



Maharashtra Real Estate Regulatory Authority

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

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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: CT 97/Supply No. 1006 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
Place: Mumbai

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AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at Mumbai on this 1 day of March in the Christian Year Two Thousand and Twenty Four (2024) BETWEEN **Shree Shingar Constructions Private Limited**, a Company duly incorporated under the Companies Act, 1956 having PAN: AAUCS2548A and CIN: U45400MH2013PTC21092 and having its registered office at 101, Shree Shingar Apartment, Atma Phule Road, Mulund (East), Mumbai - 400081, hereinafter called as the '**Developers / Promoters**', through the hands of its Director and authorized signatory **Mr. Balkrishna Pandurang Shingar**, (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One Part**:

AND

- MR. DHIRAJ KHIMJI GADA**, age about 52 years,
 - MRS. BHAVANA DHIRAJ GADA**, age about 46 years
- is/are Indian Inhabitant, having their address at 101, Avadhut Krupa CHS Ltd., Gopal Krishna Gokhale Road Mulund East 400081 hereinafter called the "**Allottee/s**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **Other Part**;

Whereas -

A, By a Development Agreement and Irrevocable General Power of Attorney both dated 31st March, 2022 duly registered in the office of the Joint Sub Registrar of Kurla-3 of Mumbai Suburban District vide its office document Serial No. KRL3-06906-2022 and KRL3-06925-2022 both dated 31st March, 2022 respectively (which hereinafter for brevity's sake referred to as the said '**DA**' and said '**PoA**' respectively) and executed between '**Roop Niketan Co-operative Housing Society Ltd.**', having its office at 165,

Handwritten signature

Handwritten signature: Bhavana



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The C.C. is valid upto 13/11/2023

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Issue On: 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

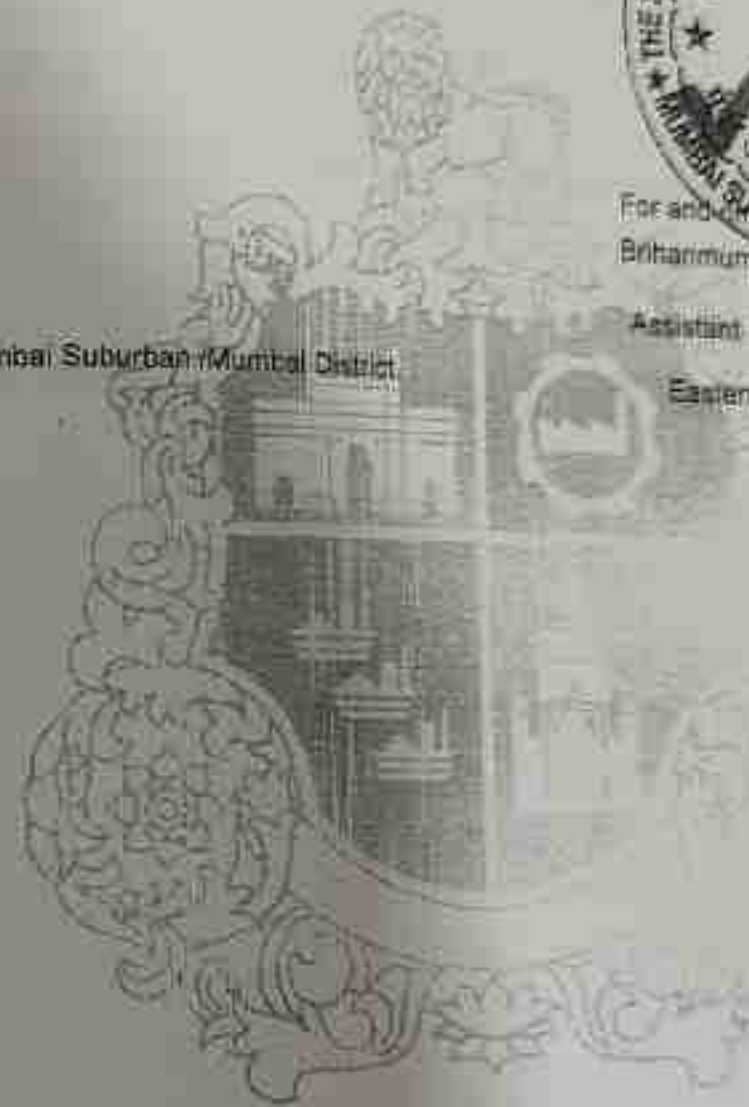
Remark: Further C.C. is granted up to 16th floor as per approved amended plan dated 23.11.2023 by restricting C.C. of 17th, 18th and 19th part floors for installment facility subject to timely renewal of B.G., SWM NOC, Workmen's compensation policy and taking all sorts of precautions during construction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



