011 DATED 24-11-2011.

By an **Conveyance Deed** dated **12th December 2011** executed between **M/s Ranjana Ramesh Land Developers** mentioned therein Vendors and **M/S. SHRADDHA LANDMARK PVT LTD** therein mentioned as Purchaser and the said **M/S. SHRADDHA LANDMARK PVT LTD** acquired right, title and interest in respect of **Land admeasuring 1 acre 24 Guntas (as per 7/12 Extract)** bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures thereon lying and situated at T P Road, Bhandup (W), Mumbai 400078 the said Conveyance deed has been adjudicated under file ADJ/2404/11/k at Office of Collectors of Stamps registered at sub registrar office at kurla under serial no BDR-3-12658-2011 DATED 12-12-2011.

By **Deed of Confirmation in Conveyance Deed** dated **17th May 2012** executed Smt Vidya Raghunath Ulvekar 2) Rekha P Mhatre and 3) Geeta Prashant Patil therein mentioned as the Vendors and and **M/S. SHRADDHA LANDMARK PVT LTD** therein mentioned as Purchaser and the said Smt Vidya Raghunath Ulvekar 2) Rekha P Mhatre and 3) Geeta Prashant Patil confirmed the said Conveyance Deed dated 26TH December 2010 executed between **M/s Ranjana Ramesh Land Developers** mentioned therein Vendors and **M/S. SHRADDHA LANDMARK PVT LTD** therein mentioned as Purchaser in respect of **Land admeasuring 1 acre 24**

Promoter	Allottees/s
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Guntas (as per 7/12 Extract) bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures thereon lying and situated at T P Road, Bhandup (W), Mumbai 400078 the said **Deed of Confirmation in Conveyance Deed dated 17th May 2012** registered at sub registrar office at kurla under serial no **BDR-13-3963-2012 DATED 17-05-2012**.

The land area admeasuring about 24.64 Guntas (as per 7/12 Extract) bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District acquired under ULC by Govt of Maharashtra and the Proposal was submitted by **M/S. SHRADDHA LANDMARK PVT LTD** under **Slum Rehabilitation Authority** and thereafter **Proposal** was **accepted** No S/PVT & ST/GOVT/0005/20131021 and Land rate Premium amount was accepted under A/C No 34355196643 dated 31-08-2013 and the said land area admeasuring about 24.64 Guntas (as per 7/12 Extract) bearing Survey No 133 Corresponding to CTS No 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District now developed by the **M/S. SHRADDHA LANDMARK PVT LTD** under SRA Scheme.

II. The Second Property

By an Conveyance Deed dated 1st Nov 2011 executed between 1) Vasant S Pawar and 2) Dinkar M Pawar mentioned therein Vendors and **M/S. SHRADDHA LANDMARK PVT LTD** therein mentioned as Purchaser the said **M/S. SHRADDHA LANDMARK PVT LTD** acquired right, title and interest in respect of Land admeasuring 187.30 sq mt bearing CTS Nos 74, 74/1 to 7, Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures thereon lying and situated at T P Road, Bhandup (W), Mumbai 400078 the said Conveyance deed has been adjudicated under file no IMP/23/11/K/2240/11 registered at sub registrar office at kurla under serial no BDR-3-00843-2012 DATED 27-1-2012.

III. The Third Property

By an Conveyance Deed dated 31st Dec 2012 executed between Ashok Govind Kamble and Others mentioned therein Vendors and **M/S. SHRADDHA LANDMARK PVT LTD** therein mentioned as Purchaser the said **M/S. SHRADDHA LANDMARK PVT LTD** acquired right, title and interest in respect of Land admeasuring 116.50 sq mt bearing CTS No 73 &, 73/1 to 4, Village Kanjur, Taluka Kurla, Mumbai Suburban District along with structures thereon lying and situated at T P Road, Bhandup (W), Mumbai 400078 the the said Conveyance deed has been adjudicated under

Promoter	Allottees/s
D	Shawde Shawde

(v) 'Flat' shall mean:

Flat Number	Floor	RERA Carpet Area	Sq.Mtr carpet area	Building Name	Wing
3606	36 TH	360 Sq. Ft	33.44 Sq. Mtr.	SHRADDHA CLASSIC	B

