



07/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 12460/2024

नोंदणी :

Regn:63m

गावाचे नाव : कांजुर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5760000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5478069.3
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:सुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं-1202,12 वा मजला,बी विंग,श्रद्धा पॅलाशियस,सुभाष रोड,गाव कांजुर,भांडुप पश्चिम,सुंबई- 400078,सि.टी.एस. 396,396/1 ते 396/59,सर्न्हे नं-194(पार्ट),सदनिकेचे एकुण क्षेत्रफळ-387 चौ.फुट रेरा कारपेट,इतर माहिती दस्तात नमूद केल्याप्रमाणे.(( C.T.S. Number : 396,396/1 ते 396/59 ; ) )
(5) क्षेत्रफळ	1) 39.54 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स श्रद्धा प्राइम प्रोजेक्ट्स लिमिटेड चे ऑथोराईज सिग्रेटरी सुधीर बाळू मेहता तर्फे कुलमुखत्यार रोहन आवटे वय:-35; पत्ता:-प्लॉट नं: सदनिका नं. ए-309, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कॅनरा बिझनेस सेंटर, प्रिमायसेस सी. एस लिमिटेड, लक्ष्मी नगर, रोड नं: लिंक रोड, घाटकोपर पूर्व, सुंबई, महाराष्ट्र, सुंबई, महाराष्ट्र, सुंबई. पिन कोड:-400075 पॅन नं:-AAACT6881D
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश प्रभाकर खातू वय:-35; पत्ता:-प्लॉट नं: सदनिका नं - 2 , माळा नं: 1 ला मजला , इमारतीचे नाव: गीतांजली सी एच एस , ब्लॉक नं: बिल्डिंग नं -10, ड्रेमलॅंड सी एच एस जवळ, सानपाडा सेक्टर 4 , रोड नं: नवीसुंबई ,सानपाडा, ठाणे,महाराष्ट्र , महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-BBXPK6123P
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/06/2024
(10)दस्त नोंदणी केल्याचा दिनांक	05/06/2024
(11)अनुक्रमांक,खंड व पृष्ठ	12460/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	345600
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्सुंबई महानगरपालिकेस पाठविणेत आलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 06/06/2024 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



वस्तासोबत देण्यात आलेली सूची-२

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

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### AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** is made and entered into at Mumbai on this 5<sup>th</sup> day of June, 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**

**YOGESH PRABHAKAR KHATU**, Pan No.: **BBXPK6123P**, residing at **Flat No.2 Flr No. 1 Bldg No. G10, Geetanjali CHS, Near Dreamland CHS, Sanpada Sector 4, Navi Mumbai, Sanpada, Thane, Maharashtra, PIN Code: 400705.**, hereinafter referred to as the "**ALLOTTEE/S**", (which expression shall unless it repugnant to the context or meaning thereof shall be deemed 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
<i>[Signature]</i>	<i>[Signature]</i>

**WHEREAS:**


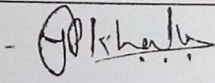
(a) At the relevant time 1) Jaidevsingh Narayansingh and 2) Gurudevsi Singh Narayansingh were the owners of the land bearing Survey No,194(p), C.T.S. No. 396, 396/1 to 396/59 area admeasuring about 4521 Sq. Mtrs situated at Subhash Road, village Kanjur, Bhandup West, Mumbai 400078. (hereinafter referred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


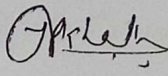
Promoters	Allottee's
	

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shall be referred to as "the said Society").

