

07/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 9241/2024

नोंदणी :

Regn:63m

गावाचे नं. : सायन

(1) विलेखाचा प्रकार	करारनामा
(2) भोवदला	21016000
(3) बाजारभाव (माडेपट्ट्याच्या बाव. पट्ट्याकार आकारणी देतो की पट्टेदार दे नमुद करावे;	14278680
(4) मूभापन, पोटाहेस्ता व घरक्रमांक (अधु-यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं. एसएसडब्ल्यू/टी11ए/1306, 13वा मजला, टॉवर नं. 1ए, फेज 1, सिध्दा स्काय, गुफला हॉटेल समोर, राऊळी कॅम्प ओकरी बाजार न्यु 90 फीट रोड, हेमंत गांजरेकर रोड, सरदार नगर नं. 4, सायन कोळीवाडा मुंबई 400037, सदनिकेचे क्षेत्रफळ 832 चौ. फुट कार्पेट, एन्क्लोज्ड वाल्कनी स्पेस क्षेत्रफळ 36 चौ. फुट तसेच सोबत एक कारपार्किंग स्पेस सहित (Survey Number : मोजे सायन डिव्हिजन सिटी सर्वे नं. 12 (पार्ट), मोजे सॉल्टपॅन डिव्हिजन सिटी सर्वे नं. 6 (पार्ट), सिटी सर्वे नं. 16 (पार्ट), सिटी सर्वे नं. 17 (पार्ट), मिटी सर्वे नं. 18 (पार्ट), सिटी सर्वे नं. 19 (पार्ट), सिटी सर्वे नं. 20 (पार्ट), सिटी सर्वे नं. 21 (पार्ट), ;)
(5) क्षेत्रफळ	1) 88.73 चौ.मीटर
(6) नाकारणी विवा जुळी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या यांचे नाव किंवा दिवाणी न्यायालयात कुकुमनामा किंवा कुकुमनामा पिन : कादेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-नेसर्स सेजल शशी रिगल्टर्स एल.एल.पी. चे अधिकृत स्वाक्षरीकार / कुलमुद्यत्पारी म्हणून इशितयाक अहमद अब्दुल बहीद अन्सारी पॅन नं ADAFS1705P वय:-52; पत्ता:-प्लॉट नं: ऑफीस नं. 173/174, गावा - इमारतीचे नाव: सेजल एंकास, ब्लॉक नं: एस. व्ही. रोड, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र MUMBAI पिन कोड:-400067 पॅन नं:-
(8) दस्तऐवज करून देणा-या पक्षकाराचे व देणा-या दिवाणी न्यायालयात कुकुमनामा किंवा कुकुमनामा पिन : कादेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अधिकेश विलास पवार पॅन नं BGDPP3755K - वय:-36; पत्ता:-प्लॉट नं: सदनिका क्र. 03, मजला नं:-, इमारतीचे नाव: पार्थ निकेतन रो हाऊस, ब्लॉक नं: मोती मंगल कार्यालयच्या मागे, हरी ओम नगर, रोड नं: देवळासी गांव, आर्टिलरी सेंटर रोड, नाशिक, महाराष्ट्र, NASHIK. पिन कोड:-422101 पॅन नं:- 2): नाव:-प्रियांका अक्षय पवार पॅन नं BXGPK0595Q - - वय:-35; पत्ता:-प्लॉट नं: सदनिका क्र. 03, मजला नं:-, इमारतीचे नाव: पार्थ निकेतन रो हाऊस, ब्लॉक नं: मोती मंगल कार्यालयाच्या मागे, हरी ओम नगर, रोड नं: देवळासी गांव, आर्टिलरी सेंटर रोड, नाशिक, महाराष्ट्र, NASHIK. पिन कोड:-422101 पॅन नं:- 3): नाव:-विलास पंढरीनाथ पवार पॅन नं UJHP8177H - - वय:-70; पत्ता:-प्लॉट नं: सदनिका क्र. 03, मजला नं:-, इमारतीचे नाव: पार्थ निकेतन रो हाऊस, ब्लॉक नं: मोती मंगल कार्यालयाच्या मागे, हरी ओम नगर, रोड नं: देवळासी गांव, आर्टिलरी सेंटर रोड, नाशिक, महाराष्ट्र, NASHIK. पिन कोड:-422101 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	06/05/2024
(10) दस्त नोंद घेतल्याचा दिनांक	06/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	9241/2024
(12) बाजारभाव प्रमाणे टांक शुल्क	1261000
(13) बाजारभावाप्रमाणे नोंद घेतल्याचे शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्ग-२
मुंबई शहर क्र. ४.



