



06/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 8606/2023

नोंदणी :

Regn:63m

गावाचे नाव : वरप

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3375000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1601500
(4) भू-सापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे वरप सव्हे नं.30 हिस्सा नं.12अ,सव्हे नं.30 हिस्सा नं.12ब,सव्हे नं.30 हिस्सा नं.12क,सव्हे नं.30 हिस्सा नं.12ड,सव्हे नं.32,सव्हे नं.33 हिस्सा नं.1,सव्हे नं.54 हिस्सा नं.3,सव्हे नं.70 हिस्सा नं.1,यावरील विश्वजीत प्रेशिएस फेस 2 मधील विल्डींग नं.1 डायमंड,सहावा मजला,सदनिका क्र.601,क्षेत्र 36.2 चौ.मी. कारपेट((Survey Number : सव्हे नं.30,32,33,54,70 ; HISSA NUMBER : हिस्सा नं.12अ,12ब,12क,12ड, 1,3, 1 ;))
(5) क्षेत्रफळ	1) 36.2 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.अभिजीत प्राईड तर्फे भागिदार विश्वजीत गुलाबराव करंजुले यांचे कबुली जबाबा करीता कुलमुखत्यारधारक म्हणून श्री. संतोष देवदास पवार वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप नं. 21 तळ मजला स्वानंद शॉपिंग सेंटर बी कॅबीन रोड, अंबरनाथ पुर्व, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-ABFFA9712M 2): नाव:-मे.अभिजीत प्राईड तर्फे भागिदार रवि भजनलाल माटा यांचे कबुली जबाबा करीता कुलमुखत्यारधारक म्हणून श्री. संतोष देवदास पवार वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप नं. 21 तळ मजला स्वानंद शॉपिंग सेंटर बी कॅबीन रोड, अंबरनाथ पुर्व, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-ABFFA9712M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आयुषी जैन वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: टि-01 अनवर हार्डवूड फेस 2, इन्फॅन्ट ऑफ कमला लॉज, घोडा नाकास भोपाळ, अंधाड्डी प्रदेश, भोपाल. पिन कोड:-462001 पॅन नं:-BHMPJ5232K
(9) दस्तऐवज करून दिल्याचा दिनांक	06/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	06/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	8606/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	202500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment established or to be established, or any area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



(सही) जी.डी. सातदिवे
सह. दुय्यम निबंधक वर्ग २,



CHALLAN
MTR Form Number-6



GRN	MH000135088202324E	BARCODE			Date	04/04/2023-12:28:16	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID / TAN (If Any)				
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ABFFA9712M			
Location	THANE			Full Name	ABHIJEET PRIDE			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO. 601, SIXTH FLOOR, B NO. 1,			
Account Head Details			Amount In Rs.	Premises/Building	DIAMOND, VISHWAJEET PRECIOUS PHASE II			
0030046401	Sale of NonJudicial Stamp		6000.00	Road/Street	VILLAGE- VARAP			
				Area/Locality	TALUKA- KALYAN, DISTRICT- THANE			
				Town/City/District				
				PIN	4	2	1	1 0 3
				Remarks (If Any)	PAN2=BHMPJ5232K~SecondPartyName=AYUSHI JAIN~CA=3375000			
				Amount In	Six Thousand Rupees Only			
			6,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	69103332023010012040 2801452298		
Name of Bank				Bank Date	RBI Date	04/04/2023 28:58 Not Verified with RBI		
Name of Branch				Bank-Branch	IDBI BANK			
				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.
 चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी चलन लागू



Signature

क.ल.न.२
 दस्त क्र. ८८०६ २०२३
 ३ १९३

AGREEMENT FOR SALE

This Agreement made at KALYAN on this 06th day of April 2023

BETWEEN

M/S. ABHIJEET PRIDE, (PAN No. ABFFA9712M) a partnership firm having its office at Shop no. 21, Ground Floor, Swanand Shopping Centre, B-Cabin Road, Shivaji Chowk, Ambernath (E)- 421501, hereinafter referred to as the "Promoters" [which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being, the survivors of them/their/his/her heirs, executors, administrators and assigns) being the Party of the First Part.

