

26/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 6675/2023

नोंदणी :

Regn:63m

गावाचे नाव : डावले

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2508000
(3) बाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	1852852.232
(4) भू-मापन, पोटहिस्सा व धरक्रमांक(अमल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 1714, माळा नं: 17 वा मजला, इमारतीचे नाव: मी 1 डिव्हाईन हार्डटम,मुदामा ग्रीन्स, ब्लॉक नं: दिवा शीळ रोड, रोड : ठाणे, इतर माहिती: क्षेत्रफळ 29.96 चौ मी कार्पेट(झोन न. 28/107-20अ)( ( Survey Number : 167/2A,3 ; ) )
(5) क्षेत्रफळ	1) 29.96 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगवेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. पाटिल डेव्हलपर्स तर्फे भागीदार सचिन मुदाम पाटिल यांच्या तर्फे कु मु म्हणून मोहिती दिनेश वेमुला वय:-31; पत्ता:-प्लॉट नं: शॉप न्.07 , माळा नं: वी बिल्डा , इमारतीचे नाव: संतोप कॉम्प्लेक्स , ब्लॉक नं: दिवा दातिवली रोड , रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AAWFP5323K
(8)दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नीलेश दत्तात्रय पाटिल वय:-36; पत्ता:-प्लॉट नं: 169/6, माळा नं: शिवशाही सोमायटी , इमारतीचे नाव: सेक्टर 1,चारकोप , ब्लॉक नं: कांदिवली , रोड नं: मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-BMTTP6473N
(9) दस्तगवेज करून दिल्याचा दिनांक	26/04/2023
(10)दस्त नोंदणी केल्याचा दिनांक	26/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	6675/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	175600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25100
(14)शेरा	

सह दुय्यम निबंधक, ठाणे क.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



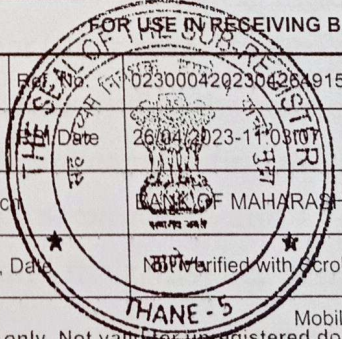
CHALLAN  
MTR Form Number-6



N MH001186655202324E		BARCODE	Date 26/04/2023-11:01:14	Form ID 25.2
Department Inspector General Of Registration		Payer Details		
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)		
Office Name THN5_THANE NO 5 JOINT SUB REGISTRA		PAN No.(If Applicable) BMTPP6473N		
Location THANE		Full Name Nilesh dattatray patil		
Year 2023-2024 One Time		Flat/Block No. 1714, 17TH FLOOR, BUILDING C1		
Account Head Details		Premises/Building		
30046401 Stamp Duty	Amount In Rs. 175600.00	Road/Street DIVA SHILL ROAD		
30063301 Registration Fee	25100.00	Area/Locality DAWALE VILLAGE		
		Town/City/District		
		PIN	4	0 0 6 1 2
		Remarks (If Any)		
		PAN2=AAWFP5323K-SecondPartyName=MS PATIL		
		DEVELOPERS-CA=2508000-Marketval=2000000		
		Amount In Two Lakh Seven Hundred Rupees Only		
Total 2,00,700.00		Words		
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Bank No. 02300042023042649155	231167771508
Cheque/DD No.		Bank Date	26/04/2023-11:08:07	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date	Not Verified with Scroll	



ट न न - ५  
दस्तावेज क्र. ९९७५/२०२३  
५ / ९९



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चटान केवळ दुरागम निवधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चटान लागू नाही.

Challan Detaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-335-6675	0000648112202324	26/04/2023-15:52:53	IGR117	25100.00
2	(IS)-335-6675	0000648112202324	26/04/2023-15:52:53	IGR117	175600.00
Total Defacement Amount					2,00,700.00

## AGREEMENT FOR SALE

THIS AGREEMENT made at Thane on this 26<sup>th</sup> day of April, in the year 2023, BETWEEN **M/S. PATIL DEVELOPERS**, having its PAN No. **AAWFP5323K** a partnership firm, having office at **M/S. PATIL DEVELOPERS, sudama Greens, Khardi Pada, Diva-shil Road, Diva (E), Thane - 400612**, hereinafter referred to as "**THEPROMOTERS**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner of the said firm **M/s. PATIL DEVELOPERS**, the survivors or survivor of them and their respective heirs, executors and administrators) of the **ONE PART**

AND

1. **MR. NILESH DATTATRAY PATIL** age 36 having

PAN No.: **BMTTP6473N** and Aadhar no.: **346623803426**

having address 169/6, Shivshahi Society, Sector 1, Charkop, Kandivalli West, Maharashtra - 400067

hereinafter referred to as 'the **ALLOTTEE/S**' (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the **OTHER PART**:

In this agreement, unless the context otherwise implies, the expression defined hereunder shall have the respective meaning assigned to them.

