

गावाचे नाव : डावले

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5187000
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	3729205.26
(4) भू-मापन, पॉटहिस्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 1807, माळा नं: 18 वा मजला, इमारतीचे नाव: मी 1 डिव्हाईन हाईटम, सुदामा ग्रीन्स, ब्लॉक नं: दिवा शीळ रोड, रोड : ठाणे, इतर माहिती: क्षेत्रफळ 60.30 चौ मी कार्पेट(झोन न. 28/107-20अ)((Survey Number : 167/2A,3 ;))
(5) क्षेत्रफळ	1) 60.30 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दम्नगेवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. पाटिल डेव्हलपर्स तर्फे भागीदार मन्दिन सुदाम पाटिल यांच्या तर्फे कु मु म्हणून मोहिनी दिनेश वेमुला वय:-31; पत्ता:-प्लॉट नं: शॉप नं.07, माळा नं: वी विन्ग, इमारतीचे नाव: संतोष कॉम्प्लेक्स, ब्लॉक नं: दिवा दातिवली रोड, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AAWFP5323K
(8) दम्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-चैताली आदित्य सूर्यवंशी वय:-32; पत्ता:-प्लॉट नं: रूम नं.106, माळा नं: 1 वा मजला, इमारतीचे नाव: शशिकांत अपार्टमेंट, ब्लॉक नं: दातिवली शीळ रोड, रोड नं: दिवा पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AXHPN8398Q
(9) दम्नगेवज करून दिल्याचा दिनांक	25/04/2023
(10) दम्न नोंदणी केल्याचा दिनांक	25/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6527/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	363100
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेग	

सह दुय्यम निबंधक, ठाणे क्र.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment Area annexed to it.



CHALLAN
MTR Form Number-6



GRN	MH001134950202324E	BARCODE	Date 25/04/2023-13:06:10		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)	AXHPN8398Q		
Location	THANE		Full Name	Chaitali Aaditya Suryavanshi		
Year	2023-2024 One Time		Flat/Block No.	1807, 18TH FLOOR, BUILDING C1		
Account Head Details		Amount In Rs.	Premises/Building			
030046401	Stamp Duty	363100.00	Road/Street	DIVA SHILL ROAD		
030063301	Registration Fee	30000.00	Area/Locality	DAWALE VILLAGE		
			Town/City/District			
			PIN	4	0	0 6 1 2
			Remarks (If Any)	PAN2=AAWFP5323K~SecondPartyName=MS PATIL DEVELOPERS~CA=5187000~MarketVal=4500000		
			Amount In	Three Lakh Ninety Three Thousand One Hundred Rupee		
			Words	s Only		
Total		3,93,100.00				



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Payment Details	BANK OF MAHARASHTRA	
Cheque-DD Details		
Cheque/DD No.	Bank CIN	Ref. No. 0230004202300744734 231157731900
Name of Bank	Bank Date	RBI Date 25/04/2023-11:09:16
Name of Branch	Bank-Branch	BANK OF MAHARASHTRA
	Scroll No., Date	Not Verified with Scroll



Department ID : Mobile No. 9082299740
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चट्टान केवल दुरायम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चट्टान लागू नाही.

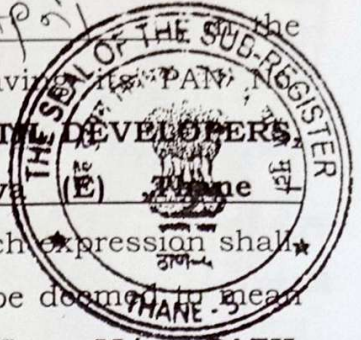
Challan Defaced Details:

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-335-6527	0000607538202324	25/04/2023-15:27:02	IGR117	30000.00
2	(IS)-335-6527	0000607538202324	25/04/2023-15:27:02	IGR117	363100.00
Total Defacement Amount					3,93,100.00

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AGREEMENT FOR SALE

THIS AGREEMENT made at Thane on this 25th day of April the year 2023, BETWEEN **M/S. PATIL DEVELOPERS**, having **AAWFP5323K** a partnership firm, having office at **M/S. PATIL DEVELOPERS, sudama Greens, Khardi Pada, Diva-shil Road, Diva 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. MS. CHAITALI AADITYA SURYAVANSHI age 32 having

PAN No.: AXHPN8398Q and Aadhar no.: 541082358768

having address Room No.106, 1st Floor, Shashikant Apartment, Dativali Shil road, Diva East Near Narayan Complex, Thane -400612

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.



