

OSL 2258

HLST - NAVI MUMBAI

Saving A/C No.	RLMS REF. NO.
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CIF NO.	Tie up no (if applicable)
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LOS Reference No.	PAL / Take Over / New / REsale/ Top up / LAP
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Applicant Name	Prithika Sunder salian
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Co-Applicant Name	Kirthi Sunder salian
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Co-Applicant Name	
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Co-Applicant Name	
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Contract (Resi)	8898120504	Mobile	9987978950
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Loan Amount	30 Lakh	Tenure	30 YRS
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Interest Rate		EMI	
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Loan Type	Term Loan	SBI LIFE	yes
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Moratorium Require	Yes/No	Moratorium Period	
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Property Location	DIVA
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Property Cost	45 Lakh
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Name of Developer / Vendor	Patil Developers
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RBO - NAVI MUMBAI ZONE - THANE Branch	Kokanbhavan (Code No.) 06240
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Contact Person	Navnath Patil	Mobile No	8976591204
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Name of RACPC Co-ordinator along with Mob No.	
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	DATE		DATE
SEARCH - 1	Choudhary	ITR VERIFICATION	
SEARCH - 2		RESIDENCE VERIFICATION	} samantha sta/23
VALUATION - 1		OFFICE VERIFICATION	
VALUATION - 2		SITE INSPECTION	

HLST / BST / BM / ALOMG WITH Mob No.	
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A/C NO :	
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SBI LIFE A/C NO.	
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NAME : 1.	
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2.	
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3.	
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CERSAI NO ASSET ID :	
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SI ID :	
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FILE NO :	COMPACTOR NO. :
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2258

335/13262
Monday, August 21, 2023
3:04 PM

पावती

Original/Duplicate
नोंदणी क्र.: 394
Regn.: 39M
पावती क्र.: 15467
दिनांक: 21/08/2023

गावाचे नाव: डावले
दस्तऐवजाचा अनुक्रम: दस्त-5-13262-2023
दस्तऐवजाचा प्रकार: करारनामा
मादर वरणाच्याचे नाव: श्रीतीका सुंदर सालीयन

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 97
रु. 30000.00
रु. 1940.00

एकूण: रु. 31940.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:24 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar, Thane 5
सह दुय्यम निबंधक, ठाणे क्र.५

वाजार मूल्य: रु. 2634562.92 /-
मोवदला रु. 3498000/-
थरनेले मुद्रांक शुल्क: रु. 244900/-

- 1) देयकाना प्रकार: DHC रकम: रु. 1940/-
डीडी/धनदेशपत्र ऑर्डर क्रमांक: 0823216403715 दिनांक: 21/08/2023
बँकेचे नाव व पत्ता:
- 2) देयकाना प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनदेशपत्र ऑर्डर क्रमांक: MH006886220202324E दिनांक: 21/08/2023
बँकेचे नाव व पत्ता:


मूळ दस्त दिवसा

सूची क्र.2

दृश्यम निवडणूक मंडळ, मुंबई शहर
 स्थान क्रमांक : 13232/2023
 नोंदणी :
 Regn-63m

गावाचे नाव : डावले

विलेखाचा प्रकार
 मंजूरनामा
 डाकारमाव (भाडेपट्ट्याच्या
 विनिपट्टाकार आकारणी देणे की पट्टेदार
 मुंबई कराचे)

कारनामा
 3498000
 2634562.92

- १) पात्रिकेचे नाव/टाणे म.न.पा. इतर वर्णन :मदतिका नं. 1704, माळा नं. 7 वा मजला, इमारतीचे नाव. मी 1.डिस्ट्रीट हाईटम,सूदाभा ग्रीन्स, ब्लॉक नं. दिवा शीळ रोड, रोड : टाणे, इतर माहिती: क्षेत्रफळ 42.60 चौ मी कापेट(ज्ञान न. 28/107-203)(Survey Number : 167/2A.3.);
- 1) 42.60 चौ.मीटर

आकारणी किंवा जुडी देण्यात असलेले तेंव्हा.
 क्षेत्रफळ
 इतरांचे व
 इतरांचे व करन देणा-या/निवृत्त देवणा-या
 जाग्याचे नाव किंवा दिवाणी न्यायालयाचा
 नमूनानामा किंवा आदेश असल्यास,प्रतिवादिचे
 व पना.

