



19/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्वा 4

दस्त क्रमांक : 13487/2024

नोंदणी :

Regn 63m

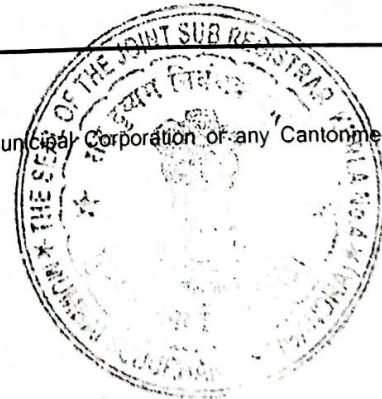
(1) विलेखाचा प्रकार	करारनामा	गावाचे नाव : हरियाली
(2) मोबदला	6872605	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6637091.34	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)		1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 2303, माळा नं: 23 वा मजला, इमारतीचे नाव: श्रद्धा पनाच, ब्लॉक नं: <u>यागणे</u> नगर, विक्रोळी पूर्व, रोड : मुंबई 400083, इतर माहिती: मौजे हरियाली, सदनिकेचे क्षेत्रफळ 386 चौ. फुट रेरा कारपेट, सोबत एक कार पार्किंग स्पेस सहित (C.T.S. Number : 352(Pl) ;)
(5) क्षेत्रफळ		1) 39.46 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 लॅंडमार्क प्रा लिमिटेड चे संचालक सुधीर बाळू मेहता तर्फे मुखत्यार दिनेश वसंत मोरे वय:-26; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: तळ व १ ला मजला, इमारतीचे नाव: मनीषा हाइट्स कमर्शियल कॉम्प्लेक्स , ब्लॉक नं: मनीषा हाइट्स च्या मागे, भटवाडी, वैशाली नगर, मुलुंड पश्चिम , रोड नं: बाल 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:-अदिती विश्वनाथ जाधव वय:-27; पत्ता:-प्लॉट नं: रुम नं. 4, हाऊस नं. 2780 , माळा नं: . . इमारतीचे नाव: चाळ नं. बी/2, मा साहेब को-ऑप. हौ. सो. लिमिटेड , ब्लॉक नं: सहयाद्री नगर न. 1, बिर्ला स्कुल च्या जवळ, कल्याण पश्चिम, ठाणे , रोड नं: . , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BYNPJ5844D
(9) दस्तऐवज करून दिल्याचा दिनांक	19/06/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	19/06/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	13487/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	412500	
(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.



391/13487

पावती

Wednesday, June 19, 2024

5:36 PM

Original/Duplicate

नोंदणी क्र : 39म

Regn : 39M

पावती क्र.: 14444

दिनांक: 19/06/2024

पावतीचे नाव: हरिवाली

दस्तऐवजाचा अनुक्रमांक: करल4-13487-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अदिती विश्वनाथ जाधव

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

5:56 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.6637091.34 /-

मोबदला रु.6872605/-

भरलेले मुद्रांक शुल्क : रु. 412500/-

सह दु.निबंधक कुर्ला - 4

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624196617572 दिनांक: 19/06/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003805276202425E दिनांक: 19/06/2024

बँकेचे नाव व पत्ता:

मूळ दस्त परत मिळाला



करल ४

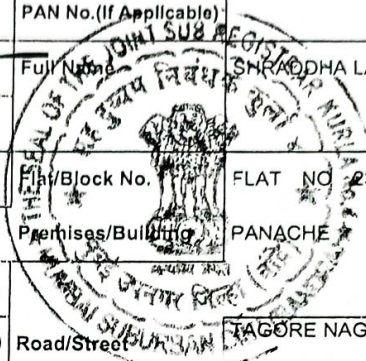
CHALLAN
MTR Form Number 6

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GRN MH003805276202425E	BARCODE	Date 19/06/2024-15:48:57	Form ID 25.2
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Department Inspector General Of Registration Type of Payment Stamp Duty Registration Fee	Payer Details
Office Name KRL4_JT SUB REGISTRAR KURLA NO 4 Location MUMBAI Year 2024-2025 One Time	TAX ID / TAN (If Any) PAN No.(If Applicable) Full Name SHRADDHA LANDMARK PVT LTD Flat/Block No. FLAT NO 2303 23RD FLOOR SHRADDHA Permisses/Builtup PANACHE Road/Street TAGORE NAGAR VIKHROLI EAST