AND

Miss. Ayushi Jain, aged about 27 years, Pan No. BHMPJ5232K Residing at Flat No. T-01, Anwar Heights, Phase-2, Infront of Kamia Lodge, Ghoda Nakas Bhopal, Madhya Pradesh- 462001. hereinafter called and referred to as the Allottee/s (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the Party of the Second Part.

WHEREAS originally Shri Laxman Devram Sonawane was seized and possessed of otherwise well and sufficiently entitled to all that piece and parcel of land bearing Survey No.30, Hissa No. 12A., adm. 1700 sq. mtrs., lying, being and situate at Village Varap, Taluka Kalyan, Dist. Thane. Within the limits of Gram Panchayat Varap, (hereinafter for the sake of brevity called and referred to as "property no. 1")

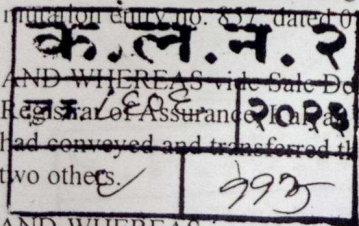
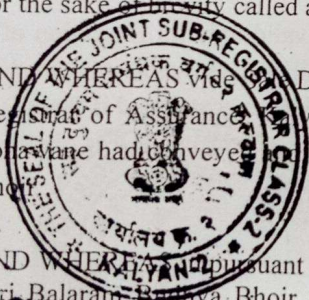
AND WHEREAS vide Deed dated 09.03.2011, registered in the office of the Sub-Registrar of Assurance, Kalyan 3 at serial no. 1818 of 2011, Shri Laxman Devram Sonawane had conveyed and transferred the property no. 1 unto Shri Balaram Budhya Bhoir

AND WHEREAS pursuant to the aforesaid Sale Deed dated 09.03.2011, the name of Shri Balaram Budhya Bhoir got mutated in records of rights of property no.1 vide mutation entry no. 857, dated 01.08.2012.

AND WHEREAS vide Sale Deed dated 30.08.2012, registered in the office of the Sub-Registrar of Assurance, Kalyan 2 at serial no. 7500 of 2012, Shri Balaram Budhya Bhoir had conveyed and transferred the property no. 1 unto Shri Anant Sakharam Mhatre and two others.

AND WHEREAS in pursuant to the aforesaid Sale Deed dated 30.08.2012, the names of Shri Anant Sakharam Mhatre and two others got mutated in records of rights of property no.1 vide mutation entry no. 860,, dated 03.09.2012.

AND WHEREAS vide Sale Deed dated 02.06.2017, registered in the office of the Sub-Registrar of Assurance, Kalyan 2 at serial no. 5375 of 2017, Shri Anant Sakharam Mhatre and two others had conveyed and transferred the property no. 1 unto the Promoters herein.



Ayushi Jain
R. Mhatre

[Handwritten Signature]

AND WHEREAS of the Promoter no. 973, AND WHEREAS possessed of bearing Survey No. 12C, adm. Dist. Thane AND WHEREAS Registrar of and others h Survey No. ,Dist. Thane Nakarani. AND WHEREAS Shri Lalji M 21R-40P of at Village V AND WHEREAS Registrar o and others l Survey No. ,Dist. Thane Tayde. AND WHEREAS Shri Ravin OP of the p Village Va AND WHEREAS Registrar o and others bearing Su Kalyan, Di Nakrani. AND WHEREAS Shri Navin 30, Hissa N vide mutat AND WHEREAS Registrar o had gifted 12C, lying limits of G AND WHEREAS office of 01.04.2017 Shri Navin area adm.

AND WHEREAS in pursuant to the aforesaid Sale Deed dated 02.06.2017, the names of the Promoters got mutated in records of rights of property no.1 vide mutation entry no. 973,

AND WHEREAS originally Shri Ananta Kacharu Bhoir and others were seized and possessed off otherwise well and sufficiently entitled to all that piece and parcel of land bearing Survey No. 30, Hissa No. 12B, adm. OH-36R-4P, and Survey No. 30, Hissa no.12C, adm. 0H-02R-0P, lying, being and situate at Village Varap, Taluka Kalyan , Dist. Thane. Within the limits of Gram Panchayat Varap .

