



07/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 12511/2024

नोंदणी :

Regn.63m

गावाचे नाव : कांजूर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5237450
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5082838.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 3401, माळा नं: 34 वा मजला,बी विंग, इमारतीचे नाव: श्रद्धा क्लासिक, ब्लॉक नं: टी. पी. रोड,भांडुप पश्चिम, रोड : मुंबई 400078, इतर माहिती: मौजे कांजूर,सदनिकेचे क्षेत्रफळ 329 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) 33.63 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 लँडमार्क प्रा. लिमिटेड चे संचालक सुधीर बाळू मेहता तर्फे मुखत्यार दिनेश वसंत मोरे वय:-26; 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:-अनिकेत अनंत कुळे वय:-29; पत्ता:-प्लॉट नं: रूम नं. 7 , माळा नं: . , इमारतीचे नाव: प्रकाश निवास , ब्लॉक नं: शनि मंदिर च्या पाठीमागे, राईपाडा, रोड नं: राईपाडा हायस्कूल रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-DGFPK5150P 2): नाव:-अनंत बारकु कुळे वय:-62; पत्ता:-प्लॉट नं: रूम नं. 7 , माळा नं: . , इमारतीचे नाव: प्रकाश निवास , ब्लॉक नं: शनि मंदिर च्या पाठीमागे, राईपाडा, रोड नं: राईपाडा हायस्कूल रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-ALBPK2723Q 3): नाव:-अक्षता अनंत कुळे वय:-53; पत्ता:-प्लॉट नं: रूम नं. 7 , माळा नं: . , इमारतीचे नाव: प्रकाश निवास , ब्लॉक नं: शनि मंदिर च्या पाठीमागे, राईपाडा, रोड नं: राईपाडा हायस्कूल रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-JHSPK4468Q
(9) दस्तऐवज करून दिल्याचा दिनांक	06/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	07/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	12511/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	314400
(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.





AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") is made at Mumbai this 07/06 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 "**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

ANIKET ANANT KULE having PAN: DGFPK5150P And **ANANT BARKU KULE** having PAN: ALBPK2723Q And **AKSHATA ANANT KULE** having PAN: JHSPK4468Q, residing at **ROOM NO 7, PRAKASH NIWAS, RAIPADA HIGHSCHOOL ROAD, RAIPADA, BEHIND SHANI MANDIR, MUMBAI - 400064.** ("**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**"

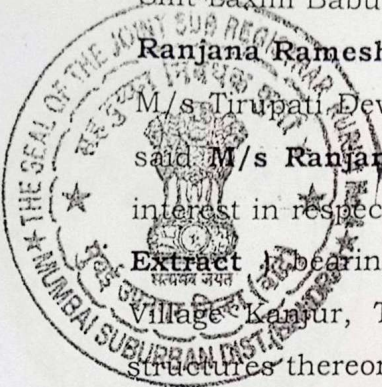
Promoter	Allottees/s
<i>Shraddha Landmark Pvt Ltd</i>	<i>Aniket Barku Akshata Kule 31.31.2024</i>

WHEREAS:

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924/99
2011

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

I. The First Property



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.

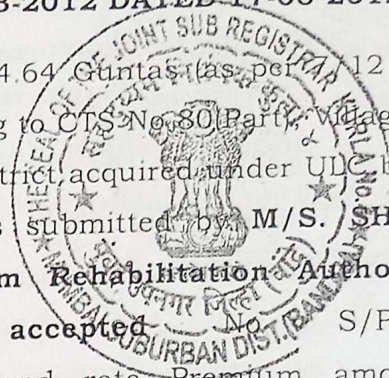
By **Deed of Confirmation in Conveyance Deed** dated **17th May 2012** executed Smt Vidya Raghunath Ulvekar 2) Rekha P Mhatre and 3) Geeta Prashant Patil therein mentioned as the Vendors and and **M/S. SHRADDHA LANDMARK PVT LTD** therein mentioned as Purchaser and the said Smt Vidya Raghunath Ulvekar 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**

Promoter	Allottees/s

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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 **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 UDC 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 31-08-2018 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

Promoter	Allottees/s

(Details of the A Wings and B wing to be constructed together with details of the ESI utilized)

करल ४	२२०	२२०
१२५९९	२०२४	Wing/s
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	40 Nos. of Slabs of super structures
B	40 Nos. of Slabs of super structures

SCHEDULE III

(Details of the Flat)

All that Flat being No. **3401** on **34TH** Floor, admeasuring **1BHK**, with **329** Sq. ft. Rera carpet area (equivalent to **30.56 Sq. mtrs. Rera** (Carpet Area), (**NIL CAR PARK**), **Wing B**, in the building known as "SHRADDHA CLASSIC" constructed or to be constructed on the land bearing CTS Nos 49, 49/1to 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

KITCHEN

Promoter	Allottees/s
D	Asub. BKulk 3T-3T. ३३

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१२५९९	६०	९२०
२०२४		



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 :
P51800Q28400

Project: **SHRADDHA CLASSIC** at 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.

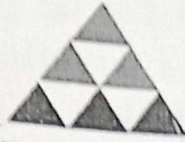
Signature valid



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

Dated: 02/03/2021

Place: Mumbai



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२०२४	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/0005/20131021B REGD

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.



Sir,
With reference to your application No. 3420 dated 10/02/2021 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 vilage Kanjur T.P.S.No. -
ward 'S' Situated at Bhandup (W)

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI
U/RNo. SRA/ENG/2760/S/PL & STGL/LOI Dt- 14/03/2018 dt. 09/02/2021
IDA/U/RNo. S/PVT & STGOVT/0005/2013102/AP dt. 22/02/2021
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 Certified 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 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)

FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

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१२५९९	००	१२०
२०२४	This C.C is further extended for Gr (pt) + Stilt (pt) + 1st upper floor of wing A & B of sale building i.e for 752.60 sq mts.	

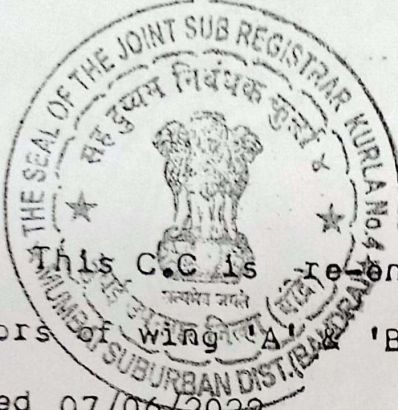
S/PVT&STGOVT/0005/20131021/AP

21 JAN 2022

as per approved plan dated 22/02/2021.

[Signature]
21-1-22

Executive Engineer
Slum Rehabilitation Authority



S/PVT&STGOVT/0005/20131021/AP

7 JUN 2022

This C.C is re-endorsed and further extended from 2nd to 24th upper floors of wing 'A' & 'B' of sale building as per approved amended plans dated 07/06/2022.

[Signature]
7-6-22

Executive Engineer
Slum Rehabilitation Authority