

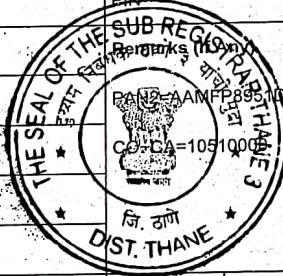


CHALLAN
MTR Form Number-6



GRN	MH015460595202122E	BARCODE		Date	26/03/2022-19:50:07	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)	AMDPM8170G		
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA	Full Name	MAITHILI ANIL MORE				
Location	THANE	Flat/Block No.	FLAT NO.1503, 15TH FLOOR, B WING,				
Year	2021-2022 One Time	Premises/Building	PYRAMID ELEMENTS,				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0046401 Stamp Duty	525500.00	PLOT NO.X-21, TTC INDL AREA, VILLAGE DIGHE,			
0030063301 Registration Fee	30000.00	NAVI MUMBAI			
					4 0 0 7 0 8



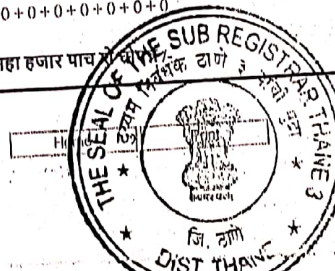
दस्तावेज क्र. 9/160	12022
Second Party Name=PYRAMID	
INFRATECH	

Amount In	Five Lakh Fifty Five Thousand Five Hundred Rupees
Words	Only
Total	5,55,500.00

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022032614377	709219663
Cheque/DD No.		Bank Date	RBI Date	26/03/2022-19:54:32	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 9987058727
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		28 March 2022, 11:42:48 AM	
Valuation ID	202203282898		
मूल्यांकनाचे वर्ष	2021	जिल्हा	ठाणे
मूल्य विभाग	सातुका ठाणे	उप मूल्य विभाग	12/218-दिणे (भाग) बिनशेती वापरासाठी ची मी
क्षेत्राचे नाव	Navi Mumbai Municipal Corporation		सर्व्हे नंबर / न. भू. क्रमांक
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सादनिक	वर्गफालग
22500	59700	70500	80400
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up) -	बांधकामाचे वर्गीकरण -	उद्घवाहन सुविधा -
	48.686 चौ मीटर	1-आर सी सी	आहे
	मिळकतीचा वापर -	मिळकतीचे वय -	मजला -
	निवासी सादनिक	0 TO 2 वर्ष	1st To 4th Floor
	मिळकतीचा प्रकार -	मूल्यदर/बांधकामाचा दर -	कार्पेट क्षेत्र -
	बांधीव	Rs 59700/-	44.26 चौ मीटर
Sole Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ		
	= (59700 * (100 / 100)) * 100 / 100		
	= Rs.59700/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 59700 * 48.686		
	= Rs.2906554.2/-		
Applicable Rules	= 3, 18, 19		
एकत्रित अंतिम मूल्य	* मूख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गेडवार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिसा वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिसा बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2906554.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2906554.2/- = ₹ एकोणतीस लाख सहा हजार पाच शें चौरशे		



ट न न - ३
 दरम क्र. 4240 / 2022
 2/40

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	2603202213014	Date	26/03/2022
Received from PYRAMID INFRATECH CO, Mobile number 9987058727, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.			
Payment Details			
Bank Name	UBIN	Date	26/03/2022
Bank CIN	10004152022032610327	REF No.	544707614
This is computer generated receipt, hence no signature is required.			

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 5650/2022

नोदणी :

Regn:63m

गावाचे नाव : दिघे

1) दिघे गावाचे प्रकार करारनामा
2) नोंदवक
3) दिघे गावाचे (नाईपट्टयाच्या
बाहेर) पट्टयाकार आकारणी देतो की पट्टेदार
नसूद करणे)

करारनामा
10510000
6035158.548

4) दुय्यम नोदणीस्य व
दस्तावेजाचे प्रमाण्युक्त

1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन ; इतर माहिती: प्लॉट नं 1503 पंधरगावा मजला बी विंग
पिरॅमिड एन्वॅलपमेंट्स प्लॉट नं एक्स 21 ट्रान्स ठाणे क्रीक इंडस्ट्रियल एरिया गाव दिघे नवी मुंबई क्षेत्र रेरा कार्पेट
एरिया 44.26 चौ मी ((Plot Number : X 21 ;))

1) 44.26 चौ.मीटर

5) दिघे गावाचे दिघे मुंडी देण्यात असेल तेव्हा.

