

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑

जोडपत्र - २

BZ 267490

मुद्रांक विक्री नोंदवही
अनुक्रमांक ...5815.0.... दिनांक ..... - 6 JUL 2023
दस्ताचा प्रकार - .....MOU.....
दस्त नोंदणी करणार आहे का ? होय/नाही
नियक्तीचे पोटकलम (अ) -
मुद्रांक विक्रेत्याचे नाव - Jayshree Builders
हस्ते अनुज्ञप्तिधारकाचे नाव, Jugal Baug Compound, 1st Floor,
पत्ता व शहर - Opp. S.T. Workshop L.B.S.Marg
Thane (W) - 400 601
दस्तास पक्षकाराची संख्या -
मुद्रांक शुल्क रक्कम -
मुद्रांक विक्रेत्याचा परवाना क्रमांक (परवाना प्र. अधिकारी),
मुद्रांक विक्री ई सेवाकेंद्र - वैयक्तिक/व्यावसायिक
दुकान नं. ३८, तळमजला, [illegible], [illegible] प्रतीक्षा अपार्ट,
ठाणे (प.) - ४०० ६०१.
रजाना मुद्रांक क्रमांक - १२०१०१०

या कारणासाठी ज्याची मुद्रांक खरेदी केला त्यानी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात उपयोग बंधनकारक आहे.

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे
22 JUN 2023
मुद्रांक प्रमुख लिपीक / लिपीक

NOTARY
SUNITA S. GOLE
Dist.Thane (M.S.)
Regn.No.10294/13
Expiry Date
24 Sept.2023
GOVT. OF INDIA

SHRADDHA PRIME PROJECTS LTD.

Memorandum of Understanding

This deed is executed at Thane on this 7th day of July 2023.

BETWEEN

M/s. Shraddha Prime Projects Limited, Pan No. AAACT6881J having office at A-309, Kanara Business Centre Premises CS Limited, Link Road, Laxmi Nagar,

JAY SHREE BUILDERS

SHRADDHA PRIME PROJECTS LIMITED MUMBAI

Ghatkopar (East), Mumbai – 400 075, through its Director(s), hereinafter referred to as '**PROMOTER**' (which expression shall unless it repugnant to the context or meaning thereof shall be deem to mean and include its administrators and assigns) **OF THE ONE PART;**

AND

M/s. Jayshree Builders, PAN: AAAFJ0834B having office at: Jugal Baug Compound, 1st Floor, Opp. S. T. Workshop, L.B.S. Marg, Thane (W) – 400 601, through its Partner(s), hereinafter referred to as '**SECONDARY PROMOTER/AREA SHARING PROMOTER**' (Which expression shall mean and include partners or partner for the time being of the said respective firm, the survivors or survivor of them and the heirs, executors, and assigns of the last surviving partner or their assigns) OF THE OTHER PART.

WHEREAS:

1. At relevant time, M/s. Jalaram Construction Company was the absolute owner of the land bearing CTS No. 396, 396/1 to 396/59, area admeasuring about 5194.10 Sq. Mtrs, situated at Subhash Road, Bhandup West, Mumbai 400078. (hereinafter referred to as the **"said Plot"**).

2. By virtue of a Development Agreement dated 27/03/2007 read together with Deed of Confirmation dated 17/10/2008, M/s. Jalaram Construction Company transferred and assigned all the development rights, title and interest of the said Plot to and in favour of M/s. Jayshree Builders. The same was duly registered with the office of Sub – Registrar of Assurances at Kurla – 2, under serial no. **BDR-7/04926/2008** (**said Development Agreement**).

3. In pursuance to the Said Development Agreement, possession of the Said Plot was handed over to M/s. Jayshree Builders and that M/s. Jayshree Builders are still in possession of the Said Plot.

4. Subsequently, M/s. Jalaram Construction Company agreed to sell their rights on the said Plot in favour of M/s. Shraddha Prime Projects Limited, for the terms and conditions agreed between the parties therein. In furtherance to the said transaction, a Consent Letter dated 01/06/2022 was issued by M/s. Jayshree Builders in favour of M/s. Shraddha Prime Projects

Limited and M/s. Jalaram Construction Company (the **"said Consent Letter"**).

5. Vide the said Consent Letter, M/s. Jayshree Builders granted its consent to M/s. Jalaram Construction Company to sell the said Plot together with the right to develop the said Plot in favour of M/s. Shraddha Prime Projects Limited subject to safeguarding their subsisting rights under the said Development Agreement and on the condition that the said Plot is to be developed on the terms and conditions as may be mutually agreed between M/s. Shraddha Prime Projects Limited and M/s. Jayshree Builders.

