

2

AGREEMENT FOR SALE FOR FLAT No. 902,
AT SHRADDHA CHHAYA, BORIVALI

By and Between

M/s. Shraddha Chhaya Developers LLP

And

Mrs. Sheetal Sachin Palande &
Mr. Sachin Madhukar Palande

23/10/20
12-54

367/6526

पावती

Original/Duplicate

Thursday, October 22, 2020

नोंदणी क्र.: 39म

12:26 PM

Regn.:39M

पावती क्र.: 6965 दिनांक: 22/10/2020

गावाचे नाव: बोरीवली

दस्तावेजाचा अनुक्रमांक: बरल-2-6526-2020

दस्तावेजाचा प्रकार : करारनामा

मादर करणान्याचे नाव: शीतल सचिन पालांडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3080.00

पृष्ठांची संख्या: 154

एकूण:

रु. 33080.00

आपणाम मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

12:45 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक बोरीवली - २
मुंबई उपनगर, विरहा.

वाजार मूल्य: रु.10305931.965 /-

मोबदला रु.17502000/-

भगलेले मुद्रांक शुल्क : रु. 350100/-

REGISTERED ORIGINAL DOCUMENT

DELEVERED ON 23/10/2020

1) देयकाचा प्रकार: DHC रक्कम: रु.1080/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2110202006430 दिनांक: 22/10/2020

वैकेचे नाव व पत्ता:

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

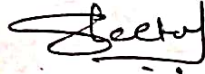
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2110202006348 दिनांक: 22/10/2020

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005764573202021M दिनांक: 22/10/2020

वैकेचे नाव व पत्ता:



AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") under the provisions of RERA is being executed on this 21st day of October, 2020.

Sheetal

By and Between

M/s. Shraddha Chhaya Developers LLP, a limited liability partnership firm represented through their partners Shri Hiren Gunvantrai Vaghani and Shri Verendra Chandrabhan Chowdhary, authorized *vide* resolution dated 27th August 2020, registered under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at A/501, Victorty Park, Chandavarkar Road, Borivali (West), Mumbai-400092, hereinafter called "**THE DEVELOPERS**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include all the Partners for the time being and from time to time of the said Firm, their heirs, successors as well as the permitted assigns of the said Firm) jointly and severally of the **FIRST PART**:

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AND

- 1) **Mrs. Sheetal Sachin Palande** (Aadhar no. 980509343863) (Pan No. ANTPP5603J) daughter of Mr. Vinayak Shinde, aged about 41 Years and 2) **Mr. Sachin Madhukar Palande**, (Aadhar no. 390587503226) (Pan No. ARHPP5329D) Son of Mr. Madhukar Gopal Palande, aged about 45 years, both residing at 004, Shree Pancham Apartment, Pandit M.K. Marg, Vazira Naka, Borivali West, Mumbai: 400092.), hereinafter called the "**Allottee**" (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heir, executor, administrators, successors-in-interest and permitted assigns)

The Developer and Allottee/s shall hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**"

WHEREAS:



Sheetal

Palande

A. By and under a Conveyance dated 8th May 1967 registered in the office of Sub-Registrar of Assurances at Mumbai under Registration No. BND/1019/1967 executed by and between Mr. Balwant Laxman Patil & Others (therein called as "Vendors") and Laxman Nagar Co-operative Housing Society Ltd. (therein called as "the ALLOTTEE"), the said Balwant Laxman Patil & Others sold and conveyed the said land to Laxman Nagar Co-operative Housing Society Ltd. by way of absolute Sale, all that piece and parcel of land, which was then bearing Survey No.15 Hissa No.2 admeasuring about 36-Gunthas and Survey No.15 Hissa No.4 admeasuring about 4 ½ - Gunthas aggregating to about 4870 sq. yards equivalent to 5824.52 sq. meters, which is lying, being and situate within the registration District of Mumbai Suburban District and Registration Sub-District Bandra, Greater Mumbai, (hereinafter referred to as "the Larger Property").

B. The Laxman Nagar Co-operative Housing Society Ltd. which is a Co-operative Housing Society Limited, registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/1093/65 had constructed two separate buildings on the said Larger Property called "Sheeta" and "Chhaya".

C. That the Municipal Corporation of Greater Mumbai was pleased to issue Intimation of Disapproval dated 10.04.1975 for the proposed new building/s to be constructed thereupon. After the construction of the said building/s was complete as per the approved plans the said authority was pleased to issue Occupation Certificate dated 20.11.1976 thereby confirming that the said building/s is/ are fit for occupation.



D. Further, the said Laxman Nagar Co-operative Housing Society Limited availed Staff/ Project Loan from Bank of Maharashtra under an Indenture of Mortgage 09/10/1975. The said Indenture was registered with the Sub- Registrar's Office S-3999 of 25/10/1975. That in the course of time the society

वरपाई / the entire loan to the Lender and that Bank of		
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Sheeta

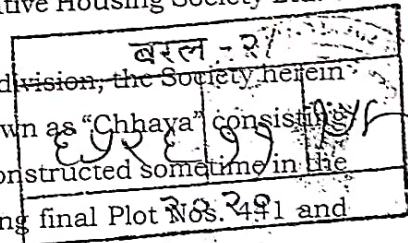
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Maharashtra was pleased to enter into a Deed of Re-Conveyance dated 22nd January 2003 wherein the society cleared the mortgage and charge of Bank of Maharashtra and acquired a lien free title of the said larger property. That in the meantime due to the implementation of Town Planning Scheme the said property was allotted F. P. Nos. 409, 441 and 442.