दस्तावेजाचे प्रकार देणा-या/नव्हण ठेवणा-या
दस्तावेजाचे प्रकार दिघे दिवाणी न्यायालयाचा
दस्तावेजाचे प्रकार दिघे अर्जात अर्जात, प्रनिवादिचे
नाव व पत्ता

1): नाव:-पिरॅमिड इन्फ्राटेक कंपनी तर्फे भागीदार रवी खिमजी मिणत -- वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-
डभारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं एक्स 21 ट्रान्स ठाणे क्रीक इंडस्ट्रियल एरिया गाव दिघे नवी मुंबई,
महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AAMFP8951D

6) दिघे गावाचे करण घेणा-या पक्षकाराचे व
दिघे दिवाणी न्यायालयाचा हुकुमनामा किंवा
दस्तावेजाचे प्रकार, प्रनिवादिचे नाव व पत्ता

1): नाव:-मैथिली अनिल मोरे -- वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, डभारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-
601 बी विंग सागर विहार प्लॉट नं 58 सेक्टर 19 ऐरोली नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन
नं:-AMDPM8170G

7) दिघे गावाचे करण दिल्याचा दिनांक

28/03/2022

8) दिघे गावाचे करण दिल्याचा दिनांक

28/03/2022

9) दिघे गावाचे करण व पृष्ठ

5650/2022

10) दिघे गावाचे करण मुद्रांक शुल्क

525500

11) दिघे गावाचे करण नोदणी शुल्क

30000

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

दस्तावेजाचे दिघे गावात घेतलेला तपशील:-

दस्तावेजाचे प्रकार अर्जात नाव निबंधक :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



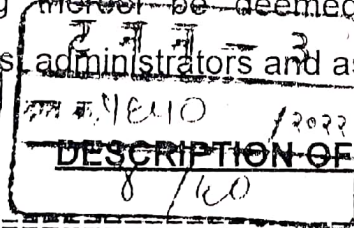
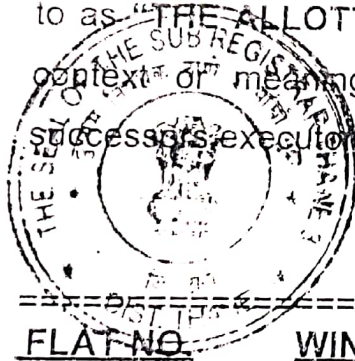
mai Phule

BETWEEN

M/S. PYRAMID INFRATECH CO., (PAN NO.AAMFP8951D), a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at Plot No.X-21, In The Trans Thane Creek Industrial Area. Village-Dighe, Navi Mumbai – 400 708, through its Partner **RAVI KHIMJI MENAT**, hereinafter referred to as "**THE PROMOTERS**" (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees including those of respective partners) of the **FIRST PART**,

AND

MAITHILI ANIL MORE, aged 46 years, (PAN. AMDPM8170G), (AADHAAR NO.3643 4330 2945), an adult, Indian Inhabitant, residing at 601, B-Wing, Sagar Vihar, Plot No.58, Sector-19, Airoli, Navi Mumbai – 400 708, hereinafter referred to as "**THE ALLOTTEE**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, successors, executors, administrators and assigns) of the **SECOND PART**.



<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>
1503	B	FIFTEENTH	X-21

BUILDING: PYRAMID ELEMENTS

IN THE TRANS THANE CREEK INDUSTRIAL AREA,

NODE : VILLAGE-DIGHE, NAVI MUMBAI,
TALUKA-THANE, DIST. THANE.

RERA CARPET AREA IN SQ. MTRS. : 44.26

BUILDING CONSISTS : GROUND + 27 FLOORS (WITH LIFT)

SALE PRICE: Rs.1,05,10,000/- (Rupees One Crore Five Lakhs Ten Thousand Only)

hereinafter referred to as 'THE SAID FLAT'

AND WHEREAS :

The Partnership Firm M/S. PYRAMID INFRATECH CO. have applied to MIDC for change of Partnership and MIDC has change in their record vide Letter No.MIDC/RO/MHP/TTC/X-21/6402 Dt.28.10.2016.

