

सूची क्र.2

दुय्यम निबंधक सह दु.नि. ठाणे 10

दस्त क्रमांक : 5610/2023

नोदणी

Regn 63m

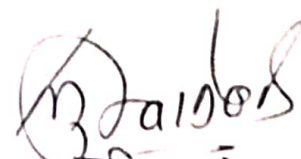
गावाचे नाव : राई

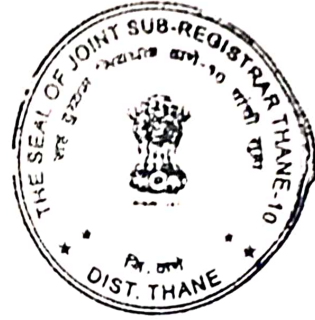
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4468200
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2587000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन , इतर माहिती: मौजे-राई, वार्ड क्र. यु-2, विभाग क्र. 13/45/1, जुना सर्वे न. 219, नवीन सर्वे न. 3, हिस्सा न. 2, 3, 5. सदनिका क्र. 101, पहिला मजला, विंग-ए, राज होम्स, राई व्हिलेज, गोरई उतन रोड, भाईदर, प. क्षेत्र. 398 चौ. फूट कारपेट ((Survey Number : 3/2, 3, 5))
5) क्षेत्रफळ	1) 398 चौ.फूट
6) आकारणी किंवा जुडी ट्रेण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता.	1): नाव:- मेसर्स. राज होम्स तर्फे पार्टनर मुकेश जे. परमार तर्फे कु. मु. म्हणून सुषमा महेश देशमुख - - वय:- 39; पता:- प्लॉट नं: बी/29, दुकान न. 2, माळा नं: -, इमारतीचे नाव: शांतीनगर , ब्लॉक नं: सेक्टर-11, रोड नं: मिरारोड, पु., महाराष्ट्र, ठाणे. पिन कोड:- 401107 पॅन नं:- AASFR7947P
3) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता	1): नाव:- प्रतिक हेमंत गुरव - - वय:- 34; पता:- प्लॉट नं: रेव आगार, माळा नं: -, इमारतीचे नाव: सदानंद नगर, उतन रोड , ब्लॉक नं: मुर्दा व्हिलेज , रोड नं: भाईदर, प., महाराष्ट्र, ठाणे. पिन कोड:- 401107 पॅन नं:- AMXPG3087E
1) दस्तऐवज करून दिल्याचा दिनांक	29/03/2023
0) दस्त नोदणी केल्याचा दिनांक	29/03/2023
1) अनुक्रमांक, खड व पृष्ठ	5610/2023
2) बाजारभावाप्रमाणे मुद्राक शुल्क	312800
3) बाजारभावाप्रमाणे नोदणी शुल्क	30000
4) शेरा	



ल्याकनासाठी विचारात घेतलेला तपशील:-

द्राक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.


 सुनिल वाडेवाले
 सह दुय्यम निबंधक वर्ग-२
 ठाणे क्र. १०



AGREEMENT FOR SALE

AN ARTICLE OF AGREEMENT made at Mira Road this 29th day of March, 2023

BETWEEN **M/s. RAJ HOMES**, a partnership firm having its office at **B/29, Shop No. 2, Sector-11, Shanti Nagar, Mira Road (East), Thane - 401 107.** having its PAN No. **AASFR7947P** through its one of the partners **MR. MUKESH J PARMAR**, hereinafter referred to as the "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm and its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the ONE PART

AND *Mukesh*

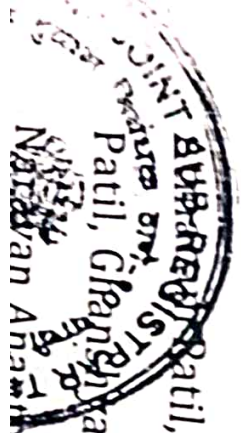
Parmar

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MR. PRATIK HEMANT GURAV adult Indian Inhabitant, presently residing **Rev Agar,**
Sadanand Nagar, Uttan Road, Murda Village, Bhayander West 401101, Thane. Here
in after referred to as the "ALLOTTEE" (which expression shall unless it be repugnant
to the context or meaning thereof shall deem to mean and include their respective
heirs, executors administrators and assigns) of the **OTHER PART.**

WHEREAS:

1. Shri Rajaram Atmaram Patil, Smt. Yamunabai Atmaram Patil, Smt. Bhagibai Patil, Lalita Baburao Patil, Reshma Baburao Patil, Ganesh Baburao Patil, Ghanashyam Anant Patil, Bhalchandra Anant Patil, Asha Anant Patil.