E. Thereafter, sometime in the year 2006 the said Laxman Nagar Co-operative Housing Society Ltd. applied for sub-division of the said Laxman Nagar Co-operative Housing Society Ltd. into two separate Societies in respect of the aforesaid two separate buildings called as "Sheetal" and "Chhaya" and the land appurtenant thereto. That the said Larger Property was subsequently affected by natural sub-division of the said larger property was divided into two parts.

F. In pursuance of the said Application, the Deputy Registrar of Co-operative Societies, R-Ward, passed an Order No. 23/1/2007 under section 18 of the Maharashtra Co-operative Societies Act 1960 and under Rule 17 of the rules framed thereunder, sub-divided the said Laxman Nagar Co-operative Housing Society Ltd into two separate Societies with separate Registration Numbers as "Sheetal Co-operative Housing Society Ltd." and "Chhaya Co-operative Housing Society Ltd."

G. As a result of the said Order of sub-division, the Society herein became entitled to the building known as "Chhaya" consisting of Ground Plus four Upper Floors constructed sometime in the year 1975 and the land now bearing final Plot Nos. 441 and 442 TPS III, Borivali admeasuring as per Property Register Card 986.50 sq. meters and this Plot of land together with the existing building known as "Chhaya" standing thereon is more particularly described in the Schedule hereunder (unless repugnant to the context shall hereinafter referred to as "**the said property**"). The plot in question admeasures approximately 986.5 sq. mtrs. equivalent to 1179.85 sq. yards on the Pt. Malharrao Kulkarni Marg, Off L.T. Road, Opp to Don Bosco High School, Borivali (W), Mumbai-400091. The



Sheetal *Palande*

said land falls within the village Borivali, Taluka Borivali, Mumbai Suburban District.

H. The said Chhaya Co-operative Housing Society Ltd. which is a Co-operative Housing Society Limited, registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/WR/HSG/13737/TC/2006-07 (hereinafter referred to as the *said society*).

I. The boundary of the said property had been fixed by the Arbitrator of the Town Planning Scheme III- Borivili, which is rectangular in shape vide their communication ARB/BVL-III/O.P.NO 258/2364/TPS dated 23.03.1987. Inadvertently, the Town Planning department vide their communication dated 23/7/1993 has depicted the boundary of the said property corresponding to the old plot boundary of Survey No. 15 Hissa No. 2 and Survey No. 15 Hissa No. 4, whereas the actual physical plot is rectangular in shape as depicted by the Arbitrator in its communication ARB/BVL-III/O.P.NO 258/2364/TPS dated 23.03.1987. There were acquisition notices issued for the said property, for a portion of the property, the said acquisition notices were challenged vide Writ Petition No. 3808 of 1987.



The said Writ Petition came to be allowed on 22.08.2005.

Pursuant thereto the Urban Development Department of State of Maharashtra vide its communication 23.03.2010 directed the Municipal Commissioner to delete the reservation on the portion of the property. Improvement Committee and Standing Committee vide their resolutions dated 30.09.2011 and 28.11.2011 have also recommended deletion of the reservation. Despite this, the reservation was not completely deleted in the Development Plan of 1991 and when the DCR 2034 came to be published for the objections, the Society through its architect filed objections, pointing out that the BEST housing reservation stands deleted in light of the order dated 22.08.2005 and the subsequent events implementing

the said order. Currently, the deletion of reservation has been accepted and is published at serial number EP-RC11 of

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including those contained or given in any advertisements, leaflet or brochure, or in any correspondence or other writing or document, by the Developer and/or their agents to the Allottee and/or their agents, other than such terms, conditions and provisions as are contained or incorporated in this Agreement, shall be deemed to form part of this Agreement or to have induced the Allottee to enter into this Agreement, No additions, deletions, amendments, allocations and/or modifications to/of any of the terms, conditions, covenants, stipulations or provisions of this Apartment, shall be valid, binding on or enforceable against any of the parties hereto, unless the same are recorded in writing and created by or on behalf of the parties hereto, as supplemental hereto.



Permanent Account Number of Developer and Allottee

Developer : ADXFS4211M
 Allottee : ANTPP5603J & ARHPP5329D

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing final Plot Nos.441 and 442 admeasuring 986.50 sq. meters as per Property Register Card and situated within the Registration District and Sub- District of Mumbai City and Mumbai Suburban and within the Limits of R/C Municipal Ward together with the existing building known as "Chhaya" standing thereon comprising of all those 20 residential flats situated in the buildings. The said property is bounded by and large as follows:

On or towards the East: D.P. ROAD
On or towards the West: BEST Depo
On or towards the North: BEST Depo
On or towards the South: F.P. No. 443

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SECOND SCHEDULE ABOVE REFERRED TO

The Flat No. 902 admeasuring 698 Sq. ft. (RERA carpet area) situated on the 9th floor of the said building to be known as Shraddha Chhaya along with entitlement for use of 1nos. of Car parking spaces as an amenity (no extra cost)

THE THIRD SCHEDULE ABOVE REFERRED TO

The staircase, landings, passenger and servant lifts, lift-well, staircase entrance area, septic tank, soak, pit, suction tank, overhead tank, pump room, watchman cabin, compound wall, machine room electric cabin and water harvesting, Central Common Air Conditioning, and landscaping will be covered in this common area and facilities.

IN WITNESS WHEREOF the parties hereto have hereunto set out and subscribed their respective hands and seals on the day and year first hereinabove written.