Account Head Details	Amount In Rs.	Remarks (If Any)
0030045501 Stamp Duty	412500.00	SecondPartyName=ADITI VISHWANATH JADHAV~
0030063301 Registration Fee	30000.00	
		Area/Locality MUMBAI Town/City/District PIN 4 0 0 0 8 3
Total		Amount In Words Four Lakh Forty Two Thousand Five Hundred Rupees Only Words nly

Payment Details PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK
Cheque-DD Details	Bank CIN Ref. No. 03006172024061901031 5164064782 Bank Date RBI Date 19/06/2024-15:50:34 Not Verified with RBI Name of Bank Bank-Branch PUNJAB NATIONAL BANK Name of Branch Scroll No. , Date Not Verified with Scroll

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 दुर्यम निबंधक कार्यालय नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

करल ४		
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AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is made at Mumbai this 19 day of June, 2024.

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 "**DEVELOPER**" (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

Ms. ADITI VISHWANATH JADHAV having PAN: BYNPJ5844D Residing at **CHAWL NO. B/2, ROOM NO. 4, MA SAHEB CHS LTD, HOUSE NO. 2780, SAHYADRI NAGAR NO. 1, NEAR BIRLA SCHOOL, KALYAN WEST, THANE-421301**, ("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 Developer and the Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

DEVELOPER	ALLOTTEES/S
<i>[Signature]</i>	<i>[Signature]</i>

WHEREAS
 By way of a Sale Deed dated 27.09.2021 and registered with Joint Sub-Registrar,
 Kurla of Bombay, under Serial No. KRL-4/17491/2021 dated 27.09.2021
 executed by and between the Maharashtra Housing and Area Development
 Authority ("MHADA") sold, transferred and conveyed the building bearing no. 11,
 consisting of Ground plus 3(three) upper floors situated, lying and being at Tagore
 Nagar, Vikhroli (East), Mumbai 400083 ("**Building**"), as more particularly set out
 in the **Part I of First Schedule** written hereunder to the Tagore Nagar Laxmi Co-
 op Housing Society Limited ("**Society**").

2. Subsequently by way of an Indenture of Lease dated 27.09.2021 and registered
 with Joint Sub-Registrar, Kurla of Bombay, under Serial No. KRL-4/17489/2021
 dated 27.09.2021, executed by and between MHADA and the Society, wherein
 MHADA being the lessor has granted leasehold right in respect of all that piece
 and parcel of land admeasuring 532.84 + tit bit admeasuring area 310.97 Sq.
 mtrs. Totalling to 843.81 sq. mtrs s lying and situated underneath and
 appurtenant to building No. 11, at Survey No. 113(P), CTS No. 352 (pt.), Village
 Hariyali, Taluka Kurla, of Mumbai Suburban District, Vikhroli (E), Mumbai
 400083 ("**Plot**"), more fully and particularly described in the **Part I of First
 Schedule** written hereunder, to the Society being the lessee therein, for a period
 of 99 years commencing from 12 November 1999.

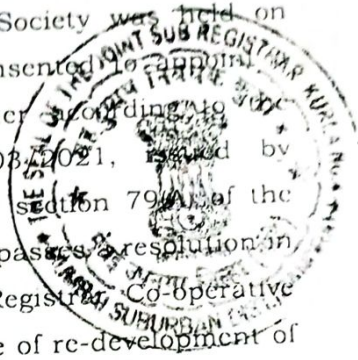
(The Building and the Plot, more fully and particularly described in the **Part I and
 Part II of the First Schedule** written hereunder shall together be referred to as
 the **Property**.)