SHRI RAJARAM ATMARAM PATIL, SMT. BHAGIBAI PATIL, LALITA BABURAO PATIL, RESHMA BABURAO PATIL, GANESH BABURAO PATIL, GHANASHYAM ANANT PATIL, BHALCHANDRA ANANT PATIL, ASHA ANANT PATIL.

29/03/2023 4:08 PM
 29/03/2023 4:04:55 PM
 दस्त क्रमांक दस्तन10/5610/2023
 दस्तावा प्रकार - करारनामा

दस्त गोपवारा भाग-2

दस्तन10 २५/२५
 दस्त क्रमांक 5610/2023

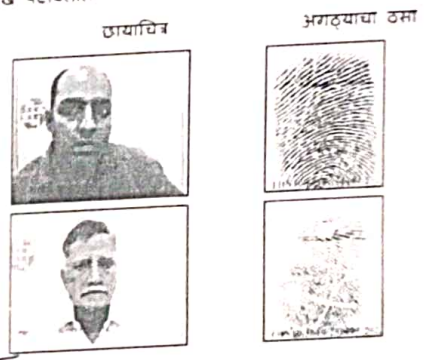
अनु क्र पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार लिहून देणार वय -39 स्वाक्षरी -
 1 नाव मंसरी राज होम्स तर्फे पाटेनर मुकेश जे परमार तर्फे कु मु म्हणून सुषमा महेश देशमुख - -
 पत्ता प्लॉट न ब्री/29 दुकान न.2, माळा न - इमारतीचे नाव शांतीनगर, ब्लॉक न सेक्टर-11, रोड न मिरारोड, पु. महाराष्ट्र, ठाणे
 पिन नंबर AASFR7947P
 2 नाव प्रतिक हेमंत गुरव - -
 पत्ता प्लॉट न रेव आगार, माळा न - इमारतीचे नाव सदानट नगर, उत्तम रोड, ब्लॉक न मुर्दा व्हिलेज, रोड न भाईदर, प. महाराष्ट्र, ठाणे
 पिन नंबर AMXPG3087E



दस्त देणारे व घेणारे तयारीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात
 दिनांक 3 ची वेळ 29 / 03 / 2023 03 57 59 PM

ओळख -
 जालील इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीशी ओळखतात, व त्याची ओळख पटवितात

अनु क्र पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार लिहून देणार वय -34 स्वाक्षरी -
 1 नाव विजय भगत - -
 वय 33
 पत्ता 104, जीवन विहार, राम मंदिर रोड, भाईदर, प
 पिन कोड 401101
 2 नाव हेमंत गुरव - -
 वय 70
 पत्ता घर न 1919, सदानट नगर, उत्तम रोड भाईदर, प
 पिन कोड 401101



दस्त क्र.4 ची वेळ: 29 / 03 / 2023 03 : 59 : 05 PM

Sub Registrar Thane 10

Purchaser	Type	Verification no/Year	GA No/Reference	Amount	Used At	Deface Number	Deface Date
PRATIK HEMANT GURAV	eSBTR/Simple Receipt	03006172023032151172	MH017364134202223R	312800.00	SD	0008737948202223	29/03/2023
	DHC		2903202314253	1900	RF	2903202314253D	29/03/2023
PRATIK HEMANT GURAV	eSBTR/SimpleReceipt		MH017364134202223R	30000	RF	0008737948202223	29/03/2023

[Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

प्रमाणित करण्यात येते की, सदर दस्त क्रमांक 5610/2023

Know Your Rights as Registrant ५६१० पाने आहेत

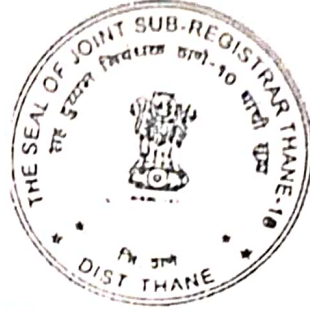
Scanned Document for correctness through thumbnail. 4 pages on a side) printout after scanning
 Print immediately after registration