- 1): नाव:-श्रीतीका सुंदर सानीवन बय.-30; पत्ता:-लॉट नं.:रूम नं.09, माळा नं. पाणूर बाळ, इमारतीचे नाव अजनी मेडिकल बवळ, ब्लॉक नं.:लक्ष्मी नारायण रोड, रोड नं.:मातिका,इंधणी पुर्व, महाराष्ट्र, MUMBAI. पिन कोड:-400072 फॅन नं.:CYSPPS4776B
- 2): नाव:-कीर्ती सुंदर सानीवन बय.-29; पत्ता:-लॉट नं.:रूम नं.09, मळा नं. पाणूर बाळ, इमारतीचे नाव अजनी मेडिकल बवळ, ब्लॉक नं.:लक्ष्मी नारायण रोड, रोड नं.:मातिका इंधणी पुर्व, महाराष्ट्र, MUMBAI पिन कोड:-400072 फॅन नं.:EBDPPS4054Q

21/08/2023
 21/08/2023
 13262/2023
 244900
 30000

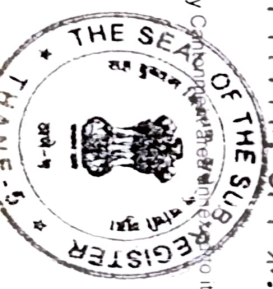
दस्तावेज करन दिल्याचा दिनांक
 दस्त नोंदणी केल्याचा दिनांक
 अनुक्रमक,खंड व पृष्ठ
 अनुक्रमक,खंड व पृष्ठ
 राजारमावाप्रामाणे नोंदणी शुल्क
 शारा

सह दुय्यम निबंधक, टाणे क्र.५

करनामाची विचारार्त घेतलेला नपशीनः

शुल्क आकारनाम निवडलेला अनुक्रम

(i) within the limits of any Municipal Corporation or any Corporation established under the provisions of the



Valuation ID 202308215624

मूल्यांकन पत्रक (शहरी क्षेत्र - बाधीव)

21 August 2023 12:43 - 2 PM

दस्तावेज

मूल्यांकनाचे वर्ष	2023
जिल्हा	ठाणे
मूल्य विभाग	तालुका ठाणे
उप मूल्य विभाग	28/107-203A) सर्वे नंबर
क्षेत्राचे नांव	Thane Municipal Corporation
	सर्व्हे नंबर /न भू क्रमांक
	सर्व्हे नंबर/167

वार्षिक मूल्य दर तक्रयानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
10400	52300	53500	65400	53500	चौ मीटर

बाधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	46 86चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बाधीव
बांधकामाचे वर्गीकरण-	I-आर सी सी	मिळकतीचे वय -	0 TO 2वर्ष	बांधकामाचा दर-	₹ 26620/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th floor	कार्पेट क्षेत्र-	42 चौ मीटर

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट/वाढ = 107 5 / 100 Appls to Rate= ₹s.56222/-

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर

$$=(((\text{वार्षिक मूल्यदर} \cdot \text{खुल्या जमिनीचा दर}) * \text{घसा-यानुसार टक्केवारी}) + \text{खुल्या जमिनीचा दर})$$

$$= (((56222 \cdot 10400) * (100 / 100)) + 10400)$$

$$= ₹s.56222/-$$

A) मुख्य मिळकतीचे मूल्य

$$= \text{वरील प्रमाणे मूल्य दर} * \text{मिळकतीचे क्षेत्र}$$

$$= 56222 * 46.86$$

$$= ₹s.2634562.92/-$$

Applicable Rules = 3. 9. 18. 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅट्रनईन मजलत क्षेत्र मूल्य + लागतच्या गळीचे मूल्य + खुली बाल्कनी + वरील गळीचे मूल्य + बटिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बटिस्त बाल्कनी + स्वयंचालित वाहनतळ

$$= A + B + C + D + E + F + G + H + I + J$$

$$= 2634562.92 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$$

$$= ₹s.2634563/-$$

= ₹ सव्वीस लाख चौतीस हजार पाच शे त्रेसष्ट /-

CHALLAN
MTR Form Number 6



MtrFormNo: 2023-2341 BARCODE: Date: 21/08/2023 11:03:56 Form ID: 732

Department Inspector General Of Registration

Payer Details

Stamp Duty
e of Payment Registration Fee

TAX ID / TAN (if Any)
PAN No. (if Applicable)

CYSPS6476B

Full Name

Prithika Sunder Saliyan

Transaction
THANE
2023-2024 One Time
Account Head Details

Flat/Block No.