6. Subsequently, vide Sale Deed dated 01/06/2022, M/s. Jalaram Construction Company sold, transferred and conveyed the rights, title and interest with respect to the said Plot in favour of M/s. Shraddha Prime Projects, for the terms and conditions mentioned therein. The same was duly registered with the office of Sub – Registrar of Assurances at Kurla – 3, under serial no. **9841/2022 (said Sale Deed)**.

NOTARY SUNITA S. GOLE Dist.Thane (M.S.) Regn.No.10294/13 Expiry Date 24 Sept.2023 GOVT. OF INDIA

7. By virtue of the said Sale Deed and the said Consent Letter, the Promoter is entitled to develop a real estate project named "**SHRADDHA PALACIOUS**" (hereinafter referred to as "**the said Project**") on the said Plot.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED, CONFIRMED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Recitals shall form integral part of this agreement and shall have effect of the operative part of these presents.
2. The Promoter herein is the active developer of the said project and shall develop the Said Project solely at their cost, risk, and expenses.
3. The Secondary Promoter herein authorizes the Promoter to register the said project with MahaRERA under his own name and representing himself as the Promoter as defined u/s 2 (zk) of Real Estate (Regulation and Development) Act, 2016. The Secondary Promoter shall also be disclosed as the Promoter/Secondary Promoter on the MahaRERA profile of the project.
4. The Promoter and the Secondary Promoter will be developing the said Project on the "Area Sharing Arrangement". The list of units allotted in

JAY SHREE JAY SHREE BUILDERS

SHRADDHA PRIME PROJECTS LIMITED MUMBAI

favour of the Promoter and the list of units allotted in favour of the Secondary Promoter are annexed herewith as the ***"Annexure A"***.

5. The Promoter agrees to hand over the flats/units along with the proportionate car parking spaces allotted to the Secondary Promoter.

6. The Promoter and the Secondary Promoter mutually agrees that, no party is required to obtain the "No Objection Certificate" from the other party to sell the flats/units allotted to their particular share.

7. The terms and conditions relating to the Area Sharing Arrangement, the scope of work, rights and liabilities of the Parties are to be finalized between the Promoter and the Secondary Promoter. In pursuant to which, a formal Consent Terms is to be executed between the Promoter and the Secondary Promoter.

8. The Promoter and the Secondary Promoter shall abide by the provisions of RERA and the Rules and Regulations made thereunder.

9. It is agreed between the parties that this document doesn't change the nature of title, rights, interest and liabilities as also the roles and responsibilities of the parties to the said Plot and this document is executed only for the limited purpose of RERA registration purpose.

SCHEDULE

(THE SAID PLOT ABOVE REFERRED TO)

All that piece and parcels of land bearing CTS No. 396, 396/1 to 396/59, area admeasuring about 5194.10 Sq. Mtrs., situated at Subhash Road, Bhandup West, Mumbai 400078.

On or Towards the East :
On or Towards the West :
On or Towards North :
On or Towards South :

NOTARY SUNITA S. GOLE Dist. Thane (M.S.) Regn.No.10294/13 Expiry Date 24 Sept.2023 GOVT. OF INDIA

JAY SHREE BUILDERS

SHRADDHA PRIME PROJECTS LIMITED MUMBAI

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR HANDS THIS 7th DAY OF July 2023 AT THANE.

THE COMMON SEAL OF THE WITHINNAMED "PROMOTER"

M/S. SHRADDHA PRIME PROJECTS LIMITED Through its Director(s)

1)



Sign Photo Left Thumb

2)

Sign Photo Left Thumb

THE COMMON SEAL OF THE WITHINNAMED "SECONDARY PROMOTER/AREA SHARING PROMOTER" M/S. JAYSHREE BUILDERS

Through its Partner(s)

1)



Sign Photo Left Thumb

2)

Sign Photo Left Thumb

In the presence of

1)

2)

BEFORE ME NOTARY

SUNITA S. GOLE
ADVOCATE & NOTARY
Off.:Shop No.3, Near Food Box Hotel,
Behind Sai Baba Mandir, Thane Court Naka
Thane (W)-400601. Mob.:9819815553