3. The Society as aforesaid is registered under the Maharashtra Co-operative
 Societies Act, 1960 vide Registration No. -BOM/HSG/7861, dated -31/05/1982
 under the name and style Tagore Nagar Laxmi Co-op Housing Society Limited. All
 the owners of the flats comprised in the Building are the members of the Society
 and were issued shares of the Society.
4. Till the year 2021, Society managed to maintain the Building by carrying out
 repairs towards minor wear and tear. The Building as aforesaid was constructed
 on or before 1984 and is in a dilapidated condition and structurally unstable. After
 conducting a structural audit of the said Building, it was realized by the general
 body of the Society that it required major structural repairs and arduous
 renovation work, for which the costs and expenses were enormously exorbitant to
 be borne by the members. Further, for the larger interests of all its members, since
 repairs and renovations would be a recurring heavy expenditure every year, the
 society has unanimously decided to re-develop the Property by demolishing the
 present structure and constructing a new Building/s thereon.

DEVELOPER	ALLOTTEES/S
D	Dadhar

23/11/2019
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5. Thereafter, the Society floated Tenders ~~inviting the proposals from~~ the prospective Developers on the terms and conditions stated therein ~~and the Developer herein~~ subsequently submitted its offer to the Society and had negotiations with the Society from time to time.
6. Subsequently, a Special General Body Meeting of the Society was held on 23/11/2019, wherein all the members unanimously consented to the appointment of the developer for redevelopment of the Property and further ~~in accordance with~~ Government Circular No. ET/1607/2021 dated 01/08/2021, issued by Government of Maharashtra and as per directives under section 79A of the Maharashtra Co-operative Societies Act, 1960, the Society passed a resolution in the presence of the officer nominated by the Deputy Registrar, Co-operative Societies, Mumbai to appoint the Promoter for the purpose of re-development of the Property.
7. Thereafter, the Society has issued a Letter of Appointment in favour of the Developer herein for the redevelopment of the Property of the Society.
8. Subsequently, a Development Agreement dated 08/02/2022, registered with the office of the Sub-Registrar Kurla No. 2, KRL/2/1945/2022, executed by and between the Society and Developer to re-develop the Property on the terms and conditions recorded therein.
9. Therefore, by virtue of a General Power of Attorney dated 08/02/2022, registered with the office of the Sub-Registrar Kurla No. 2, KRL/2/1947/2022, the said Developer has been authorized by the Society and has been granted powers to represent the Society in the matter of redevelopment of the said Building.
10. All members of the Society have also given their individual irrevocable consent letters for the redevelopment of the Property of the Society whereby they have also approved and confirmed the appointment of the Developer for redeveloping the Property¹.
11. The Society and the Developer have confirmed that no other covenants, of whatsoever nature, are executed, which are affecting the title of the Property and/or there are no other impediments of whatsoever nature attached to the Property and that the Developer is entitled and enjoined upon to construct the new building on the Property in accordance with the recitals hereinabove.
12. The Developer has obtained approval of the building plans for development of the Property from the Concerned authorities and have received Intimation of Approval (IOA) under provision of section 346 of Mumbai Municipal Corporation Act, 1888, bearing No. MH/EE/BP CELL/GM/MHADA-8/1092, Gr (pt.) + Stilt (pt.) - 23

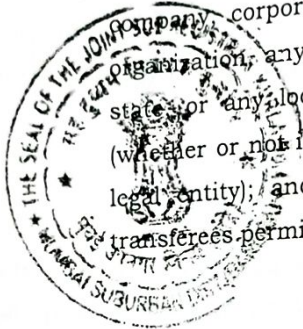


DEVELOPER	ALLOTTEES/S
D	Bachhav

5. References to this Agreement or any other document shall be construed as references to this Agreement or that other documents as amended, varied, notated, supplemented or replaced from time to time.

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2022
6. Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;

7. Reference to a person (or to a word importing a person) shall be construed so as to include; (a) An individual, firm, partnership, trust, joint venture, corporation, body corporate, unincorporated body, associated, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality / separate legal entity); and (b) that person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.



SCHEDULE I Part I

(Description of the Plot)

All that land admeasuring 532.84 + tit bit admeasuring area 310.97 Sq. mtrs. Totalling to 843.81 sq. mtrs bearing Survey No. 113 and City Survey No. 352 (part), Village Hariyali, Taluka Kurla, Mumbai Suburban District, Vikhroli (E), Mumbai 400083.