Signature

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the concerned Authorities. The Allottee shall not object to the aforesaid by grants irrevocable consent to the same.

PROVIDED THAT the Promoters shall have to obtain prior consent in writing from the Allottee/s in respect 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.

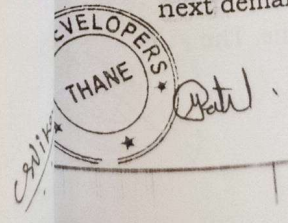
A. The Allottee/s hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s Residential Apartment bearing **Flat No.1807** on **18th floor** of **Building No. C-1** comprising of Ground (Part) + Stilt (Part) + 1st to 24th upper floors to be known as **"DIVINE HEIGHTS"** (hereinafter referred to as 'the said Building') of a project **'SUDAMA GREENS'** having **Carpet Area of 60.30 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.51,87,000 /-(Rupees Fifty One Lakhs Eighty Seven 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 Stampduty, Registration & GST.

B. The Allottee/s has paid on or before execution of this agreement a sum of **Rs.5,45,000/-(Rupees Five Lakhs Forty Five 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.46,42,000/-(Rupees Forty Six Lakhs Forty Two Thousand Only)** in the following manner

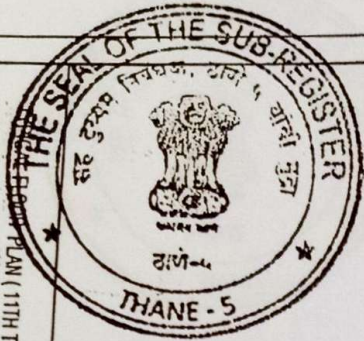
- a. On Initiation within 15 days of booking **Rs.4,66,830/-(Rupees Four Lakhs Sixty Six Thousand Eight Hundred & Thirty Only)**
- b. On initiation of plinth **Rs.15,56,100/-(Rupees Fifteen Lakhs Fifty Six Thousand One Hundred Only)**
- c. On initiation of **1st slab Rs.2,07,480/-(Rupees Two Lakhs Seven Thousand Four Hundred & Eighty Only).**
- d. On initiation of **3rd slab Rs.2,07,480/-(Rupees Two Lakhs Seven Thousand Four Hundred & Eighty Only).**

e.

- f. On initiation of **5th slab Rs.2,07,480/-(Rupees Two Lakhs Seven Thousand Four Hundred & Eighty Only).**
- g. On initiation of **7th slab Rs.2,07,480/-(Rupees Two Lakhs Seven Thousand Four Hundred & Eighty Only).**
- h. On initiation of **9th slab Rs.2,07,480/-(Rupees Two Lakhs Seven Thousand Four Hundred & Eighty Only).**
- i. On initiation of **11th slab Rs.2,07,480/-(Rupees Two Lakhs Seven Thousand Four Hundred & Eighty Only).**
- j. On initiation of **13th slab Rs.2,07,480/-(Rupees Two Lakhs Seven Thousand Four Hundred & Eighty Only).**
- k. On initiation of **15th slab Rs.2,07,480/-(Rupees Two Lakhs Seven Thousand Four Hundred & Eighty Only).**
- l. On initiation of **17th slab Rs.2,07,480/-(Rupees Two Lakhs Seven Thousand Four Hundred & Eighty Only).**
- m. On initiation of **19th slab Rs.2,07,480/-(Rupees Two Lakhs Seven Thousand Four Hundred & Eighty Only).**
- n. On initiation of **21st slab Rs.2,07,480/-(Rupees Two Lakhs Seven Thousand Four Hundred & Eighty Only).**
- o. On initiation of **23rd slab Rs.2,07,480/-(Rupees Two Lakhs Seven Thousand Four Hundred & Eighty Only).**
- p. On initiating **Rs.3,63,090/-(Rupees Three Lakhs Sixty Three Thousand Ninety Only)**
- q. On initiating **Rs.3,63,090/-(Rupees Three Lakhs Sixty Three Thousand Ninety Only)**
- r. On intima **Three Thousand Four Hundred & Eighty Only)**
- C. The Cheque **Rs.2,07,480/-(Rupees Two Lakhs Seven Thousand Four Hundred & Eighty Only)** Allottee/s. if on account of the Cheque is not honored for any reason, the Allottee/s shall be liable to pay the amount of the Cheque in cash or by funds, 'stop payment' on the Cheque on the next demand.