1704, 17TH FLOOR, BUILDING C1

Premises/Building

DIVA SHILL ROAD

Road/Street

DAWALE VILLAGE

Areal/Locality

Town/City/District

PIN

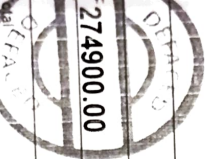
4 0 0 6 1 2

Remarks (if Any)

PAN2=AAWFPS323K-SecondPartyName=MS

PATIL

DEVELOPERS-CA=3498000-MarketNo=30000000



274900.00

₹ 77 - 4
₹ 93250.00
₹ 181.00
₹ 71.00

BANK OF MAHARASHTRA

FOR USE IN RECEIVING BANK

Cheque-DD Details

Bank CIN	Ref No	02300000023082116800 232333292504
Bank Date	RBI Date	21/08/2023 11:12:39
Bank-Branch	Not Verified With RBI	
Scroll No. .Date	Not Verified With Scroll	

Development ID:
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
REGD ऑफिस द्यास घेण्याबाबत नोंद घ्यावी. अनिलित दस्तावेजाबाबत ही किल्लाचलान अमान्य आहे.

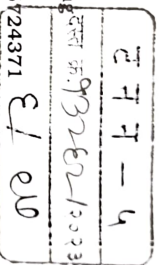
Challan Details: Description

Sr.No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-335-13262	0003583764202324	21/08/2023-15:03:56	IGR117	244900.00
2	(S)-335-13262	0003583764202324	21/08/2023-15:03:56	IGR117	274900.00
Total Defacement Amount					30822597.40

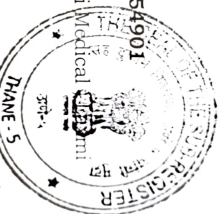
AGREEMENT FOR SALE

THIS AGREEMENT made at Thane on this 27th day of August, 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. M.S. PRITHIKA SUNDER SALIAN age 30 having
PAN No.: CYSPS4776B and Aadhar no.: 268446724371
2. MS.KIRTHI SUNDER SALIAN age 29 having



- PAN No.: EBDPS4054Q and Aadhar no.: 457364954901
having address Room No.9, Pakre Chawl, Near Anjali Medical Center,
Narayan Road, Sakinaka, Andheri East -400072
- 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.



Sudama
Salian

१११-५
१३२६२/१०२३
श्री. प्रदीप शुद्धामा प्रेरेंस
Land bearing S. No. 167 Hissa No. 2A
Bearing S. No. 107 Hissa No. 3

PRENS is to be constructed on the two properties, i.e. the Plot No. 2A admeasuring 5800 Sq. Mtrs and land bearing S. No. 167 Hissa No. 2A admeasuring 1140 Sq. Mtrs. total land of both the Properties admeasuring 6940 Sq. Mtrs.



The said land was purchased by one Sitya Janya Varcholkar vide deed dt. 15.04.1931. Accordingly mutation entry No. 89 it was mutated in revenue record.

The History of Land bearing S No. 167 Hissa No. 3 admeasuring 1140 Sq. Mtrs. is as under:-

One Chendya Jana Varcholkar was the original owner of the said land. Accordingly form No. 6 the name of Shri. Chendya Jana Varcholkar was recorded in the year 13.09.1952.

The said Chendya Janya Varcholkar died around 1950, leaving behind his brother Shri. Sitya Janya Vaarcholkar. Accordingly mutation Entry No. 541 was mutated in revenue record on 16.01.1957.

Thus said Sitya Janya Varcholkar became the owner of the land bearing S. No. 167 Hissa No. 2A and Land bearing S. No. 167 Hissa No. 3.

Common History of the land bearing S. No. 167 Hissa No. 2A and Land bearing S. No. 167 Hissa No. 3.

The said Sitya Janya Varcholkar @ Burrud died in or around 1957 leaving behind the following legal heirs.

1. Shiva Sitya Burrud - Son.
2. Bhimabai Sitya Burrud - Wife.

Accordingly mutation entry No. 905 was mutated in revenue record on 24.10.1977.

The said Shiva Sitya Burrud and Smt. Bhimabai Sitya Burrud sold and conveyed the land bearing S. No. 167 Hissa No. 3 to Shri. Gajanan Govind Alimkar vide Sale Deed dt. 11.02.1982. However mutation of the sale deed was not effected in the revenue record in the said year.