Butted and bounded in the following manner:

ON OR TOWARDS THE NORTH : Building No.13
ON OR TOWARDS THE SOUTH : Building No.09
ON OR TOWARDS THE EAST : 12.20 Meter Road.
ON OR TOWARDS THE WEST : Building No. 8 &10

SCHEDULE [I] Part II

(Details of the Project)

(Details of the Project wing to be constructed together with details of the FSI utilized)

Sr.No.	Wing/s
1	Standalone building known as "[SHRADDHA PANACHE]"

DEVELOPER	ALLOTTEES/S
8	

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

Nos. of Floors
[23] Nos. of Slabs of super structures
[22] Habitable Floors)

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SCHEDULE [III]

(Details of the Flat)

All that Flat No. 2303, on the 23RD Floor Admeasuring, 1 BHK 386 Sq. fts. 35.86 sq. mtr. (Rera Carpet Area), in the building known as "SHRADDHA BANACHA" constructed or to be constructed on the land admeasuring 532.84 sq. mtr. bearing survey No. 113 and City Survey No. 352 (part), Village Hariyali, Taluka Kurla, Mumbai Suburban District, Vikhroli (E), Mumbai 400083 .



SCHEDULE [III]

(Details of the Project Amenities / Common Amenities)

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

SCHEDULE [IV]

(Details of the Flat Specifications / Amenities)

TILING

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

KITCHEN

- Granite Platform with Stainless steel sink
- Vitrified Flooring in Kitchen
- Decorative dadotiling

TOILET

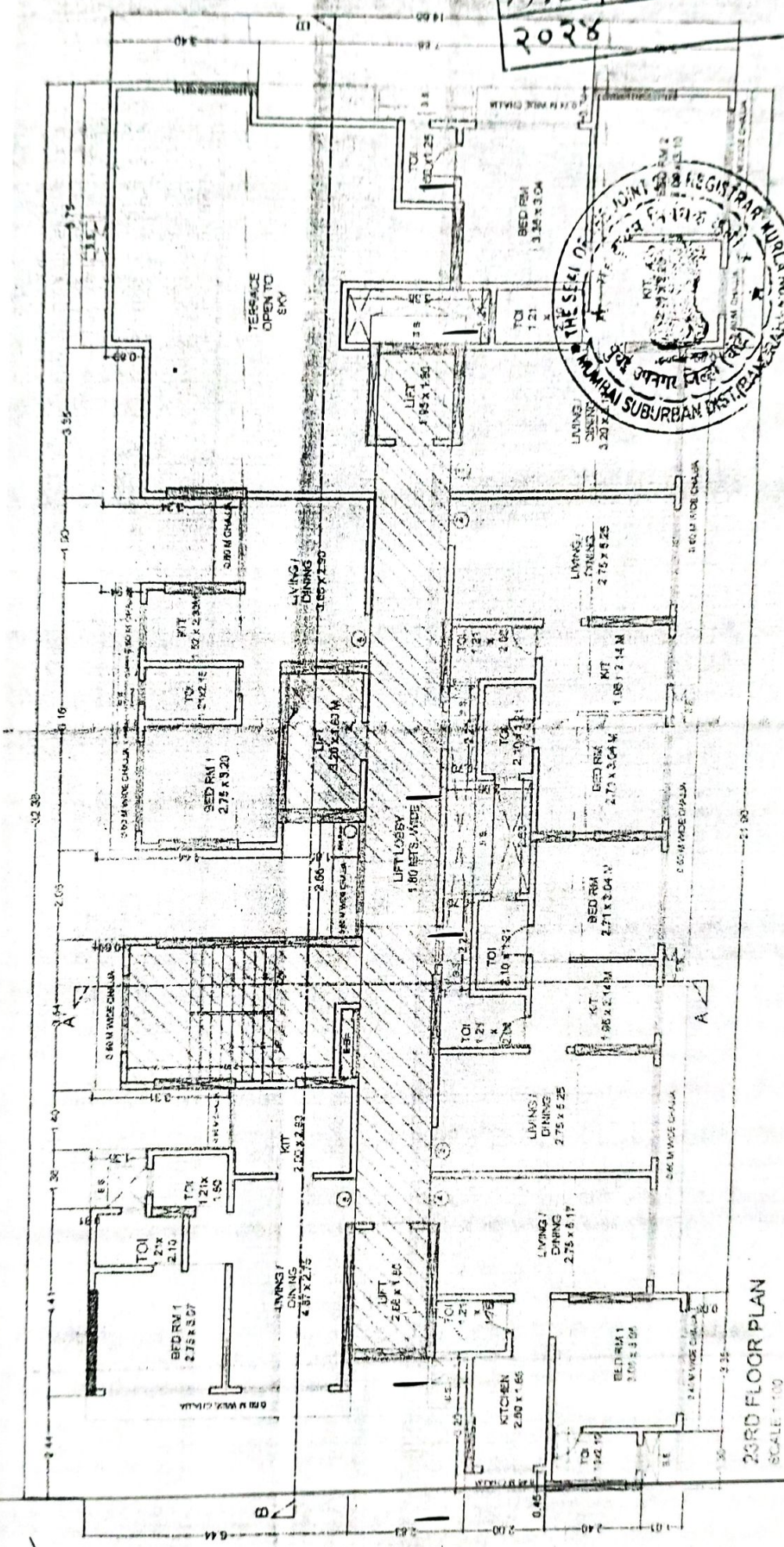
- Designer bathroom with Branded sanitary ware
- Concealed plumbing with premium quality CP Fittings