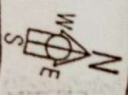
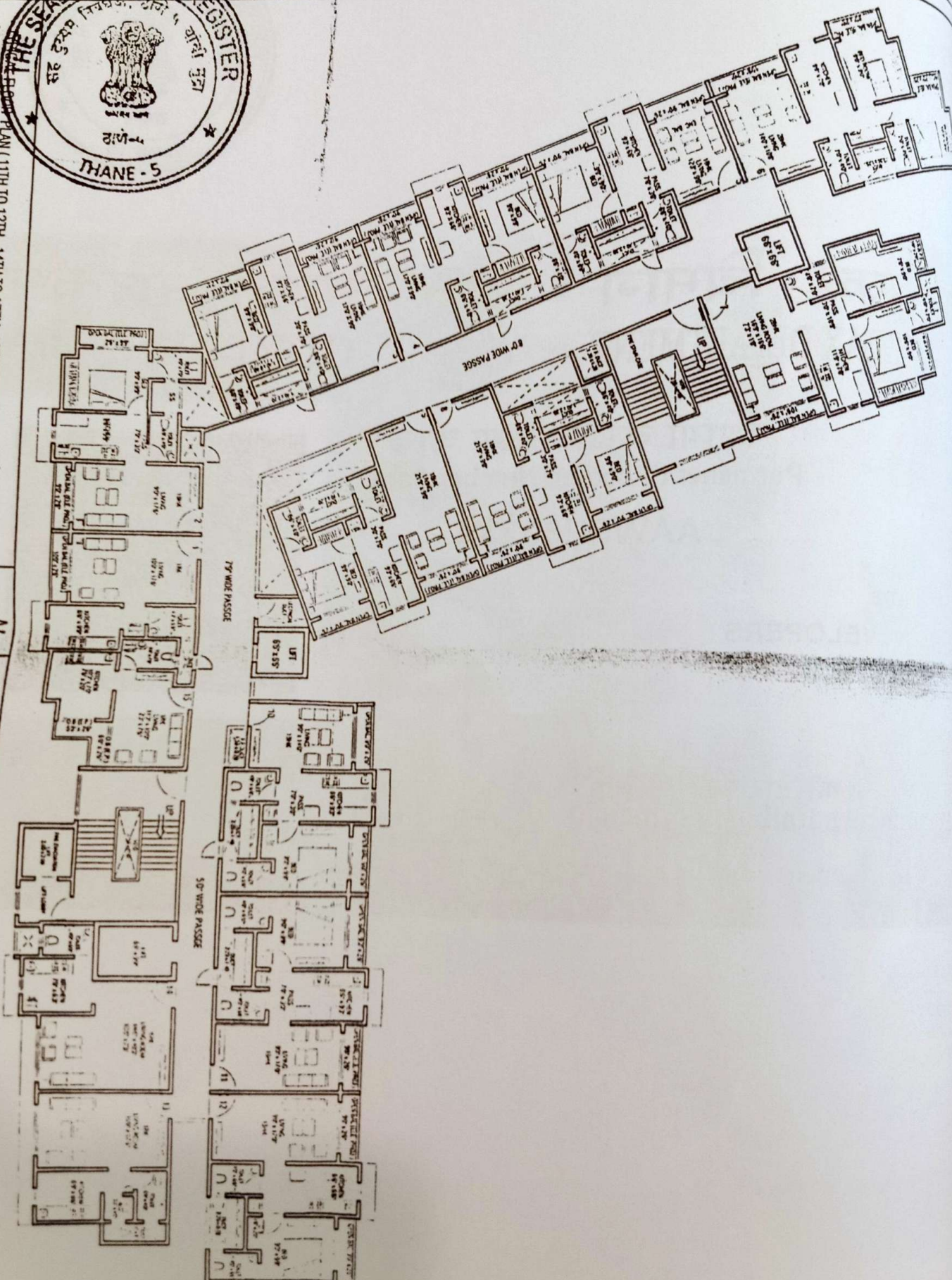