2/11/2023

2

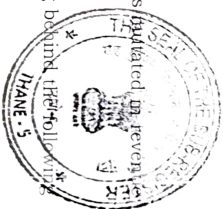
2

१११-५
१३२६०१००३
८१६०

- a. Smt. Anubai Shiva Burud - Wife
- b. Shri. Baliram Shiva Burud - Son
- c. Shri. Kacharu Shiva Burud - Son
- d. Shri. Soniya Shiva Burud - Son
- e. Shri. Khandu Shiva Burud - Son
- f. Smt. Kantabai Shiva Burud - Daughter
- g. Smt. Minabai Shiva Burud - Daughter.

Accordingly mutation Entry No. 1008, dt. 22.01.1987 was recorded.

Shri. Kacharu Shiva Burud died in the year 1987 leaving behind the legal heirs.



- a. Smt. Shakuntala Kacharu Burud - Wife.
 - b. Shri. Baliram Kacharu Burud - Son.
- Accordingly mutation entry was recorded on 28.09.1988.

Vide Mutation Entry No. 1086, the name of Mr. Gajanan Govind Alimkar was recorded in revenue record on 21.12.1988, for the land bearing S. No. 167 Hissa No. 3. Vide Sale Deed dt. 12.02.2001, the said 1. Anubai Shiva Burud,

3. Baliram Shiva Burud since deceased through its legal heirs 2A. Smt. Baibai Baliram Burud, 2B. Vikas Baliram Burud, 3. Shri. Soniya Shiva Burud, 4. Shri. Khandu Shiva Burud, 5. Smt. Kantabai Ganpati Patil, 6. Smt. Minabai Shiva Burud, 7. Smt. Shakuntala Kacharu Burud, 8. Shri. Balaram Kacharu Burud sold the area admeasuring 800 Sq. Mtrs. from the S. No. 167 Hiss No. 2 to Mr. Arumugum Chinnappan Dewendran.

Accordingly mutation entry No. 1323 was mutated in revenue record on 15.12.2003. Accordingly the S. No. 167 is divided in two parts i.e. S. No. 167 Hissa No. 2A admeasuring 5800 Sq. Mtrs. and S. No. 167 Hissa No. 2B admeasuring 800 Sq. Mtrs. came to the share of Mr. Arumugum Chinnappan Dewendran.

The owner of S. No. 167 Hissa No. 3 Shri. Gajanan Govind Alimkar died on 09.08.2009 leaving behind the following legal heirs.



Balwan
Balwan

Accordingly mutation entry No. 1554 was mutated in revenue record on 12.08.2010.

M/S. PATIL DEVELOPERS, then a Proprietary firm of Mr. Sachin Sudam Patil entered into Development Agreement dt. 30.04.2008 with Smt. Anubai Shiva Burud & others for the land bearing S. No. 167 Hissa No. 2A within the 5800 Sq. Mtrs. of Village Dawale, Taluka and District Thane and within the limits of Thane Municipal Corporation.

2A	2A
3222	1554
1554	1554

Smt. Hausabai Gajanan Alinakar and others sold and covered the land bearing S. No. 167 Hissa No. 3, admeasuring 1140 Sq. Mtrs. to and in favour of Mr. Sachin Sudam Patil vide Sale Deed dt. 06.12.2010 registered under Sr. No. 8271 of 2010. Accordingly mutation entry No. 1559 was mutated in revenue record and the name of Mr. Sachin Sudam Patil was recorded in the revenue record. The 7/12 extract of S. No. 167 Hissa No. 3 was transferred in the name of Mr. Sachin Sudam Patil.

2A
3222
1554
THANE-5

Shri. Sachin Sudam Patil had purchased the said property for the construction activities under the name and style as **M/S. PATIL DEVELOPERS** a Proprietary firm of Mr. Sachin Sudam Patil.

M/S. PATIL DEVELOPERS had put the Development Agreement dt. 30.04.2008 for adjudication vide Adjudication Case No. 1558/2011. The Collector of Stamp directed to deposit the stamp duty of Rs. 2,59,460/- and Penalty of Rs. 2,02,380/- upon the Development Agreement dt. 30.04.2008. The same was paid. M/s. Patil Developers and Smt. Anubai Shiva Burud and others entered into Confirmation Deed dt. 23.08.2011, confirming the Development Agreement dt. 30.04.2008. The said Confirmation Deed was duly registered with the Sub-Registrar at Sr. No. TNN-03-6843-2011 on 24.08.2011, vide receipt No. 7046 dt. 24.08.2011.