SIGNED, SEALED & DELIVERED)

By the within-named, Developer)

M/s. Shraddha Chhaya Developer LLP)

Represented & Authorized vide)

Resolution dated 20/07/2019 by)

Their partners)

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1) Shri Hiren Gunvantrai Vaghani)



Shraddha Chhaya Developers LLP

Hiren Vaghani

Partner



2) Shri Verendra Chandrabhan Chowdhary)



Shraddha Chhaya Developers LLP



In the presence of:)

SIGNED, SEALED & DELIVERED)

By the within-named ALLOTTEE")

1. Mrs. Sheetal Sachin Palande)

Sheetal



2. Mr. Sachin Madhukar Palande)

Sachin

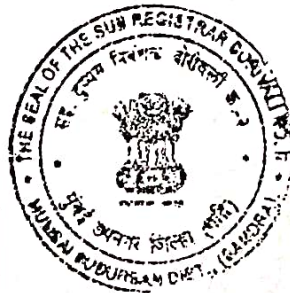


In the presence of:

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ANNEXURE "C"

Form 346
88

In replying please quote No.
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. CHE/WSII/0940/R/C/337
(NEW)/IOD/1/NEW

MEMORANDUM

Municipal Office,
Mumbai

To,

Shri. Ajay Samant, Partners of M/s. Shardha Chhaya Developers LLP C A to Chhaya C.H.S.L.
A 501, Victory Park, Chandavarkar Road, Borivali (W), Mumbai - 92

With reference to your Notice 337 (New), letter No. dated, 30/3/2016 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed redevelopment building on plot bearing F.P. No-441/442-TPS-III of Village Borivali at PT. Malharrao Kulkarni marg, Borivali West Mumbai-400091. NA furnished to me under your letter, dated 30/3/2016. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK

- 1 That the Janata Insurance Policy shall not be submitted.
- 2 That the requisitions of Regulation No. 49 of DCPR-2034 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 3 That the bore well shall not be constructed in consultation with H.E.
- 4 That the work shall not be carried out between 6:00am to 10:00pm only in accordance with rule 57 of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be duly observed.
- 5 That the Board shall not be displayed showing details of proposed work, name of Owner, Developer, Architect, R.C.C. consultant etc.
- 6 That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per Regulation No. 49 of DCPR-2034.

Page 1 of 11 On 02-Mar-2020

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इमारतीचे नाव: छाया को- ऑप. हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: मल्हारराव कुलकर्णी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AAAPV3072B

26): नाव:-छाया को- ऑप. हाउसिंग सोसायटी लिमिटेड चे सभासद महादेव बाळासाम पैवेकर तर्फे मुख्यत्वर रग्नाली - थिरिष्कर (मान्यता देणार) वय:-43; पत्ता:-प्लॉट नं: सदनिका क्र. 16, माळा नं: 3 था मजला, इमारतीचे नाव: छाया को- ऑप. हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: मल्हारराव कुलकर्णी मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400091 पॅन नं:-ADJPP2059C

27): नाव:-छाया को- ऑप. हाउसिंग सोसायटी लिमिटेड चे सभासद प्रभाकर शिवाजी रावगाणे (मान्यता देणार) वय:-69; पत्ता:-प्लॉट नं: सदनिका क्र. 17, माळा नं: 4 था मजला, इमारतीचे नाव: छाया को- ऑप. हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: मल्हारराव कुलकर्णी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AABPR5660C

28): नाव:-छाया को- ऑप. हाउसिंग सोसायटी लिमिटेड चे सभासद अमित विनय नामजोशी तर्फे मुख्यत्वर विनय वासुदेव नामजोशी (मान्यता देणार) वय:-68; पत्ता:-प्लॉट नं: सदनिका क्र. 18, माळा नं: 4 था मजला, इमारतीचे नाव: छाया को- ऑप. हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: मल्हारराव कुलकर्णी मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400091 पॅन नं:-ACPPN2773E

29): नाव:-छाया को- ऑप. हाउसिंग सोसायटी लिमिटेड चे सभासद सुरेश महादेव नाईक (मान्यता देणार) वय:-70; पत्ता:-प्लॉट नं: सदनिका क्र. 19, माळा नं: 4 था मजला, इमारतीचे नाव: छाया को- ऑप. हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: मल्हारराव कुलकर्णी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AAXPN2545G

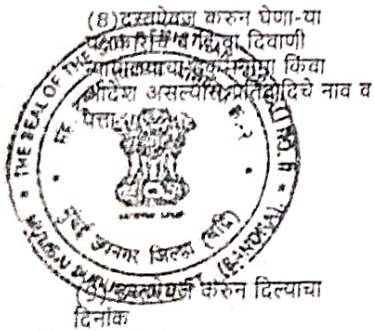
30): नाव:-छाया को- ऑप. हाउसिंग सोसायटी लिमिटेड चे सभासद राजेंद्र अच्युत ताटके (मान्यता देणार) वय:-59; पत्ता:-प्लॉट नं: सदनिका क्र. 20, माळा नं: 4 था मजला, इमारतीचे नाव: छाया को- ऑप. हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: मल्हारराव कुलकर्णी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-AADPT6681K

31): नाव:-छाया को- ऑप. हाउसिंग सोसायटी लिमिटेड चे सभासद साधना राजेंद्र ताटके (मान्यता देणार) वय:-53; पत्ता:-प्लॉट नं: सदनिका क्र. 20, माळा नं: 4 था मजला, इमारतीचे नाव: छाया को- ऑप. हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: मल्हारराव कुलकर्णी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400091 पॅन नं:-ACOPT3291N

1): नाव:-मे. श्रद्धा छाया डेव्हलपर्स एलएलपी चे भागीदार हिरन जी. वाघानी वय:-43; पत्ता:-प्लॉट नं: ऑफिस नं. वी-101/102, माळा नं: -, इमारतीचे नाव: त्रिशाला टॉवर सी.एच.एस. लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: वझिरा नाका, ऑफ. एल.टी. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-ADXFS4211M