बल - ४		
२२९	५	०९
२०२४		

THIS AGREEMENT FOR SALE is made at Mumbai this 6th day of May in the Christian Year Two Thousand TWENTY FOUR (2024) BETWEEN SEJAL SHAKTI REALTORS LLP, a Limited Liability Partnership Firm, constituted and registered under the Limited Liability Partnership Act, 2008, having its registered office at 173/174, Sejal Encasa, S. V. Road, Kandivali (West), Mumbai 400 067, hereinafter referred to as " the Promoters" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the present partner and/or partners and/or those who may be taken in and/or admitted as partner and/or partners and their respective heirs, legal representatives, executors, administrators and assigns) of the ONE PART;

AND

Mr. Rishikesh Vilas Pawar residing/having address at 03, Parth Niketan Row House, Behind Moti Mangal Karyalay, Hari Om Nagar, Deolali Gaon, Artillary Centre Road, Nashik, Maharashtra-422101. and Mrs. Priyanka Rishikesh Pawar residing/having address at 03, Parth Niketan Row House, Behind Moti Mangal Karyalay, Hari Om Nagar, Deolali Gaon, Artillary Centre Road, Nashik, Maharashtra-422101. Mr. Vilas Pandharinath Pawar residing/having address at 03, Parth Niketan Row House, Behind Moti Mangal Karyalay, Hari Om Nagar, Deolali Gaon, Artillary Centre Road, Nashik, Maharashtra-422101. hereinafter referred to as "the Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in case of Individual/s, his/her/their respective heirs, executors, administrators, permitted assigns; in case of a Partnership Firm, the partners for the time being constituting such Firm and the survivors of them and the heirs, executors, administrators of the last surviving partner; and in case of a Company, the successors and permitted assigns) of the OTHER PART:

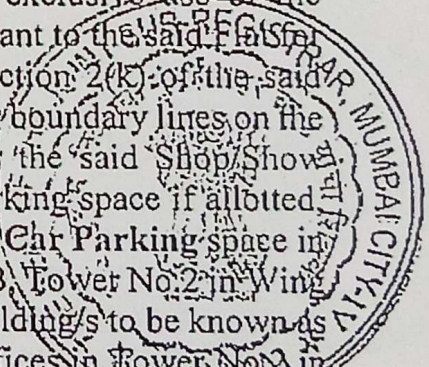
Buildings being Tower Nos. 1 to 3 on the terrace level of each Tower and the Promoters may at any time shall and will at their own discretion either join the Rooftop Skywalk being jogging loop of the Tower Nos. 1 to 3 or may amend the same and do separate for each such Phase or Tower. However, construction of such rooftop Skywalk shall be (subject of approvals and sanctions) from the SRA, Municipal Corporation of Greater Mumbai (MCGM), MMRDA, High Rise Committee, Ministry of Environment and Forest (MOEF) and other concerned Authorities. The Purchaser/s is/are fully aware of the aforesaid facts and with full knowledge of the same, the Purchaser/s has/have agreed to purchase the commercial/residential Premises in the said Project.

(zzz) The common amenities for the Residential Sale Buildings being Tower Nos. 1 to 3 shall be common, and shall be for the benefit of all the occupants of all the Sale buildings [save and except the parking provided to the purchasers of the commercial Showrooms/offices in the sale building/s being Tower No.2 in Wing 2A and 2B] and the Purchaser/s shall enjoy the said common amenities as defined in the Annexure -10 only upon handing over the possession of the said Premises to the Purchaser/s provided however the entire Project is completed as herein mentioned.

