

Website : [www.mahadiscom.in](http://www.mahadiscom.in)  
 GSTIN of MSIEDCL 27AAECM2933K1ZB  
 BILL NO.(GGN): 000002042454069

वीज पुरवठा देयक माहे: JUN-2023

HSN code 27160000

ग्राहक क्रमांक: 021521463896  
**SANJAY HARESHLA JAWA**  
 F.NO.1103, PATELS SIGNATURE, TYPE-B, SHIVMANDIR R AMBARNATH THANE  
 Ambarnath(M CI) 421501  
 मोबाइल/ ईमेल: 93\*\*\*\*\*01/lee\*\*@patelrprealty.com

देयक दिनांक: 18-JUN-23  
 देयक रक्कम रु: 12,850.00

देय दिनांक: 10-JUL-23  
 या तारखे नंतर भरल्यास: 12,950.00

बिलिंग युनिट: 4754 :AMBERNATH(EAST)/S/DN.  
 दर संकेत: 090 /LT I Res 1-Phase  
 पोल नं: 00000001  
 पी.सी./चक्र+मार्ग-क्रमा/डि.टी.सी.: 5 / 10-6116-1100 /4754664  
 मिटर क्रमांक: 02310015570  
 रिडिंग ग्रुप: M5

पुरवठा दिनांक: 09-Sep-2022  
 मंजूर भार: 4.62 KW  
 सुरक्षा ठेव जमा(रु): 2,500.00  
 चालू रिडिंग दिनांक: 13-JUN-23  
 मागील रिडिंग दिनांक: 14-MAY-23

Scan this QR  
 Code with  
 BHIM App for  
 UPI Payment

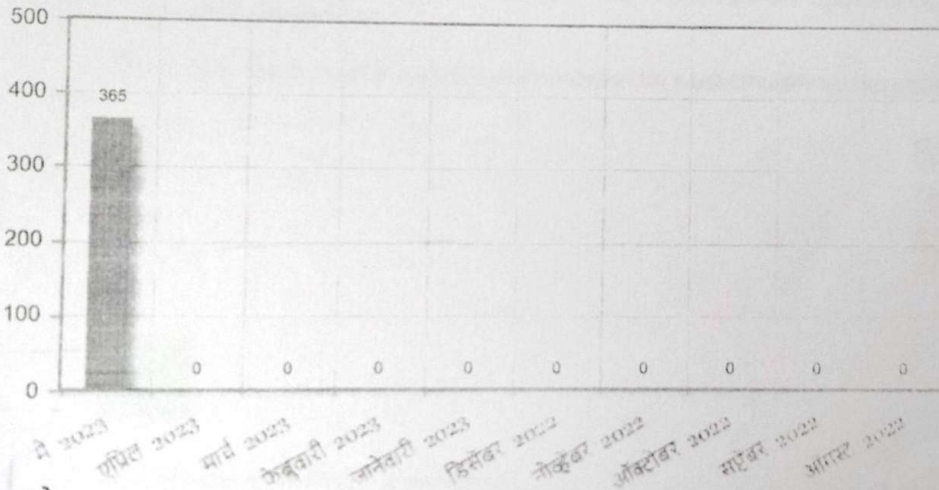


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
930	366	01	564	0	564

**NORMAL**  
 Bill Period: 1 Month(s) /

### मागील वीज वापर



\* मध्यवर्ती तक्रार निवारण केंद्र 24\*7

**MSEDCL Call Center:**

**18002333435**

**18002123435**

**1912**

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-

[www.mahadiscom.in](http://www.mahadiscom.in) >  
 ConsumerPortal > CGRF  
 यावर उपलब्ध आहे.

### महत्वाचे :

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो-ग्रीन डिस्काउंट मिळवा.नोंदणी करण्यासाठी:-<https://pro.mahadiscom.in/Gogreen/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा.(टॅक्सेस व ड्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी -<https://consumerinfo.mahadiscom.in/> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणतः 13-07-2023 ह्या तारखेला होईल.