AND WHEREAS :

The Promoters are entitled and enjoined upon to construct building on the project land in accordance with the recitals hereinabove;

AND WHEREAS :

The Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects and also have entered into standard agreement with RCC Consultant.

AND WHEREAS :

The Promoters have registered the Project under the provisions of the Act with the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at No.P51700013897, Dt.30.10.2017. The said RERA Certificate is annexed herewith and marked as Annexure 'F'.

AND WHEREAS :

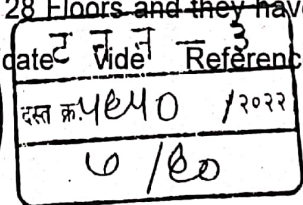
The Promoters have amended their plans of 'A' & 'B' Wing shall have Ground + 28 Floors instead of Ground + 19 Floors of the building being constructed and obtained the new Commencement Certificate for revised plan from MIDC vide Reference No.EE/MHP-II/TTC/X-21/E33087/of 2018, dated 27.12.2018.

AND WHEREAS :

The Promoters have again applied to the MIDC for revised Commencement Certificate for Ground + 27 Floors instead of Ground + 28 Floors and they have obtained the amended Commencement Certificate vide Reference No.EE/SPA/X-21/C97257/of 2019, dated : 06.09.2019.

AND WHEREAS :

The Promoters have further applied to the MIDC for revised Commencement Certificate and they have obtained the revised Commencement Certificate vide Dn.II/MHP/SPA/E84956/2021, dated : 21.12.2021, which have been annexed hereto as 'Annexure A'.



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AND WHEREAS :

The Allottee herein have demanded from the Promoters and the Promoters have given inspection to the Allottee, of all the documents of title relating to the said project described in the Schedule-II hereunder written and also the plans, designs and specifications of the said building prepared by the 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 rules and regulations made there under.

AND WHEREAS :

The Allottee has inspected all the title, Agreement including approved plans as prepared by the Architect in the office of the Promoters and satisfied herself.

AND WHEREAS :

The authenticated copies of the plans of the Layout as approved by the concerned Local Authority and according to which the construction of building is completed on the said project have been annexed hereto and marked as 'Annexure C'

AND WHEREAS :

The authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed hereto and marked as 'Annexure D'

AND WHEREAS :

On satisfying herself about the plans, Agreement, documents etc. and satisfying herself of the title of Promoters the Allottee has applied to the Promoters for allotment and hereby agreed to Purchase Flat No 1503, B Wing, on Fifteenth Floor constructed on the said Plot



दस्तावेज क्र. 4240 / 2022	
e/60	

AND WHEREAS :

The carpet area of the said Flat is 44.26 square meters and "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area, appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat.

Rajendra

meetha

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<u>FLAT NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOTNO.</u>
1503	B	FIFTEENTH	X-21

=====

BUILDING: PYRAMID ELEMENTS

IN THE TRANS THANE CREEK INDUSTRIAL AREA,

NODE : VILLAGE-DIGHE, NAVI MUMBAI,
TALUKA-THANE, DIST. THANE.

RERA CARPET AREA IN SQ. MTRS. : 44.26

=====

BUILDING CONSISTS : GROUND + 27 FLOORS (WITH LIFT)

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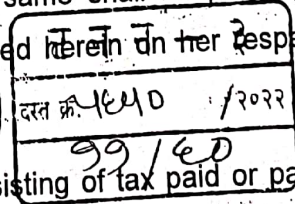
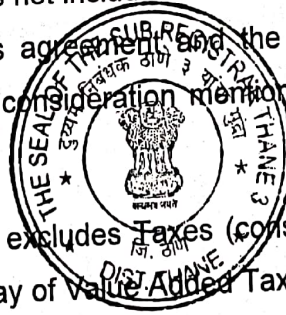
hereinafter referred to as "the Flat") for the total consideration of
Rs.1,05,10,000/- (Rupees One Crore Five Lakhs Ten Thousand Only).

3. The Allottee has paid on or before execution of this agreement a sum of
Rs.5,00,000/- (Rupees Five Lakhs Only), as advance payment or
application fee and hereby agrees to pay to the Promoters the balance
amount of **Rs.1,00,10,000/- (Rupees One Crore Ten Thousand Only)**
within 15 days.