- (q) The Promoters are fully competent to enter into this Agreement and all the legal formalities with respect to the right, title, and interest of the Promoters regarding the said Plot on which the Project is to be constructed.
- (r) The Promoters are entitled and enjoined upon to construct the residential cum mercantile/commercial building/s on the said Plot in accordance with the recitals hereinabove. As per the plans sanctioned and the development permission granted by the Corporation/Slum Rehabilitation Authority vide Commencement Certificate **SRA/ENG/3839/S/PL/AP** dated **09/03/2023** including such additions, modifications, revisions, and alterations therein, if any, from time to time as may be approved by the Planning Authority. A copy of the commencement certificate is annexed herewith as **"ANNEXURE 1"**.
- (s) The Promoters have proposed to construct on the said Plot a building project known as **"SHRADDHA PALACIOUS"** having Ground + 39 upper floors, on the said plot.
- (t) The Allottee/s has/have applied for an **FLAT BEARING NO. 1202** on the **12TH** Floor to admeasuring, **1BHK, 387 square feet** i.e. **35.95 square meters RERA** carpet area **Wing B**, (hereinafter referred to as "the said Flat") of the Building project called **"SHRADDHA PALACIOUS"** (hereinafter referred to as the said "BUILDING") being constructed of the said project, by the Promoters.
- (u) The Promoters have entered into a standard Agreement with an Architect **SS ASSOCIATES** registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.
- (v) The Promoters have appointed **NEXUS PROJECT SOLUTIONS PVT. LTD**, as a Structural Engineer for the preparation of the structural design and drawings of the buildings, and the Promoters accept the professional supervision of the Architect and the Structural Engineer till the completion of the building/buildings.
- (w) By virtue of the said Development Agreement read with Confirmation Deed, Memorandum of Understanding, and Arbitral Award the Promoters have the sole and exclusive right to sell the Flats and Other Flats of their part as per proposed building to be constructed by the Promoters on the said Plot and to enter into Agreement with the Allottee/s of the said Flats, and Other Flats therein and to receive the sale price in respect thereof.



Promoters	Allottee's
	

and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.

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(y) The authenticated copy of Certificate of Title **Advocate Satyam Dubey** to the Promoters, showing the nature of the title of the Promoters to the said Plot on which the Flat is to be constructed has been annexed hereto and marked as **ANNEXURE**.

(z) The authenticated copies of the plans of the Layout, according to which the construction of the buildings and open spaces are proposed to be provided for on the said Project have been annexed hereto and marked as **ANNEXURE**.


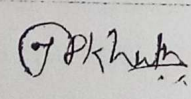
(aa) The authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed and marked as **ANNEXURE**.

(bb) The Promoters have got some of the approvals from the concerned local authority/s to the plans, specifications, elevations, sections, and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain a Building Completion Certificate or Occupancy Certificate of the said Building.

(cc) While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations, and restrictions which are to be observed and performed by the Promoters while developing the said Plot and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

(dd) The Promoters have accordingly commenced construction of the said building/s in accordance with the said proposed plans.

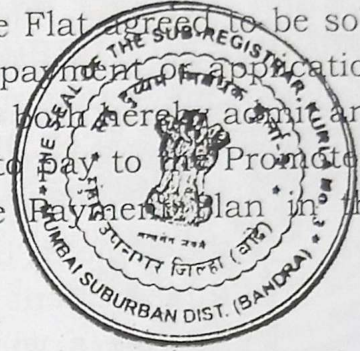
(ee) The carpet area of the said Flat is **35.95 square meters** and "Rera Carpet Area" means the net usable floor area of an Flat, excluding the area covered by the external walls, the area under service shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Flat.

Promoters	Allottee's
	

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(ff) The Parties relying on the confirmations, representations, and assurances of each other to faithfully abide by all the terms, conditions, and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereafter.

(gg) Prior to the execution of these presents, the Allottee/s has/have paid to the Promoters a sum of **Rs. 23,69,258/- (RUPEES TWENTY THREE LAKH SIXTY NINE THOUSAND TWO HUNDRED FIFTY EIGHT ONLY)**, being part payment of the sale consideration of the Flat agreed to be sold by the Promoters to the Allottee/s as an advance payment of application fee (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration as per the Payment Plan in the manner hereinafter appearing.



(hh) The Promoters have registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority. The Project Registration Number is **P51800052241**. The authenticated copy of the Registration Certificate is annexed herewith as **ANNEXURE**.

(ii) Under Section 13 of the said Act, the Promoters are required to execute a written Agreement for Sale of said Flat with the Allottee/s, being, in fact, these presents and also to register said Agreement under the Registration Act, 1908.

