



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 14811/2024

नोंदणी :

Regn:63m

गावाचे नाव : कांजुर

(1) विलेखाचा प्रकार	करारनामा
(2) मॉबदला	9565392
(3) वाजारभाव(भांडेपट्ट्याच्या वायनितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	8454427.54
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं-2102,21 वा मजला, ए विंग, थळा पॅलाशियम, सुभाष रोड, गाव कांजुर, भांडुप पश्चिम, मुंबई- 400078, मि.टी.एम. 396,396/1 ते 396/59, मळ नं-194(पार्ट), सदनिकेचे एकूण क्षेत्रफळ-571 चौ.फुट रेग कारपेट, इतर माहिती दस्तात नमूद केल्याप्रमाणे. ((C.T.S. Number : 396,396/1 ते 396/59 ;))
(5) क्षेत्रफळ	1) 58.35 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स थ्रुदा प्राइम प्रोजेक्ट्स लिमिटेड चे ऑथोराईज सिग्रेटरी सुधीर बाळू मेहता तर्फे कुलमुखत्यार म्हणून रोहन आवटे वय:-35; पत्ता:-प्लॉट नं: सदनिका नं. ए-309, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कॅनरा विलेनेम सेंटर, प्रिमायसेस सी. एम लिमिटेड, लक्ष्मी नगर, रोड नं: लिंक रोड, घाटकोपर पूर्व, मुंबई, महाराष्ट्र. मुंबई. पिन कोड:-400075 पॅन नं:-AAACT6881D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कुणाल घनश्याम नाईक वय:-28; पत्ता:-प्लॉट नं: सदनिका नं -ए-10 , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: स्वामी चाळ, शिवाजी नगर, रोड नं: टेंबीपाडा रोड, भांडुप पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AUVPN4745Q
(9) दस्तऐवज करून दिल्याचा दिनांक	03/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	04/07/2024
(11) अन्क्रमांक, खड व पृष्ठ	14811/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	574000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) अंग	

मुल्यांकनासाठी विचागत घेतलेला तपशील:-

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



दस्तासोबत देण्यात आलेली सूची-२,

सह दुय्यम निबंधक (वर्ग-२)
कुर्ला क्र. ३



CHALLAN
MTR Form Number

करल-३
१२९१ २ १३०
२०२४



GRN	MH004611803202425E	BARCODE			Date	02/07/2024-16:46:52	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			Full Name	MS SHRADDHA PRIME PROJECTS LIMITED			
Location	MUMBAI							
Year	2024-2025 One Time			Flat/Block No.	FLAT BEARING NO. 2102, 21 FLOOR. A WING.			
Account Head Details		Amount In Rs.	Premises/Building	SHRADDHA PALACIOUS				
0030045501	Stamp Duty	574000.00	Road/Street	SUBHASH ROAD, VILLAGE KANJUR, BHANDUP WEST				
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI				
			Town/City/District					
			PIN	4	0	0	0	7 8
				Remarks (If Any)				
				SecondPartyName=KUNAL GHANASHYAM NAIK-				
Total		6,04,000.00	Amount In	Six Lakh Four Thousand Rupees Only				
			Words					
Payment Details			PUNJAB NATIONAL BANK					
			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	03006172024070201099	5165460436		
Cheque/DD No.			Bank Date	RBI Date	02/07/2024-16:47:57	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. : 8689877173

अहमदनगर केंद्र दुरधम निबंधक कार्यालयात नोंदणी करतानाच्या दस्तावेजाची प्रत आहे. नोंदणी न करताल्याच्या दस्तावेजाची अदर चलाने प्रत नसते.