- (i) The singular wherever used shall include plural and vice-versa.
- (ii) The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

The Project **SUDAMA GREENS** is to be constructed on the two properties i.e. land bearing S. No. 167 Hissa No. 2A admeasuring 5800 Sq. Mtrs and land bearing S. No. 167 Hissa No. 3 admeasuring 1140 Sq. Mtrs. total land of both the properties is admeasuring 6940 Sq. Mtrs.

ट न न - ५
दस्त क्र. ६६७५/२०२३
६ / ६६



*Patil*

The History of Land bearing S. No. 167 Hissa No. 2A admeasuring 5800 Sq. Mtrs. is as under: **ए.ए. १२०२३**  
The said land was purchased by one Sitya Janya Varcholkar vide deed dt. 15.04.1931. Accordingly, mutation entry No. 89 it was mutated in revenue record.

The said land (measuring 1140 Sq. Mtrs.) is as under: **ए.ए. १२०२३**  
One Sitya Janya Varcholkar was the owner of the said land. According to form No. 1 of the said land, Jana Varcholkar was recorded in the year 13.01.1952.

The said Shendya Janya Varcholkar died in the year 1950, leaving behind his brother, Sri. Sitya Janya Varcholkar. Accordingly, mutation Entry No. 541 was mutated in revenue record on 16.01.1952.

Thus said Sitya Janya Varcholkar became the owner of the land bearing S. No. 167 Hissa No. 2A and Land bearing S. No. 167 Hissa No. 3.

### Common History of the land bearing S. No. 167 Hissa No. 2A and Land bearing S. No. 167 Hissa No. 3.

The said Sitya Janya Varcholkar @ Burud died in or around 1957 leaving behind the following legal heirs.

1. Shiva Sitya Burud - Son.
2. Bhimabai Sitya Burud - Wife.

Accordingly mutation entry No. 905 was mutated in revenue record on 24.10.1977.

The said Shiva Sitya Burud and Smt. Bhimabai Sitya Burud sold and conveyed the land bearing S. No. 167 Hissa No. 3 to Shri. Gajanan Govind Alimkar vide Sale Deed dt. 11.02.1982. However mutation of the sale deed was not effected in the revenue record in the said year.

The said Shri. Shiva Satya Burud died in the year 1985, leaving behind the following heirs.

- a. Smt. Anubai Shiva Burud. - Wife.
- b. Shri. Baliram Shiva Burud - Son.
- c. Shri. Kachru Shiva Burud - Son.



Batil.

Atul.

PROVIDED THAT the Allottee/s in response of variations or modifications which may adversely affect the Apartment of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law.

A. The Allottee/s hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s Residential Apartment bearing Flat No. **L714** on 17<sup>th</sup> floor of **Building No. C-1** comprising of Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 24<sup>th</sup> upper floors to be known as **"DIVINE HEIGHTS"** (hereinafter referred to as 'the said Building') of a project **"SUDAMA GREENS"** having **Carpet Area of 29.96 square meters** (The Carpet Area, Exclusive Areas, External walls and Internal Partition wall shall have the meaning ascribed to it in Recital above) (hereinafter referred to as 'the said Apartment') as shown on the floor plan hereto annexed and more particularly described in **Schedule 'A'** hereunder written) for the consideration of **Rs.25,08,000 /-(Rupees Twenty Five Lakhs Eight Thousand Only)** being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities. The above Consideration including Stamp Duty, Registration & GST.