In consonance of the Development Agreement dt. 30.04.2008 and Confirmation Deed dt. 23.08.2011, the Smt. Anubai Shiva Burud and others has issued Power of Attorney dt. 24.08.2011 in favour of M/s. Patil Developers, through its Proprietor Shri. Sachin Sudam Patil. The Said Power of Attorney duly authenticated before the Sub-Registrar Thane 3, at Sr. No. 341 dt. 24.04.2011

The land admeasuring 254.13 Sq.Mtrs. was reserved for 60.00 Mtrs. Road widening purpose by Thane Municipal Corporation. The said land was delivered to the Thane Municipal Corporation from the S. No. 167 Hissa No. 2A vide Declaration dt. 17.08.2013, which is duly registered with the Sub-Registrar at Thane under Sr. No. TNN-05-8448-2013 on 17.08.2013 vide Receipt No. 9152.



2A
3222
1554
THANE-5

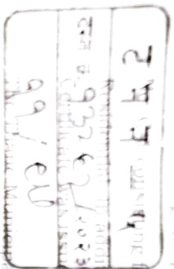
The construction of the above said buildings was completed and the same were handed over to the respective owners. The details of the buildings are as follows:

Sl. No.	Name of the Building	Area (Sq. Ft.)	Year of Completion
1	Building No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100		

With the construction of the above said buildings, the project is now complete.

M/S PATIL DEVELOPERS a Proprietorship firm propose the plan for construction of Buildings No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The Plan No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The drawings and issued commencement order are under V.P. No. 12/0051/12/TMC/TDD/18 dt. 25/01/2018.

A commencement certificate is for Buildings No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The said Buildings No. 1 and B 2 consisting of Stilt + 1 Upper floor and Building No. 2 consisting of ground + 2 upper floor for Commercial + 1 Part floor for Residential. In addition to the above said buildings, the commencement certificate is also issued for Club House consisting of ground floor.



A commencement certificate is issued for Buildings No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

M/s Patil Developers started the construction of the Building under Project Name **SUDAMA GREENS**.



M/s Patil Developers registered their project **SUDAMA GREENS** with Maharashtra Real Estate Regulatory Authority under Registration No. REG/00010295 on 24/08/2017.

The construction of the Building Nos. A-1, B-1 and B-2 has been completed and Thane Municipal Corporation issued the Occupation Certificate for the Building A-1, B-1 and B-2 consisting of Stilt + 7 Upper floor, under V.P. No. 12/0051/12/TMC/TDD/OCC/0454/18 dt. 25/01/2018.

The Project **SUDAMA GREENS** was completed by M/s Patil Developers, a Proprietorship firm of Mr. Sachin Sujan Patil. However, after completion of the project **SUDAMA GREENS** there was some balance FSI is still available by way of existing FSI and TDR. One multi-storied Building can be constructed. The Project **SUDAMA GREENS** will be known as **FIRST PHASE** Project.



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purchasing of available TDR (Transfer of Development Right) entered into Partnership Agreement with Mr Santosh Sudam Patil and Mr Kunal Harish Patil and converted **M/s.PATIL DEVELOPERS** a Proprietary firm into Partnership firm.

13) Partnership Deed dt 04th October 2018, Shri Sachin Sudam Patil, converted **M/s. PATIL DEVELOPERS**, a proprietary firm, transformed into Partnership firm

14) Partnership Deed dt. 04th October 2018, Mr. Sachin Sudam Patil, a Proprietor of M/s. Patil Developer brought the asset of proprietary firm (Balance FSI) and TDR by way of available or by way of purchase i.e. S. No. 16/7 Hissa No. 3 admeasuring 0H-11R-4Pt and S. No. 167A Hissa No. 2A admeasuring 0H-49R-7Pt. and Pot-Kharaba 0H-08R-3Pt. of Village Davale, Taluka and Dist. Thane within the registration Sub-District and District Thane and within the limits of Thane Municipal Corporation, and more particularly described in the **SCHEDULE-1** written hereunder into Partnership firm.

Thus **M/s. PATIL DEVELOPERS**, a partnership firm is having a right title and interest in land more particularly mentioned, described and written in **SCHEDULE-1** hereunder to construct the multi-ored building on the said land.

