



HOME LOAN CENTRE, GHATKOPAR

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| SSL | Code No. | MUM99999 MUMSSL0000274 |
| | File Ref No. | Lead No. RP11/24110062 |
| ASE | AVINASH BHOJAWA | 9167389229 |
| ASM | SARVESH PANDAY | |
| AQM | ROHINI BHIPE | |

| | |
|----------------------------|---|
| RLMS Number | Lead ID:- 32948865 RLMS:- 501241122026949. |
| LOS Branch Name | VIKROLI EAST BRANCH |
| Branch Code | 07212 |
| Source Type | CONNECTOR |
| Expected Disbursement Date | 31ST DECEMBER |
| Reference ID | |
| Applicant Name | JENIFER SIDDAPUR |
| CIF No. | 91008368559 |
| Co-Application Name | JUSTIN SIDHAPUR |
| CIF No. | 90902955796 |
| Applicant | |
| Date of Birth | 27-12-1998 |
| Pan Card Number | LZLPS2638R |
| Bank Account Number | SBI-41180943237 |
| Bank Account Number | SBI-40F50819528 |
| E-mail ID | jennysidd027@gmail.com |
| Mobile No. | 7718049483/8828253712 |

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| Rate | 55 LAKHS |
| | 240 MONTHS |
| | HOME LOAN (UC) |
| | Y-Y |
| | GHATKOPAR |

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| AMT | |
| PROCESSING OFFICER | |
| RESI/OFF | CRUX |
| TIR | |
| VALUATION | 02/01/25 Vastukala |
| SITE | 02/01/25 Shilpa mangle |
| LOAN A/C | |
| T.D. | |
| D.E. | |

SBI A/C NO-4180943237

SBI C/O NO-91008368559

A. PERSONAL DETAILS

APPLICANT CO-APPLICANT GUARANTOR

Customer: Yes No

CIF No./Account No. 91008368559

First Name: JENNIFER ANAND Middle Name: SIDDAPUR Last Name: SIDDAPUR

Birth: 27/12/1998 PAN: UZLPS2838R
7718049483

E-mail: jenniferanand27@gmail.com

Spouse: _____
Father: JANAND SIDDAPUR

Gender: Male Female Third Gender
Status: Single Married Divorced Widowed

of KYC (Minimum one to be filled)

Passport / UID No. 829882551110

ID No. _____

Port No. _____

Driving License No. _____

REGA Job card No. _____

Address issued by National Population Register Containing Name and Address: _____

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

OUR SERVICE UNDER:

Provident Fund Pension New Pension Scheme

Permanent Address:

Current Address:

Address 1: Room No-59/1792, NEAR SHASHIBHUTAI, RAMAKANT
Address 2: DRSHMUKH MARG, TAGORE NAGAR, GR NO-7,
Address 3: VEKROLE (EAST)

City: MUMBAI

State: MAHARASHTRA

Country: INDIA Pin Code: 400078

Is address same as the permanent address Yes No

Permanent Address:

Address 1: Room No-1311, 8RD FLOOR, BLDG NO-1-R-2,
Address 2: KARNI NAGAR, NEAR KANJUR RAILWAY STATION,
Address 3: KANJUR MARG (EAST)

City: MUMBAI

State: MAHARASHTRA

Country: INDIA Pin Code: 400042

Relationship type for communication: Permanent Current

Relationship type: Rented Company lease Owned

Months residing in current address: _____

Relationship with Primary Applicant:

Relationship: Father Mother Brother Sister Son Daughter Daughter-in-law

Others, Please specify _____

Existing houses not owned individually or jointly by the customer:



Signature: Jennifer Anand



SWASTIK
GROUP
BUILDERS & DEVELOPERS

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made at Mumbai this 20th day of Dec, 2024;

