

सूची क्र.2

दुय्यम निबंधक : मद्र द. नि. ठाणे 5

दम्न क्रमांक : 6676/2023

नोंदणी :

Regn:63m

26/04/2023

गावाचे नाव : डावले

(1) विलेखाचा प्रकार	कगरनामा
(2) मोबदला	4727100
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3815964.9
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :मदनिका नं: 2307, माळा नं: 23 वा मजला, इमारतीचे नाव: मी 1 डिव्हाईन हार्डटम,सुदामा ग्रीन्स, ब्लॉक नं: दिवा शीळ रोड, रोड : ठाणे, इतर माहिती: क्षेत्रफळ 60.30 चौ मी कार्पेट(सोन न.28/107-20अ)((Survey Number : 167/2A,3 ;))
(5) क्षेत्रफळ	1) 60.30 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 असल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. पाटिल डेव्हलपर्स तर्फे भागीदार मचिन 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) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-उर्मिला प्रदीपकुमार यादव वय:-49; पत्ता:-प्लॉट नं: नूर मेडिकल च्या मागे, माळा नं: रूम नं.02,96/ए, इमारतीचे नाव: रज्जकोत्वल बुडलिन्ग, ब्लॉक नं: पाईप रोड, रोड नं: कुर्ला पश्चिम, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-AAHPY0359B 2): नाव:-प्रदीपकुमार रामप्रसाद यादव वय:-49; पत्ता:-प्लॉट नं: नूर मेडिकल च्या मागे, माळा नं: रूम नं.02, इमारतीचे नाव: 96/ए, ब्लॉक नं: राजकोटवाला बिल्डिंग, रोड नं: पाईप रोड,कुर्ला, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-ABXPY2581N
(9) दस्तऐवज करून दिल्याचा दिनांक	26/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	26/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6676/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	330900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह दुय्यम निबंधक, ठाणे क्र.५

मुल्यांकनामाठी विचागत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any other authority as mentioned in the annexed to it.





CHALLAN
MTR Form Number-6



GRN	MH001184093202324E	BARCODE			Date	26/04/2023-10:29:25	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AAHPY0359B			
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA			Full Name	URMILA PRADEEPKUMAR YADAV			
Location	THANE							
Year	2023-2024 One Time			Flat/Block No.	2307, 23RD FLOOR, BUILDING C1			
Account Head Details		Amount In Rs.	Premises/Building					
0030046401	Stamp Duty	330900.00	Road/Street		DIVA SHIL ROAD			
0030063301	Registration Fee	30000.00	Area/Locality		DAWALE VILLAGE			
			Town/City/District		THANE			
			PIN		4 0 0 6 1 2			
			Remarks (If Any)		PAN2=AAWFP5323K-SecondPartyName=MS PATIL DEVELOPERS-CA=4/27/100-MarketVal=4100000			
			Amount In		Three Lakh Six Thousand Nine Hundred Rupees Only			
Total		3,60,900.00	Words		2 / 66			
Payment Details		BANK OF MAHARASHTRA		FOR USE BY RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	000042023042649022		7769819		
Cheque/DD No.		Bank Date	RBI Date	26/04/2023		Notified with RBI		
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch		Scroll No. , Date		Not Verified With Scroll				

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दस्त क्र. ६६७६/२०२३



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

AGREEMENT FOR SALE

THIS AGREEMENT made at Thane on this th 26 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. **MRS.URMILA PRADEEPKUMAR YADAV** age 49 having

PAN No.: **AAHPY0359B** and Aadhar no.: **875644007412**

2. **MR.PRADEEPKUMAR RAMPRASAD YADAV** age 49 having

PAN No.: **ABXPY2581N** and Aadhar no.: **834556006643**

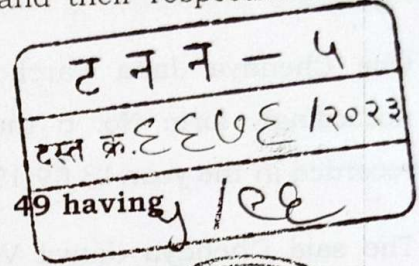
having address Behind Noor Medical, Room n.2, 96/A, Rakkotwala Building
Pipe Road, Kurla West Mumbai - 400070