### विशेष संदेश :

- प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.93\*\*\*\*\*01 आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाईल ॲप वापरा किंवा १९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा **MREG 021521463896**
- महावितरणला कोणत्याही प्रकारच्या रक्कामेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. गैरसोय टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

स्थळप्रत बिलींग युनिट:	4754	ग्राहक क्रमांक:	021521463896	पी.सी.:	M5	दर:	090
अंतिम तारीख	10-JUL-23				12,850.00		

या तारखे पर्यंत भरल्यास	27-JUN-23	12,780.00
या तारखे नंतर भरल्यास	10-JUL-23	12,950.00

बँकेची स्थळप्रत	डिटीसी क्र.:	4754664
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अंतिम तारीख	10-JUL-23	12,850.00
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Ambarnath Municipal Council  
FULL OCCUPANCY CERTIFICATE



Approval No. : CATAM/FO/2022/APL/00001  
Proposal Code : CATAM-22-ENTRY-26317

Building Proposal Number - 111674  
Date : 26/04/2022

Building Name	Residential(Patel Signature Type B)	Floor	BASEMENT FLOOR(0.00 Sq mt), GROUND FLOOR(30.01 Sq mt), TYPICAL FLOOR(648.06 Sq mt)(Typical Floor), EIGHT FLOOR(641.69 Sq mt), TERRACE CLUBHOUSE AREA(149.16 Sq mt) (0.00 Sq mt)
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To,  
i) ANKIT PATEL,  
S.NO.49/2C,57/2,58/4/1,VILLAGE PALE,AMBERNATH EAST  
ii) sarang thorat (Engineer)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **Patel Signature Type B** Plot No **49/2C,57/2&58/4/1**, City Survey No./Survey No./Khasara No./ Gut No. **49/2C,57/2&58/4/1**, Village Name/Mouje **PALE**, completed under the supervision of **Engineer**, License No as per approved plan vide Permission No. **AMC/TPD/BP/18-19/1412/8904/75** Date **11/03/2019** may be occupied on the following conditions -

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Please refer approved plan issued vide Permission No **AMC/TPD/BP/18-19/1412/8904/75** Date **11/03/2019**

Signature valid

Digitally signed by PRASANT  
DATTATRAY PRASANT  
Date: 2022.04.26 10:54 EDT  
Reason: Approved Certificate  
Location: Ambarnath Municipal Council



Scan QR code for verification of authenticity.