Rahul Samar

BETWEEN

Justin

Jenny

R

M/S. SWASTIK HOMES (PAN: ADYFS4233L), a Partnership firm duly registered under the provisions of Indian Partnership Act, 1932 and having its office at 312, Swastik Disa Corporate Park, Kohinoor Compound, LBS Marg, Ghatkopar West, Opposite Shreyas Cinemas, Mumbai – 400 086 by the hands of its partner **Mr. Rahul Samar** hereinafter referred to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partners or partner for the time being of the firm, the survivors or survivor of them, the heirs, executors and administrators of the last surviving partner, his/her/their assigns) of the One Part;

AND

Mrs. Sampathu Anand Siddapur (PAN: GHAPS6502N), Mr. Justin Anand Sidhapur having (PAN : OZGPS6305P) and Ms. Jennifer Anand Siddapur (PAN: LZLPS2638R) adult, Indian Inhabitant, residing at Room no 311, 3rd floor, R2-bldg, Jolly board (SSNS), Karve Nagar, Opp. Kanjurmarg Railway Station, Kanjurmarg East, Mumbai – 400 042, hereinafter referred to as the said "Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in the case of (a) individuals, his/her/their respective heirs, executors, administrators, legal representatives and permitted assigns; (b) proprietorship concern, sole proprietor's heirs, executors, administrators, legal representatives and permitted assigns; (c) partnership firm, the partners for the time being from time to time, the survivors or survivor of them and the heir, executors and administrators of the last of such survivors or survivor of partners, legal representatives and permitted assigns; (d) HUF, the members or member for the time being of the said Joint Hindu Family and their respective heirs, executors, administrators and permitted assigns and (e) Company and/or LLP, its successors and permitted assigns) of the **OTHER PART**;

| Promoter | Purchaser/s | | |
|----------|--------------------|---------------|--------------|
| R | <u>Rahul Samar</u> | <u>Justin</u> | <u>Jenny</u> |



CHALLAN
MTR Form Number-6



| | | | | | | | | |
|----------------------|-----------------------------------|---------------|---------------------|------------------------|---|---------------------------|---------|------|
| GRN | MH012961778202425E | BARCODE | | | Date | 20/12/2024-19:02:05 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Type of Payment | Stamp Duty | | | TAX ID / TAN (If Any) | | | | |
| Office Name | KRL5_JT SUB REGISTRAR KURLA NO 5 | | | PAN No.(If Applicable) | | | | |
| Location | MUMBAI | | | Full Name | SWASTIK HOMES | | | |
| Year | 2024-2025 One Time | | | Flat/Block No. | FLAT NO 303 3RD FLOOR SWASTIK CORAL | | | |
| Account Head Details | | Amount In Rs. | Premises/Building | | BLDG NO 36 TAGORE NAGAR VIKHROLI EAST | | | |
| 0030045501 | Stamp Duty | 470400.00 | Road/Street | | | | | |
| 0030063301 | Registration Fee | 30000.00 | Area/Locallty | | MUMBAI | | | |
| | | | Town/City/District | | | | | |
| | | | PIN | | 4 | 0 | 0 | 0 |
| | | | | | 8 | 3 | | |
| | | | Remarks (If Any) | | SecondPartyName=SAMPATHU ANAND SIDDAPUR AND OTHERS- | | | |
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| | | | Amount In | | Five Lakh Four Hundred Rupees Only | | | |
| Total | 5,00,400.00 | | Words | | | | | |
| Payment Details | | | STATE BANK OF INDIA | | | FOR USE IN RECEIVING BANK | | |
| Cheque-DD Details | | | Bank CIN | Ref. No. | 00040572024122077568 | CK00FPNLP2 | | |
| Cheque/DD No. | | | Bank Date | RBI Date | 20/12/2024-19:24:02 | Not Verified with RBI | | |
| Name of Bank | | | Bank-Branch | | STATE BANK OF INDIA | | | |
| Name of Branch | | | Scroll No. , Date | | Not Verified with Scroll | | | |

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबन्धक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 0000000000



Print Date 21-12-2024 12:32:44

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SWASTIK
G R O U P
 BUILDERS & DEVELOPERS

The Promoter and the Purchaser are hereinafter for the sake of brevity individually referred to as "Party" and collectively and jointly referred to as the "Parties".