CHALLAN
MTR Form Number-6



IN MH018574272202324E		BARCODE		Date 01/03/2024-18:39:18	Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Type of Payment Stamp Duty Registration Fee			TAX ID / TAN (If Any)		
			PAN No. (If Applicable)		
Office Name KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	DHIRAJ KHIMJI GADA AND BHAVANA DHIRAJ GADA	
Location MUMBAI			Flat/Block No.	FLAT NO. 1504, 15TH FLOOR, ROOPNIKETAN	
Year 2023-2024 One Time			Premises/Building	GHS LTD	
Account Head Details		Amount In Rs.			
0045501	Stamp Duty	480000.00	Road/Street	SANT TUKARAM ROAD	
0063301	Registration Fee	30000.00	Area/Locality	MULUND EAST, MUMBAI	
			Town/City/District		
			PIN	4 0 0 0 8 1	
			Remarks (If Any)	SecondPartyName=SHREE SHINGAR CONSTRUCTIONS PRIVATE LIMITED-	
			Amount In	Five Lakh Ten Thousand Rupees Only	
			Words	5,10,000.00	
Bank Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	691033320240301.19618 2856348886
Cheque/DD No.			Bank Date	RBI Date	01/03/2024-18:39:45 Not Verified with RBI
Name of Bank			Bank-Branch IDBI BANK		
Address of Branch			Scroll No. , Date Not Verified with Scribble		
Document ID:			Mobile No. 039411234		

Document ID: :- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी व ...

भवना गडा
 Bhavana P. Gada.

BP





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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:-

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 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.

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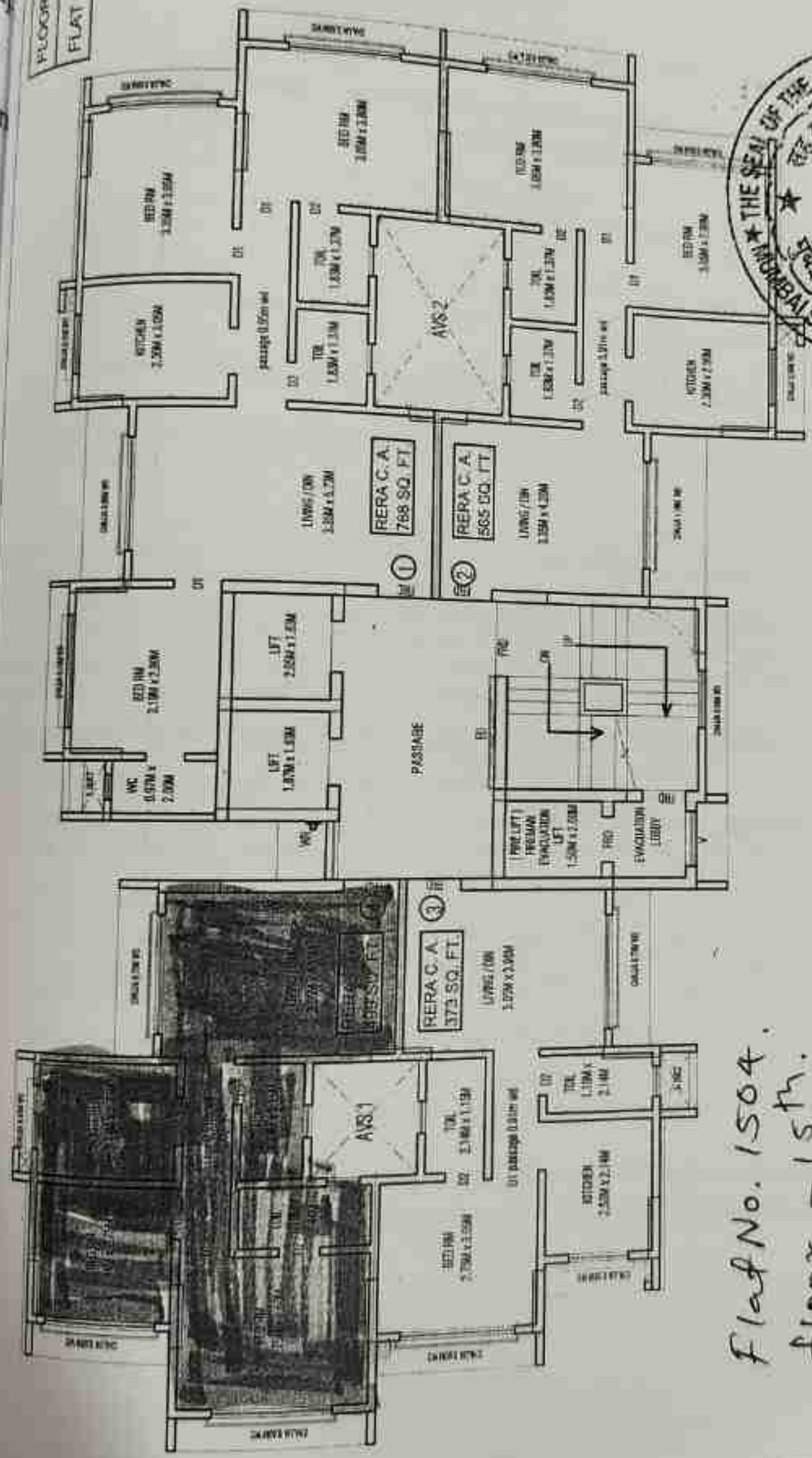
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each