2): नाव:-मे. श्रद्धा छाया डेव्हलपर्स एलएलपी चे भागीदार वीरेंद्र सी. चौधरी वय:-62; पत्ता:-प्लॉट नं: ऑफिस नं. वी-101/102, माळा नं: -, इमारतीचे नाव: त्रिशाला टॉवर सी.एच.एस. लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: वझिरा नाका, ऑफ. एल.टी. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-ADXFS4211M

24/07/2019



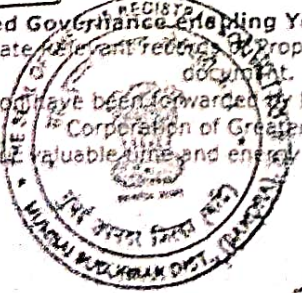
(8) दस्तऐवज करून घेणा-या पक्षाकडून मिळविलेले दिवाणी न्यायालयाच्या अग्रिम किंवा कोर्टाच्या आदेशावरून मिळविलेले नाव व पत्ता
दस्तावेज करून दिल्याचा दिनांक

- (10) दस्त नोंदणी केल्याचा दिनांक 25/07/2019
- (11) अनुक्रमांक, खंड व पृष्ठ 8140/2019
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 4225500
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेंरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील ADJ/1100902/1002/2019
मुद्रांक शुल्क आकारता निवडलेला अनुच्छेद:-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.
दस्तावेज नोंदणीकर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या प्रसवद्वारे विकरण प्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस घाठविषेत आलेला आहे. २०२०ला 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 details of this transaction. Details of this transaction have been forwarded by Email (dated 25/07/2019) to Municipal Corporation of Greater Mumbai. No need to spend your valuable time and energy to submit this documents in person.



खरी प्रत

ANNEXURE

"D"

C-3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WSII/0940/R/C/337(NEW)/CC/1/New

COMMENCEMENT CERTIFICATE

To,
Shri. Ajay Samant, Partners of M/s. Sharddha
Chhaya Developers LLP, C.A to Chhaya C.H.S.L.
A 501, Victory Park, Chandavarkar Road, Borivali
(W), Mumbai - 92

Sir,

With reference to your application No. CHE/WSII/0940/R/C/337(NEW)/CC/1/New Dated. 30 Mar 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 346 no 337 (New) dated 30 Mar 2016 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. NA C.T.S. No. NA Division / Village / Town Planning Scheme No. 2147 situated at PT. Malharrao Kulkarni marg Road / Street in R/C Ward Ward.

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

1. The land vacated on consequence of the 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 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.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same has been 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.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, assigns, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Vinod K Kekan Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



वरल-२/		
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२०२०		

This CC is valid upto 19/8/2021

Issue On : 20 Aug 2020

Valid Upto : 19 Aug 2021

Application Number :

CHE/WSII/0940/R/C/337(NEW)/CC/1/New

Remark :

This CC is granted for the work upto Stilt slab level as per approved IOD plan dtd. 02.03.2020.

✓
Name : VINOD KONDIRAM
KEKAN
Designation : Executive
Engineer
Organization : MUNICIPAL
CORPORATION OF
GREATER MUMBAI
Date : 20-Aug-2020 19:46:23

For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Executive Engineer, Building Proposal

Western Suburb II R/C Ward Ward

Cc to :