WHEREAS:-

A. Maharashtra Housing Board ("Board"), as established under the Maharashtra Housing Board Act, 1948 was the owner and was seized and possessed off or otherwise well and sufficiently entitled to all that piece and parcel of land City Survey No.349 (part) admeasuring 596.03 square meters or thereabouts situate lying and being at Tagore nagar, Bandra (East) in the registration sub-district of Bandra and Bombay Suburban District hereinafter referred to as the "said Land").



The Board constructed a building on the said Land being building bearing No. 36 consisting of Ground plus 3 upper floors having 32 tenements (hereinafter referred to as the "Building No. 36"). The said Land along with the Building No. 36, shall hereinafter unless referred to individually, be collectively referred to as the "said Property" and is more particularly described in the **First Schedule** hereunder written;

C. Maharashtra Housing and Area Development Authority (hereinafter referred to as the "Authority") was constituted with effect from December 5, 1977 vide Government Notification by the Public Works and Housing Development bearing No. ARD/1077(1)/Desk-44 and the Board, stood dissolved by operation of Section 15 of the Maharashtra Housing Board Act, 1948 (hereinafter referred to as the "MHAD Act"). In terms of Clause 189 (a) and (b) of the MHAD Act, all the property, rights, liabilities and obligations of the Board including those arising under any agreement or contract became the property, rights, liabilities and obligations of the Authority;

D. In view thereof, the said Property became the property of the Authority and all the rights liabilities and obligations of the Board as aforesaid in relation to the said Property became the rights liabilities and obligations of the Authority;

E. The allottees of the said Building formed themselves into a Co-operative Housing Society viz. Tagore Nagar Shree Sai Co-operative Housing Society Limited (hereinafter referred to as the "said Society") and registered the same under the provisions of the Maharashtra

| Promoter | Purchaser/s | | |
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| R | <u>रविशंकर</u> | <u>Justu</u> | <u>Jenny</u> |

F. Since the said Redeveloping Society was a Housing Society and the developer...

G. By and under the authority of the Maharashtra Housing Board Act, 1948, the Board was established as a public authority and referred to as the "Board".

H. By and under the authority of the Maharashtra Housing Board Act, 1948, the Board was dissolved and its property, rights, liabilities and obligations were transferred to the Maharashtra Housing and Area Development Authority.

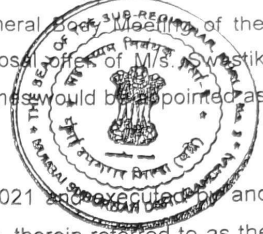
I. The rights, liabilities and obligations of the Board as aforesaid in relation to the said Property became the rights, liabilities and obligations of the Authority.