AND WHEREAS vide Sale Deed dated 19.11.2011, registered in the office of the Sub-Registrar of Assurance, Kalyan 2 at serial no. 11565 of 2011, Shri Ananta Kacharu Bhoir and others had conveyed and transferred an area adm. 0H-24R-4P of the property bearing Survey No. 30, Hissa No. 12B, lying, being and situate at Village Varap, Taluka Kalyan ,Dist. Thane within the limits of Gram Panchayat Varap, unto Shri Lalji Megji Patel/ Nakarani.

AND WHEREAS in pursuant to the aforesaid Sale Deed dated 19.11.2011, the name of Shri Lalji Megji Patel/ Nakarani got mutated in records of rights for an area adm. 0H-21R-40P of the property bearing Survey No. 30, Hissa No. 12B, lying, being and situate at Village Varap, Taluka Kalyan , Dist. Thane vide mutation entry no. 841.

AND WHEREAS vide Sale Deed dated 09.12.2010, registered in the office of the Sub-Registrar of Assurance, Kalyan 1 at serial no. 9991 of 2010, Shri Ananta Kacharu Bhoir and others had conveyed and transferred an area adm. 0H-12R-0P of the property bearing Survey No. 30, Hissa No. 12B, lying, being and situate at Village Varap, Taluka Kalyan ,Dist. Thane. Within the limits of Gram Panchayat Varap, unto Shri Ravindra Kautik Tayde.

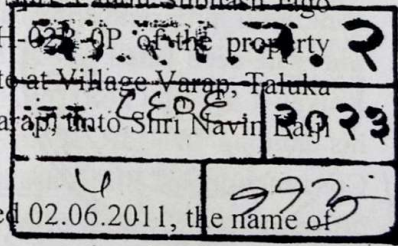
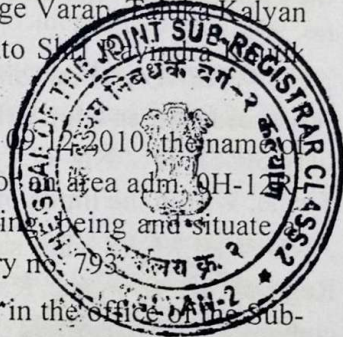
AND WHEREAS in pursuant to the aforesaid Sale Deed dated 09.12.2010, the name of Shri Ravindra Kautik Tayde got mutated in records of rights for an area adm. 0H-12R-0P of the property bearing Survey No. 30, Hissa No. 12B, lying, being and situate at Village Varap, Taluka Kalyan , Dist. Thane vide mutation entry no. 793.

AND WHEREAS vide Sale Deed dated 02.06.2011, registered in the office of the Sub-Registrar of Assurance, Kalyan 2 at serial no. 5764 of 2011, Shri Pandit Subhash Jago and others had conveyed and transferred an area adm. 0H-02R-0P of the property bearing Survey No. 30, Hissa No. 12C, lying, being and situate at Village Varap, Taluka Kalyan ,Dist. Thane. Within the limits of Gram Panchayat Varap, unto Shri Navin Lalji Nakrani.

AND WHEREAS in pursuant to the aforesaid Sale Deed dated 02.06.2011, the name of Shri Navin Lalji Nakrani got mutated in records of rights the property bearing Survey No. 30, Hissa No. 12C, lying being and situate at Village Varap, Taluka Kalyan , Dist. Thane vide mutation entry no. 834.

AND WHEREAS vide Gift Deed dated 09.09.2011, registered in the office of the Sub-Registrar of Assurance, Kalyan 2 at serial no. 9608 of 2011, Shri Navin Lalji Nakrani had gifted an area adm. 0H-02R-0P of the property bearing Survey No. 30, Hissa No. 12C, lying, being and situate at Village Varap, Taluka Kalyan, Dist. Thane. Within the limits of Gram Panchayat Varap, unto Shri Lalji Megji Patel/Nakarani.