The Allottee agrees to pay to the Promoters, interest as specified in the Rule of
REAL ESTATE (REGULATIONS AND DEVELOPMENT) ACT, on all the delayed
payment which become due and payable by the Allottee to the Promoters under
the terms of this Agreement from the date the said amount is payable by the
Allottee to the Promoters

The above consideration does not include various other charges, expenses more
particularly mentioned in this agreement and the same shall be paid by the
Allottee over and above the consideration mentioned herein in their respective
due dates.

4. The Total Price above excludes Taxes (consisting of tax paid or payable
by the Promoters by way of value Added Tax, Service Tax,/GST and Cess
or any other similar taxes which may be levied, in connection with the
construction of and carrying out the Project payable by the Promoters) up
to the date of handing over the possession of the said Flat.



Ravi

M. S. ...

48. METHOD OF CALCULATION OF PROPORTIONATE SHARE

Wherever in this Agreement it is stipulated that the Allottee has to make any payment in common with other Allottee in Project, the same shall be in Proportion to the carpet area of the said premises to the total carpet area of all the Premises/Plots in the Project.

49. FURTHER ASSURANCES

Both parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuates the provisions of this agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred here under or pursuant to any such transaction

50. That all notices to be served on the Allottee and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoters by Registered Post A.D

Name of Allottee : **MAITHILI ANIL MORE**
(Allottee' Address) 601, B-Wing, Sagar Vihar, Plot No.58,
Sector-19, Airoli, Navi Mumbai - 400 708.

Promoters' name: **M/S. PYRAMID INFRATECH CO.**
(Promoters' Address) Plot No. X-21, in The Trans Thane
Creek Industrial Area, Village-
Dighe, Navi Mumbai - 400 708.



* 51. **JOINT ALLOTTEE: /eo**

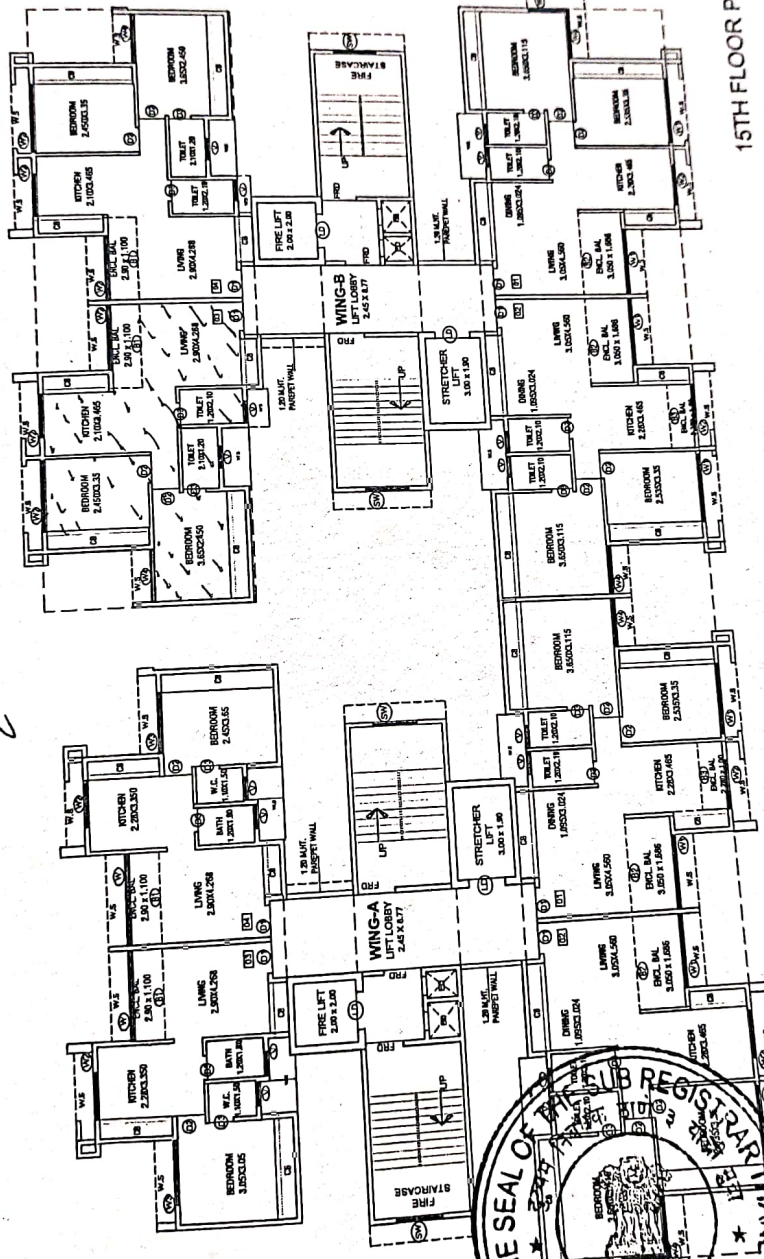
That in case there are Joint Allottee all communications shall be sent by the Promoters to the Allottee whose name appears first and at the address given by her which shall for all intents and purposes to consider as properly served on all the Allottee.