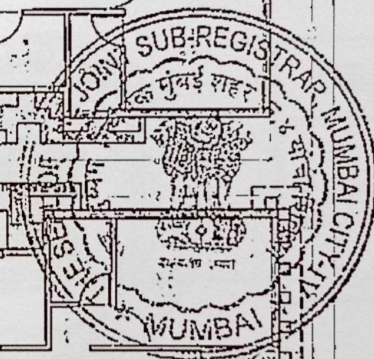
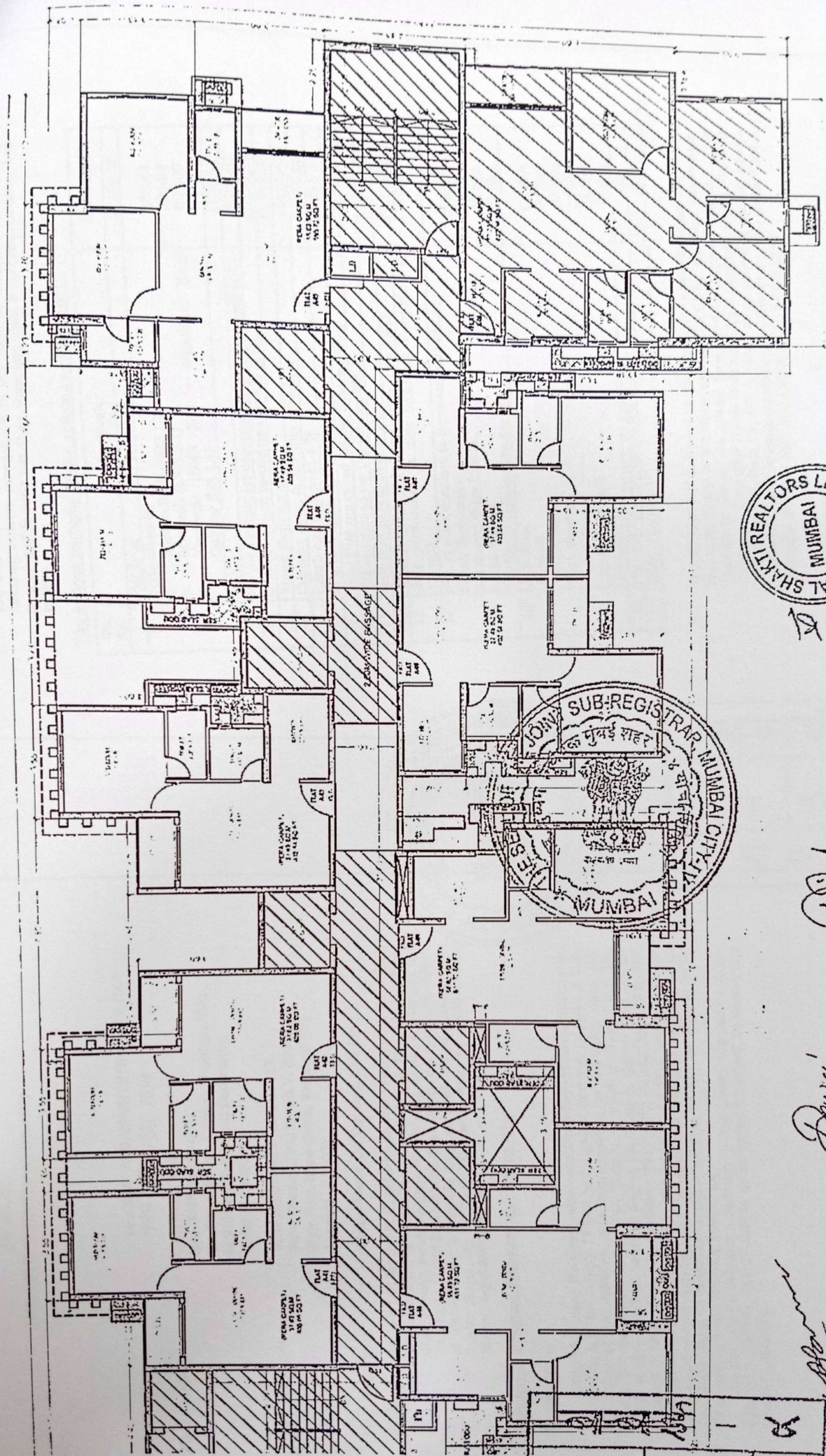
(aaaa) The Residential Tower No. 1 consists of Two Wings 1A and 1B and the Residential Cum Commercial Part of the Tower No.2 consists of Wings 2A and 2B to be known as Siddha Magna and the Residential Tower No.3 to be known as "Siddha Sky" as herein mentioned.