AND WHEREAS vide Development Agreement dated 31.03.2017, registered in the office of the Sub-Registrar of Assurance, Kalyan 1 at serial no. 3359/2017, on 01.04.2017, Shri Ravindra Kautik Tayde, Shri Lalji Megji Patel in confirmation with Shri Navin Lalji Nakrani have collectively granted Development rights in respect of the area adm. 2390 sq.meters of the property bearing survey no. 30, Hissa no. 12B and 200



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G. S. S.

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the plans, amended, revised, modified as the Promoters may deem fit and proper and the Allottee/s has/have accorded his / her express and irrevocable consent for the same.

AND WHEREAS by virtue of the Sale Deeds, Development Agreement/Power of Attorney & other deeds the Promoters have sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoters on the Said Property and to enter into Agreement/s with the Allottee(s) of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee/s, the Promoters have given inspection to the Allottee/s of all the documents of title relating to the Said Property and the plans, designs and specifications prepared by the Promoter's Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoters, authenticated copies of Village Forms VI and XII or any other relevant revenue record showing the nature of the title of the Promoters to the Said property on which the Apartments are constructed have been annexed hereto and marked as **Annexure A and B** respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure C-1**.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure C-2**.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed hereto and marked as **Annexure D**.

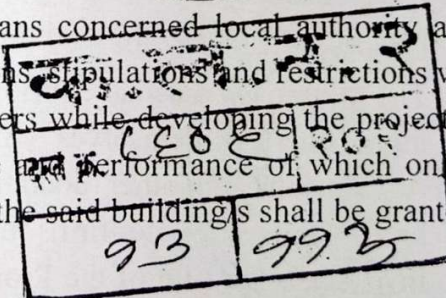
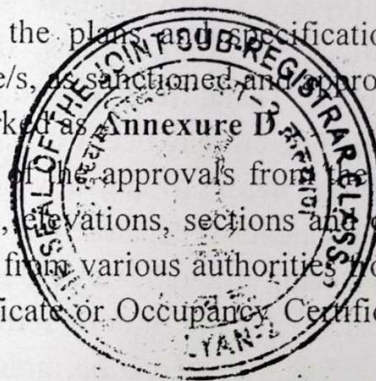
AND WHEREAS the Promoters have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Buildings.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said buildings and upon due observance and performance of which only the completion or occupancy certificate in respect of the said buildings shall be granted by the concerned local authority.

AND WHEREAS the Allottee/s has/have applied and offered to the Promoters for allotment of an Apartment No. **601** on **Sixth** floor in the **Building No -1** known as **Diamond** in the complex known as "**VISHWAJEET PRECIOUS PHASE II**".

AND WHEREAS the Promoters have accepted the offer of the Allottee/s and agreed to allot an Apartment bearing number **601** on the **Sixth** floor, (herein after referred to as the said "Apartment") in the **Building No -1** known as **Diamond** in the complex known as "**VISHWAJEET PRECIOUS PHASE II**" (herein after referred to as the said "Building") being constructed by the Promoters.

AND WHEREAS the carpet area of the said Apartment is **36.2** square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said



R. Malhotra

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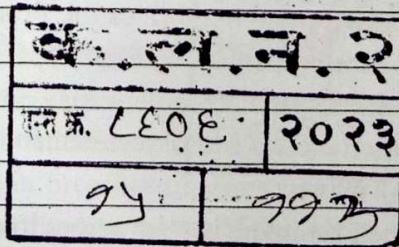
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4. 1.a (i) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s Apartment No. 601 of carpet area admeasuring 36.2 sq. meters on Sixth floor in the Building No -1 known as **Diamond** in the complex known as "VISHWAJEET PRECIOUS PHASE II" (hereinafter referred to as "the Apartment") as described in Schedule "A" written hereunder and as shown in the Floor plan thereof hereto annexed and marked as Annexure(s) C-1 and C-2 for the consideration of Rs. 33,75,000/- (**Rupees Thirty Three Lakh Seventy Five Thousand Only**) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (ii) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s covered parking spaces bearing Nos. NIL stilt being constructed in the layout for the consideration of Rs. 33,75,000/- (**Rupees Thirty Three Lakh Seventy Five Thousand Only**). However, the Allottee/s of such Parking shall not enclose or cover the same without the written permission of the Promoters and/or the society or such body formed, as the case may be and other concern authorities.