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AYD19.OW.0869

mei jay Datta



15TH FLOOR PLAN



PROPOSED RESIDENTIAL BUILDING
PLOT NO.X-21, VILLAGE DIGHE TAL. & DIST.- THANE



34	40	1/2022
2	1	2



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Office :- Office Of The Executive Engineer , 2nd Floor,
Plot No.- AM 20, TTC Indl. Area. Mahape, Navi Mumbai-410703.
e-mail : eethanedn2@midcindia.org

No. MIDC/SPA/ Dn. II/MHP/ A52663

Date: 14 /02/ 2022

To,
M/s. Pyramid Infratech Co.,
Plot No. X-21, MIDC TTC Industrial Area,
Digha, Navi Mumbai.

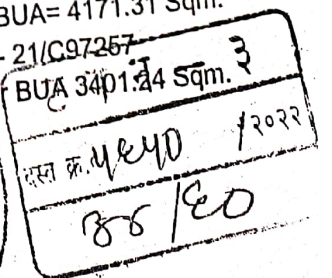
OCCUPANCY CERTIFICATE

Sub:- Issue of Occupancy certificate for Residential Building on Plot No. X-21, in TTC Indl. Area, for M/s. Pyramid Infratech Co.

- Ref:** 1. Part BCC issued vide No. EE/SPA/X-21/IFMS/C53501 Dt.30/07/2019.
2. Plans approval vide letter No. Dn.II/MHP/SPA/E84956/2021 Dt.21/12/2021.
3. Part Final Fire N.O.C. issued vide letter No. MIDC/Fire/A51186/ dt. 11/02/2022.
4. Part Final Fire N.O.C. issued vide letter No. MIDC/Fire/C48920/ dt. 26/07/2019.
5. Building Completion Certificate by Architect dt 11/02/2022.
6. Site Inspection Report submitted by Site Inspector dt. 14/02/2022.
7. On Line application vide SWC No- SWC/14/19/20220212/812848.

This is to certify that, M/s. Pyramid Infratech Co. allottee of Plot No. X-21 MIDC, TTC Indl. Area, have completed the development work of Residential Building having total built up area- 9463.68 sq.m. on Plot No X-21, situated at TTC Industrial Area, MIDC is completed as per details mentioned below under the supervision of Architect Mandar Vijay Bodhankar, Reg. No. CA/2005/35295.

- | | |
|----------------------------|---|
| 1. Name of the Plot holder | : M/s. Pyramid Infratech Co. |
| 2. Address | : Plot no. X-21, TTC Indl. |
| 3. Plot area | : 6318.00 m ² |
| 4. Approval of Plans | : Dn.II/MHP/SPA/E84956/2021 Dt.21/12/2021. |
| 5. Approved Built-up Area | : 382.29 Sqm. |
| 6. Previous | i) Revised Plan Approval : vide No. EE/MHP-II/TTC/X- 21/E33087 Dt.27/12/2018 for BUA 9436.46 Sqm. |
| | ii) Part OC issued : Vide No. EE/SPA/X-21/IFMS/C53501 Dt.30/07/2019 for BUA= 4171.31 Sqm. |
| | iii) Revised Plan Approval : vide No. EE/SPA/X- 21/C97257 Dt.06/09/2019 for BUA 3401.44 Sqm. |



7. Status of construction on site as per site Inspection report : Completed as per approved plans.
 a) Built up area completed in all respect : 9463.68 Sqm.
 b) FSI Details : FSI Consumed = 1.498 < 1.50
8. Remarks as per Site Inspection Report (submitted by Architect) : Building is completed as per approved plans & as per MIDC DCR-2009.
9. Total Area that could be considered as built up area (Sq.m.) : 9463.68 sqm.
10. Details o Building Constructed and Built up Area approved :