The Promoters intent to revise the sanction plan/amend/alter the plan to exploit the available FSI and TDR. The Promoters intend to construct building No. C-1, which was originally sanctioned under the Plan dt. 16.07.2014 under V.P. No. S-11/0051/12/TMC/TDD/1192/14.

Mr. Sachin Sudam Patil, put the amended plan for construction of Multi-story Building being C-1 and for Club House on the said plot of land through their Architect M/s. Joshi, Deshware & Association. The Thane Municipal Corporation sanctioned the plan for Building No. C-1, consisting of Ground (Part) + 1 to 10 upper floors under V.P. No. S.11/0051/12/TMC/TDD 2651/19, dt. 14.01.2019. Under the said amended plan, the plan for construction of Club House is also amended and fresh sanction consisting of Ground + 1(Part) floor is obtained.

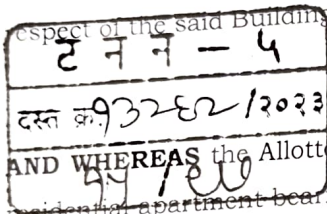
The Promoter get the revised sanction from the Thane Municipal Corporation of building No C-1, consisting of sub(part)+Ground (Part) + 1 to 15 upper floor under V.P. No. S.11/0051/12/TMC/TDD 3987/22, dt. 04.03.2022



AND WHEREAS the authenticated copies of plans and specifications of the apartments agreed to be purchased by the Allottee/s as sanctioned and approved by the local authority have been annexed.

AND WHEREAS the Promoters have got some of the approvals from the Concerned Local Authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupation Certificate of the said Building/s.

AND WHEREAS while sanctioning the said plans, concerned local authority and/or Government has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoters while developing the said Property and the said Building and upon due observance and performance of which only the completion and Occupation Certificates in respect of the said Building shall be granted by the Concerned Local Authority.



AND WHEREAS the Allottee/s has applied to the Promoters for allotment of a residential apartment bearing **Flat No. 1704** on **17th floor** in **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') being constructed in **PHASE II** (hereinafter referred to as 'the said Apartment ') to be being constructed on the said Property.

AND WHEREAS The Carpet Area of the said Apartment under RERA is **42.60 Square meters** for the purposes of this Agreement

A. **"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/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Apartment and

B. All walls which are constructed or provided on an external face of an apartment shall be regarded as "external wall" and

C. All walls or independent columns constructed or provided within an apartment shall be regarded as "internal partition wall".

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and

AND WHEREAS prior to to the Promoters a su **Only**]including G.S.T, be Apartment agreed to b payment or Application doth hereby admit and the Promoters the balan appearing.

AND WHEREAS under a written agreement fo fact these presents an Registration Act, 1908

AND WHEREAS in a Agreement and as r Promoters hereby ag said Apartment and consideration and o

NOW THIS AGREEMENT IS MADE
AND BETWEEN THE PARTIES

The above R integral part set out here this Agree derogation

1. The Promo therein ha who had proprietar sanction Phase, th compris shown o obtained B-2, u 25/01/



AND WHEREAS prior to the execution of these presents the Allottee/s has paid to the Promoters a sum of **Rs.45,000/ (Rupees Forty Five Thousand Only)** including G.S.T. being part payment of the sale consideration of the said Apartment agreed to be sold by the Promoters to the Allottee/s as advance payment of Application Fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing

AND WHEREAS under Sec.13 of the Act, the Promoters are required to execute a written agreement for sale of the said Apartment to the Allottee/s bring in fact these presents and also to register the said agreement for sale under the Registration Act, 1908.

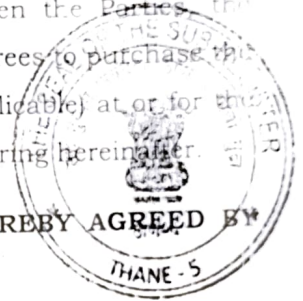
AND WHEREAS in accordance with the terms and conditions set out in the Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee/s hereby agrees to purchase the said Apartment and/or the garage/covered parking (if applicable) at or for the consideration and on ownership basis in the manner appearing hereinafter.

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

The above Recitals, all Schedules and Annexure herein shall form and integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.