करल - ३
१७७९७५ १३०
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 3 day of July, 2024;

BETWEEN

M/S. SHRADDHA PRIME PROJECTS LIMITED Pan No: **AAACT6881D** a Private Limited Company, Registered under the Companies Act 1956 and represented by its Authorized Signatory/Director **MR. SUDHIR BALU MEHTA** having its office at **A-309, Kanara Business Centre Premises CS Limited, Link Road, Laxmi Nagar, Ghatkopar (East), Mumbai - 400 075**, hereinafter referred to as **"THE PROMOTERS"** (which expression shall unless it repugnant to the context or meaning thereof shall be deemed to mean and include its successor/s and permitted assigns) **OF THE FIRST PART.**

AND

KUNAL GHANASHYAM NAIK, Pan No.: **AUVPN4745Q** residing at **A-10, SWAMI CHAWL, SHIVAJI NAGAR, TEMBIPADA ROAD, BHANDUP WEST 400078** hereinafter referred to as the **"ALLOTTEE/S"**, (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include her/his/their heirs, executors, administrators, and assigns) **OF THE SECOND PART;**

The Promoters and the Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party"

Promoters	Allottee's

करल - ३


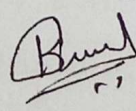
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(a)

WHEREAS:

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At the relevant time 1) Jaidevsingh Narayansingh and 2) Gurudevsi Singh Narayansingh were the owners of the land bearing Survey No, 194 (pl) C.T.S. No. 396, 396/1 to 396/59 area admeasuring about 4521 Sq. Mtrs situated at Subhash Road, village Kanjur, Bhandup West, Mumbai 400078. (hereinafter referred to as the "said old plot").

- (b) By virtue of the Conveyance Deed dated 09/03/1989, whereby 1) Jaidevsingh Narayansingh and 2) Gurudevsi Singh Narayansingh as the Vendor/Party of the First part therein, Manmohan Walia as the Confirming Party/Party of the Second Part therein sold, conveyed and transferred all their rights, title and interest with respect to the said old plot in favour of M/s. Jalaram Construction Company is a partnership firm as the Purchaser/Party of the Third Part therein and the same was duly registered with the office of Sub-Registrar of Assurances at Mumbai, under serial no. **PBBJ-1220/1989** (hereinafter referred to as "Conveyance Deed")
- (c) By virtue of the Development Agreement dated **27/03/2007** read together with the Deed of Confirmation dated **17/10/2008**, M/s. Jalaram Construction Company through its partners 1) Premji Morarji Ruparel, 2) Kirit Premji Ruparel, 3) Jayesh Premji Ruparel and 4) Bhavesh Premji Ruparel transferred and assigned all their development rights, title, and interest in favour of **M/S. JAYSHREE BUILDERS** through its partners 1) Jayesh Premji Ruparel, 2) Bhavesh Mehta, 2) Malika Deepak Mehta, 3) Taralaxmi Amrutlal Mehta, and 4) Ketan Ramesh Mehta through its constituted attorney 1) Ramesh Amrutlal Mehta and 2) Deepak Ramesh Mehta. The same was duly registered with the office of Sub-Registrar of Assurances at Kurla-2, under serial no. **BDR-7/4926/2008** on **17/10/2008** (hereinafter referred to as "Deed of Confirmation").
- (d) By virtue of Deed of Rectification dated 20/03/2009, whereby M/s. Jalaram Construction Company as the Party of the First Part therein and M/s. Jayshree Builders as the Party of the Second Part therein, the parties thereto rectified the area from 5382 sq. mtrs (as mentioned in the said Deed of Confirmation) to 5188 sq. mtrs and the same was duly registered with Sub-Registrar of Assurances at Kurla-2 under Document Serial No. **1322/2009** on **20/03/2009** (hereinafter referred to as "Deed of Rectification").
- (e) By virtue of Deed of Rectification cum Declaration dated **12/06/2009**, whereby 1) Jaidevsingh Narayansingh and 2) Gurudevsi Singh Narayansingh through their power of attorney holder Jayesh Premji Ruparel as the party of First Part and M/s. Jalaram Construction Company through Partner Kirit Premji Ruparel as the party of the Second Part therein, the parties thereto declared and rectified the area from 4521 sq. mtrs (as mentioned in Conveyance Deed) to 5194.10 sq. mtrs (as per C.T. Survey record) and the same was duly registered with Sub-Registrar of Assurances at Kurla-1