Sr. No.	Building No.	BUA As per Earlier Part OC Issued vide no. EE/SPA/X-21/IFMS/C53501, Dt.30/07/2019	BUA Now proposed for Occupancy Certificate
1	Ground Floor Area	2274.79 Sqm. (Free of FSI)	3.08 Sqm.
2	1 st & 2 nd Floor Area	4549.58 Sqm. (Free of FSI)	----
3	3 rd floor Area	----	379.21 Sqm.
4	4 th floor To 14 th Floor Area	4171.31 Sqm.	----
5	15 th floor to 26 th Floor Area	----	4550.52 Sqm.
6	27 th Floor Area	----	359.56 Sqm.
TOTAL BUA =		4171.31 Sqm.	5292.37 Sqm.
Total Up to date BUA =		9463.68 Sqm.	

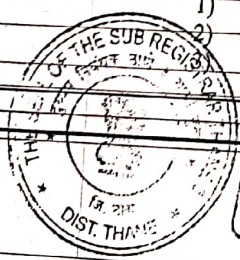
As requested vide ref. no. 7 & as per site inspection report at Sr. No. 6, you are permitted to occupy this building having total up to date built up area **9463.68 Sqm.** (FSI:- 1.498).

If any discrepancies observed on site in future with respect to site inspection at Sr. No. 6, then legal action as per MR&TP Act 1966 as deemed fit shall be taken please note.

Rajaram Rathod
 Executive Engineer,
 Special Planning Authority
 MIDC, Dn. II, Mahape.

- ❖ Copy Submitted to for favour of information to :
 - 1) The Collector Thane, District Thane.
 - 2) The Dy. Assessor, Collector NMMC.
 - 3) The Chief Fire Officer, MIDC, Andheri, Mumbai.

- ❖ Copy to The Deputy Engineer, MIDC, Sub-Dn. No. I, Mahape
- ❖ Copy f.w.c.'s to
 - 1) Regional Officer, MIDC Mahape, for information.
 - 2) Architect Mandar Vijay Bodhankar, Reg. No. CA/2005/35295, DIC, Thane.



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 4640 / 2022
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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



Dn. II/MHP/SPA/ E84956 /2021
Office of the Executive Engineer &
Special Planning Authority,
MIDC Dn. II, Mahape, Navi Mumbai .
Date: - 21/12/2021

To,
M/S. PYRAMID INFRATECH CO.
Plot No. X-21,Digha,
TTC Industrial Area,
Navi-Mumbai.

Sub.-: TTC Industrial Area.

Approval of Revised Building & Drainage Plans for proposed Residential Building on Plot no.X-21,Digha, in TTC Industrial Area...
for M/S. PYRAMID INFRATECH CO.

Ref.:- 1) Tracking Id: SWC/14/52/2021/1029/791629.
2) Provisional Fire NOE issued by PRO Office vide No. MIDC/Fire/E-76270 dtd. 14/12/2021.

Dear Sir,

You have submitted combined application for revised approval to Building Plans for proposed Residential Building. Above applications are examined and following approvals are here by granted.

A) Building Plan Approval

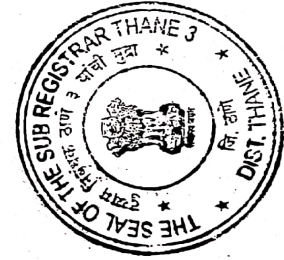
Since you have paid following

Sr. No	Scrutiny Fees Rs.	Development charges Rs.	Compound Wall charge	Labour Cess Rs.	Fire protection & Safety fees Rs.	Total	Receipt No.
1	1804.36	0.00	0.00	0.00	0.00	1804.36	GL22392531 Dt.30/10/2021
2	1804.46	0.48	0.00	9557.00	34050.40	43607.88	GL22481855 Dt.17/12/2021
	3608.82	0.48	0.00	9557.00	34050.40	45412.24	Total

The set of plans, received from you vide SWC number cited above, is hereby Approved subject to acceptance and follow up of following conditions by you.