B. The Allottee/s has paid on or before execution of this agreement a sum of **Rs.5,08,000/-(Rupees Five Lakhs Eight Thousand Only) Including G.S.T** as advance payment or application fee and hereby agrees to pay to the Promoters, the balance amount of purchase consideration of **Rs.20,00,000/-(Rupees Twenty Lakhs Only)** in the following manner

- a. On Initiation within 15 days of booking **Rs.2,25,720/-(Rupees Two Lakhs Twenty Five Thousand Seven Hundred & Twenty Only)**
- b. On initiation of plinth **Rs.7,52,400/-(Rupees Seven Lakhs Fifty Two Thousand Four Hundred Only)**
- c. On initiation of 1<sup>st</sup> slab **Rs.1,00,320/-(Rupees One Lakhs Three Hundred & Twenty Only).**
- d. On initiation of 3<sup>rd</sup> slab **Rs.1,00,320/-(Rupees One Lakhs Three Hundred & Twenty Only).**
- e. On initiation of 5<sup>th</sup> slab **Rs.1,00,320/-(Rupees One Lakhs Three Hundred & Twenty Only).**
- f. On initiation of 7<sup>th</sup> slab **Rs.1,00,320/-(Rupees One Lakhs Three Hundred & Twenty Only).**

*Atif*

ट न न - ५

दस्त क्र. ६६७५

ALL THAT

THE SCHEDULE ABOVE REFERRED TO:

piece or parcel of land bearing Survey No. 167 Hissa No. 2A  
admeasuring 5800 Sq. Mtrs. and Survey No. 167 Hissa No. 3  
admeasuring 1140 Sq. Mtrs. totally admeasuring 6940 Sq. Mtrs. less  
land handed over to the Thane Municipal Corporation admeasuring for  
Road widening i.e. 254.13 Sq. Mtrs. thus the area of land remaining with  
Promoted for Development is admeasuring 6685.87 Sq. Mtrs., lying, being  
and situate at Village Davale, Taluka and Dist. Thane, within the limits  
of Registration District and Sub-District Thane and within the limits of  
Thane Municipal Corporation and bounded as under:

On or towards East : 19.169253,73.047689  
On or towards West : 19.169235,73.046724  
On or towards North : 19.169483,73.047225  
On or towards South : 19.168814,73.047236

SIGNED, SEALED AND DELIVERED

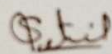
by the Within named the "PROMOTERS" )


M/s. PATIL DEVELOPER

Through its Partners & Authorized signatory

1) **Shri. SACHIN SUDAM PATIL**

In the presence of

1. 

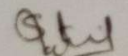
2. 


SIGNED, SEALED AND DELIVERED

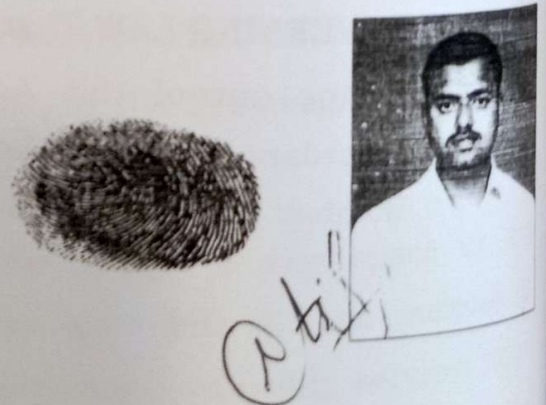
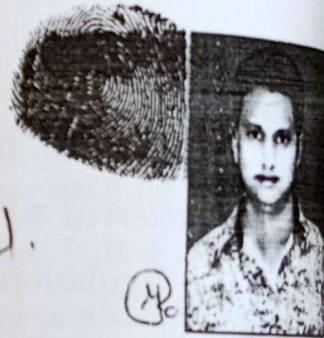
by the Within named the "PURCHASER/S"

**1. MR. NILESH DATTATRAY PATIL**

In the presence of

1. 