NOTED & REGISTERED
Sr. No. 6522/2023

7 JUL 2023

AANEXURE - A

WING A

TYPE	1 BHK	2 BHK	2 BHK	1 BHK	2 BHK	2 BHK	Area Per Floor	JB SHARE	
SERIES	1	2	3	4	5	6			
RCA	410	571	571	410	551	551 / 571			
BUILDUP	675	945	945	675	910	910 / 945			
GR FLOOR - Shop	0.00	0.00	282	435	505	0.00	1222	435	
1 St FLOOR	410	571	571	410	PARKING	PARKING	1962	1962	
2 ND FLOOR	410	571	571	410	PARKING	PARKING	1962	1962	
3 RD FLOOR	410	571	571	410	PARKING	PARKING	1962	1962	
4 TH FLOOR	410	571	571	410	PARKING	PARKING	1962	1962	
5 TH FLOOR	410	571	571	410	PARKING	PARKING	1962	1962	
6 TH FLOOR	410	571	571	410	PARKING	PARKING	1962	1962	
7 TH FLOOR	FIT C	FIT C	571	410	SOC OFF	FIT C	981	981	
8 TH FLOOR	410	571	REF	REF	551	551	2083	981	
9 TH FLOOR	410	571	571	410	551	551	3064	820	
10 TH FLOOR	410	571	571	410	551	551	3064		
11 TH FLOOR	410	571	571	410	551	551	3064		
12 TH FLOOR	410	571	571	410	551	551	3064		
13 TH FLOOR	410	571	571	410	551	551	3064		
14 TH FLOOR	410	571	571	410	551	551	3064		
15 TH FLOOR	410	571	REF	REF	551	551	2083		
16 TH FLOOR	410	571	571	410	551	551	3064	551	
17 TH FLOOR	410	571	571	410	551	551	3064	551	
18 TH FLOOR	410	571	571	410	551	551	3064	551	
19 TH FLOOR	410	571	571	410	551	551	3064	551	
20 TH FLOOR	410	571	571	410	551	551	3064	551	
21 TH FLOOR	410	571	571	410	551	551	3064	551	
22 TH FLOOR	410	571	REF	REF	551	551	2083	551	
23 TH FLOOR	410	571	571	410	551	571	3084	571	
24 TH FLOOR	410	571	571	410	551	571	3084	571	
25 TH FLOOR	410	571	571	410	551	571	3084	571	
26 TH FLOOR	410	571	571	410	551	571	3084	571	
27 TH FLOOR	410	571	571	410	551	571	3084	571	
28 TH FLOOR	*410*	*571*	*571*	*410*	*551*	*571*	3084	*1962*	23663
29 TH FLOOR	410	571	REF	REF	551	571	2103	1552	
30 TH FLOOR	410	571	571	410	551	571	3084	2533	
31 ST FLOOR	410	571	571	410	551	571	3084	2123	
32 ND FLOOR	410	571	571	410	551	571	3084	2123	
33 RD FLOOR	410	571	571	410	551	571	3084	981	
34 TH FLOOR	410	571	571	410	551	571	3084	981	
35 TH FLOOR	410	571	571	410	551	571	3084	571	
36 TH FLOOR	410	571	571	REF	551	571	2674	571	
37 TH FLOOR	410	571	571	410	551	571	3084		
38 TH FLOOR	410	571	571	410	551	571	3084		
39 TH FLOOR	410	571	571	410	551	571	3084		11435
	15580	21698	20267	14375	18137	17972			35098
						108029			