DOORS & WINDOWS

- Stylish doors in every room with elegant handles & locks

DEVELOPER	ALLOTTEES/S

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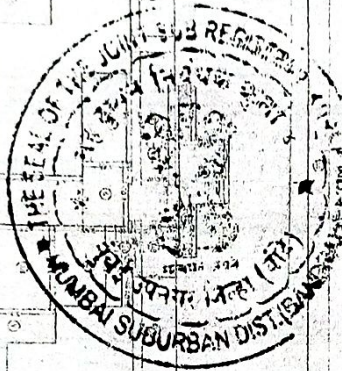


23RD FLOOR PLAN
 SCALE: 1:100

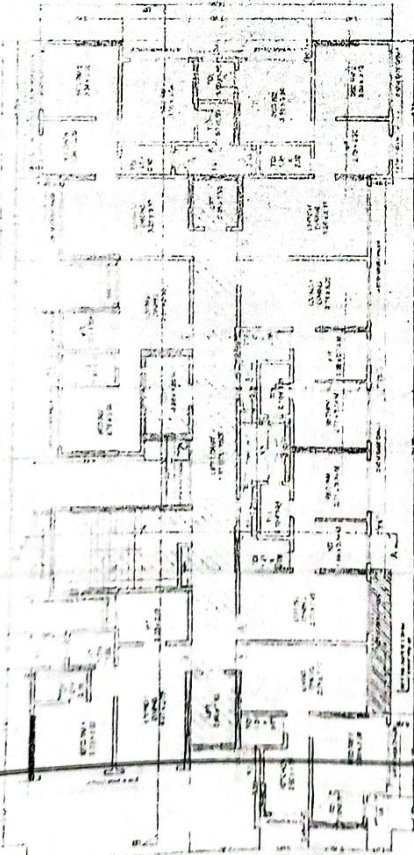
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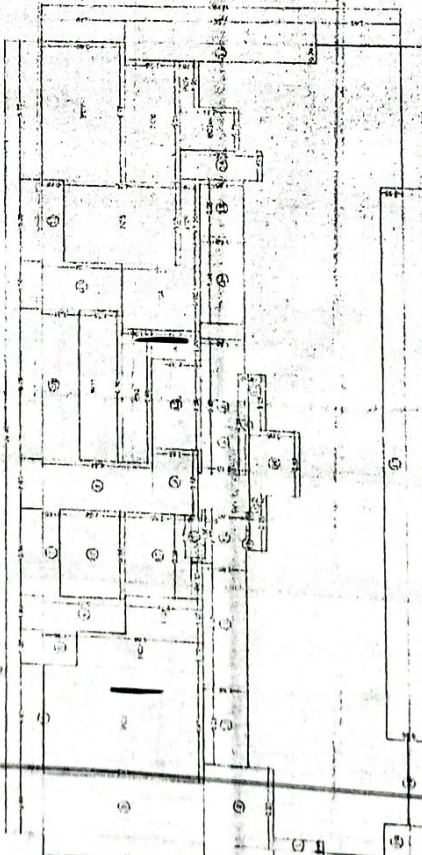
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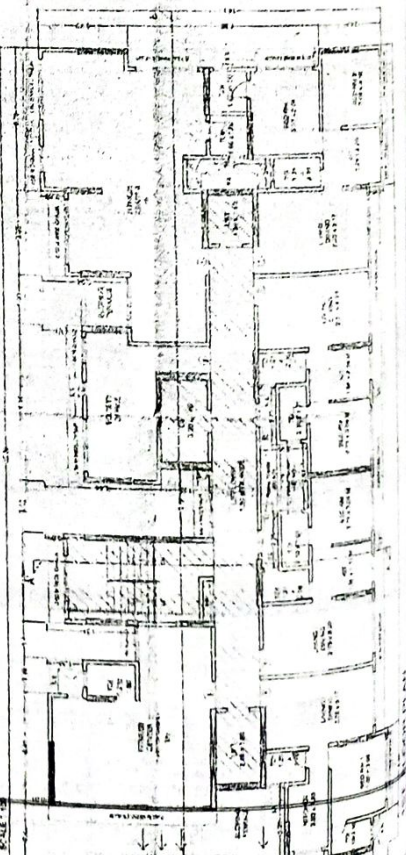
AREA DIAGRAM OF 2ND TO 3TH TO 14TH, 15TH TO 21ST FLOOR PLAN