i(b) The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs. NIL/-

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs . 4,75,000/- (**Rupees Four Lakh Seventy Five Thousand Only**) as advance payment or application fee and hereby agrees to pay to that Promoters the balance amount of Rs. 29,00,000/- (**Rupees Twenty Nine Lakh Only**) in the following manner :-

Sr. No.	Particulars
1	1% Booking Amount
2	9% Within 15 days from the date of booking of flat
3	10% to be paid to the Promoter execution of agreement
4	20% on plinth
5	3% on casting of 1 st RCC Slab
6	3% on casting of 2 nd RCC Slab
7	3% on casting of 3 rd RCC Slab
8	3% on casting of 4 th RCC Slab
9	3 % on casting of 5 th RCC Slab
10	3 % on casting of 6 th RCC Slab
11	3% on casting of 7 th RCC Slab
12	3% on casting of 8 th RCC Slab
13	3% on casting of 9 th RCC Slab
14	3% on casting of 10 th RCC Slab
15	3% on casting of 11 th RCC Slab
16	3% on casting of 12 th RCC Slab
17	3% on casting of 13 th RCC Slab
18	3% on casting of 14 th RCC Slab
19	3% on casting of 15 th RCC Slab



R. Math

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the laws of India for the time being in force and the Ulhasnagar courts will have the jurisdiction for this Agreement.

36. It is hereby made clear that the furniture lay out, colour scheme, elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Allottees and the same are not agreed to be provided by the Promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in the Elevations, Designs and Colors of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Allottees.

37. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations made there under.

FIRST SCHEDULE ABOVE REFERRED TO

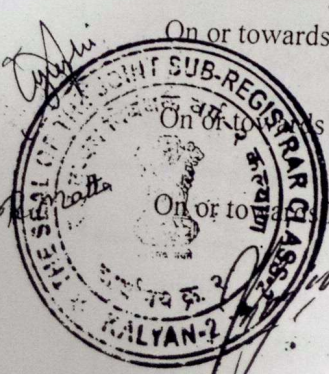
All those pieces and parcel of lands bearing Survey No. 30/12/A area adm. 1700 sq.mtr., Survey No. 30/12/B area adm. 1339 sq.mtr, Survey No. 30/12/C area adm. 200 sq.mtr, Survey No. 30/12/D area adm. 100sq.mtr, Survey No. 32 area adm. 4550sq.mtr, Survey No. 33/1 area adm. 1000 sq.mtr, Survey No. 54/3 area adm. 740 sq mtrs. Survey No. 70/1 area adm. 351 sq.mtr, total area adm. 9980 sq.mtr. lying and being situated at Mouje - Varap, Taluka. Kalyan, Dist.- Thane, within the limits of Registration District Thane and Sub-Registration District Kalyan and bounded as under: -

On or towards East : Survey No.30/7 (P), Survey No. 30/11 (P)

On or towards West : Survey No. 34 (P), 54(P)

On or towards South : Survey No. 30/14(P), 30/13(P)

On or towards North : Survey No. 31(P)



क.ल.न.२	
क.ल.न. ६०६	२०२३
३०	९९३

SECOND SCHEDULE ABOVE REFERRED TO

es of Apartment No. 601 of carpet area admeasuring 36.2 sq. meters on
the Building No-1 known as in the Diamond project known as
ET PRECIOUS PHASE II" on property bearing Survey No. 30/12/A,
12/B, Survey No. 30/12/C, Survey No. 30/12/D , Survey No. 32, Survey
y No. 54/3 and Survey No. 70/1 lying and being situated at Mouje -
Kalyan, Dist.- Thane, within the limits of Registration District Thane and
n District Kalyan.