(bbbb) The Purchaser/s being fully satisfied in respect of the Title of the Promoters to the said Lands including the rights of the Promoters to develop the said Lands and further the right of the Promoters to construct the Residential Part of the Sale Building/s known as Siddha Sky, has/have approached the Promoters and applied for Purchase of Shop/Show Room/Offices/ Flat No. SSW/T1A/1306 on the 13th Floor in the Tower No. 1A in Phase 1 in the said building known as 'Siddha Sky' and admeasuring Carpet Area of 832 sq. ft. Equivalent to 77.2953 sq. meters along with enclosed / open balcony of 36.00 sq. ft equivalent to 3.3445 Sq. meters for which no additional consideration is payable. For the purposes of this Agreement (i) "Carpet Area" means the net usable floor area of Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat and (ii) "Exclusive Areas" means exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s. (Carpet Area as defined under section 2(k) of the said RERA Act, and more particularly shown and surrounded by red colour boundary lines on the floor plan annexed hereto and marked as Annexure-7 (hereinafter the said Shop/Show Rooms/ Flat with attached balcony and/or other premises and car parking space if allotted, are collectively referred to as the "said Premises") with right to use 1 Car Parking space in the basements/ ground/ Level 1 of the Tower No. 1 in Wing 1A and 1B, Tower No.2 in Wing 2A and 2B and Tower No. 3 being the Residential part of the Sale Building/s to be known as "Siddha Sky" and for the Purchasers of the Shops/Show Rooms/Offices in Tower No.2 in Wing 2A and 2B, the car parking space with right to use 1 Car Parking will be provided at the Basement 2, Basement 1, 1st floor and 2nd Floor of Tower 2 in Wing 2A and 2B to be known as "Siddha Magna" and all such Towers commonly known as Project -Siddha Sky to be constructed on the said Lands and accordingly the Promoters have agreed to allot the said Premises to the Purchaser/s herein upon the terms and conditions setout therein and the said Phases 1 to 4 being the part of the Project is being registered under Real Estate project and Phase -5 shall be registered as and when the Promoter may deem fit and proper. The copy of the said registration certificate is hereto annexed and marked as Annexures-11A, 11B, 11C and 11D.

(cccc) Under Section 13 of the said Act, the Promoters are required to execute a written Agreement for Sale in respect of the said Premises (as hereinafter defined) with the Purchaser/s being in fact these presnets and also to register the said agreement under the Indian Registration Act, 1908.



Dawar
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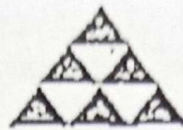


Devi

Pawar

Sharma

2028
 2029 29 / 09



DEVELOPER COPY

Sr. No. 065

SLUM REHABILITATION AUTHORITY

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

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

NOF-N/STGOVT/0064/20140719/AP/SB-2

COMMENCEMENT CERTIFICATE

To,
M/S. SEJAL SHAKTI REALTORS LLP

SALE BUILDING NO. 02

Sejal Encasa, 173/174, S.V. Road,
Opp. Bata Show Room, Kandivali (W),
Mumbai - 400 067.