Yours faithfully  
Chief Officer



2/17/2022

सूची क्र. 2

दुयम निरक्षण : गार ३, नि. उल्हासनगर ३

दस्तावेज क्रमांक : 1537/2022

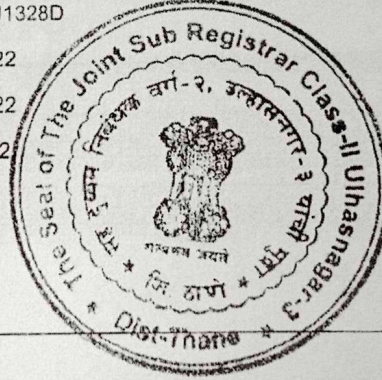
नोंदणी

Regn: 13m

\* 17/02/2022

गावाचे नाव : पाले

(1) विलेखाचा प्रकार	क्रमांक	विवरण
(2) मोबदला	4450000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2675000	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)		1) पानिकेचे नाव: अंबरनाथ इतर वर्णन : , इतर माहिती: विभाग 4/16(टी)-मौजे -पाले अय.ना. (ता. दुका -अंबरनाथ जि. ठाणे येथील सर्व्हे नं. 58, हिस्सा नं. 4/1, सर्व्हे नं. 49, हिस्सा नं. 2-सी व सर्व्हे नं. 57, हिस्सा नं. 2 या र पट्टेस मिश्रेचर, विल्डिंग टाईप-बी मधील अकरावा मजला निवासी मदनिका नं. 1103 कागपेट क्षेत्र - 57.25 चौ. मीटर. प्लॉट क्षेत्र- 616 चौ. फूट कार्पेट. ( ( Survey Number : 58/4/1, 49/2C, 57/2 : ) )
(5) क्षेत्रफळ		1) 57.25 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.		1): नाव:-मेमर्स सिरीस इन्फ्राटेक कंपनी चे भागीदार श्री अंकित वेचर पेटेल यांचे तर्फे क. ज. करिता व फुलमुखल्यास पत्र घा. चंद्रकांत भवानजी गाला वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमागती न नाव: प्लॉट नं. 30, गोवत दीप अपार्टमेंट, मूर्ति को-ऑप. हौसिंग सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं: अंबरनाथ, ठाणे, महाराष्ट्र, ठाणे. पिन कोड -421501 पंत नं. ABXFS5259F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:-संजय हरीशाल जावा वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमागतीचे नाव: मदनिका नं. 35, सीमा अपार्टमेंट पाचवा मजला, ब्लॉक नं. -, रोड नं: खेमाती जवळ, उल्हासनगर-२, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड-421002 नं:-AIIPJ5104E 2): नाव:-पवन हरीशाल जावा वय:-25; पत्ता:-प्लॉट नं. -, माळा नं. -, इमागतीचे नाव: मदनिका नं. 35, सीमा अपार्टमेंट पाचवा मजला, ब्लॉक नं. -, रोड नं: खेमाती जवळ, उल्हासनगर-२, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड-421002 नं:-BKGPJ1328D
(9) दस्तऐवज करून दिल्याचा दिनांक	17/02/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	17/02/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	1537/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	267000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		



CRS  
१० साह दुयम निरक्षण सूची-२  
उल्हासनगर २३.३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



दस्तावेज क्र. १३३३३३३३३३  
६/१०

Nature of Document	Agreement for Sale of Flat
Registration Details	Registrable Name of S.R.O. Ulhasnagar -3
Property Description in brief	Flat No. 1103 Floor 11 <sup>th</sup> in Building Type-B, Area 57.25 Sq. Meters Equivalent to 616 Sq Feet - (carpet), "PATELS SIGNATURE" Survey no 58 Hissa No 4/1, Survey No 49, Hissa No 2(C) & Survey No : 7, Hissa No 2, (Village - Pale, Ambemath (E), Taluka - Ambemath, Dist - Thane
Consideration Amount	Rs.44,50,000/- (Rupees Forty Four Lakh Fifty Thousand Only)
Stamp Purchasers Name	Mr. Sanjay H Java Mr. Pawan Hareshlal Java
Name of other party	M/s SERENE INFRATECH CO.

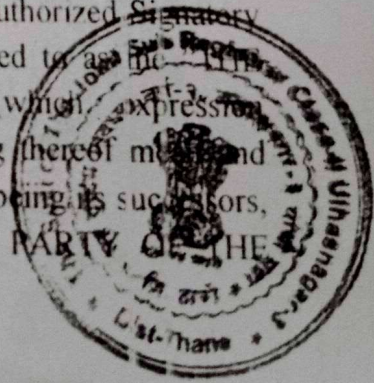
*[Handwritten signatures]*

**AGREEMENT FOR SALE**

This Article of Agreement made At Ambemath, Taluka, Ambemath on This 17<sup>th</sup> Day Of February 2022.

**BETWEEN**

M/s Serene Infratech Co, a Registered Partnership Firm, (Pan No. ABXFS5259F), having its registered office at Plot No. 30, Jeevandeep Apartment, Suryodaya Co-operative Housing Society Ltd, Ambemath (E), Dist - Thane, through its Partners one of Partner and authorized Signatory Shri. Ankit Bechar Patel, hereinafter called and referred to as the "VENDOR/DEVELOPER/BUILDER/PROMOTERS" (which expressions shall unless it be repugnant to the context or meaning thereof may and include its partners constituting the said firm from time being its successors, survivors, executors, administration and assigns) the **PARTY OF THE FIRST PART.**

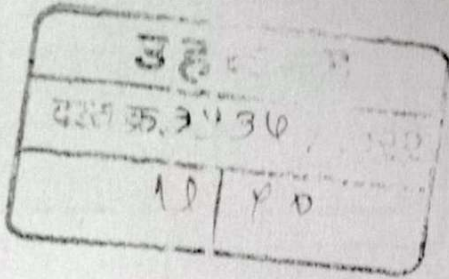


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AND

Mr. Sanjay H Java aged about 35 Years, Pan No. AHPJ5104E & Mr. Pawan Hareshlal Java aged about 25 Years, Pan No. BKGPJ1328D R/at:- S/O Hareshlal Dwarkadas Java, Seema Apartment, Flat No.36, 5th Floor, Near Khemani, Ulhasnagar, Thane-421002 hereinafter called and referred to as "PURCHASER/S /ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, administration and assigns) THE PARTY OF THE SECOND PART.