पत्ता नं. १, नं. घर नोंदणी

For feedback please write to us at feedback@sanha@gmail.com

दिनांक - २९/३/२०२३

Sub Registrar Thane 10



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I/We, 1. SHRI. RAJESHKUMAR P. SINGH and 2. SHRI MUKESH J PARMAR Adult, Indian Inhabitant and the partners of M/S. RAJ HOMES, a Partnership Firm, having Administrative Office at B/29, Shop No.8 & 9, Shanti N, Mira Road (East), Thane-401107. do hereby

SEND GREETING:

WHEREAS I/We the partners of M/S. RAJ HOMES, a Partnership Firm in the course of business are required execute various documents including Agreement for Sale of Flat/Shops and Deed of Confirmation, Cancellation Deed, Rectification Deed and Other Agreement/s of already executed, signed by us individually and singly.

AND, whereas I/We desirous of appoint *MR. MAHESH C. DESHMUKH* and *MRS. SUSHMA M DESHMUKH* Adult, Indian Inhabitant having address at Shop No.7, Gr. Floor, Building No.7, Shanti Garden, Near MBMC Office, Sector-5, Mira Road (East), Thane-401107 as my true and lawful Attorney for purpose of registration of such document.

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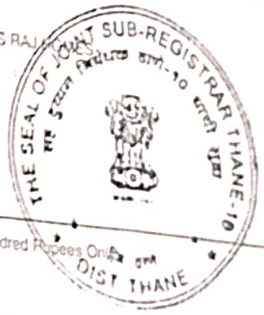
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CHALLAN
MTR Form Number-6

MTR Form Number-6		Barcode	Date: 01-07-2020-13:39:23	Form ID: 48631
Stamp Duty		Payer Details		
Registration Fee		TAX ID / TAN (If Any)		
DIN10 THANE NO 10 JOINT SUB REGISTR		PAH No (If Applicable)		
THANE		Full Name	mahesh c. deshmukh	
2020-2021 One Time		Flat/Block No.	NEW SURVEY	
Account Head Details		Premises/Building	BHAVAN	
Stamp Duty	Amount In Rs.	Road/Street	0	
500.00		Area/Locality	0	
Registration Fee	100.00	Town/City/District	0	
		PIN	0	
600.00		Remarks (If Any)	Second Party Name-MS RAJ	
			THE SEAL OF JOINT SUB-REGISTRAR THANE-10 DIST THANE	
Total		Amount In Words	Six Hundred Rupees Only	
600.00			DIST THANE	
Payment Details		FOR USE IN RECEIVING BANK		
CORPORATION BANK		Bank CIN	Ref. No.	03502302020070100084
Cheque-DD Details		Bank Date	RBI Date	01/07/2020-13:40:03
		Bank Branch	CORPORATION BANK	
		Scroll No. / Date	Not Verified with Scroll	
		Bank Date	RBI Date	01/07/2020-13:40:03
		Bank Branch	CORPORATION BANK	
		Scroll No. / Date	Not Verified with Scroll	



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Remarks	Defacement No	Defacement Date	Def. Amount
	0000164903202021	01/07/2020 13:36:41	100.00
	0000179490102021	01/07/2020 13:36:41	500.00
Total Defacement Amount			600.00

Page 2802

Print Date: 01-07-2020 03:38:45



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 :
P51700019190

Project: **RAJ HOMES** , Plot Bearing / CTS / Survey / Final Plot No.: **Survey No. 219/2, 219/3, 219/5 old Survey No. 3/2,3/3,3/5 NEW at Mira-Bhayandar (M Corp.), Thane, Thane, 401101;**

1. **Raj Homes** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 401197.**
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 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 **09/01/2019** and ending with **30/12/2023** 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 Premanand Prabhu
(Secretary, MahaRERA)
Date:09-09-2021 14:15:24

Dated **09/09/2021**
Place: **Mumbai**

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