22 MAY 2019

Sir,

With reference to your application No. 2267

dated 08/02/2019

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. 6(Pt.), 16(Pt.) to 21(Pt.) of Salt Pan Division & C.SIBs, 12(Pt.)
of Slon Division, Mumbai City at Koli Camp, Kokari Agar,
Sardar Nagar No. 4, Slon Koliwada, Mumbai

of village

T.P.S.No.

ward F/N

Situational Mumbai - 400 037

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI

URN No. SRA/ENG/2985/FN/STGOVT/ML/LOI

dt. 20/05/2019

IDA/URN No. F-N/STGOVT/0064/20140719/AP/SB-2

dt. 22/05/2019

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. P. P. MAHISHI

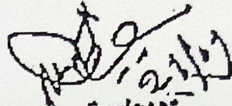
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act

This C.C is granted for work up to Top of Plinth (Including Basements)For and on behalf of Local Authority
The Slum Rehabilitation Authority
Executive Engineer (SRA)FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

1028

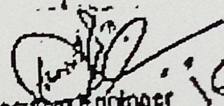
F_N/STGOVT/0064/20140719/AP/SB-2 21 SEP 2020

This C.C. is re-endorsed as per Approved Amended plans
date 21/09/2020


Executive Engineer
Slum Rehabilitation Authority

FH/STGOVT/0064/20140719/AP/SB-2 16 NOV 2021

This C.C. is re-endorsed as per approved amended plans
dtd. 16/11/2021.


Executive Engineer
Slum Rehabilitation Authority

SUB-REG/S



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 : P51900021044

Project: Siddha Sky Phase 3 , Plot Bearing / CTS / Survey / Final Plot No.:6 pt,16 pt to 21 pt of salt pan division and 12pt of sion division at Mumbai City, Mumbai City, Mumbai City, 400037;

1. M/S. Sejal Shakti Realtors LLP having its registered office / principal place of business at Tehsil: Borivali, District: Mumbai Suburban, Pin: 400067.

2. This registration is granted subject to the following conditions, namely:-

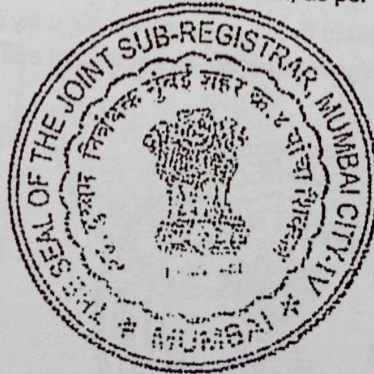
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 31/05/2019 and ending with 30/05/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

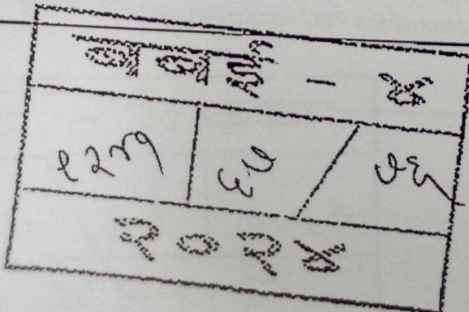
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 19:41:53

Dated: 08/09/2021
Place: Mumbai

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





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 : P51900021031

Project: Siddha Sky Phase 4 Plot Bearing / CTS / Survey / Final Plot No.: 6 pt, 16 pt to 21 pt of salt pan division and 12 pt of sion division at Mumbai City, Mumbai City, Mumbai City, 400037;

1. Sejal Shakti Realtors LLP having its registered office / principal place of business at Tehsil: Borivall, District: Mumbai Suburban, Pin: 400067.

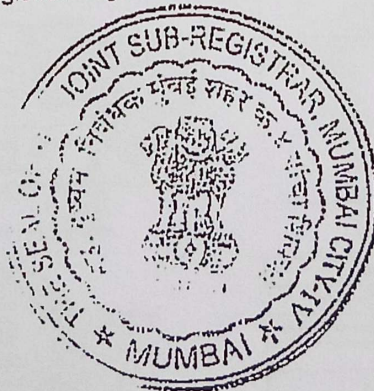
2. This registration is granted subject to the following conditions, namely:-

- 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 27/05/2019 and ending with 31/05/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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.



