



# Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]

करल ४		
१००	६३	७९
१००६३७९		

The registration is granted under section 5 of the Act to the following project under project registration number  
1800051469  
Project: **ROOPNIKETAN CO-OPERATIVE HOUSING SOCIETY LTD** Plot Bearing: [blank] Survey No. [blank]  
[blank] at **Mulund, Kurla, Mumbai Suburban, 400081.**

1. **Shree Shingar Constructions Private Limited** having its registered office / principal place of business at  
**Kurla, District: Mumbai Suburban, Pin: 400081.**

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, 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 **23/06/2023** 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 Pramanand Prabhu  
(Secretary, MahaRERA)  
Date 23-06-2023 10:49:28

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

Date: 23/06/2023  
Mumbai



करल ४		
४४०६	४९	१०
२०२४		

In witness whereof Parties hereinabove named have set their respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day first above written



"First" Schedule above referred to

A residential flat being Flat No. 1503 on 15<sup>th</sup> floor having RERA Carpet area 37.3 sq. ft RERA Carpet admeasuring 34.65 square meters together without parking in the premises of proposed Building and known as "ROOPNIKETAN" consisting of Stilt and 18<sup>th</sup> and 19<sup>th</sup> Part upper floors and constructed on piece or parcel of land bearing Survey Nos. 165/2/1 and 165/A1/2 and having corresponding the then C.T.S. No. 636 and newly allotted C.T.S. No. 636/A of Village Mulund (East), Taluka Kurla of Mumbai Suburban District and having area admeasuring 1434.64 sq. meters. or thereabout as recorded and entered in the Property Registered Card (Extract) and maintained by the City Survey Office, Mulund, together with the two separate buildings and 29 residential flats, occupied by the respective members of the said Society and situated, lying at Village Mulund (East), Taluka Kurla of Mumbai Suburban District and being at Sant Tukaram Road, Mulund (East), Mumbai - 400081 and lying within the limits of 'T' Ward of MCGM, belongs to "Roop Niketan Co-operative Housing Society Ltd." as the Owners thereof and bounded as follows:-

- On or towards North :
- On or towards South :
- On or towards East :
- On or towards West :

"Second" Schedule above referred to

(List of common areas and facilities appurtenant to the Flat and the Building the nature, extent and description of the common areas and facilities is to be provided here)



*Deel*

*Bhavama*

करल ४  
 मूवे वे  
 २०२४  
 This C.C. is valid upto 13/11/2023

करल ४  
 मूवे वे  
 २०२४

Issue On: 06 Apr 2023 Valid Upto: 13 Nov 2023  
 Application Number: P-9160/2021/(636)/T  
 Ward/MULUND-E/FCC/1/New  
 Remark:  
 C.C. up to 11th floor is approved I.O.D. plans dated 11.08.2022 however due care shall be taken during execution to avoid disturbance to residents.

Approved By  
 Executive Engineer (BP) ES III  
 Executive Engineer

Issue On: 06 Apr 2023 Valid Upto: 05 Apr 2024

Application Number: P-9160/2021/(636)/T  
 Ward/MULUND-E/FCC/1/New

Remark:

Further C.C. is granted up to 11th floor for residential use by restricting C.C. of 12th and 13th (part) upper floor for installment facility as per IGB plans dated 11.08.2022 subject to timely renewal of B.G., SWM NOC, Workmen's Insurance policy and taking all sorts of precautions during construction work.

Approved By  
 AE BP S&T ward  
 Assistant Engineer (BP)

Issue On: 04 Dec 2023 Valid Upto: 13 Nov 2024

Application Number: P-9160/2021/(636)/T  
 Ward/MULUND-E/FCC/1/Amend

Remark:

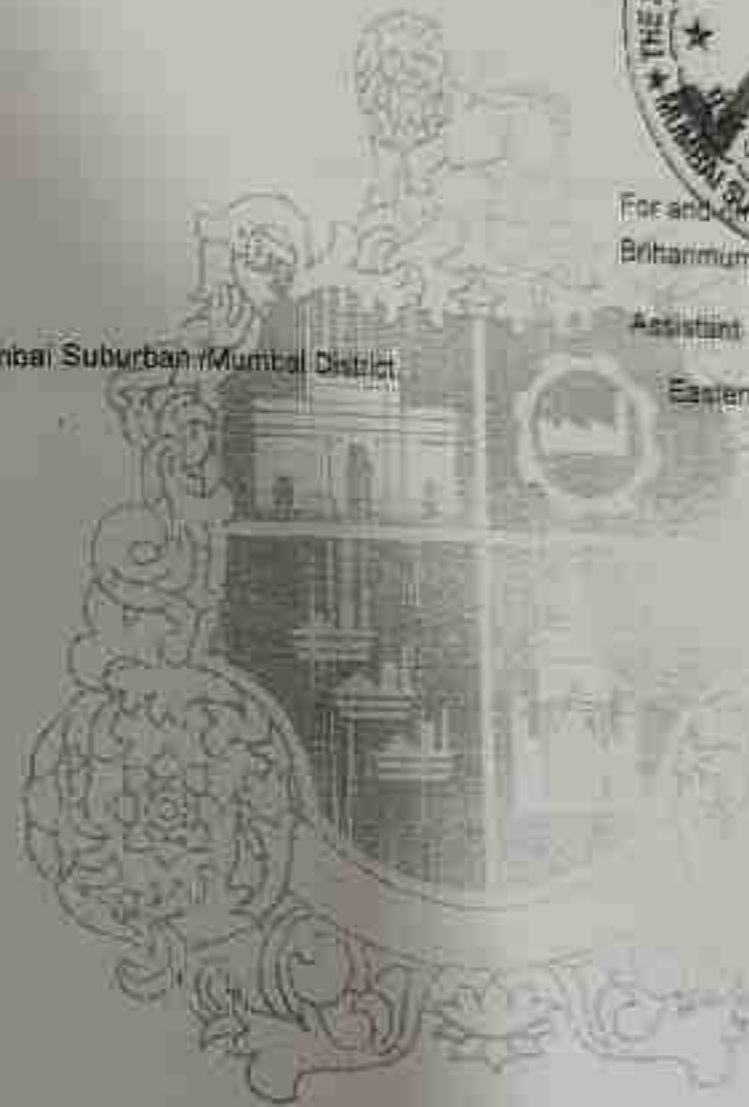
Further C.C. is granted up to 16th floor as per approved amended plan dated 23.11.2023 by restricting C.C. of 17th, 18th and 19th part floors for installment facility subject to timely renewal of B.G., SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction and for air pollution.

P-9160/2021/(636)/T Ward/MULUND-E/FCC/1/Amend



For and on behalf of Authority  
 Assistant Engineer Building Proposal  
 Eastern Suburb T Ward Ward

- Copy to:  
 1. Architect  
 2. Collector Mumbai Suburban/Mumbai District



P-9160/2021/(636)/T Ward/MULUND-E/FCC/1/Amend



C-3

करल ४	
म्यु. ५८	५९
२०२४	



**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No P-9160/2021/(636)/T Ward/MULUND-E/FCC/1/Amend  
**COMMENCEMENT CERTIFICATE**

BALKRISHNA P. SHINGAR DIRECTOR OF  
 SHREE SHINGAR CONSTRUCTIONS PVT. LTD.  
 SHREE SHINGAR APARTMENT, M. P. ROAD,  
 DESHMUKH GARDEN, MULUND (EAST),  
 MUMBAI - 400081.



With reference to your application No. P-9160/2021/(636)/T Ward/MULUND-E/FCC/1/Amend Dated 25 Oct 2021 for Development Permission and grant of Commencement Certificate under Section 34 & 89 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development permission under Building development work of on plot No. 636 C.T.S. No. 636/A Division / Village / Town Planning Scheme MULUND-E situated at SANT TUKARAM ROAD Road / Street in T Ward Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

- The land vacated on consequence of the endorsement of the setback line/ road widening line shall form 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 person until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- 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 Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - The Municipal Commissioner of Greater Mumbai 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 or 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 Municipal Commissioner has appointed Shri. AE BP S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

By Municipal Commissioner  
 2022-10-27-08  
 Brihanmumbai Municipal Corporation  
 Assistant Engineer

2022

CHALLAN  
MTR Form Number-5



MHD16574556202324E

BARCODE



Department: Inspector General Of Registration

Date: 01/03/2024-16:42:03 Form ID: 25-2

Type of Payment: Stamp Duty  
Registration Fee  
Office Name: KRL4 JT SUB REGISTRAR KURLA NO 4

Payer Details

TAX ID / TAN (If Any)  
PAN No.(If Applicable)  
Full Name: DEEP DHIRAJ GADA AND BHAVANA DHIRAJ GADA

Location: MUMBAI  
Period: 2023-2024 One Time

Flat/Block No.: FLAT NO. 1503, 15TH FLOOR, ROOPNIKETAN  
Premises/Building: CHS LTD

Account Head Details

Amount In Rs.