(ij) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell, and the Allottee/s hereby agree(s) to purchase the said Flat;

**NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS: -**

**1) PROMOTERS RIGHT OF DEVELOPMENT AND ACCEPTANCE THEREOF BY ALLOTTEE/S: -**

1.1) The Promoters shall construct the said "**SHRADDHA PALACIOUS**", consisting of **Ground + 39 upper floors** on the said Plot in accordance with the plans, designs, and specifications as approved by the concerned local authority. The Promoters during the course of carrying out the construction of the said building, shall submit further revised and amended plans for approval to the SRA and thereunder contemplate construction of additional upper floors and/or such other alteration in the structure of said proposed new building and shall utilize under such further revised and amended plans, all further available and balance development potentiality of the said Plot to its fullest extent.

Promoters	Allottee's
D	

1.2) The Promoters even though shall have the right to make amendments and revisions in the layout plan and/or additions and alterations in the structure of the building as stated in clause 1.1 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 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 these monetary adjustments shall be made at the same rate per square mtrs 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.

**2. 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. 1202** on the **12<sup>TH</sup>** Floor to admeasuring, **1BHK, 387 square feet** i.e. **35.95 square meters** RERA Carpet **Wing B**, 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.57,60,000/- (RUPEES FIFTY SEVEN LAKH SIXTY THOUSAND 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.

Promoters	Allottee's
D	[Signature]

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**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:**

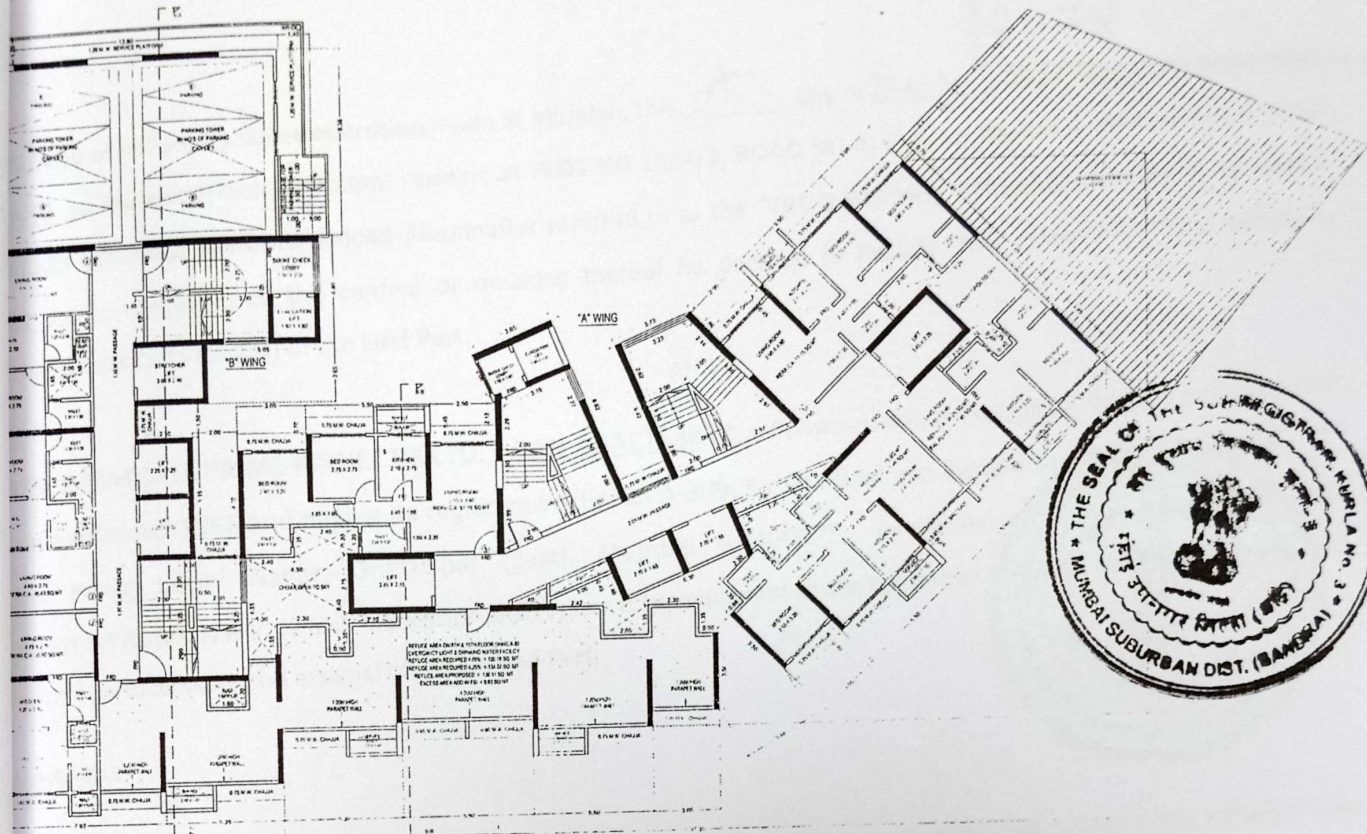
**FLAT BEARING NO. 1202** on the **12TH** Floor to admeasuring, **1BHK, 387 square feet i.e. 35.95 square meters** (Rera Carpet Area) **Wing B**, of the said building known as **“SHRADDHA PALACIOUS”** (Nil Car Park Slot allotted) which is constructed in or upon the **Subhash Road, village Kanjur, Bhandup West, Mumbai 400078**, referred said Plot, which Flat is shown on the floor plan thereof as **ANNEXURE**.