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BUILDERS & DEVELOPERS

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- F. Since the said Building was in a dilapidated condition, the said Society was desirous of redeveloping the said Property. In that regard, a Special General Body Meeting of the Society was held on 20th December, 2020, wherein the proposal of M/s. Swastik Homes was accepted and it was resolved that M/s. Swastik Homes would be appointed as the developer to redevelop the said Property.
- G. By and under an Indenture of Lease dated 24th September, 2021 and between Maharashtra Housing and Area Development Authority, therein referred to as the Authority of the One Part and Tagore Nagar Shree Sai Co-operative Housing Society Limited, therein referred to as the Society of the Other Part and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/15127/2021, the Authority demised by way of lease unto the Society, the said Land, for a period of Thirty (30) years and renewable every Thirty (30) years commencing from 1st April, 1980, at or for the yearly rent and subject to the terms and conditions contained therein.
- H. By and under a Sale Deed dated 24th September, 2021 and executed by and between Maharashtra Housing and Area Development Authority, therein referred to as the Authority of the One Part and Tagore Nagar Shree Sai Co-operative Housing Society Limited, therein referred to as the Society of the Other Part, and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/15130/2021 the Authority conveyed, granted and assured unto the Society, by way of sale, the said Building, at for the consideration and in the manner contained therein
- I. By and under a Development Agreement dated 10th December 2021 ("Development Agreement") executed by and between (a) Tagore Nagar Shree Sai Co-operative Housing Society Limited, therein referred to as the Society of the First Part, (b) (i) Shri Jenish Winstone Livingstone (ii) Shri Ghehrilal Udaylal Kothari (iii) Shri Yogesh Tavaji Gorule (iv) Shri Dattaram Ravji Kokate (v) Shri Sudam Maruti Pawar (vi) Smt. Qamrunnissa Mumtaz Ahmed (vii) Smt. Bharati Bharatbhushan Bagwe (viii) Smt. Omana Andy R. (ix) Shri Shah Kantilal Devshi (x) Shri Sandesh Vishnu Kulkarni (xi) Smt. Swatisantosh Sable (xii) Smt. Vidya Ramesh Lagad (xiii) Smt. Jacqueline Kelwin Simon (xiv) Shri Kishor Laxman Chavan (xv) Smt. Helen Violet Acent Soans (xvi) Shri Bhaskar Simon Samuel Amanna (xvii) Shri Melwin Johnson Samuel Amanna (xviii) Smt. Anita Robert Nixon Amanna (xix)

| Promoter | Purchaser/s | | |
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dividually referred to as
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floors on the said Land in accordance with the plans, designs, specifications approved by the competent authority from time to time and which have been inspected by the Purchaser/s.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the enjoyment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

2.2 The Purchasers are aware that the Concession plans in respect of the said Building have been sanctioned by the competent authority for Part Basement Plus Ground Plus stilt and upto 23 upper floors as per Annexure "[A]".

3. TRANSACTION

3.1. The Purchaser/s agree/s to purchase from the Promoter and the Promoter agrees to sell to the Purchaser/s residential Flat No. 303 admeasuring 37.15 square meters RERA carpet area on the 3rd floor of the Building known as "**Swastik Coral**" being/ constructed on the said Land ("**said Premises**") and shown in hatched lines on the floor plan annexed hereto and marked "**Annexure [H]**" more particularly described in the **Payment Schedule** hereunder written for the consideration of **Rs.78,40,000/- (Rupees Seventy Eight Lakhs Forty Thousand Only)** including Rs. 0/- being the proportionate price of the common areas and facilities appurtenant to the said Premises which are more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as "**Common Areas and Facilities**") subject to applicable tax deducted at source under the Income Tax Act, 1961 ("**Consideration**") (the price of the said Premises including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

3.2. The Purchaser/s herein is/ not desirous of purchasing the Car Parking Space. The Purchaser/s herein agrees, declares and confirms that he/she/they shall not raise any claim and/or demand in future to the Promoter/Society with respect to the car parking space not being allotted to them. The Purchaser/s undertakes and agrees that they shall have no right, title and interest in the car parking space and the car parking space shall not form part of the Common Areas and Facilities.

| Promoter | Purchaser/s | | |
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| R | <u>Society</u> | <u>Justa</u> | <u>Jenny</u> |

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4. CONSIDERATION:

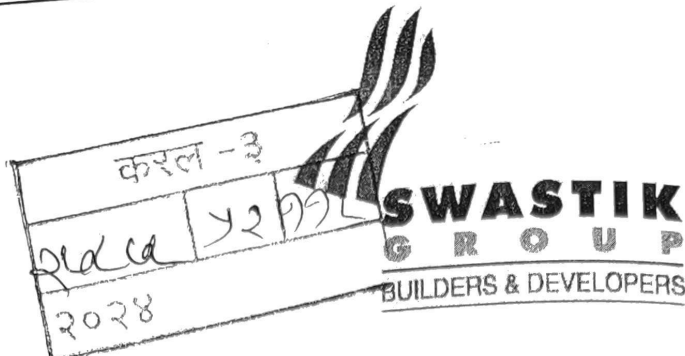
4.1. The Total Consideration is Rs.78,40,000/- (Rupees Seventy Eight Lakhs Forty Thousand Only) in addition to the applicable Goods and Service Tax ("GST").