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



P.K. Yadav *(Signature)*

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PROVIDED THAT the Promoters shall have to obtain prior consent in writing of 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.2307** on 23RD 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.47,27,100/- (Rupees Forty Seven Lakhs Twenty Seven Thousand One Hundred 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 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.41,82,100/- (Rupees Forty One Lakhs Eighty Two Thousand One Hundred Only)** in the following manner

- On Initiation within 15 days of booking **Rs.4,25,439/- (Rupees Four Lakhs Twenty Five Thousand Four Hundred & Thirty Nine Only)**
- On initiation of plinth **Rs.14,18,130/- (Rupees Fourteen Lakhs Eighteen Thousand One Hundred & Thirty Only)**
- On initiation of 1st slab **Rs.1,89,084/- (Rupees One Lakhs Eighty Nine Thousand & Eighty Four Only).**
- On initiation of 3rd slab **Rs.1,89,084/- (Rupees One Lakhs Eighty Nine Thousand & Eighty Four Only).**



P. K. Jadhav

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THE SCHEDULE ABOVE REFERRED TO:

ALL THAT 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 Promoter 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")

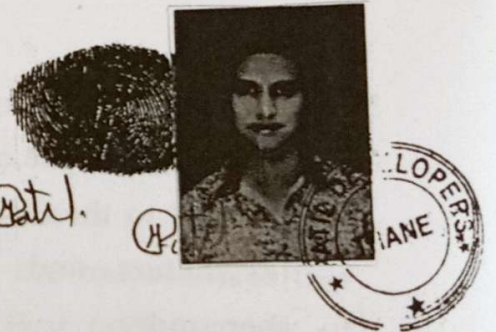
M/s. PATIL DEVELOPER

Through its Partners & Authorized signatory

1) Shri. SACHIN SUDAM PATIL

In the presence of

1. Chhote Lal Yadav
2. रामबन्धु सापव



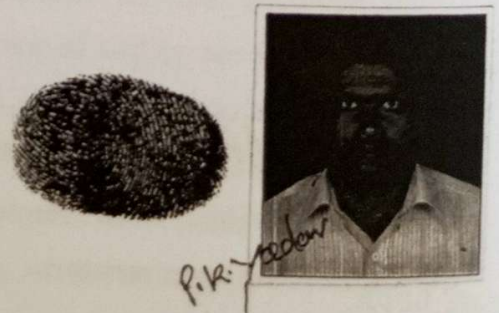
SIGNED, SEALED AND DELIVERED

by the Within named the "PURCHASER/S"