1. Architect.
2. Chief Engineer, Suburban /Mumbai District.

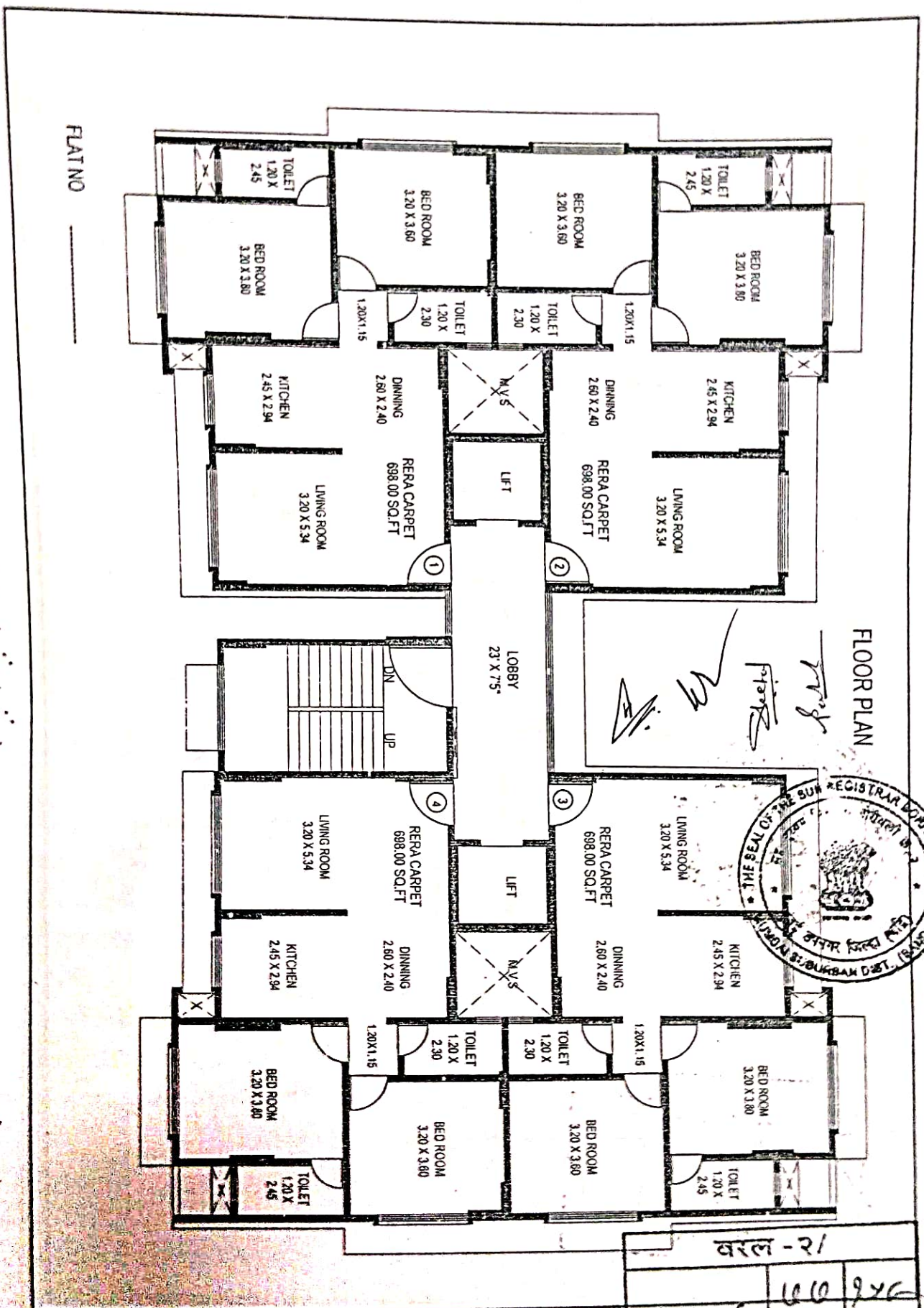


CHE/WSII/0940/R/C/337(NEW)/CC/1/New

बस - ३१

EYQC	GE	JK
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ANNEXURE "E"



FLAT NO _____

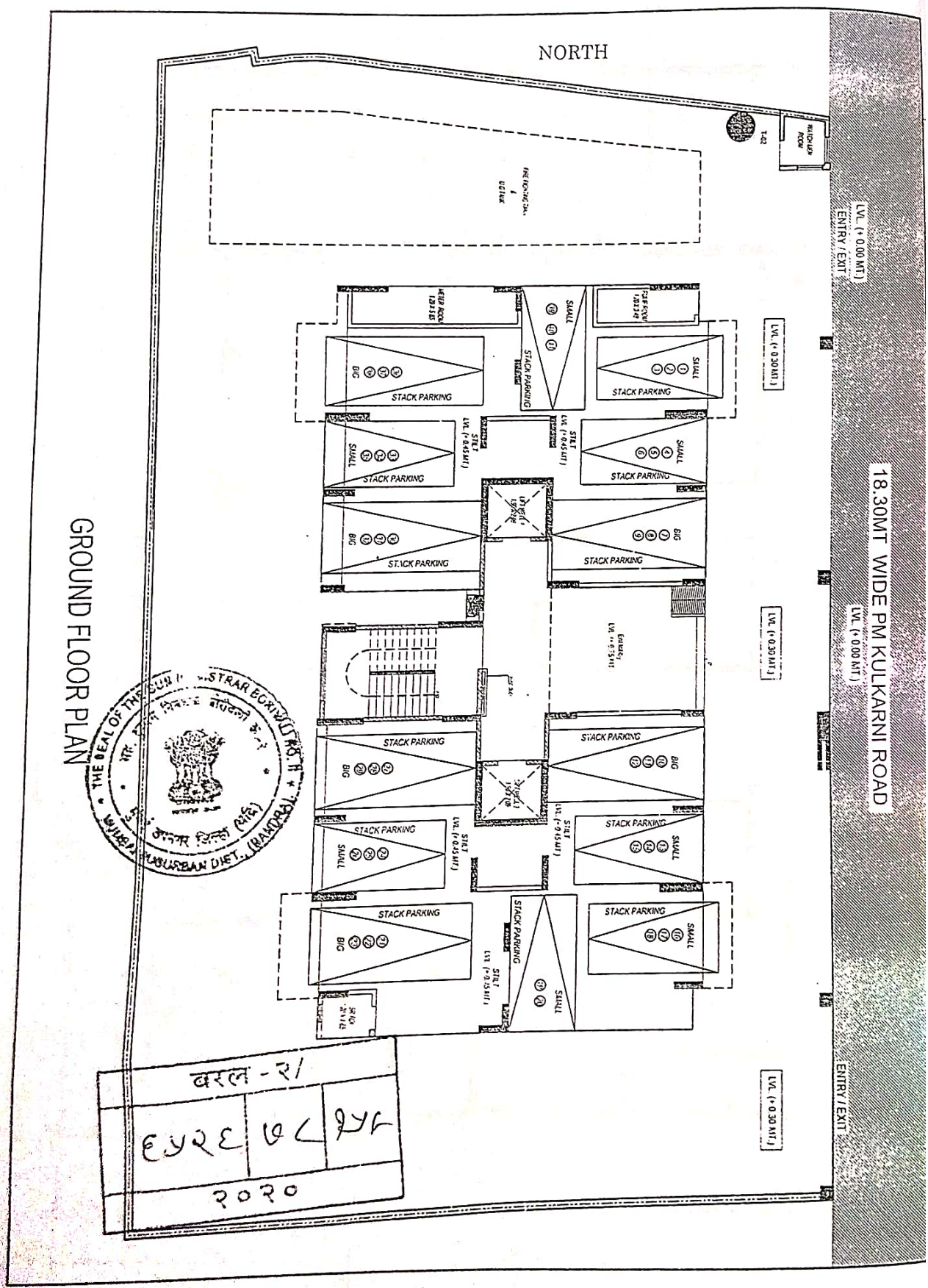
FLOOR PLAN

Handwritten signatures and initials

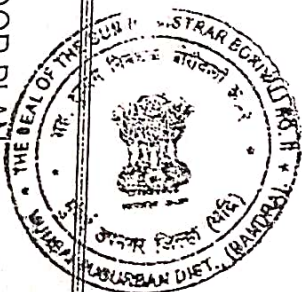


वरल - २/		
६५६	७७	१५६
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ANNEXURE "F"