WING B

TYPE	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	Area Per Floor	JB Share	
SERIES	1	2	3	4	5	6			
RCA	384	387	381	381	391	391			
BUILDUP	635	640	630	630	645	645			
GR FLOOR	0.00	0.00	0.00	0.00	0.00	0.00			
1 St FLOOR	384	387	381	381	PARKING	PARKING	1533		
2 ND FLOOR	384	387	381	381	PARKING	PARKING	1533		
3 RD FLOOR	384	387	381	381	PARKING	PARKING	1533		
4 TH FLOOR	384	387	381	381	PARKING	PARKING	1533		
5 TH FLOOR	384	387	381	381	PARKING	PARKING	1533		
6 TH FLOOR	384	387	381	381	PARKING	PARKING	1533		
7 TH FLOOR	384	387	381	381	PARKING	PARKING	1533		
8 TH FLOOR	REF	387	381	381	PARKING	PARKING	1149		
9 TH FLOOR	384	387	381	381	PARKING	PARKING	1533		
10 TH FLOOR	384	387	381	381	PARKING	PARKING	1533	768	
11 TH FLOOR	384	387	381	381	PARKING	PARKING	1533	762	
12 TH FLOOR	384	387	381	381	PARKING	PARKING	1533	381	
13 TH FLOOR	384	387	381	381	PARKING	PARKING	1533	768	
14 TH FLOOR	384	387	381	381	PARKING	PARKING	1533	768	
15 TH FLOOR	REF	387	381	381	PARKING	PARKING	1149	762	
16 TH FLOOR	384	387	381	381	PARKING	PARKING	1533	762	
17 TH FLOOR	384	387	381	381	PARKING	PARKING	1533	762	
18 TH FLOOR	384	387	381	381	PARKING	PARKING	1533	381	
19 TH FLOOR	384	387	381	381	PARKING	PARKING	1533		
20 TH FLOOR	384	387	381	381	PARKING	PARKING	1533		
21 TH FLOOR	384	387	381	381	PARKING	PARKING	1533		
22 TH FLOOR	REF	256	381	381	PARKING	PARKING	1018		
23 TH FLOOR	384	387	381	381	391	391	2315	762	
24 TH FLOOR	384	387	381	381	391	391	2315	1149	
25 TH FLOOR	384	387	381	381	391	391	2315	1149	
26 TH FLOOR	384	387	381	381	391	391	2315	1149	
27 TH FLOOR	384	387	381	381	391	391	2315	1931	
28 TH FLOOR	*384*	*387*	*381*	*381*	*391*	*391*	2315	*2315*	14569
29 TH FLOOR	REF	256	381	381	391	391	1800	1800	
30 TH FLOOR	384	387	381	381	391	391	2315	2315	
31 ST FLOOR	384	387	381	381	391	391	2315	2315	
32 ND FLOOR	384	387	381	381	391	391	2315	1934	
33 RD FLOOR	384	387	381	381	391	391	2315	782	
34 TH FLOOR	384	387	381	381	391	391	2315		
35 TH FLOOR	384	387	381	381	391	391	2315		
36 TH FLOOR	REF	387	381	381	391	391	1931		
37 TH FLOOR	384	387	381	381	391	391	2315		
38 TH FLOOR	384	387	381	381	391	391	2315		
39 TH FLOOR	384	387	381	381	391	391	2315		9146
0	13056	14831	14859	14859	6647	6647			23715

SUNITA S. GOLE
Dist. Thane (M.S.)
Regn. No 10296/13
Expiry Date
14 Sept. 2023
GOVT. OF INDIA

JAY SHREE BUILDERS

SHRADDHA PRIME PROJECTS LIMITED MUMBAI

ANNEXURE - B

JAYSHREE BUILDERS ALLOCATION

A WING	
Flat No	Area
Shop -4	435
A-101	410
A-102	571
A-103	571
A-104	410
A-201	410
A-202	571
A-203	571
A-204	410
A-301	410
A-302	571
A-303	571
A-304	410
A-401	410
A-402	571
A-403	571
A-404	410
A-501	410
A-502	571
A-503	571
A-504	410
A-601	410
A-602	571
A-603	571
A-604	410
A-703	571
A-704	410
A-801	410
A-802	571
A-901	410
A-904	410
A-1606	551
A-1706	551
A-1806	551
A-1906	551
A-2006	551
A-2106	551
A-2206	551
A-2306	571
A-2406	571
A-2506	571
A-2606	571
A-2706	571
A-2801	410
A-2802	571
A-2803	571
A-2804	410
A-2901	410
A-2902	571
A-2906	571
A-3001	410
A-3002	571
A-3003	571
A-3004	410
A-3006	571
A-3101	410
A-3102	571
A-3103	571
A-3106	571
A-3201	410
A-3202	571
A-3203	571
A-3206	571
A-3301	410
A-3306	571
A-3401	410
A-3406	571
A-3506	571
A-3606	571

B WING	
Flat No	Area
B-1002	387
B-1004	381
B-1103	381
B-1104	381
B-1204	381
B-1302	387
B-1303	381
B-1402	387
B-1404	381
B-1503	381
B-1504	381
B-1603	381
B-1604	381
B-1703	381
B-1704	381
B-1804	381
B-2303	381
B-2304	381
B-2402	387
B-2403	381
B-2404	381
B-2502	387
B-2503	381
B-2504	381
B-2602	387
B-2603	381
B-2604	381
B-2702	387
B-2703	381
B-2704	381
B-2705	391
B-2706	391
B-2801	384
B-2802	387
B-2803	381
B-2804	381
B-2805	391
B-2806	391
B-2902	256
B-2903	381
B-2904	381
B-2905	391
B-2906	391
B-3001	384
B-3002	387
B-3003	381
B-3004	381
B-3005	391
B-3006	391
B-3101	384
B-3102	387
B-3103	381
B-3104	381
B-3105	391
B-3106	391
B-3201	384
B-3202	387
B-3203	381
B-3205	391
B-3206	391
B-3305	391
B-3306	391