1. MRS.URMILA PRADEEPKUMAR YADAV
2. MR.PRADEEPKUMAR RAMPRASAD YADAV

In the presence of

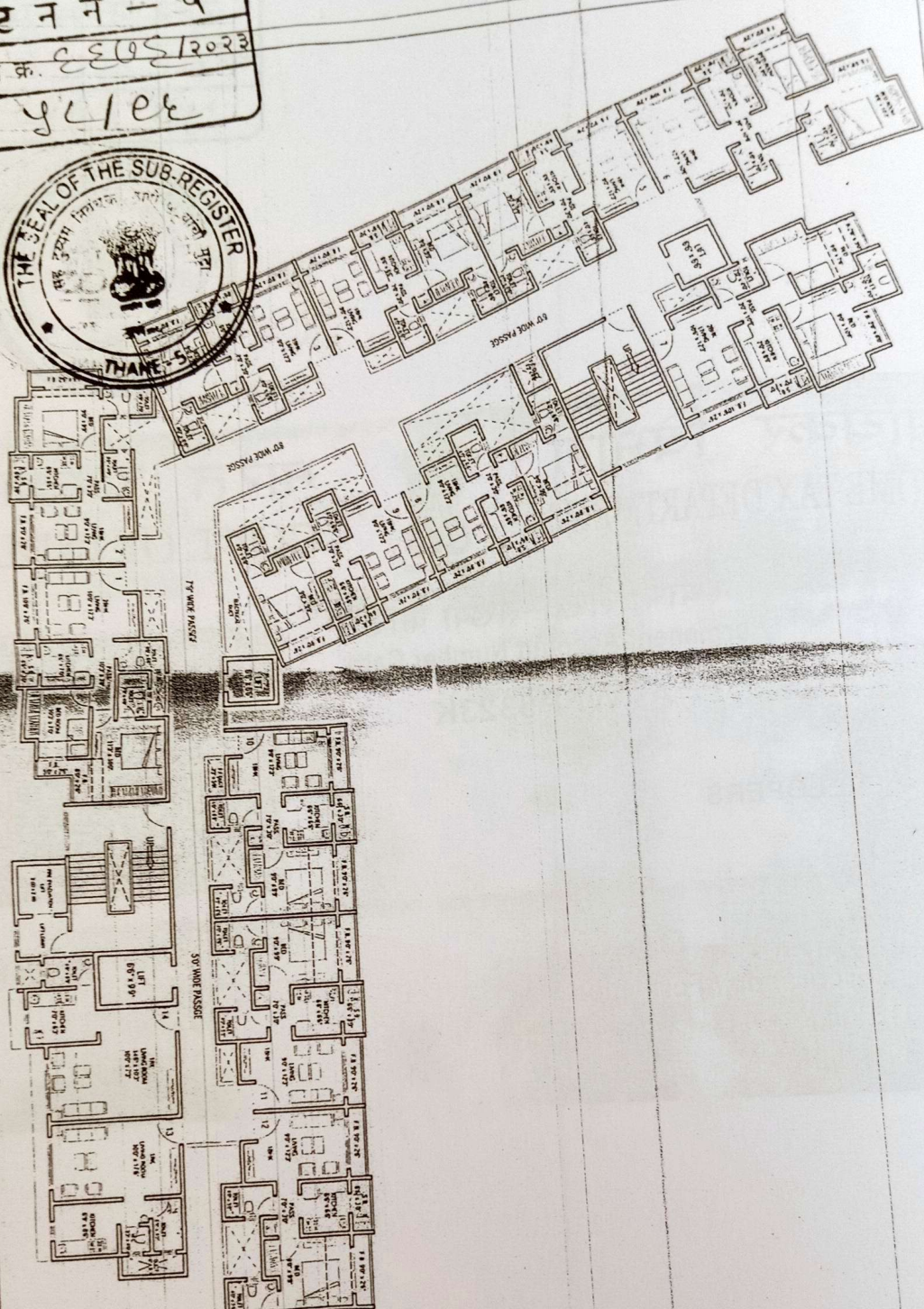
1. Chhote Lal Yadav
2. रामबन्धु सापव



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 दस्त क्र. ६६०५/२०२३
 ५८/६६



TYPICAL FLOOR PLAN (2ND TO 7TH, 9TH & 10TH)
 SCALE: 1/8" = 1'-0"



DEVELOPER:
 PROPOSED COMMERCIAL & RESIDENTIAL COMPLEX ON THE SUB PLOT - A
 BEARING SN. NO. 16/72A/1, 16/72A/2 & 16/73 AT DAVALE, THANE.

A.J.L. & MONGE ARCHITECTS, ABOVE 17/F, 105/1, ANAND NAGAR, KANDIVALI (W), THANE (E) - 400 004.
 Phone : +91 22 2582 2999 / 2583 3116
 Email : ajl@ajlarchitects.com



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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 P51700019573

Project: **DIVINE HEIGHTS**, Plot Bearing / CTS / Survey / Final Plot No.: 167/2A, at Thane (W. Corr.), 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:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o 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.
 - o 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.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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 Premchand 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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दस्ता क्र १०६ / २०२३
०४/१६

Certificate No. 5294



MUNICIPAL CORPORATION, THANE

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

SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

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.टामपा/शविवि/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.८१ करीता मेकॅनिकल व्हेंटिलेशन सिस्टम बसवून कार्यान्वित करणे विकासक यांच्यावर बंधनकारक राहिल तसेच सदर सिस्टम सुस्थितीत राखण्याची जबाबदारी विकासक / सदनिका धारक यांची राहिल.
- ८) वापर परवानापूर्वी सुधारीत नकाशानुसार 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

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच
विकास नियमावलीनुसार बांधकाम व
परवान्या न घेऊन बांधकाम वापर करणे, महाराष्ट्र
प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२
अनुसार दखलपत्र गुन्हा आहे. न्यायादी जास्तीत
गस्त १ वर्षे कसेच १०००/- वर होऊ शकतात"



Yours faithfully,

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