GROUND FLOOR PLAN



वरल-२/

EYRE	67	2/4
2020		

18.30MT WIDE PM KULKARNI ROAD



MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number : CHEMSII/0940/R/C/337(NEW) Ward Name : R/C Ward
Zone Name : Western Suburb II Inward Date : 30 Mar 2016
Architect/LE/SE Name : Divyesh H. Parekh Issued On : 28 Jan 2020

Authority Remark:

Sir,

Reference is requested to the instructions of Hon'ble MC vide notesheet dt. 12.11.2019, which is reproduced as below:-

"As per the DP 2034, there is reservation of BEST on plot which is in EP. Hence the proposal is required to process by taking cognisance of the reservation. Please reconsider".

Further on request of LS & Developer concerned, a meeting was held in the chamber of Hon'ble M.C. on 20.01.2020 for proposed development on the plot w/ref. Reference is also requested to the LS letter in accordance with the meeting held on 20.01.2020 and Ch. Eng. (DP)'s endorsement thereon may please be seen.

'Please examine & put - up quickly as per 'A' on pre page. This is discussed with Hon'ble M.C. on 20.01.2020' (copy attached herewith)



Accordingly, LS has submitted modified plan by taking cognisance of BEST Bus Facilities (P.T 1.4) reservation which is in excluded portion (EP RC - 11) having area admeasuring 41.71 sq. mt. under AR policy as per Reg. no. 17 of D.C.P.R. 2034. The Sr. No. 1 of 4C report in this regards may please be seen wherein the possibility of sanction / non- sanction of EP has been considered i.e. for all three situations as explained therein.

In view of above revised 4C report along with modified plans are submitted for approval and onward submission please.

Submitted please.

वरल - २/		
एच२८	११७	२५
२०२०		

MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number : CHE/VSIL/094/VR/C/337(NEW) Ward Name : R/C Ward
Zone Name : Western Suburb II Inward Date : 30 Mar 2016
Architect/LE/SE Name : Divyesh H. Farekh Issued On : 28 Jan 2020

Authority Remark:

Sir, Reference is requested to the instructions of Hon'ble MC vide notesheet dt. 12.11.2019, which is reproduced as below:-

"As per the DP 2034, there is reservation of BEST on plot which is in EP. Hence the proposal is required to process by taking cognizance of the reservation. Please reconsider". Further on request of LS & Developer concerned, a meeting was held in the chamber of Hon'ble M.C. on 20.01.2020 for proposed development on the plot w/ref. Reference is also requested to the LS letter in accordance with the meeting held on 20.01.2020 and Ch. Eng. (DP)'s endorsement thereon may please be seen.

'Please examine & put - up quickly as per 'A' on pre page. This is discussed with Hon'ble M.C. on 20.01.2020'. Accordingly, LS has submitted modified plan by taking cognizance of BEST Bus facilities.

reservation which is in excluded portion (EP RC - 11) having area admeasuring 41.71 sq. mt. under AR policy as per Reg. no. 17 of D.C.P.R. 2034. The Sr. No. 1 of 4C report in this regards may please be seen wherein the possibility of sanction / non- sanction of EP has been considered i.e. for all three situations as explained therein.

Report 4C and plans for reference are attached with EE BP'S note sheet.

Submitted for approval of CH E DP/ Hon'ble MC for point no.1 to 6 of 4-C report.

Submitted please.



Name : ASHOK SHAMBHURAO WAKACE
Designation : Dy. Ch. Engr. (B)
Organization : Municipal Corporation of Greater Mumbai
Date : 28-Jan-2020 16:58:43

Dy.Ch.Engr(BP) WS- II

खरल - २/		
६५२६	११६	२५
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MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number : CHE/WSII/0340/R/C/337(NEW) Ward Name : R/C Ward
Zone Name : Western Suburb II Inward Date : 30 Mar 2018
Architect/LE/SE Name : Divyesh H. Parekh Issued On : 07 Feb 2020

Authority Remark:

Sir,

Reference is please requested to the detailed note of then Ch. E(DP) on the note sheet dated 19.10.2019 and Hon.MC's observations thereon vide note sheet dated 28.11.2019 as "As per the DP 2034, there is reservation of BEST on plot which is in EP. Hence the proposal is required to process by taking cognizance of the reservation. Please reconsider."

In this context, a meeting was held in the chamber of Hon. MC on 20.01.2020 when undersigned, EE (MCO), Dy. Ch. Eng. DP II and E.E.D.P. 'P and R' ward was present. The LS vide his letter dated 21.01.2020 attached in the console of EE(BP)R has submitted the details of discussion held during the said meeting. The LS has submitted modified plan by taking cognizance of BEST Bus Facilities (RT 1.4) reservation which is in excluded portion (EP RC - 11) having area ad-measuring 41.71 sq. m under AR. However, in this case plot affected by BEST bus facilities (RT 1.4) reservation ad-measuring 41.71 sq. m only therefore, till EP gets sanctioned 40% of reserved land, i.e 0.40 x 41.71 sq. m which is 16.68 sq. m say 17.00 sq. m will be required to be handed over to BEST. Since the plot is having reservation area less than 1000 sq. m, payment of premium will be recovered before approval of plans without insisting handing over of separate plot. Further, revised plan are now submitted showing 50% of built-up amenity i.e. 0.50 x 41.71 sq. m is 20.86 sq. m to be constructed. Therefore, 1 no. of flat ad measuring 27.87 sq. m BUA (counted in FSI) is proposed on 1st floor for BEST staff quarters and the same will be handed over to BEST. Plans will be approved as per authentic existing plot boundary as constructed on site and the same is rectangular in shape. If EP gets sanctioned before approval of plans, the reservation boundary of RT 1.4 will re-shaped as developed on site. The condition of paying premium for 40% plot and provision of handing over of 1 flat in the form of built-up amenity shall not be insisted. It is reported that the Project Proponent has agreed upon if EP will not get sanctioned as per proposed modification then he will pay the premium for plot ad measuring 17.00 sq. m as per policy without handing over of separate plot and he will hand over 1 no. of flat as shown on the plan in the form of built up amenity ad measuring 27.87 sq. m for BEST staff quarters as stated above.