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BLDG. TYPE - C-1

PROPOSED COMMERCIAL & RESIDENTIAL COMPLEX ON THE SUB PLOT - A
 BEARING SR. NO. 167/2A1, 167/2A2 & 167/3 AT DAWALE, THANE.



DEVELOPER:

PROPOSED COMMERCIAL & RESIDENTIAL COMPLEX ON THE SUB PLOT - A
 BEARING SR. NO. 167/2A1, 167/2A2 & 167/3 AT DAWALE, THANE.

ADVA A Wing, 8th Floor, Anand Park,
 167/2A1, 167/2A2 & 167/3, Dawale,
 Thane (W) 401 001
 Phone : +91 22 2541 7999 / 2541 5118
 E-mail : adva@advaindia.com

JOYDI BANSARI
 ARCHITECTS



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

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

Dated: 09/09/2021
Place: Mumbai

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क्र. EY 26/2023
68/EE

Certificate No. 5294



THANE MUNICIPAL CORPORATION, THANE

(UDCPR Regulation 2.6 & 2.7
(Registration No. 3 & 24))

**SANCTION OF DEVELOPMENT
AMENDED PERMISSION / COMMENCEMENT CERTIFICATE**

Sub Plot 'A' - Building No. 'C1' - Gr. (pt.) (Comm.) / Stilt (pt.) + 1st to 24th Floors

V. P. No. S11/0051/12 TMC / TDD / 4368/23 Date 12/06/2023
To, Shri / Smt. Joshi Deshaware & Associates, (Architect)

Shri M/s. Patil Developers through (Owners)
Proprietor, Mr. Sachin Sudam Patil (P.O.A.H)

With reference to your application No. 6666 dated 29/11/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Dawale Sector No. 11 Situated at Road / Street 45.0 Mt. D.P. Road S. No. / C.S.T. No. / F.P. No. 167/2A/1, 2A/2 & 167/3

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) सुधारीत परवानगी/सी.सी. प्रमाणपत्र क्र.ठामपा/शिविवि/३९८७/२२ दि.०४/०३/२०२२ मधील अटी बंधनकारक राहतील.
- ६) दि.२३/०२/२०२३ रोजीच्या पर्यावरण विभागाकडील नाहरकत दाखल्यामधील सर्व संबंधित अटी बंधनकारक राहतील.
- ७) वापर परवान्यापूर्वी इमारत क्र.C१ करीता मेकॅनिकल व्हॅटीलेशन सिस्टम बसवून कार्यान्वित करणे विकासक यांच्यावर बंधनकारक राहिल तसेच सदर सिस्टम सुस्थितीत राखण्याची जबाबदारी विकासक / सदनिका धारक यांची राहिल.
- ८) वापर परवानापूर्वी सुधारीत नकाशांनुसार अग्निशमन विभागाकडील अंतिम नाहरकत दाखला व नकाशे सादर करणे बंधनकारक राहिल.

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN
CONTRAVENTION OF THE APPROVED PLANS
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
UNDER THE MAHARASHTRA REGIONAL AND TOWN
PLANNING ACT, 1966**

शासक
"मंजूर नकाशांनुसार यांचेकडे न करणे तसेच
विकास निबंधनानुसार वापर करणे. महाराष्ट्र
परवान्या न देऊ व वापर करणे. महाराष्ट्र
प्रादेशिक नगर रचना अधिनियमाचे बलम ५२
अनुसार दाखलाची शुद्धा आहे. त्यासाठी जास्तीत
जास्त शक्यतेने Issued: १२/०६/२३



Yours faithfully,

Town Development & Planning Officer,
Town Development Department,
Municipal Corporation of
the city of, Thane.