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 herein below.
- (vii) 'Force Majeure' shall have the meaning assigned to it under the RERA Act and the Maha RERA Rules made thereunder including any statutory interpretation thereof.
- (viii) 'Interest Rate' shall mean interest payable by the Allottee/s to the Promoter or by the Promoter to the Allottee/s, as the case may be, at the rate of 2% (two percent) above the State Bank of India highest Marginal Cost of Lending Rate. Provided in case the State Bank of India Marginal Cost of Lending Rate is not in use then interest shall be replaced by such benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public.
- (ix) 'Occupation Certificate' shall mean the certificate issued by the Slum Rehabilitation Authority.
- (x) 'Project' shall mean the project known as '**SHRADDHA CLASSIC**', with 2 wings 'A' and 'B', and more particularly described in Schedule II.
- (xi) 'Project Amenities / Common Amenities' shall mean the common areas, amenities and utilities to be developed in the Project, as are set out in Schedule IV herein below.
- (xii) 'RERA' means Real Estate (Regulation and Development) Act, 2016 read with the MahaRERA Rules, all clarifications, orders and notifications issued by the Authority from time to time and all amendments/modifications re-enactments thereto.
- (xiii) 'Society/Other Society' shall mean the societies of flat/unit/shop owners in the Project to be formed under the provisions of the Maharashtra Cooperative Societies Act, 1960

Promoter	Allottees/s

Sr.No.	Wing/s	23E0003E 920
1	A and B WINGS of project known as "SHRADDHA CLASSIC"	

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

Sale Wings	Nos. of Floors
A	42 Nos. of Slabs of super structures
B	42 Nos. of Slabs of super structures

SCHEDULE III

(Details of the Flat)

All that Flat being No. **3606** on **36TH** Floor, admeasuring **1BHK**, with **360** Sq. ft. Rera carpet area (equivalent to **33.44 Sq. mtrs. Rera** (Carpet Area), **Wing B**, in the building known as "SHRADDHA CLASSIC" constructed or to be constructed on the land bearing CTS Nos 49, 49/1 to 8, 73, 73/1 to 4, 74, 74/1 to 7, & 80(Part), Village Kanjur, Taluka Kurla, Mumbai Suburban District.

SCHEDULE IV

(Details of the Project Amenities / Common Amenities)

- ❖ Entrance lobby.
- ❖ DG backup for emergency services only.
- ❖ High speed elevators in each wing ISI Brand lift
- ❖ Staircase for emergency exit.

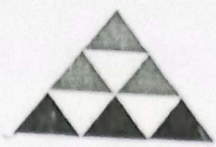
SCHEDULE V

(Details of the Flat Specifications / Amenities)

TILING

- Vitrified Flooring in Living Room
- Anti-skid tiles in bathrooms
- Decorative chequered tiling in compound

Promoter	Allottees/s



DEVELOPER COPY
Sr. No. 234

SLUM REHABILITATION AUTHORITY

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

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

NO S/PVT & STGOVT/0005/20131021

28 MAY 2021

COMMENCEMENT CERTIFICATE

(SALE BUILDING)

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

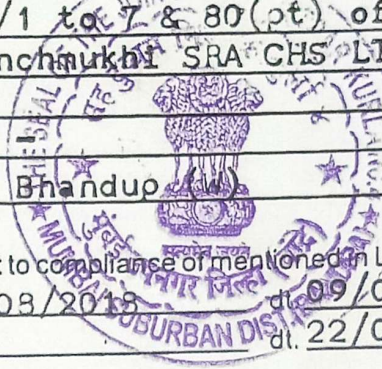
करल ४
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Sir, With reference to your application No. 3420 dated 16/03/2021 for Development

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. _____

C.T.S.No. 49, 49/1 to 8, 73, 73/1 to 4, 74, 74/1 to 7 & 80 (pt) of village Kanjur, Bhandup (W), Mumbai, For Panchmukhi SRA CHS LTD.

of village Kanjur T.P.S.No. _____
ward 'S' Situated at Bhandup



The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
U/RNo. SRA/ENG/2760/S/PL & STGL/LOI Dt- 14/08/2018 dt. 09/02/2021
IDA/U/RNo. S/PVT/ & STGOVT/0005/2013102/AP dt. 22/02/2021

and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
(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.
- 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 Level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

28.5.21
Executive Engineer (SRA)
FOR
EXECUTIVE OFFICER



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

PROJECT	8
R3EWD 64	220
2023	

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800028400

Project: **SHRADDHA CLASSIC** Plot Bearing / CTS / Survey / Final Plot No.: **80 PT, 49, 49/1 to 8, 73, 73/1 to 4, 74, 74/1 to 7** at **Kurla, Kurla, Mumbai Suburban, 400078**;