The permissibility of incentive BUA as per Regulation 33(7)(B) needs to be examined by EE(BP)R at zonal level as per the policy circular & as per the provision of Regulation.

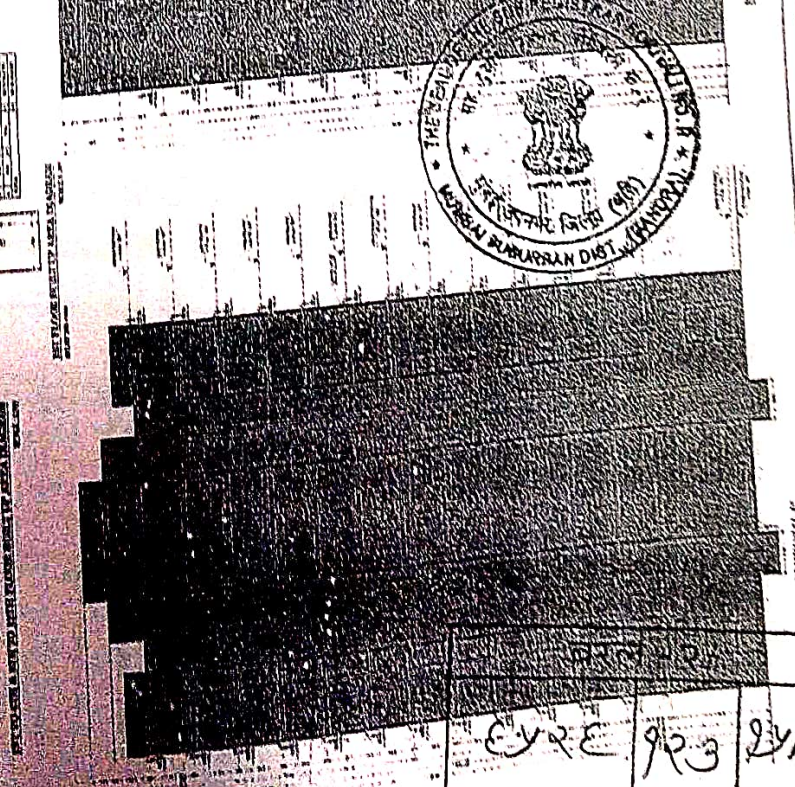
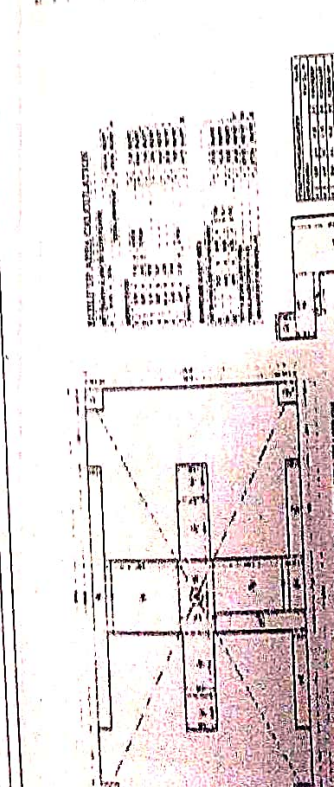
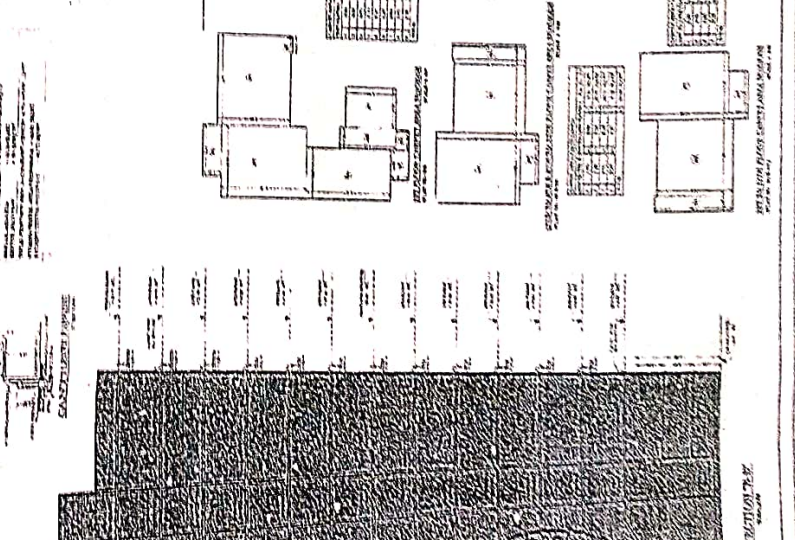
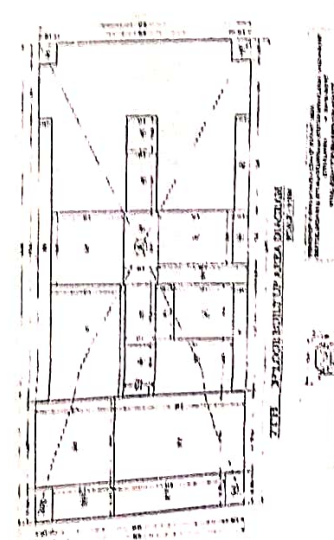
Hon.M.C.'s consideration & approval is requested on the concessions listed vide Sr. No. 1 to 6 of 4C as recommended by EE(BP)R/Dy.Ch.E.(BP)WSII subject to compliance of observations on note sheet dated 19.10.2019 & subject to verification of plot area, FSI & auto DCR scrutiny report before approval of plans.