Promoters	Allottee's
	


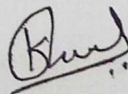
करल - 3	
9299	92736
2028	

above, Promoters while exercising the said right shall not cause any alteration and/or reduction in the agreed area of the said Flat of the Allottee/s except that on account of working tolerance limits of the proposed constructions of the buildings, the total area of the said Flat agreed to be sold to the Allottee/s may be reduced up to a maximum of three percent of the RERA carpet area and in that event, the Allottee/s will be deemed to have given consent for such reduction in an area without any claim for compensation for such reduction. Similarly, there is the possibility of an increase in the area of the Flat on account of the working tolerance limits of the proposed constructions of the buildings after the completion of the construction of the Flat, and for such an increase in area and no extra consideration for a variation upto three percent is payable for the same. If there is any reduction in the carpet area of more than three percent then Promoters shall refund the excess money paid by Allottee/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is an increase of more than three percent in the carpet area allotted to Allottee/s, then the Promoters shall demand an additional amount from the Allottee/s for the total increased area and the Allottee/s shall pay the same within seven days from the date the payment is demanded by the Promoters. All monetary adjustments shall be made at the same rate per square meters as agreed and mentioned in Clause (2.1) of this Agreement. Allottee/s shall not be entitled to the possession of said Flat unless charges as aforesaid are paid by the Allottee/s to the Promoters.



ALLOTMENT OF FLAT AND PAYMENT OF CONSIDERATION:

- 2.1) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee/s **FLAT BEARING NO. 2102** on the **21ST** Floor to admeasuring, **2BHK, 571 square feet** i.e. **53.04 square meters** (Rera Carpet Area) **Wing A**, as per the approved plans of the said building project known as "**SHRADDHA PALACIOUS**" (hereinafter referred to as the "**said Flat**") more particularly described in SCHEDULE II as shown in the floor plan, hereto annexed and marked **ANNEXURE** for the Sale consideration of **Rs.95,65,392/- (RUPEES NINETY FIVE LAKH SIXTY FIVE THOUSAND THREE HUNDRED NINETY TWO ONLY) (NIL CAR PARK SLOT ALLOTTED)** being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent, and description of the Common/limited common areas and facilities which are more particularly described in the SCHEDULE III annexed herewith.
- 2.2) The purchase price of the Flat as mentioned above, is determined based on the above-referenced carpet area of the Flat which Allottee/s agree/s and confirm/s. Thus, the other appurtenant

Promoters	Allottee's
	

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9299	80	930
2028		

SCHEDULE-I

THE SAID PROPERTY ABOVE REFERRED TO:

ALL THAT piece and parcels of lands and grounds comprising of Survey No,194(p), C.T.S. No. 396, 396/1 to 396/59, area admeasuring about 5194.10 Sq. Mtrs, situated at Subhash Road, village Kanjur, Bhandup West, Mumbai 400078 and bounded as under:

On or Towards the East:

Partly by CTS No.398 and Partly by CTS No.400

On or Towards the West:

Partly by CTS No.394 and partly by CTS No.395

On or Towards North:

Partly by CTS No.395 and partly by CTS No.400.

On or Towards South:

Partly by Subhash Road and partly by CTS No.397



SCHEDULE-II

SAID FLAT ABOVE REFERRED TO:

FLAT BEARING NO. 2102 on the **21ST** Floor to admeasuring, **2BHK, 571 square feet i.e. 53.04 square meters** (Rera Carpet Area) **Wing A**, of the said building known as **“SHRADDHA PALACIOUS” (Nil Car Park Slot Allotted)** which is constructed in or upon the **Subhash Road, village Kanjur, Bhandup West, Mumbai 400078**, referred said Plot, which Flat is shown on the floor plan thereof as **ANNEXURE**.

Promoters	Allottee's
D	



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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 :
P51800052241

Project: **Shraddha Palacious** , Plot Bearing / CTS / Survey / Final Plot No.: **CTS No - 396, 396/1 to 59 at Bhandup, Kurla, Mumbai Suburban, 400078;**

1. **Shraddha Prime Projects Limited** having its registered office / principal place of business at: **Kurla, District: Mumbai Suburban, Pin: 400075.**
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 allottees or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 5 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 **02/08/2023** and ending with **31/12/2027** 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: 02-08-2023 17:35:58

Dated: 02/08/2023
Place: Mumbai

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

SLUM REHABILITATION AUTHORITY

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

NO SRA/ENG/3839/S/PL/AP 9 MAR 2023

COMMENCEMENT CERTIFICATE

SALE BUILDING	
७२९९ ME ९३०	
२०२४	

M/s. Jayshree Builders
 Jugal Baug Compound,
 1st floor, ST Workshop
 Lal Bahadur Shastri Marg,
 Chane (W) 400 601.