1. **Shraddha Landmark Private Limited** 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 **02/03/2021** 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



Dated: 02/03/2021
Place: Mumbai

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

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 23677/2023

नोदणी :

Regn:63m

गावाचे नाव : कांजुर

क्रमांक	विवरण	करारनामा
(1)	विलेखाचा प्रकार	5347378
(2)	मोबदला	5561952
(3)	बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	
(4)	भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 3606, माळा नं: 36 वा मजला,बी विंग, इमारतीचे नाव: श्रद्धा क्लासिक, ब्लॉक नं: टी. पी. रोड,भांडुप पश्चिम, रोड : मुंबई 400078, इतर माहिती: मौजे कांजुर,सदनिकेचे क्षेत्रफळ 360 चौ. फुट रेरा कारपेट((C.T.S. Number : 49, 49/1to 8, 73, 73/1 to 4, 74, 74/1 to 7, & 80(Part) ;))
(5)	क्षेत्रफळ	1) 36.80 चौ.मीटर
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7)	दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	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, मुलुंड पश्चिम , रोड नं: बाळ राजेश्वर मार्ग , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AAECM4241L
(8)	दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सेजल शैलेश तावडे वय:-43; पत्ता:-प्लॉट नं: 14 , माळा नं: , इमारतीचे नाव: शरद कॉटेज , ब्लॉक नं: नरदास नगर, भांडुप पश्चिम , रोड नं: टी पी रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-AVHPK6116H 2): नाव:-शैलेश शंकर तावडे वय:-45; पत्ता:-प्लॉट नं: 14 , माळा नं: , इमारतीचे नाव: शरद कॉटेज , ब्लॉक नं: नरदास नगर, भांडुप पश्चिम , रोड नं: टी पी रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-ADHPT8704A
(9)	दस्तऐवज करून दिल्याचा दिनांक	28/11/2023
(10)	दस्त नोंदणी केल्याचा दिनांक	28/11/2023
(11)	अनुक्रमांक,खंड व पृष्ठ	23677/2023
(12)	बाजारभावाप्रमाणे मुद्रांक शुल्क	333900
(13)	बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)	शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



FORM A: PERSONAL DETAILS

Existing Customer: Yes No

If Yes, CIF No/ Account No.

First Name

Middle Name

Last Name

Name: SHAILESH SHANKAR TAWDE

Date of Birth: 01011978 PAN: ADHPT8704A

Mobile: 9967898260

e-mail: shaillesh.tawde@gmail.com

Name of Spouse: SEJAL SHAILESH TAWDE

Name of Father: SHANKAR MUKUND TAWDE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 370145694168

2) Voter ID No. 6YH4916813

3) Passport No.

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)

Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Existing Customer: Yes No

If Yes, CIF No/ Account No.

First Name Middle Name Last Name

Name: SEJAL SHAJLESH TAWDE

Date of Birth: 27101980 PAN: AUHPK6116H

Mobile: 9892747156

e-mail: sejaltawde12@gmail.com

Name of Spouse: SHAJLESH SHANKAR TAWDE

Name of Father: BHAU HARI KADAM

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 696367325079

2) Voter ID No. GYH2767911

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: 14 SHARAD COTTAGE NARDAS NAGAR BHAN



State Bank of India
Shivaji Talao Branch (15474)
M.K.V.V.M. Hall, 1st Floor,
TembiPada Road,
Bhandup West-400078

e-mail : sbi.15474@sbi.co.in

26.04.2024

To
The Regional Manager
State Bank of India
Regional Business Office-Ghatkopar,
Ghatkopar West,
Mumbai - 400078

RLMS: SDI 2404 24020238

Dear Sir,

HOME LOAN FILE OF MR. SHAILESH TAWDE AND MRS. SEJAL TAWDE

We submit herewith the the home loan file of Mr. Shailesh Tawde and Mrs. Sejal Tawde along with two cheques of Canara Bank no.621890, 621850, & 621889 for TIR and Valuation for your necessary action.

HL: 50 Lakh (New)

Kindly do the needful.

Thanks & Regards,

Branch Manager



AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	29/04	Vastukela
SITE		
LOAN AC		
T.D.		
D.E.		

CMCS/CMCR/CPRM/HR
SBI, RBO-III Ghatkopar
Sr. No.....

29 APR 2024

R.M. RBO-III Ghatkopar
प्राप्ती / Received