Promoters	Allottee's
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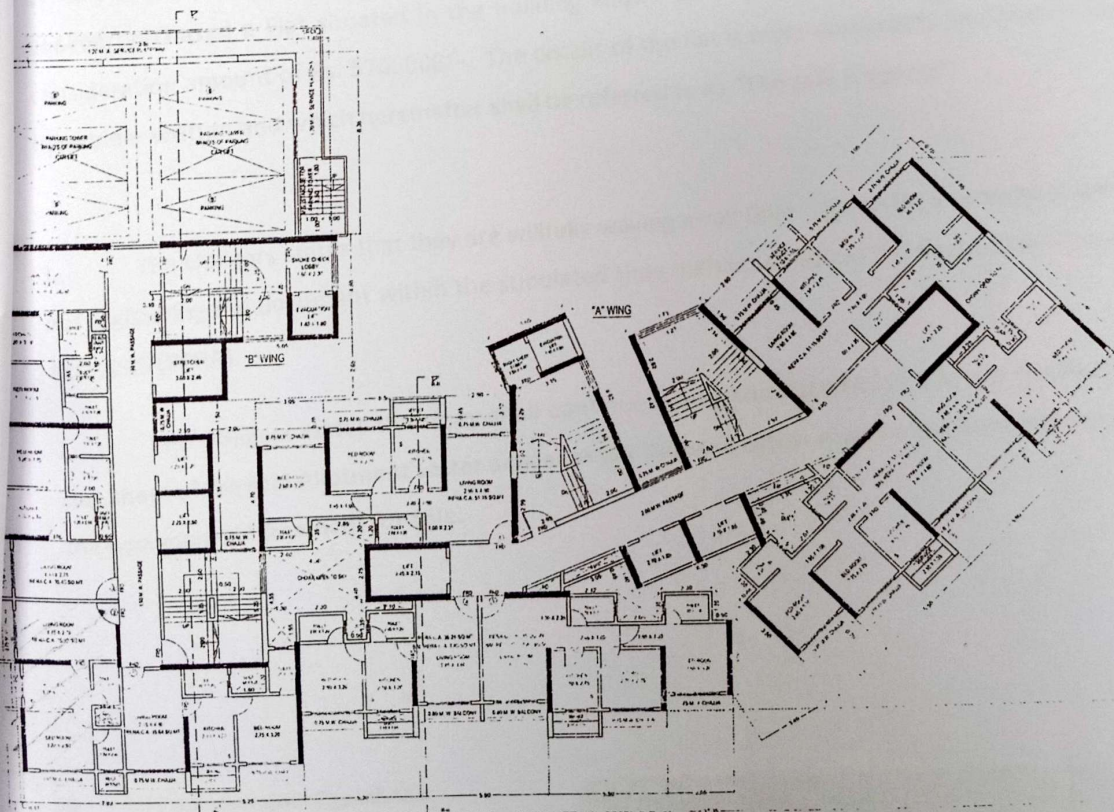