WHEREAS the Vendors/builder are the owners in respect of following Non Agricultural land properties bearing 1). Survey No 49, Hissa No. 2-C, Area approximately admeasuring about 3307.05 Sq, (as per 7/12 area admeasuring about Meters 0-33-0 H-R-P) ( Out of Total Area of 4000 Sq. Meters), Revenue Assessment Rs. 0-75 Paisa, hereinafter for the sake of brevity called and referred to as "Said Plot no. 1", 2). Survey No. 58, Hissa no. 4/1, area admeasuring about 0-58-20 H-R-P + 0-03-80 H-R-P Pot Kharaba equivalent to 6200 sq Meters, Revenue Assessment Rs. 0-56 Paisa, hereinafter for the sake of brevity called and referred to as "Said Plot no. 2"& 3). Survey No. 57, Hissa no. 2, area admeasuring about 0-09-80 H-R-P equivalent to 980 Sq Meters (out of Total Area 9940 Sq. Meters), Revenue Assessment Rs. 4-50 Paisa, hereinafter for the sake of brevity called and referred to as "Said Plot no. 3" all the said three plots lying and situated at Village-Pale, Taluka- Ambernath, within local limit of Ambernath Municipal Council, Hereinafter for the sake of brevity the said Plot No. 1 to 3 jointly and together called and referred to as "The Said Property" and more particularly described in the SCHEDULE hereunder written.

AND WHEREAS the party of first part with the intention of development over said property, had purchased the said property from previous owners, i.e. 1). party of first part had purchased the said plot no. 1 by way of Sale Deed dated 15/04/2015 executed between Smt. Budhibai Sitaram Patil & three others through its Constituted Attorney M/s Pride Buildcon Infrastructure and Pvt. Ltd as "Vendors" and M/s Serene Infratech Co as "Purchaser" duly registered under Sr. No. 3242/2015 with Sub -Registrar of Assurance, Ulhasnagar. 2). party of first part had purchased the said plot no. 2 by way of two Sale Deeds bearing sale deed dated 23/06/2015 executed between Shri. Sunil Waman Chaudhary & three others as "Vendors" and M/s Serene Infratech Co as "Purchaser" duly registered under Sr. No. 5546/2015 dated 26/06/2015 with Sub -Registrar of

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3, 2, 29 - 3
दस्ता क्र. 993/07/2023
१४   १०

3, 2, 29 - 3
दस्ता क्र. 993/07/2023
१७

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure 'E'.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure 'E-1',

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure 'F'

AND WHEREAS after inspection of the documents and plans and permission, the purchaser herein offered to purchase Flat No.1103 on 11th Floor, in Building Type -B for an area admeasuring about 57.25 Sq Meter equivalent to 616 Sq. ft (Carpet) of the said complex "PATEL'S SIGNATURE" at and for price/ consideration of Rs.44,50,000/- (Rupees Rupees Forty Four Lakh Fifty Thousand Only) (The consideration and carpet area for said flat is inclusive of area of internal wall and exclusive of the area of Open Terrace admeasuring 47 Sq feet, balcony area admeasuring 98 Sq feet, EP admeasuring 17 Sq. Feet, CB area admeasuring 19 Sq feet)

AND WHEREAS the BUILDER/DEVELOPER has accepted the said offer made by the Purchaser.

AND WHEREAS the carpet area of the said Flat is 57.25 Square Meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but not including the area covered by the internal partition walls of the apartment.