Point on

FLOOR NO. - 15th
 FLAT NO. - 1504

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DESCRIPTION OF PROPOSAL

PROPOSED RESIDENTIAL BLDG. ON PLOT BEARING
 CTS NO 536/A AT VILLAGE - MULUND (E),
 MUMBAI-400 081.

CONTENT

TYPICAL FLOOR PLAN

Flat No. 1504.
 floor - 15th.

अ एनर

अ Bhavama





01/03/2024

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दुर्यम निबंधक सह दुनि कुली 4

दस्ता क्रमांक 4470/2024

नोंदणी

Regn 83m

गावाचे नाव : मुलुंड

(1) तिलेखांची प्रकार	करारनामा
(2) मंविदाना	8000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकर भाकरणी टॅली की बाबतेंद्वारे तै तमुठ करावे)	7939601 505
(4) अ-मोपले पोटाहिरसा व धरकमाक (असल्यास)	1) पात्रिकेचे नाव मुंबई मलप डार वर्णन सटलिका नं. फ्लेट नं. 1504, माळा नं. 15 वा मजला, इमारतीचे नाव रुप निकेतन को ऑप ही सोसा लि. ब्लॉक नं. सन सुखाराम रोड रोड - मुलुंड पूर्व मुंबई - 400081, इतर माहिती: एकूण क्षेत्रफळ 499 चौ फूट ररा कारपेट म्हणजेच 46.35 चौ मी. कारपेट आणि 1 स्टोक वार पाकिरा स्पेस नं-53 सहित, सी टी एस नं. 636 आणि न्यू सी टी एस नं. 636/ए व्हिलेज - मुलुंड एव (C.T.S. Number: 636 AND NEW CTS NO 636/A)
(5) क्षेत्रफळ	1) 499 चौ फूट
(6) भाकरणी किंवा जुडी देण्यात अने व तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव-श्री शिगार इन्स्ट्रक्शन्स प्रायव्हेट लिमिटेड चे इन्व्हेक्टर बाळकृष्ण चाडुरन शिगार वय-54 पत्ता-प्लॉट नं. 101, माळा नं. 1 इमारतीचे नाव श्री शिगार अपार्टमेंट ब्लॉक नं. महान्ना फुले रोड रोड नं. मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड-400081 पॅन नं.-AAJCS2548A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव-धिरज खिनाजी भडा वय-52, पत्ता-प्लॉट नं. फ्लेट नं. 101, माळा नं. 1 वा मजला, इमारतीचे नाव अर्बन कृपा को ऑप ही सोसा लि. ब्लॉक नं. गोपाळ कृष्ण गोखले रोड रोड नं. मुलुंड पूर्व, मुंबई, MUMBAI. पिन कोड-400081 पॅन नं.-AAZPG1663N 2): नाव-शेवता दि ज गड वय-46, पत्ता-प्लॉट नं. फ्लेट नं. 101, माळा नं. 1 वा मजला, इमारतीचे नाव अर्बन कृपा को ऑप ही सोसा लि. ब्लॉक नं. गोपाळ कृष्ण गोखले रोड रोड नं. मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड-400081 पॅन नं.-AAZPG3898H
(9) दस्तऐवज करून दिल्याचा दिनांक	01/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	01/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4470/2024
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	480000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेष	

मुल्यांकनासाठी विचारात घेतलेला

अवधीत :-

मुद्राक शुल्क भाकरताना निवडलेला

अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment and annexed to it.



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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
 Flat No. 1504 on 15th floor having Rera Carpet area 46.35 square meters together with parking in the premises of proposed Building to be constructed and known as "ROOPNIKETAN" consisting of Stilt and 18th and 19th 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)

Sr. No.	
1	Up to
2	Compl in 5 (f casting floor, slab i.
3	Comp plaste
4	Comp stairc floor
5	Com and terra said
6	Com elect and entr pavi requ the Bui
7	Bef



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