[Handwritten Signature]

R. Matla

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क. ल. न. २	
दि. १५. ११. २०२३	२०२३
३९	९९३

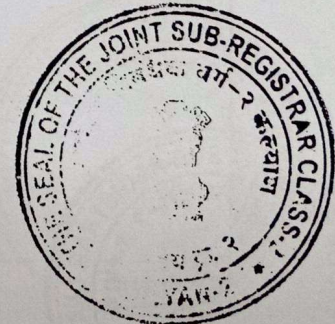
SECOND SCHEDULE ABOVE REFERRED TO

All that premises of Apartment No. 601 of carpet area admeasuring 36.2 sq. meters on Sixth floor in the Building No-1 known as in the Diamond project known as "VISHWAJEET PRECIOUS PHASE II" on property bearing Survey No. 30/12/A, Survey No. 30/12/B, Survey No. 30/12/C, Survey No. 30/12/D, Survey No. 32, Survey No. 33/1, Survey No. 54/3 and Survey No. 70/1 lying and being situated at Mouje - Varap. Taluka. Kalyan. Dist.- Thane, within the limits of Registration District Thane and Sub-Registration District Kalyan.

[Handwritten Signature]

R. Motta

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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
P51700030793

Project: **VISHWAJEET PRECIOUS PHASE II** Plot Bearing / CTS / Survey / Final Plot No.: S NO 32 S NO 33/1
PARTS NO 30/12 A,B PART,C AND D, S NO 54/3 S NO 70/1 PART, at Varap, Kalyan, Thane, 421103;

1. Abhijeet Pride having its registered office / principal place of business at Tehsil: **Ambarnath, District: Thane, Pin: 421501.**

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

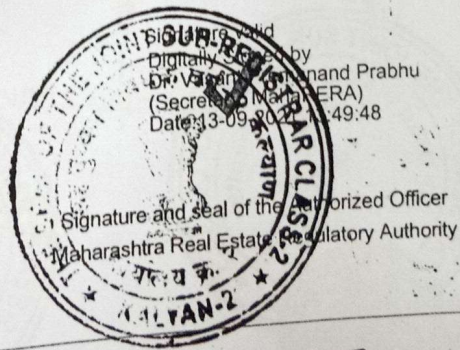
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 (i) 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 13/09/2021 and ending with 16/05/2026 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.

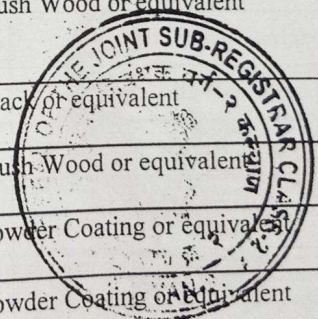


Dated: 13/09/2021

Place: Mumbai

क.ल.न.२	
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५९	९९३

Sr. No.	Particulars/Area	Materials	Specification/Make/Model
1	Cement OPC	Cement	
2	Cement CPC	Cement	Coromandel or equivalent
3	White Cement	Cement	Coromandel or equivalent
4	Reinforcement Steel	Steel	JK White Cement/ Birla White or equivalent
5	AAC Block - 4"/Red Brick 4"	Blocks/ Red Bricks	5.D
6	AAC Block - 6"/Red Brick 6"	Blocks/ Red Bricks	Bigblock Construction Ltd or Equivalent
7	Sand	Sand	Bigblock Construction Ltd or Equivalent
8	PVC	Plumbing	Crush Sand
9	Putty	Putty	Prince or equivalent
			Birla White or equivalent
<u>Flooring</u>			
1	Flooring - Hall, Bedroom, Passage, Kitchen and Balcony	Vitrified Tile	Nitco or equivalent
2	Window Sill	Granite	Black & White or equivalent
3	Kitchen Platform Stone	Granite	Black or equivalent
4	Wash Basin Dado		
<u>Door & Windows</u>			
1	Main Door & Bedroom Door Frame	Flush Wood	Flush Wood or equivalent
2	Main Door & Bedroom Door Shutter	Shutter	Flush Wood or equivalent
3	Toilet Door Frame	Granite	Black or equivalent
4	Toilet Door Shutter	Shutter	Flush Wood or equivalent
5	Windows	Aluminum Window	Powder Coating or equivalent
6	Sliding door for windows	Aluminum Sliding	Powder Coating or equivalent
7	Ventilators	Aluminum Louvers	Powder Coating or equivalent
8	Aluminium Frame & Bison Board	Aluminium Frame	Powder Coating or equivalent



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 40 | 993

A. Motta

Rajiv

[Signature]