0045501 Stamp Duty: 360000.00  
0063301 Registration Fee: 30000.00

Road/Street: SANT TUKARAM ROAD  
Area/Locality: MULUND EAST, MUMBAI  
Town/City/District:  
PIN: 400 081

Remarks (If Any)

SecondPartyName=SHREE SHINGAR CONSTRUCTIONS PRIVATE LIMITED-

करल ४  
४४४६ ७४ ८०  
२०२४

Amount In Words: Three Lakh Ninety Thousand Rupees Only

3,90,000.00

Payment Details: IDBI BANK

FOR USE IN RECEIVING BANK

Cheque-DD Details

Bank CIN: IDBI BANK  
Ref. No.: 2856348478  
Bank Date: 01/03/2024  
Bank Branch: IDBI BANK  
Scrill No. / Date: Not Verified with Scroll



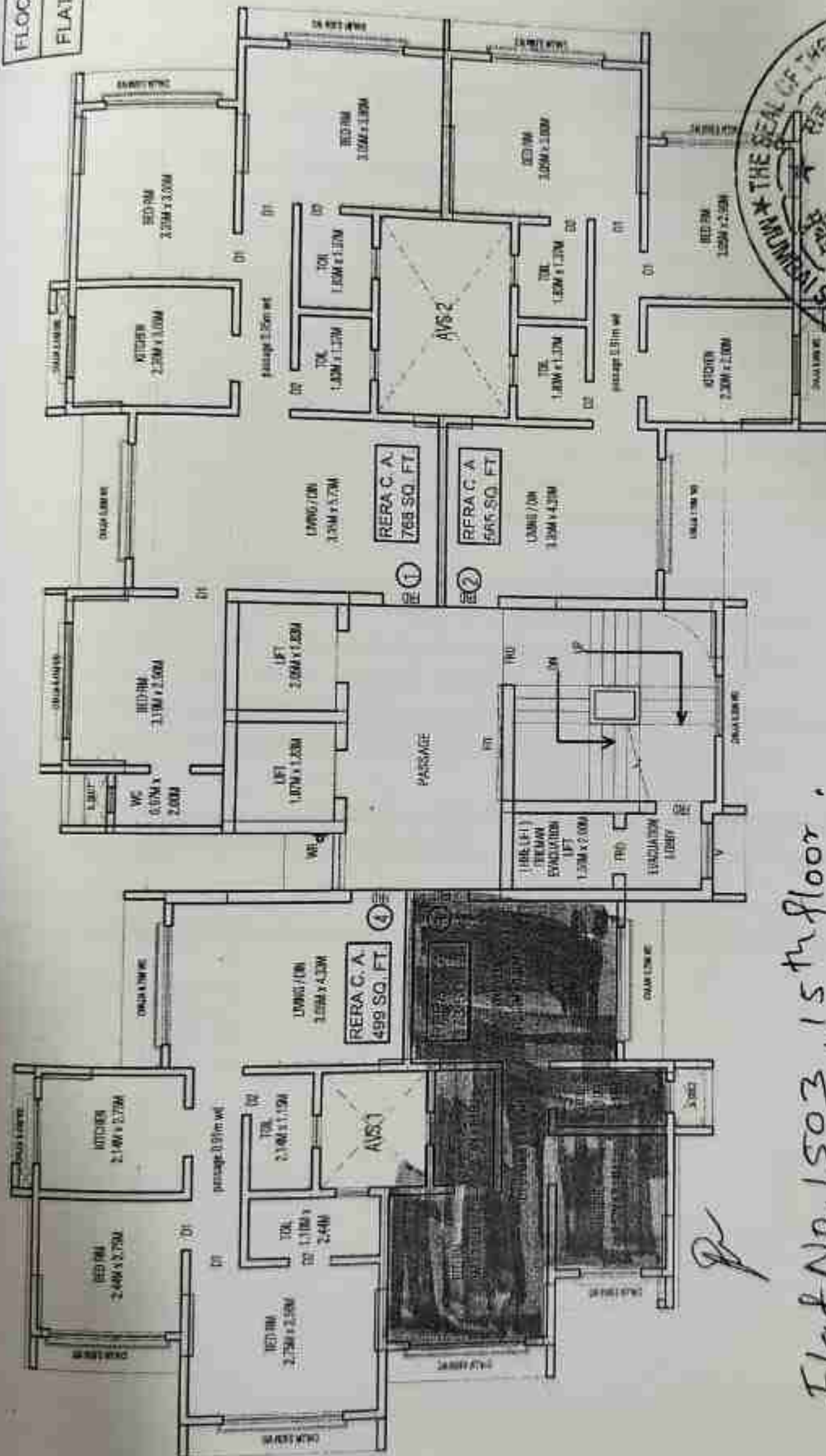
7039411234

Document ID: ... can be registered in Sub Registrar office only ...

Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
---------	----------------	-----------------	--------	-------------------

will be...  
 One ISI...  
 provided in...  
 fittings will...  
 Plug...  
 Points...  
 int...  
 ed in...  
 One Point...

FLOOR NO. :- 15<sup>th</sup>  
 FLAT NO. :- 1503



Flat No. 1503, 15<sup>th</sup> floor.

करल ४  
 २०२४  
 ०७



NAME OF THE OWNER

MR. D. KRISHNA P. SHINGAR DIRECTOR O. SHREE SHINGAR CONSTRUCTIONS PVT. LTD.

DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BLDG ON PLOT BEARING CTS NO 636/A AT VILLAGE - MULLUND (E), MUMBAI-400 081.

CONTENT

TYPICAL FLOOR PLAN

Deep

Bhavana