4.2. The Purchaser/s has / have paid to the Promoter a sum of Rs.7,84,000/- (Rupees Seven Lakhs Eighty Four Thousand Only) plus the applicable Goods and Service Tax ("GST") and agrees to subject to deduction of tax on or before the execution of this Agreement and agrees to pay the balance sum of Rs.70,56,000/- (Rupees Seventy Lakhs Fifty Six Thousand and Only) plus the applicable Goods and Service Tax ("GST") (and other taxes in the manner stated in the payment schedule annexed as Annexure [I].



The Consideration excludes taxes (consisting of taxes paid or payable by the Promoter by way of GST, levies and cesses or any other similar taxes levied in connection with the construction of and implementation of the Project) and/or all other direct/indirect taxes applicable or which are and/or may become applicable pertaining or relating to the said Premises in any manner whatsoever and/or on the transaction as contemplated herein and/or the consideration payable hereunder, including but not limited to GST, Swachh Bharat Cess, Krishi Kalyan Cess, land under construction tax, LBT, surcharge, increase in development charges, land under construction charges, costs or levies imposed by the competent Authority, and/or all other direct / indirect taxes / duties, impositions applicable, levied by the Central and/or State Government and/or any local, public or statutory authorities / bodies and/or any other new taxes, any interest, penalty, levies and cesses and also all increases therein from time to time (collectively "Statutory Charges") under the provisions of the applicable law or any amendments thereto. The Statutory Charges shall be paid by the Purchaser/s on demand made by the Promoter within 7 (seven) working days from such demand, and the Purchaser/s shall indemnify and keep indemnified the Promoter from and against any costs, liabilities, penalties and interests etc. that may be levied with regard to the same. It is only upon payment of all amounts as contemplated in this Agreement, that the transfer of the said Premises in favour of the Purchaser/s will take place.

| Promoter | Purchaser/s | | |
|----------|--------------------|--------------------|--------------------|
| R | <u>[Signature]</u> | <u>[Signature]</u> | <u>[Signature]</u> |



27 DISPUTE RESOLUTION:

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to the concerned authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

28 GOVERNING LAW:

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force. The Mumbai Courts shall have jurisdiction for this Agreement.

29. This Agreement shall always be subject to the provisions of RERA and the same shall be governed by with Maharashtra Ownership of Flats Act, 1963 and the respective rules thereunder.



30. The PAN of the Parties are :

Promoter : ADYFS4233L
 Purchaser/s : GHAPS6502N , OZGPS6305P, LZLPS2638R

The First Schedule Above Referred To:
(Description of the said Property No.1)

All that piece and parcel of land bearing C.T.S. No. 349 (part) corresponding to City Survey No. 113 (part) admeasuring 596.03 square meters together with the adjoining tit bit areas admeasuring 246.32 square meters and 0.88 square meters road set back area at Village Hariyali, Tagore Nagar, Vikhroli (East), Mumbai - 400083 in the registration sub-district of Kurla, (Bombay Suburban District); and bounded as follows:

On or towards the North : By Building No. 32
 On or towards the South : By Building No. 37
 On or towards the East : By 18.30 wide DP road
 On or towards the West : By Building no. 29

| Promoter | Purchaser/s | | |
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The Second Schedule Above Referred To:
(Description of the Premises)

Residential Premises being Apartment / Flat No. 303, admeasuring 37.15 square meters RERA carpet area on 3rd floor along with the right to park 0 (zero) car in the Building No. 36 known as Swastik Coral to be constructed on all that piece and parcel of land bearing C.T.S. No. 349 (part) corresponding to City Survey No. 113 (part) admeasuring in the aggregate 596.03 square meters or thereabouts situate, lying and being at Tagore Nagar, Vikhroli (East), Mumbai - 400 083 in the registration sub-district of Bandra and Bombay Suburban District.

