



## सूची क्र.2

दुय्यम निबंधक : मह. द. नि. ठाणे 12

दस्त क्रमांक : 10802/2023

नोंदणी :

Regn:63m

## गावाचे नाव : सांगली

चा प्रकार	करारनामा
गा	3780600
भाव(भाडेपट्ट्याच्या पट्टाकार आकारणी देतो की पट्टेदार ते व)	2878204.476
पन,पोटहिस्सा व (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मदनिका नं. 1408,14 वा मजला,विल्डिंग नं. 7,युनिट नं. 5,वर्धमान टॉवर विल्डिंग नं. 6 व 7,मौजे मागली,ता. जि. ठाणे - मदनिकेचे क्षेत्रफळ 37.53 चौ. मी.कारपेट व वाल्कनी 3.5 चौ. मी. व एक स्टॅक कार पार्किंग.( ( Survey Number : Survey No. 26 Hissa No. 1 (part), Survey No. 26 Hissa No. 4 (Part), Survey No. 26 Hissa No. 5 (Part), Survey No. 26 Hissa No. 6 (Part) and Survey No. 53 Hissa No. 1 (Part) ; ) )
फळ	1) 37.53 चौ.मीटर
रण किंवा जुडी देण्यात असेल तेव्हा.	
तोंवज करून देणा-या/लिहून ठेवणा-या चाचे नाव किंवा दिवाणी न्यायालयाचा नामा किंवा आदेश असल्यास,प्रतिवादिचे पना.	1): नाव:-मे. वर्धमान प्रॉपर्टी डेव्हलपर्स चे भागीदार विजय एच. वर्धन - वय:-42; पना:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं. ४०/४१, विशाल शॉपिंग सेंटर, अंधेरी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र. मुंबई. पिन कोड:-400069 पॅन नं:-AALFV1771C
तोंवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पना	1): नाव:-तुषार निवृत्ती शेते - वय:-30; पना:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: निळवंडे पोस्ट - रंभोडी अकोले, अहमदनगर, , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, आंगणगासार. पिन कोड:-422601 पॅन नं:- GPNPS0398M 2): नाव:-रेखा तुषार शेते उर्फ रेखा मारुती काळे - वय:-25; पना:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: निळवंडे पोस्ट - रंभोडी अकोले, अहमदनगर, , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, आंगणगासार. पिन कोड:-422601 पॅन नं:-EUZPK2157P
दस्तोंवज करून दिल्याचा दिनांक	26/07/2023
दस्त नोंदणी केल्याचा दिनांक	26/07/2023
अनुक्रमांक,खंड व पृष्ठ	10802/2023
वाजारभावाप्रमाणे मुद्रांक शुल्क	264700
वाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	



दुय्यम निबंधक वर्ग-२  
ठाणे क्र. १२

यांकनासाठी विचारात घेतलेला तपशील:-

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



# THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)  
SANCTION OF DEVELOPMENT  
COMMENCEMENT CERTIFICATE

Amended  
PERMISSION/

मंजूर इमारती क्रमांक व स.नं. मागील पानावर नमुद आहेत,

V. P. No. 95/135 TMC / TDD 28 Date: 29/01/20  
To, Shri / Smt. Vasturachna (Architect)

Shri M/s. Shree Khidkalesheshwar Property Developers Pvt. Ltd. (Owner)

With reference to your application No. 897 dated 04/05/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Sagarli Sector No. 11 Situated at Road / Street Kalyan Shill Road S. No. / C.S.T. No. / F. P. No. स नं मागील पानावर नमुद आहेत

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.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
6. Authority will not supply water for construction (Optional)
7. Information Board to be displayed at site till Occupation Certificate.

**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**

Office No. 48 100

Office Stamp

Date

Issued



Yours faithfully,

Municipal Corporation of  
the city of, Thane.

P.T.O

# AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 26<sup>th</sup> day of JULY, TWO THOUSAND AND TWENTY THREE (2023) BETWEEN M/S. VARDHAMAN PROPERTY DEVELOPERS, a registered Partnership firm duly constituted under the Indian Partnership Act, 1932 and having its registered office at 40-41, Vishal Shopping Centre, Andheri Kurla Road, Mumbai-400069 hereinafter called "**THE PROMOTER**" (which expression promoter shall unless it be repugnant to the context or meaning thereof mean and include the Developer its partners or partner for the time being of the said firm, the survivors or survivor of them, the heirs, executors and administrators of the last surviving partner and his/her/their or permitted assigns) of the One Part

And which expression shall also include "Developer" being referred to in the Development Agreement dated 12<sup>th</sup> June 2014 and Supplement Development Agreement dated 29<sup>th</sup> October 2021, which are herein after referred to as promoter for development of property more particularly described in second schedule hereunder and for brevity's sake referred to as Promoter in present instead of Developer of the purpose of this of one Part.

AND

Tushar Shete	
Rekha Shete	
8	UU



Mr. Tushar Nivrutti Shete & Mrs. Rekha Tushar Shete (Alias Ms. Rekha Maruti Kale) of Mumbai, Indian Inhabitant/s / a Mu-Nilwande Po-Rumbhodi Akole, Ahmadnagar, Maharashtra - 422601 Residing at hereinafter referred to as "**PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parceners and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



# 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  
**P51700034887**

Project: **Vardhaman Tower Building Nos. 6 & 7, Plot Bearing / CTS / Survey / Final Plot No.: Plot bearing  
Survey No. 26 Hissa No 1(part), survey no 26 hissa no 4(PART), survey no 26 hissa no 5(part), survey no 26 hissa no  
6(part) and survey no 53 hissa no 1(part) at Thane (M Corp.), Thane, Thane, 421204;**

1. **Vardhaman Property Developers** having its registered office / principal place of business at Tehsil: **Andheri  
District: Mumbai Suburban. Pin: 400069.**

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 (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 **28/04/2022** and ending with **31/12/2023** 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.

ट न न १२

दस्तावेज क्र. १०६०२/२०२३

४६

५६

Dated: 28/04/2022

Place: Mumbai



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

Architects, the certificate of title, revenue records and all other documents as specified under the RERA and the Rules and Regulations made thereunder and has satisfied himself/herself/themselves in that regard.

- S. The PURCHASER/S are desirous of purchasing a Flat bearing No. 1408 on the 14<sup>th</sup> floor in Vardhaman Tower Building No. 07 of "Vardhaman Tower Building Nos. 6 & 7" the Real Estate Project (hereinafter referred to as the "said Flat").
- T. The carpet (RERA) area of the said Flat is 37.53 sq. mtrs. equivalent to 403.97 sq. ft. and carpet area means the net usable floor area of a Flat, excluding the area covered by the external walls, area under services shafts, exclusive balcony of 3.5 sq. mtrs. equivalent to 37.67 sq. ft., and includes the area covered by the internal partition walls of the Flat.
- U. The authenticated copy of the plan of the said Flat, is annexed hereto.
- V. Advocate Pratik K. Shah have also issued title certificate dated 23.03.2022 in respect of the Promoter's entitlement to develop the said Property. A copy of the same is annexed hereto.
- W. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained / being obtained, and (ii) approvals and sanctions from other relevant statutory authorities are applied for and/or in process of being obtained and/or obtained by the Promoter.

X.

The Promoter

90	UU
----	----