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SALE BLDG- WING - A & B



15TH REFUGE FLOOR PLAN  
 A-110



TYPICAL (9TH TO 14TH & 16TH TO 21ST) FLOOR PLAN  
 A-110

CONTENTS OF SHEET

1. DRAWING PLAN  
 2. AREA 15TH REFUGE FLOOR PLAN

CERTIFICATE OF AREA

ARCHITECT

NAME OF SOCIETY

NAME & SIGN OF OWNER

MSD JAYSHREE BUILDERS

DATE OF DATE RECEIVED

RAVINDRA  
 NARAYAN  
 P. J.  
 AMBULCAR  
 KAR

DFO

REVISION DATE



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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

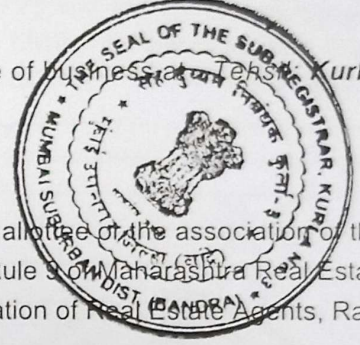
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : 51800052241

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

1. *Shraddha Prime Projects Limited* having its registered office / principal place of business at *Tehs. 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 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 **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

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

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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 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. \_\_\_\_\_ T.S. No. 398, 398/1 to 59 of village Kanjur, \_\_\_\_\_

Kanjur

S

T.P.S No. -

Situating at Bhandup (W)

The Commencement Certificate / Building Permit is granted subject to compliance of all the conditions of the SRA/ENG/2738/S/PL/DOI dated 06/06/2023 and SRA/ENG/3839/S/PL/AP dated 07/02/2023 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.

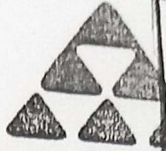


The C.E.O. (SRA) has appointed Shri. M.A. Wani Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

Plinth level.

This C.C is granted for work up to \_\_\_\_\_

For and on behalf of Local Authority  
The Slum Rehabilitation Authority



SLUM REHABILITATION AUTHORITY

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No. SRA/ENG/3839/S/PL/AP

Date: 19 JUL 2022

To,  
Developer,  
M/s. Jayshree Builders.  
Jugal Baug Compound, 1<sup>st</sup> Floor,  
S.T. Workshop, Lalbahadur shatri Marg,  
Thane (W)- 400 601.

**Sub.** : Amended IOA of Sale building for Proposed Slum Rehabilitation Scheme on plot bearing CTS No. 396, 396/1 to 59 of village Kanjur, Bhandup (W), Mumbai, for "Amrutshrushti SRA CHS (Ltd)" under regulation 33 (11) for slum & 33 (11) for non-slum of DCPR 2034.

**Ref.:** Requisition submitted by Architect Smt. Sheetal N. Karu u/no.943/SOP/S dated 30/06/2022



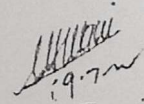
Gentleman,

With reference to above, the amended plans submitted by you for the Sale building are hereby approved subject to the following conditions:

1. That all conditions mentioned in LOI under No. SRA/ENG/2736/S/PL/LOI dt. 27/06/2022 shall be complied with.
2. That all the conditions mentioned in IOA under No. SRA/ENG/3839/S/PL/AP dt. 17/06/2019 shall be complied with.
3. That the final plan mounted on canvas shall be submitted before asking for Occupation Certificate.
4. That the revised R.C.C./structural design, drawing and calculation & peer review as per amended plans shall be submitted from Reg. structural engineer /consultant.
5. That the revised NOC from CFO (MCGM) & revised NOC from E. E. (T & C) (MCGM) shall be submitted before of further CC of building.

A set of completion plans is forwarded herewith for your records & further perusal.

Yours faithfully,

  
Executive Engineer-III  
Slum Rehabilitation Authority