Handwritten signature and date: 27/05/19

Signature valid

Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 5/27/2019 10:44:39 AM

Dated: 27/05/2019
Place: Mumbai

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



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 : P51900021040

Project: Siddha Sky Phase 2, Plot Bearing / CTS / Survey / Final Plot No.:6pt, 16pt to 21pt of Salt Pan Division and 12pt of Slon Division at Mumbai City, Mumbai City, Mumbai City, 400037;

1. M/S Sejal Shakti Realtors Llp having its registered office / principal place of business at Tehsil: Borivali, District: Mumbai Suburban, Pin: 400067.

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 31/05/2019 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

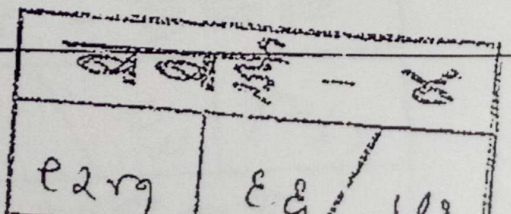
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:25-05-2022 17:47:53

Dated: 31/05/2019
Place: Mumbai

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





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 :
P51900021027

Project: Siddha Sky Phase 1, Plot Bearing / CTS / Survey / Final Plot No.: 6pt, 16pt to 21 pt of Salt Pan Division and 12pt of sion Division at Mumbai City, Mumbai City, Mumbai City, 400037;

1. Sejal Shakti Realtors Llp having its registered office / principal place of business at **Tehsil: Borivali, District: Mumbai Suburban, Pin: 400067.**

2. This registration is granted subject to the following conditions, namely:-

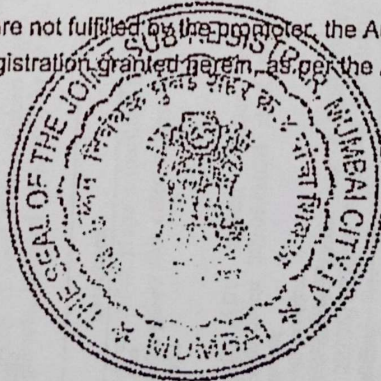
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 (l) of sub-section (2) of section 4 read with Rule 5;
OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 27/05/2019 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.

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२२७	२७/११
२०२४	



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:04-05-2022 17:47:04

Dated: 27/05/2019
Place: Mumbai

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

FORM - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer Yes No

CIF No/ Account No. 86981639420

Name: First Name: PRIYANKA Middle Name: RISHIKESH Last Name: PAWAR

Qualification: Mrs Ms Dr. Other Gender: M F Transgender

Marital Status: Single Married Other Date of Birth: 19041989

Name of Spouse: First Name: RISHIKESH Middle Name: VILAS Last Name: PAWAR

Relationship with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Name of Father: First Name: RAJENDRA Middle Name: MADHUKAR Last Name: KAPADNI

Passport / UID No.: 274358870791 PAN No.: BXGPK0595Q

Driving License No.: Y1257865 Driving License No.: 20130018121

MGNREGA Job Card No.

Residential Status: Resident NRI / CIO Citizenship: INDIA

Religion: Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

Category: SC ST OBC General

Attach your recent passport size photograph here

Dawal
Please sign here

Residential Address

Present Address: Years at current address Months at current address 08 Residence Type: Owned Rented Company Lease

Address Line 1: THE BAYA CENTRAL SITARAM JADHAV MARG

Address Line 2: B-WING 7-FLOOR ROOM NO 701 NEAR LOWER

Address Line 3: PAREL RAILWAY STATION MUMBAI

Pin Code: 400013 Village City: MUMBAI

State: MUMBAI State: MAHARASHTRA Country: INDIA

Email ID: 9403512833 Email ID: priyankakapadni@gmail.com

Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address Line 1: 3-PARTH NIKETAN ROW HOUSE HARI-OM NAGAR