AND WHEREAS, the Parties relying on the representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

NOW THIS AGREEMENT WITNESETH THAT by the end of 30-MAR-2023, but subject to the availability of the building materials, government

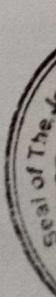
*Patel*

*[Signature]*

*[Signature]*



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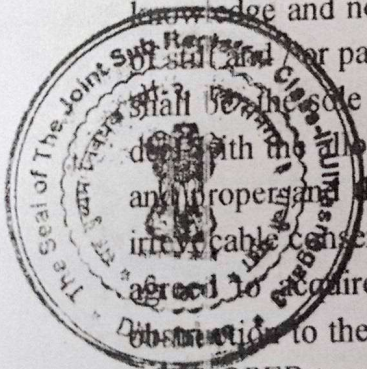


કાનૂન - ૩	
દસ્તા ઠા. ૨૫૩૭ / ૨૦૨૨	
૧૧	૯૦

and other restrictions and /or circumstances beyond the control of the DEVELOPER/VENDOR, the DEVELOPER/VENDOR agree to complete the construction of the proposed building/s in the complex "PATEL'S SIGNATURE" on the said land particularly described in the schedule hereunder written in accordance with the plans recited above and as per the general specification hereto but subject to such addition, alteration, modification if any that may be granted by the government / local planning authorities from time to time till the completion of the proposed development of the said property and the OWNER/DEVELOPER agree to sell and cause to convey the said building/s when completed absolutely freehold and free from encumbrances in favour of the co-operative housing society/ies to be formed of the several person as provided and envisaged herein (including the purchaser herein) acquiring the respective flats/shop/tenement/galas and garages etc, therein at and for an aggregate price/consideration to be contributed and paid by them according to their respective agreement (similar to these presents) with the OWNER/DEVELOPER/PROMOTER.

AND WHEREAS the DEVELOPER/VENDOR accordingly shall sell and the Purchaser shall purchase acquire the said flat/s becoming member/share holder / constituent of the proposed cooperative society and the Purchaser shall pay to the DEVELOPER **Rs.44,50,000/- (Rupees Rupees Forty Four Lakh Fifty Thousand Only)** as the agreed price/consideration in respect of the said Flat No. 1103 on 11<sup>th</sup> Floor, In Building Type -B, area admeasuring about **57.25 Sq. Meters** equivalent to **616 Sq. Feet (Carpet)** of the complex "PATEL'S SIGNATURE" allotted to the Purchaser and shown and marked according on the floor plan annexed hereto.

AND WHEREAS the DEVELOPER has clearly brought to the knowledge and notice of the Purchaser, that there is no exclusive allotment of stilt and parking spaces to the Purchaser herein being provided, that it shall be the sole and absolute discretion of the OWNER/DEVELOPER to deal with the allotment of the stilt and parking spaces as they may deem fit and proper and the Purchaser herein has granted his/her free, express and irrevocable consent and confirmation thereto and in confirmation thereof has agreed to acquire the said flat and will not raise any objection and/ or objection to the allotment of stilt/parking spaces made by the VENDOR/ DEVELOPER to any intending purchaser.

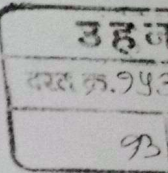
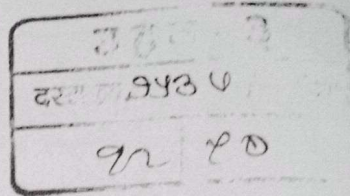


J. Patel

[Signature]

J. P. J. P.





NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. THE recital contained above shall form an integral and operative part of this Agreement, as if the same were set out and incorporated in this Agreement and it is agreed that singular includes plural.
2. THE VENDOR/ DEVELOPER shall construct the building on the said property in accordance with the plans, design specification approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the OWNER/DEVELOPER may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser herein has granted his/her/their express and irrevocable consent for the same.
3. THE Purchaser hereby agrees to purchase from the VENDOR/ DEVELOPER and the VENDOR/ DEVELOPER hereby agrees to sell to the purchaser/s the Flat No. 1103 on 11<sup>th</sup> Floor, In Building Type -B, area admeasuring about 57.25 Sq. Meters equivalent to 616 Sq. Feet (Carpet) of the complex "PATELS SIGNATURE" as shown on the floor plan thereof hereto and marked as annexure "D" (hereinafter referred to as "the said premises") for the consideration of **Rs.44,50,000/- (Rupees Rupees Forty Four Lakh Fifty Thousand Only)** and The Purchaser agrees to pay the above consideration in the following manner:
  - a. 10 % on Booking
  - b. 35% on completion of Plinth
  - c. 1.80% on completion of 1st Slab
  - d. 1.80% on completion of 2nd Slab
  - e. 1.80% on completion of 3rd Slab
  - f. 1.80% on completion of 4th Slab
  - g. 1.80% on completion of 5th Slab
  - h. 1.80% on completion of 6th Slab
  - i. 1.80% on completion of 7th Slab
  - j. 1.80% on completion of 8th Slab
  - k. 1.80% on completion of 9th Slab
  - l. 1.80% on completion of 10th Slab
  - m. 1.80% on completion of 11th Slab
  - n. 1.80% on completion of 12th Slab
  - o. 1.80% on completion of 13th Slab
  - p. 1.60% on completion of 14th Slab