- 1) You had submitted plans and drawings for **2274.79 m²**. of plinth area for the plot area of **6318.00 m²**., at present this office has approved plans for total up to date **9463.68 m²**.of built up area. This office has approved **05 No.** of drawing details of which are mentioned on the accompanying statement.
- 2) In case of approval to the modified plans, the original approval to the drawings granted earlier is treated as cancelled as the drawing approved now supersedes the previously approved drawing. You are requested to return the above cancelled drawings to this office for record and cancellation.
 - A. In case of approval to the modified plans, the earlier approval to the building plans granted vide letter no. **Nil** from the office of the Executive Engineer, MIDC, Division No. II, Mahape is treated as cancelled. The drawings approved now supersede the previously approved drawings. You are requested to return the cancelled plans to this office for record and cancellation.
 - B. The drawings submitted now includes existing/proposed structures/ Fresh proposed plans, which were not approved previously. Present approval along with the previously approved plans vide letter no. EE/SPA/X-21/C97257/of 2019, dtd. 06/09/2019 from the office of the Executive Engineer, MIDC Dn. II, Mahape , Navi Mumbai is to be treated as combined approval.

3RD FLOOR	301	2 BHK	49.77	7.45	5.14	102.85
	302	2 BHK	47.83	6.96	7.42	50.05
	303	2 BHK	44.26	6.79	3.19	18.31
	304	2 BHK	44.26	6.62	3.19	92.96
TYPICAL FLOOR 4TH - 7TH, 9TH - 12TH, 14TH	401 - 701, 901 - 1201, 1401	2 BHK	49.77	7.45	5.14	-
	402 - 702, 902 - 1202, 1402	2 BHK	47.83	6.96	7.42	-
	403 - 703, 903 - 1203, 1403	2 BHK	44.26	6.79	3.19	-
	404 - 704, 904 - 1204, 1404	2 BHK	44.26	6.62	3.19	-
TYPICAL FLOOR 8TH AND 13TH FLOOR	801 AND 1301	2 BHK	49.77	7.45	5.14	-
	802 AND 1302	2 BHK	47.83	6.96	7.42	-
	803 AND 1303	2 BHK	44.26	6.79	3.19	-
	804 AND 1304	2 BHK	44.26	6.62	3.19	-
WING B	1501 - 1701, 1901 - 2201, 2401 - 2601	2 BHK	49.77	7.45	5.14	-
	1502 - 1702, 1902 - 2202, 2402 - 2602	2 BHK	47.83	6.96	7.42	-
	1503 - 1703, 1903 - 2203, 2403 - 2603	2 BHK	44.26	6.79	3.19	-
	1504 - 1704, 1904 - 2204, 2404 - 2604	2 BHK	44.26	6.62	3.19	-
	1801 AND 2301	2 BHK	49.77	7.45	5.14	-
	1802 AND 2302	2 BHK	47.83	6.96	7.42	-
	1803 AND 2303	2 BHK	44.26	6.79	3.19	-
	1804 AND 2304	2 BHK	44.26	6.62	3.19	-
	2701	2 BHK	49.77	7.45	5.14	-
	2702	2 BHK	49.77	6.96	7.42	-
27TH FLOOR	2703	2 BHK	35.90	6.79	3.19	10.12
	2704	2 BHK	35.90	6.62	3.19	10.12



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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 :
P51700013897

Project: PYRAMID ELEMENT, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO X-21at Navl Mumbai (M Corp.), Thane, Thane, 400708;

- Pyramid Infratech Co** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400708.**
- 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 **30/10/2017** and ending with **30/06/2023** 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
- 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 hereinafter as per the Act and the rules and regulations made there under.



दस्ता क्र. 4040 / 2022
408/EO

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
Date: 18-06-2020 09:39:03

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

Dated: 18/05/2020

Place: Mumbai

Please Tick

Saving A/C No :	Branch FILE No.:
CIF NO. :	Tie up no. <small>(if applicable)</small>
LOS Reference No. :	PAL/Take Over/NEW/Resale/Top up

Applicant Name : MAITHILI ANIL MORE

Co-Applicant Name :

Contract (Resi.) : Mobile : 9892717833

Loan Amount : 1,00,00,000 / +15 TOP Tenure : 264 MONTH

Interest Rate : 8.50% EMI :

Loan Type : TAKE OVER SBI LIFE :

Hsg. Loan _____ Maxgain _____

Realty _____ Home Top up _____

Property Location :

Property Cost :

Name of Developer / Vendor :

RBO - ZONE - Branch : AFROLI (Code No) 70751

Contact Person : PAWAN KUMAR SINGH Mobile No: 9129633123

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	S.D. Thoraze 7.8.23	SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. :



HL TO BE PARKED AT _____ BRANCH