NOTARY
SUNITA S. GOLE
Dist. Thane (M.S.)
Regn.No.10294/13
Expiry Date
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SHRADDHA PRIME PROJECTS LIMITED
MUMBAI

JAY SHREE
BUILDERS

2/3/23

2/3/23

35098

23715
58813

ANNEXURE - C

SHRADDHA PRIME PROJECTS LIMITED - ALLOCATION

A WING	
Flat No	Area
Shop -3	282
Shop -5	505
A-805	551
A-806	551
A-902	571
A-903	571
A-905	551
A-906	551
A-1001	410
A-1002	571
A-1003	571
A-1004	410
A-1005	551
A-1006	551
A-1101	410
A-1102	571
A-1103	571
A-1104	410
A-1105	551
A-1106	551
A-1201	410
A-1202	571
A-1203	571
A-1204	410
A-1205	551
A-1206	551
A-1301	410
A-1302	571
A-1303	571
A-1304	410
A-1305	551
A-1306	551
A-1401	410
A-1402	571
A-1403	571
A-1404	410
A-1405	551
A-1406	551
A-1501	410
A-1502	571
A-1503	REF
A-1504	REF
A-1505	551
A-1506	551
A-1601	410
A-1602	571
A-1603	571
A-1604	410
A-1605	551
A-1701	410
A-1702	571
A-1703	571
A-1704	410
A-1705	551
A-1801	410
A-1802	571
A-1803	571
A-1804	410
A-1805	551
A-1901	410
A-1902	571
A-1903	571
A-1904	410
A-1905	551
A-2001	410
A-2002	571
A-2003	571
A-2004	410
A-2005	551
A-2101	410
A-2102	571
A-2103	571
A-2104	410
A-2105	551

B WING	
Flat No	Area
B-101	384
B-102	387
B-103	381
B-104	381
B-201	384
B-202	387
B-203	381
B-204	381
B-301	384
B-302	387
B-303	381
B-304	381
B-401	384
B-402	387
B-403	381
B-404	381
B-501	384
B-502	387
B-503	381
B-504	381
B-601	384
B-602	387
B-603	381
B-604	381
B-701	384
B-702	387
B-703	381
B-704	381
B-801	REF
B-802	387
B-803	381
B-804	381
B-901	384
B-902	387
B-903	381
B-904	381
B-1001	384
B-1003	381
B-1101	384
B-1102	387
B-1201	384
B-1202	387
B-1203	381
B-1301	384
B-1304	381
B-1401	384
B-1403	381
B-1501	REF
B-1502	387
B-1601	384
B-1602	387
B-1701	384
B-1702	387
B-1801	384
B-1802	387
B-1803	381
B-1901	384
B-1902	387
B-1903	381
B-1904	381
B-2001	384
B-2002	387
B-2003	381
B-2004	381
B-2101	384
B-2102	387
B-2103	381
B-2104	381
B-2201	REF
B-2202	256
B-2203	381
B-2204	381
B-2301	384
B-2302	387

NOTARY
SUNITA S. GOLE
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SHRADDHA PRIME PROJECTS LIMITED MUMBAI

JAY SHREE BUILDERS

21/3/23

21/3/23.

A-2201	410
A-2202	571
A-2203	REF
A-2204	REF
A-2205	551
A-2301	410
A-2302	571
A-2303	571
A-2304	410
A-2305	551
A-2401	410
A-2402	571
A-2403	571
A-2404	410
A-2405	551
A-2501	410
A-2502	571
A-2503	571
A-2504	410
A-2505	551
A-2601	410
A-2602	571
A-2603	571
A-2604	410
A-2605	551
A-2701	410
A-2702	571
A-2703	571
A-2704	410
A-2705	551
A-2805	551
A-2806	571
A-2903	REF
A-2904	REF
A-2905	551
A-3005	551
A-3104	410
A-3105	551
A-3204	410
A-3205	551
A-3302	571
A-3303	571
A-3304	410
A-3305	551
A-3402	571
A-3403	571
A-3404	410
A-3405	551
A-3501	410
A-3502	571
A-3503	571
A-3504	410
A-3505	551
A-3601	410
A-3602	571
A-3603	571
A-3604	REF
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B-3501	384
B-3502	387
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B-3505	391
B-3506	391
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B-3901	384
B-3902	387
B-3903	381
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B-3906	391

NOTARY
SUNITA S. GOLE
Dist.Thane (M.S.)
Regn.No.10294/13
Expiry Date
24 Sept.2023
GOVT. OF INDIA

3/3/23

SHRADDHA PRIME PROJECTS LIMITED
MUMBAI

7/3/23.

JAY SHREE
BUILDERS

72931

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