1. The Promoters has constructed Three residential Buildings and flats therein handed over/to be handed over to the respective flat purchasers who had purchased the flats from the **M/S. PATIL DEVELOPERS** a proprietary firm, in the project **SUDAMA GREENS** as per the terms of the sanction plan on the said property in phase wise manner. In the First Phase, the Promoters have constructed Building Nos. A-1, B-1 and B-2 comprising of Stilt + 7 upper floors on the portion of the said property shown on the plan thereof hereto annexed by crossed lines and also obtained Occupation Certificates in respect of Building Nos. A-1, B-1 and B-2, under V.P's S-11/0051/12/TMC/TDD/OCC/0454/18 dated 25/01/2018 respectively. In the Second Phase, which is present phase of

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the development of the said Property, the Promoters have started construction of one Buildings being Building No. **C-1** comprising of Ground (Part) + Stilt (Part) + 1 to 24th upper floors to be known as "**DIVINE HEIGHTS**" which has been shown by thick lines on the plan annexed in accordance with the plans sanctioned from time to time with such variations and modifications as the Corporation or the Promoters may deem fit and the Allottee hereby consents to the same. The Promoter intent to construct the additional floors in the Building No. **C-1**, as of availability of FSI and/or on purchase of TDR for loading the same in the Building No. **C-1**, for which the promoter will revised, amend the existing plan and get sanctioned for additional floors from the local authority i.e. Thane Municipal Corporation. The Promoters shall, however be entitled to make any variations, alterations, revisions or amendment in the said plans or specifications of the said building and/or layout plans if desired by the Promoters or if required to be made for the purpose of meeting any requisition, objection or requirement of the concerned Authorities. The Allottee shall not object to the aforesaid and hereby grants irrevocable consent to the same.

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.1704** on 17th 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 **42.60 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.34,98,000 /-(Rupees Thirty Four Lakhs Ninety Eight 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

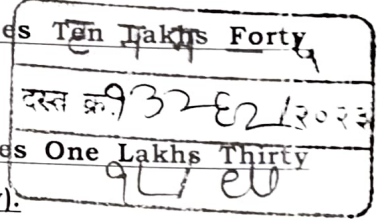
above Consideration including Stamp Duty , Registration & GST.



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B. The Allottee/s has paid on or before execution of this agreement a sum of **Rs.45,000/- (Rupees 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.34,53,000/- (Rupees Thirty Four Lakhs Fifty Three Thousand Only)** in the following manner

- a. On Initiation within 15 days of booking **Rs.3,14,820/- (Rupees Three Lakhs Fourteen Thousand Eight Hundred & Twenty Only)**
- b. On initiation of plinth **Rs.10,49,400/- (Rupees Ten Lakhs Forty Nine Thousand Four Hundred Only)**
- c. On initiation of 1st slab **Rs.1,39,920/- (Rupees One Lakhs Thirty Nine Thousand Nine Hundred & Twenty Only)**
- d. On initiation of 3rd slab **Rs.1,39,920/- (Rupees One Lakhs Thirty Nine Thousand Nine Hundred & Twenty Only)**
- e. On initiation of 5th slab **Rs.1,39,920/- (Rupees One Lakhs Thirty Nine Thousand Nine Hundred & Twenty Only)**
- f. On initiation of 7th slab **Rs.1,39,920/- (Rupees One Lakhs Thirty Nine Thousand Nine Hundred & Twenty Only)**
- g. On initiation of 9th slab **Rs.1,39,920/- (Rupees One Lakhs Thirty Nine Thousand Nine Hundred & Twenty Only)**
- h. On initiation of 11th slab **Rs.1,39,920/- (Rupees One Lakhs Thirty Nine Thousand Nine Hundred & Twenty Only)**
- i. On initiation of 13th slab **Rs.1,39,920/- (Rupees One Lakhs Thirty Nine Thousand Nine Hundred & Twenty Only)**
- j. On initiation of 15th slab **Rs.1,39,920/- (Rupees One Lakhs Thirty Nine Thousand Nine Hundred & Twenty Only)**
- k. On initiation of 17th slab **Rs.1,39,920/- (Rupees One Lakhs Thirty Nine Thousand Nine Hundred & Twenty Only)**
- l. On initiation of 19th slab **Rs.1,04,940/- (Rupees One Lakhs Four Thousand Nine Hundred & Forty Only)**
- m. On initiation of 21th slab **Rs.1,04,940/- (Rupees One Lakhs Four Thousand Nine Hundred & Forty Only)**