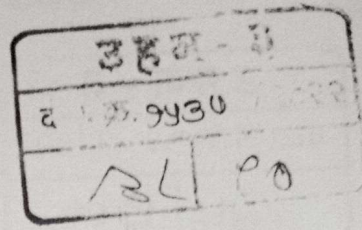
*J Patel*

*JM*

*Hawa*







93. This project is financed and mortgaged by the Navjeevan Co-op Bank (NJCB) and NOC is required from NJCB at the time of registration.

#### SCHEDULE (A)

ALL THAT PIECE AND PARCEL OF Non Agricultural land properties bearing 1). Survey No 49, Hissa No. 2-C. Area approximately admeasuring about 3307.05 Sq. (as per 7/12 area admeasuring about Meters 0-33-0 H-R-P) ( Out of Total Area of 4000 Sq. Meters), Revenue Assessment Rs. 0-75 Paisa, hereinafter for the sake of brevity called and referred to as "Said Plot no. 1". 2). Survey No. 58, Hissa no. 4/1, area admeasuring about 0-58-20 H-R-P + 0-03-80 H-R-P Pot Kharaba equivalent to 6200 sq Meters, Revenue Assessment Rs. 0-56 Paisa, hereinafter for the sake of brevity called and referred to as "Said Plot no. 2"& 3). Survey No. 57, Hissa no. 2, area admeasuring about 0-09-80 H-R-P equivalent to 980 Sq Meters (out of Total Area 9940 Sq. Meters), Revenue Assessment Rs. 4-50 Paisa, hereinafter for the sake of brevity called and referred to as "Said Plot no. 3" all the said three plots lying and situated at Village-Pale, Taluka- Ambernath, within local limit of Ambernath Municipal Council and said plot no. 1 & 3 jointly together called and referred to as "The Said Property".

#### SCHEDULE (B)

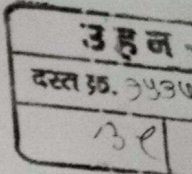
ALL THAT PIECE AND PARCEL OF Flat No.1103 on 11<sup>th</sup> Floor, in Building Type -B for an area admeasuring about 57.25 Sq. Meters equivalent to 616 Sq. ft (Carpet) of the said complex "PATELs SIGNATURE" Lying, being and situated at said property more particularly mentioned in Schedule (A) above, within the precincts of Ambernath Municipal Council and bounded as under.

- On towards east : As per approved plan.  
 On towards west : As per approved plan.  
 On towards north : As per approved plan.  
 On towards south : As per approved plan.

*P. Patel*

*[Signature]*

*Flawa*







## 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 :  
11700020173

Project: **PATELS SIGNATURE TYPE B**, Plot Bearing / CTS / Survey / Final Plot No. : **SURVEY NO - 19 HISSA NO - 1, SURVEY NO 57 HISSA NO 2, SURVEY NO 58 HISSA NO 4/1** at **Ambarnath(M Cl), Ambarnath, Thane, 421501**,

1. **Serene Infratech Co** having its registered office / principal place of business at **Tehsil: Ambarnath, District: Thane, Pin: 421501**.

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 (f) 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 **29/03/2019** and ending with **30/03/2023** 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.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Praibhu  
(Secretary, MahaRERA)  
Date: 09-09-2021 11:28:13

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