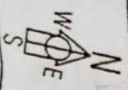
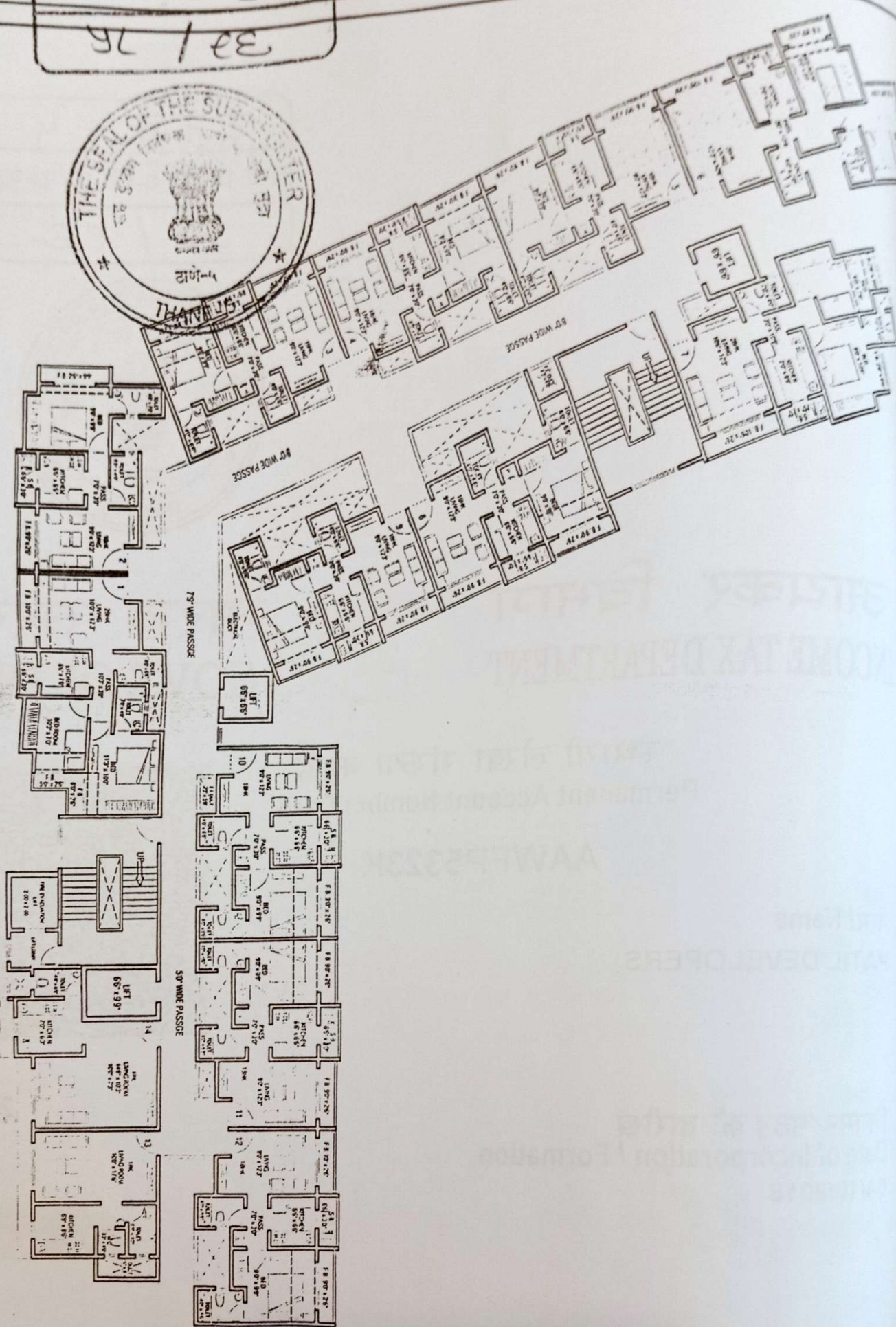
2. 



ट न न - ५  
 दस्त क्र. ६६७५/२०२३  
 ३३ / ७६



-- TYPICAL FLOOR PLAN (3RD TO 7TH, 9TH & 10TH)  
 BLOCK TYPE - C1



DEVELOPER :

PROPOSED COMMERCIAL & RESIDENTIAL COMPLEX ON THE SUB PLOT - A  
 BEARING SR. No. 167/2A/1, 167/2A/2 & 167/3 AT DANWALE, THANE.

A-2/1, A Wing, 8th floor, Akshar IT Park,  
 Near Agriculture Office, Road No. 162,  
 Wagle Industrial Estate,  
 Thane (W) 400 604  
 Phone : +91 22 2581 2999 / 2581 5116  
 E-mail : Pj.danwale@joshi.com

**JOSHI DESAIWARE**  
 ARCHITECTS  
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



ट न न - ५  
प्रसा क्र. ६६७५/२०२३  
५६ / ६६

## 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 :  
**P51700019573**

Project: **DIVINE HEIGHTS** , Plot Bearing / CTS / Survey / Final Plot No.: **167/2A, 3 at Thane (M Corp.), Thane, Thane, 400612;**

1. **Patil Developers** having its registered office / principal place of business at *Tehsil: Thane, District: Thane, Pin: 400612.*
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 (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 **08/02/2019** and ending with **30/12/2024** 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 13:51:59

Dated: 09/09/2021  
Place: Mumbai

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