Submitted please.

बदल - २/	
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RESULTS OF AREA CALCULATION

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
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CYRE 923 24
2020



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'G'

Form No. 13/2017

Registered under section 5 of the Act in the following project under project registration number P51800020301

Project: SHRAADHA CHHAYA Flat Building / GTS / Survey / Final Plot No. 441-442 at Borivali, Borivali, Mumbai Suburban, 400092

1. Shradha Chhaya Developers Llp having its registered office / principal place of business at Tahsil - Borivali District - Mumbai Suburban Pin - 400092

2. The registration is granted subject to the following conditions - namely:

The promoter shall not offer any part of the project for sale until the completion of the construction of the project.

The promoter shall execute and register a conveyance deed in favour of the allottees of the apartments in the project in the common areas as per Rule 11 of Maharashtra Real Estate Regulation and Development (Registration of Real Estate Projects) Regulation of Real Estate Agents, Rules of Interest and Discharge on Working Rules, 2017.

The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per the schedule (D) of clause (c) of section 4 read with Rule 10.

That extent of the amount to be retained hereunder by promoter for the real estate project for the above purpose 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, save the estimated reasonable of the project in less than the estimated cost of completion of the project.

The Registration shall be valid for a period commencing from 07/09/2020 and ending with 30/09/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 9 of the Act read with Rule 7.

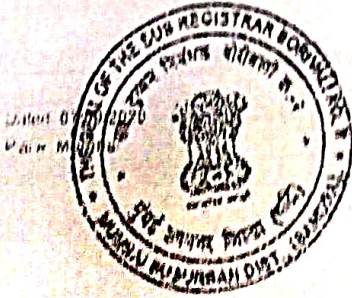
The promoter shall comply with the provisions of the Act and the rules and regulations made there under.

That the promoter shall take all the pending approvals from the competent authorities.

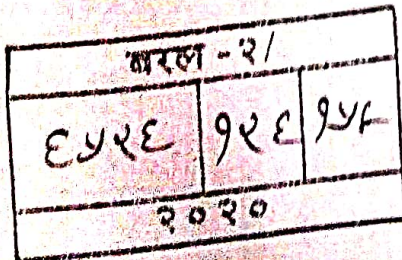
3. If the aforesaid mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter, including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasan Pramanand Prabhu
Secretary, Maharashtra
Date 07/09/2020 13:18:14

Signature:
Maharashtra Real Estate Regulatory Authority



Date: 07/09/2020
Page No: 1



22/10/2020



सूची क्र.2

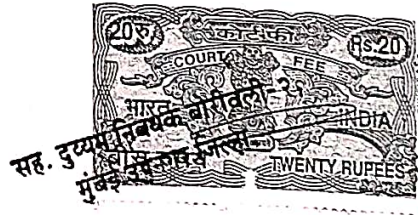
दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 6526/2020

नोंदणी :

Regn:63m

	गावाचे नाव : बोरीवली
(1)विलेखाचा प्रकार	करारनामा
(2)नोबदला	17502000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10305931.965
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 902, माळा नं: 9 वा मजला, इनारतीचे नाव: श्रद्धा छाया को-ऑप. हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: बोरीवली पश्चिम,मुंबई 400091, रोड नं: मल्हारराव कुलकर्णी मार्ग, इतर नाहिती: सोबत 1 कार पाकिंग.((Final Plot Number : 441 and 442 ;))
(5) क्षेत्रफळ	1) 71.36 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:-मे. श्रद्धा छाया डेव्हलपर्स एल.एल.पी. चे भागीदार हिरन गुणवंतराय वाघानो तर्फे मुखत्यार निलेश - शाह वय:-; पता:-प्लॉट नं: ऑफिस नं.ए/501, माळा नं: -, इनारतीचे नाव: व्हिक्टरो पार्क, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: चंदावरकर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-ADXF54211M 2): नाव:-मे. श्रद्धा छाया डेव्हलपर्स एल.एल.पी. चे भागीदार वीरेंद्र चंद्रभान चौधरी तर्फे मुखत्यार निलेश - शाह वय:-; पता:-प्लॉट नं: ऑफिस नं.ए/501, माळा नं: -, इनारतीचे नाव: व्हिक्टरो पार्क, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: चंदावरकर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-ADXF54211M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शीतल सचिन पालांडे वय:-41; पता:-प्लॉट नं: सदनिका क्र.004, माळा नं: -, इनारतीचे नाव: श्री पंचम अपार्टमेंट, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: पंडित एम.के. मार्ग,वझिरा नाका, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-ANTPP5603J 2): नाव:-सचिन मधुकर पालांडे वय:-45; पता:-प्लॉट नं: सदनिका क्र.004, माळा नं: -, इनारतीचे नाव: श्री पंचम अपार्टमेंट, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: पंडित एम.के. मार्ग,वझिरा नाका, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-ARHPP5329D
(9) दस्तऐवज करून दिल्याचा दिनांक	21/10/2020
(10)दस्त नोंदणी केल्याचा दिनांक	22/10/2020
(11)अनुक्रमांक,खंड व पृष्ठ	6526/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	350100
(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.



खरी प्रत

सह दुय्यम निबंधक बोरीवली-२
सुबई बपतगर खिस्वर.