The Third Schedule Above Referred To:
(Common Areas and Facilities)



1. WATER PROOFING

- Terrace Water Proofing
- Water proofing for toilets.
- Water proofing for water tank.

2. FACILITIES

- Lifts of reputed make as per requirements. (Schindler, Kone, Thyssen Krupp or equivalent)
- Well designed entrance layout.
- Society Office.
- Under ground and over head water storage tank shall be provided as per BMC rule.

3. STRUCTURE

- R.C.C. frame structure
- Concrete as per RCC Consultant
- Cement: as per RCC Consultant
- Steel TMT bars as per RCC Consultant

| Purchaser/s | | | |
|-------------|--|--|--|
| Promoter | | | |
| R | | | |

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| 2022 | 2022 | 2022 |



Building Permission Cell, Greater Mumbai / MHADA
 (A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-8/1180/2024/FCC/1/Amend

Date : 13 May, 2024

To

Swastik Homes C/A to Tagore
 nagar ShreeSal
 312, Swastik
 park, Opp. S
 Road, Ghat
 400086



Proposed redevelopment of the bldg. no.36, bearing CTS no.349(pt), S.no.113(pt) of village - Tagore nagar MHADA layout, Vikhroli(E)-83

Dear Applicant,

With reference to your application dated 13 December, 2022 for development permission and grant of Further Commencement Certificate under section 44 & 69 of 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 Proposed redevelopment of the bldg. no.36, bearing CTS no.349(pt), S.no.113(pt) of village - Hariyali, at Tagore nagar MHADA layout, Vikhroli(E)-83.

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an

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event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. 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.

VP & CEO / MHADA has appointed Shri. Prashant Dhattrak, Executive Engineer to exercise his power of the Planning Authority under section 45 of the said Act.



This CC is valid upto dt. 28 December, 2024

Issue On : 29 December, 2022

Valid Upto : 28 December, 2023

Application No. : MH/EE/(BP)/GM/MHADA-8/1180/2022/CC/1/New

Remark :

This C.C. is granted upto Plinth level as per ZERO FSI IOA issued Dtd. 03.10.2022 Vide No. MH/EE/BP Cell/GM/MHADA-8/1180/2022.

Issue On : 25 October, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-8/1180/2023/FCC/1/New

Remark :

This C.C. is re-endorsed and Further extended from Ground floor, for meter room, entrance lobby, fitness center (Duplex), stack parking system in stilt + 1st floor for stack parking, fitness center, residential floor + 2nd to 15th upper floor for residential use having total height 46.70 sq. mt. AGL + LMR + OHT and parking tower touching to building having total height 46.70 mt. AGL as per last approved plans issued by MHADA vide u/no. MH/EE/B.P. Cell/GM/MHADA-8/1180/2023 dtd. 17th Apr. 2023.

Issue On : 13 May, 2024

Valid Upto : 28 December, 2024

Application No. : MH/EE/(BP)/GM/MHADA-8/1180/2024/FCC/1/Amend

Remark :

This C.C. is Re-endorsed and Further extended from 16th floor to 23rd upper Residential Floor with total building ht. 69.90 mt. from ground level + LMR + OHT and along with parking tower having total height 69.90 mt. AGL as per approved amended plans dtd. 22.04.2024 vide u/no. MH/EE/B.P. Cell/GM/MHADA-08/1180/2024.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC dt. 15/09/2023, Hon'ble Municipal Commissioner (BMC) dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.