With reference to your application No. 472 dated 30/09/2016 for Development 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 44 of the Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 396, 396/1 to 59 of village Kanjur,



Village Kanjur Situated at Bhandup (W) T.P.S. No. -

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in UOI/27/06/2022
 SRA/ENG/2738/S/PL/LOI dt 27/06/2022
 SRA/ENG/3839/S/PL/AP dt 19/07/2022

and on following conditions.

- The land vacated in consequence of endorsement of the setback line / road widening line shall from 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 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:-
 - 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.
 - 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.
 - 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

Executive Engineer (SRA)

<h1>SSL</h1>	Code No.	MUM99999
	File	
	Ref No.	R907) 2407007)
ASE	Lalit B. Nevorkey	9082161716
ASM	Romeshwer Bhuwal	9136259212
Cluster Head		

LOS Number	
LOS Branch Name	
Branch Code	25128 15474
Source Type	
Expected Disbursement Date	
Reference ID	AK-89350417274
Applicant Name	KUNAL GHANSHYAM NAIK
Co-Applicant Name	
Date of Birth	11-08-1995
Pan Card Number	AUVPN4745G
Bank Account Number	2648905259
E-mail ID	
Mobile No.	8879814255
Loan Amount & Interest Rate	93,00,000 1-
Tenure	240 MONTH
Connector Name & Code	
Proposal Type	
Property Final : Yes / No	YES
RACPC	GHATKOPAR
RBO	
AMT NO.	

A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT

Customer Yes No

CIF No/ Account No. 89350417274

First Name KUNAL Middle Name GHANSHAYAM Last Name NAIK

Mr. Mrs. Ms. Dr. Other

Gender M F Transgender

Single Married Other

Date of Birth 11081995

First Name GHANSHAYAM Middle Name Last Name NAIK

With Primary Applicant (Applicable for Co-applicant/ Guarantor)

First Name GHANSHYAM Middle Name MADAN Last Name NAIK

UID No. 813509701545

PAN No. AUVPN4745G

Driving License No.

MGNREGA Job Card No.

Citizenship

Status Resident NRI / CIO

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist

SC ST OBC General

Postal Address

Address: Years at current address Months at current address Residence Type Owned

A-WING FLAT NO - 1506 ARUNODAYA SOC
KOKAN NAGAR BHANDUP (W)

400078 Village BHANDUP City MUMBAI

MUMBAI State MAHARASHTRA Country INDIA

8879814255 Email ID naikkunal11@gmail.com

Permanent Address Same as Present Address? Yes No

Present Address: (If no, fill below)

ROOM NO - 10 CHAWL SHIVAJI NAGAR
TEMBIPADA ROAD BHANDUP WEST

400078 Village BHANDUP City MUMBAI

BHANDUP State MAHARASHTRA Country INDIA

8879814255 Email ID naikkunal22@gmail.com

Present/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes

Chairman Managing Director Other Director

SSL

Code No.**MUM99999****File****Ref No.**

R907) 2407007)

ASE

Lalit B. Nevorkey

9082161716

ASM

Rameshwar Bhuwal

9136259212

Cluster Head

LOS Number

LOS Branch Name

Branch Code

~~25128~~ 15474

Source Type

Expected Disbursement Date

Reference ID

CF- 89350417274

Applicant Name

KUNAL GHANSHYAM NAIK

Co-Applicant Name

Date of Birth

11-08-1995

Pan Card Number

AUVPN4745G

Bank Account Number

2648905259

E-mail ID

Mobile No.

8879814255

Loan Amount & Interest Rate

93,00,000 1-

Tenure

240 MONTH

Connector Name & Code

Proposal Type

Property Final : Yes / No

YES

GHATKOPAR

PROCESSING OFFICER

SI/OFF

16/07

Aditi Subedar

EVALUATION

16/07

Jasturkadar

E

AN A/C