Address Line 2: BEHIND MOTI-MANGAL KARYALAYA ARTILLERY

Address Line 3: CENTRE ROAD NASHIKROAD NASHIK

Pin Code: 422101 Village City: DEOLALIGAON NASHIK

State: NASHIK State: MAHARASHTRA Country: INDIA

Email ID: 9403512833 Email ID: priyankakapadni@gmail.com

Applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Relationship: Chairman Managing Director Other Director

Name of the Chairman/ MD or other director

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor

Spouse (Dependent) Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband

Father Brother (including step brother) Mother (including step mother) Brother's wife

Son (including step-son) (Dependent) Sister (including step-sister) Son (including step-son) (Independent) Sister's husband

Son's wife Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including step-sister) of spouse

Dawal

FORM - A (PERSONAL DETAILS)

Existing Customer Yes No **APPLICANT** **CO-APPLICANT** **GUARANTOR**

CIF No/ Account No. 62216224674
 First Name: RISHIKESH Middle Name: VILAS Last Name: PAWAR
 Gender: M F Transgender

Marital Status: Mrs Ms Dr. Other
 Single Married Other
 Date of Birth: 09021988

Name of Spouse: PRIYANKA RISHIKESH PAWAR
 Name of Father: VILAS PANDHARINATH PAWAR

Mobile No.: 9890061396
 PAN No.: BGDPP3755K
 Driving License No.: 20083791736
 MGNREGA Job Card No.:
 Citizenship: INDIA

Residential Status: Resident NRI / CIO
 Religion: Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others
 Category: SC ST OBC General



Signature of Applicant

Residential Address

Present Address: Years at current address 00 Months at current address 08 Residence Type: Owned Rented Company Lease

Address 1: THE BAYA CENTRAL SITARAM JADHAV MARG
 Address 2: B-WING 7-FLOOR ROOM NO 701 NEAR LOWER
 Address 3: PAREL RAILWAY STATION MUMBAI
 Pin Code: 400013 City: MUMBAI
 District: MUMBAI State: MAHARASHTRA Country: INDIA
 Mobile No.: 9890061396 Email ID: rishi.pawar88@gmail.com

The Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1: 3-PARTH NIKETAN ROW HOUSE MARI-OM NAGAR
 Address 2: BEHIND MOTI MANGAL KARYALAYA ARTILLERY
 Address 3: CENTRE ROAD NASHIKROAD NASHIK
 Pin Code: 422101 City: NASHIK
 District: NASHIK State: MAHARASHTRA Country: INDIA
 Mobile No.: 9890061396 Email ID: rishi.pawar88@gmail.com

Applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Designation: Chairman Managing Director Other Director
 Name of the Chairman/ MD or other director: _____
 Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund: _____

Relationship with applicant/ co applicant/ guarantor
 Spouse (Dependent) Spouse (Independent) Daughter (including step daughter) (Independent) Daughter's husband
 Mother (including step mother) Brother's wife
 Brother (including step brother) Son (including step-son) (Independent) Sister's husband
 Sister (including step-sister) Sister (Independent)



STATE BANK OF INDIA

PBB, HIRANANDANI (04234)

LOS No. : RLMS- 501240516011214

Application Name : PRIYANKA PAWAR

Co-Applicant Name : RISHIKESH PAWAR / VILAS PAWAR

CIF No.: 1) ~~9890061396~~ 2)

Contact Number (R) 9890061396 (O)

Loan Amount 1.20 cr.	Tenure : 360 Months
Interest Rate : 8.65 %	EMI :
Loan Type : TL	SBI LIFE : YES / NO

RMPB's : ATUL KUMAR

Name of RMPB's :

Mob. No. of RMPB's :

Exp No of RMPB's :

78043

AMT		
PROCESSING OFFICER		
RES/OFF	1805	CHU
TIR		
VALUATION	21/05	Vasudeva
SITE		
LOAN AC		
T.D.		
D.E.		