Name : Prashant
Damodar Dhattrak
Designation : Executive
Engineer
Organization : Personal
Date : 13-May-2024 16:

**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

| | | |
|---------|----|------|
| करल - 3 | | |
| 26 | 66 | 2994 |
| २०२४ | | |

Copy submitted in favour of information please

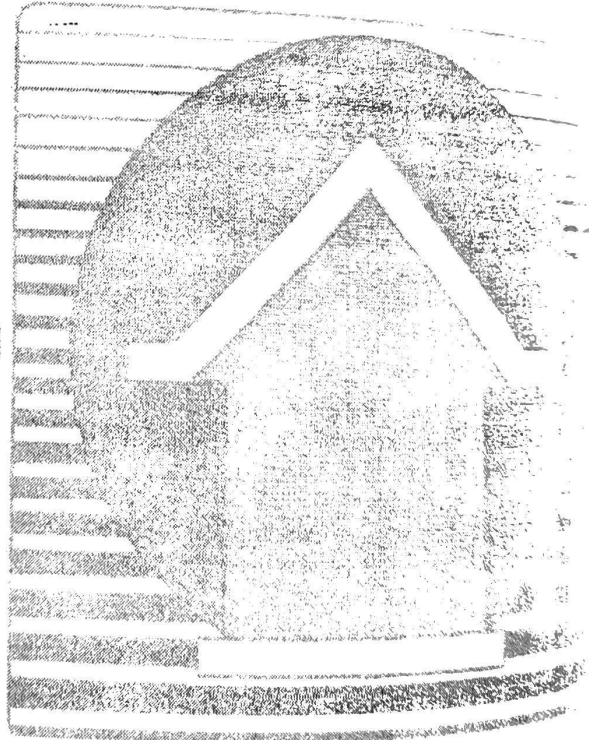
1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.
4. Chief ICT officer/MHADA for Information & uploaded to MHADA website.

Copy to :-

5. EE Kurla Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - Rohit Eshwar Parmar.
9. Secretary Tagore nagar ShreeSai CHS Ltd.



महाडा
MHADA





कुरला - ३
2023
ANNEXURE - E

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 **P51800050020**

Project: **Swastik Coral**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS No. 349(pt), S.No. 113** (near Hariyali, Kurla, Mumbai Suburban, 400083;

- Swastik Homes** having its registered office / principal place of business at Tehsil: **Kurla**, District: **Mumbai Suburban**, Pin: **400086**.
- 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 **06/03/2023** 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
- 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. Vasu Premanand Prabhu
(Secretary, MahaRERA)
Date: 06-03-2023 12:19:03

Dated: **06/03/2023**
Place: **Mumbai**

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

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. कुर्ला 3

दस्ता क्रमांक : 27878/2024

नोंदणी :

Regn:63m

26/12/2024

गावाचे नाव : हरियाली

- (1) विनेखाचा प्रकार करारनामा
- (2) मोबदला 7840000
- (3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार न नमुद करावे) 5556685.2

(4) भू-मापन, पोटहिस्सा व घनक्रमांक(अमल्याम)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 303, माळा नं: 3 रा मजला, इमारतीचे नाव: स्वस्तिक कोरल, बिल्डिंग नं 36, ब्लॉक नं: टागोर नगर, विक्रोळी पूर्व, रोड : मुंबई 400083, इतर माहिती: मौज हरियाली, सदनिकेचे क्षेत्रफळ 37.15 चौ. मी. रेग कारपेट ((C.T.S. Number : 349 Part :))

(5) क्षेत्रफळ

1) 40.87 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 असल्याम, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मेसर्स स्वस्तिक होम्स तर्फे भागीदार राहुल समर तर्फे मुख्यालय विनय पांडव वय:-38; पत्ता:-प्लॉट नं: ऑफिस 312, माळा नं: ., इमारतीचे नाव: स्वस्तिक दिसा कॉर्पोरेट पार्क, ब्लॉक नं: कोट्टिवर कॅम्पाऊंड, एलवीएम मार्ग, घाटकोपर पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400086 फोन नं:-ADYFS4233L