AREA DIAGRAM OF 1ST FLOOR PLAN



AREA DIAGRAM OF 1ST FLOOR PLAN



NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
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FORM (PROFORMA B)

CONTENTS OF SHEET

1. AREA DIAGRAM OF 1ST FLOOR PLAN

2. AREA DIAGRAM OF 2ND TO 3RD TO 14TH, 15TH TO 21ST FLOOR PLAN

3. AREA DIAGRAM OF 1ST FLOOR PLAN

4. AREA DIAGRAM OF 1ST FLOOR PLAN

5. AREA DIAGRAM OF 1ST FLOOR PLAN

6. AREA DIAGRAM OF 1ST FLOOR PLAN

7. AREA DIAGRAM OF 1ST FLOOR PLAN

8. AREA DIAGRAM OF 1ST FLOOR PLAN

9. AREA DIAGRAM OF 1ST FLOOR PLAN

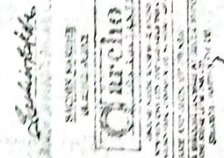
10. AREA DIAGRAM OF 1ST FLOOR PLAN

11. AREA DIAGRAM OF 1ST FLOOR PLAN

12. AREA DIAGRAM OF 1ST FLOOR PLAN

13. AREA DIAGRAM OF 1ST FLOOR PLAN

14. AREA DIAGRAM OF 1ST FLOOR PLAN



THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 BOMBAY
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Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No. 51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-8/1092/2023/FCC/1/New

Date : 19 April, 2023



To
M/s. Shraddha Landmark Pvt.
Ltd.

Manisha Heights Commercial,
Ground + 1st floor, Behind
Manisha Heights Building,
Vaishali Nagar, Mulund (W),
Mumbai.

Sub : Proposed Redevelopment of Building No. 11, Known as Tagore Nagar Laxmi CHS Ltd., on plot bearing CTS No. 352 (part) of Village Hariyali at Tagore Nagar, Vikhroli (East), Mumbai - 400083.

Dear Applicant,

With reference to your application dated 12 May, 2022 for development permission and grant of Further Commencement Certificate under section 44 & 69 of 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 **Proposed Redevelopment of Building No. 11, Known as Tagore Nagar Laxmi CHS Ltd., on plot bearing CTS No. 352 (part) of Village Hariyali at Tagore Nagar, Vikhroli (East), Mumbai - 400083.**

The Commencement Certificate/Building permission is granted 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.
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. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - 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 VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or

Office
3rd floor M
In. 2595 745



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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 :
P51800046277

Project: **Shradha Papager Plot Bearing / CTS / Survey / Final Plot No.: 352 (PT) at Kurla, Kurla, Mumbai Suburban, 400080**

1. **Shradha 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 (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 **20/06/2022** 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: 20-06-2022 17:23:53

Dated: 20/06/2022
Place: Mumbai

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