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता

1): नाव:-संपथु आनंद सिद्धपूर वय:-48; पत्ता:-प्लॉट नं: रूम नं 311 , माळा नं: 3 रा मजला, विल्डिंग नं. आर 2 , इमारतीचे नाव: जॉली बोर्ड (एसएमएनएस)), ब्लॉक नं: कर्वे नगर, कांजूरमार्ग रेल्वे स्टेशन समोर, कांजूरमार्ग पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400042 फोन नं:-GHAPS6502N
2): नाव:-जस्टिन आनंद सिद्धपूर वय:-21; पत्ता:-प्लॉट नं: रूम नं 311 , माळा नं: 3 रा मजला, विल्डिंग नं. आर 2 , इमारतीचे नाव: जॉली बोर्ड (एसएमएनएस), ब्लॉक नं: कर्वे नगर, कांजूरमार्ग रेल्वे स्टेशन समोर, कांजूरमार्ग पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400042 फोन नं:-OZGPS6305P
3): नाव:-जेनीफर आनंद सिद्धपूर वय:-26; पत्ता:-प्लॉट नं: रूम नं 311 , माळा नं: 3 रा मजला विल्डिंग नं. आर 2 , इमारतीचे नाव: जॉली बोर्ड (एसएमएनएस), ब्लॉक नं: कर्वे नगर, कांजूरमार्ग रेल्वे स्टेशन समोर, कांजूरमार्ग पूर्व, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400042 फोन नं:-LZLPS2638R

- (9) दस्तऐवज करून दिल्याचा दिनांक 20/12/2024
- (10) दस्त नोंदणी केल्याचा दिनांक 23/12/2024
- (11) अनुक्रमांक, खंड व पृष्ठ 27878/2024
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 470400
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेरग



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 वृहन्मुंबई 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 24/12/2024) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



दस्तासोबत देण्यात आलेली सूची-२

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

SWASTIK HOMES

312, Swastik Disa Corporate Park, Opp. Shreyas Cinema,
LBS Marg, Ghatkopar (W), Mumbai - 400 086.

Email : swastikgroup123@gmail.com

ESTIMATED COST SHEET

| | | |
|---------------|--|-------------------|
| Customer Name | Justin Anand Sidhapur | |
| Joint Name | Sampathu Anand Sidhapur, Jennifer Anand Siddapur | |
| Project | Swastik Coral | Scheme : Regular |
| Unit No | 303 - 1 BHK | Carpet Area : 400 |
| Car Parking | NA | Total parking : 0 |
| | Agreement Value | 78,40,000 |
| | GST - 5% | 3,92,000 |
| | Total - (A) | 82,32,000 |
| | Maintenance Charges | 23,600 |
| | Share and Entrance Fees | 600 |
| | Corpus | 54,800 |
| | Charges Total - (B) | 79,000 |
| | Registration Charges | 30,000 |
| | Misc Charges & Scanning | 10,000 |
| | Reg. & Misc. Charges - (C) | 40,000 |
| | Grand Total - (A + B + C) | 83,51,000 |

Terms & Conditions

* Booking will be confirmed only on receipt of 10% of the booking amount as per agreed payment schedule subject to maximum 30 days from the date of reservation amount.

* Customer has to pay 1 % TDS on agreement value (inclusive of sale value) within 30 days from the date of registration, if he fails to pay the TDS amount then penalty will be applicable from government as per norms.

* Any Cost Sheet issued earlier shall be treated as cancelled, null or void.

* GST or any other taxes, charges or duties levied by government / local authorities, as applicable, to be paid by the customer from time to time.

* Above prices are valid for next 7 days only subject to receipt of reservation amount.

Payment Schedule -
① On Booking - 12/10/24 - 100000/-
② 2nd Payment - 27/10/24 - 900000/-
③ 3rd Payment - Loan + Down contribution = 7351000/-



Customer Signature :



HARSHAL.B 13-10-2024 01:25 PM

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HARSHAL.B 13-10-2024 01:25 PM