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n. On initiation of 23rd Slab Rs.1,04,940/- (Rupees One Lakhs Four Thousand Nine Hundred & Forty Only).

o. On initiating of Block Works , Internal Plaster & External Plaster, (Rs.2,44,860/- (Rupees Two Lakhs Forty Four Thousand Eight Hundred & Sixty Only)

p. On initiating of lifts, Staircases, Lobbies, Fire Fitting of the areas, (Rs.2,44,860/- (Rupees Two Lakhs Forty Four Thousand Eight Hundred & Sixty Only)

q. On intimation of possession (Rs.69,960/- Rupees Sixty Nine Thousand Nine Hundred & Sixty Only).

r. The Cheque bounce charges, of an amount of Rs. 10,000/- (Rupees Ten Thousand Only) including the applicable taxes, will be payable by the

Allottee if on account of a cheque issued pursuant to this Agreement, is not honored for any reason whatsoever, including for reasons such as 'insufficient funds', 'stop payment' or 'account closed'. The said amount will be added in the next demand.

D. The Sale Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of Value Added Tax, Service Tax, 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 Apartment.

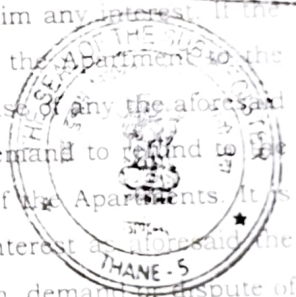
i. The Allottee/s is aware that the Allottee/s has to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Promoters, whichever is earlier as per section 194IA of the Income Tax Act, 1961. Further, the Allottee/s shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

ii. The Allottee/s further agrees and undertakes that if the Allottee/s fails and/or neglects to deduct the tax at source or fails to pay the same after deduction, the Allottee/s alone shall be deemed to be assessed in default in respect of such tax and the Promoters shall not be liable for any statutory obligations / liability for non-payment of such TDS.

iii. It is further agreed by the Allottee/s that at the time of Possession of the Apartment, if any discrepancy is found in actual form 16B & 26AS, the Allottee/s has to pay equivalent amount as interest free security

The Promoters shall give possession of the said Apartment to the Allottee/s on or before **30/12/2024** Provided that the promoter has received the full purchase price of the said apartment and other amounts payable by the Allottee/s to the Promoters under this presents and provided the construction of said building is not delayed on account of non availability of steel, cement or other building material, water or electric supply and war, civil commotion or act of God, any notice, order, rule, notification of the Government and/or other public or competent authority/court or changes in any rules, regulation, bye-laws of various statutory bodies and authorities affecting the development of the project and there is no delay in issue of Occupancy certificate by Thane Municipal Corporation and/or Planning Authority and circumstances beyond the control of the Promoters. If the Promoters for any of the aforesaid reasons beyond the control of the Promoter is/shall are unavailable to give the possession of the said apartments by the date stipulated herein above, the Promoters shall be entitled to proportionate extension of time for handing over possession of the said apartment, it is specifically agreed by the Allottee/s that, during such proportional extension period, Allottee/s shall not be entitled to and shall not be allowed to cancel this agreement and shall/or claim any interest. If the Promoters fails or neglects to give possession of the Apartment to the Allottee/s even after the period so extended because of any the aforesaid reasons, then the Promoters shall be liable on demand to refund to Allottee/s amounts already received in respect of the Apartments. It is agreed that upon refund of said amount with interest as aforesaid the Allottee/s shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the promoters or in respect of the said apartment and shall/or said building or the project land in any manner whatsoever and the Promoters shall be entitled to deal with and dispose of the said apartments to any person or party as the Promoters may desire.

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7. A. **Procedure for taking possession** - The Promoters, upon obtaining the occupation certificate from the competent authority and the payment made by the Allottee/s as per the agreement shall offer in writing the possession of the said Apartment to the Allottee/s in terms of this Agreement to be taken within 1 (One) month from the date of issue of such notice and the Promoters shall give possession of the said Apartment to the Allottee/s, provided the Allottee/s had not committed breach of any of the terms and conditions of this agreement. The



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i. The Promoters intend to develop the said property to be known as "**DIVINE HEIGHTS**".

ii. The Promoters intend to construct One or more building/s in phase wise manner to be known as "**DIVINE HEIGHTS**". In the First Phase, the Promoters have constructed Building Nos. A-1, B-1, B-2 comprising of Stilt + 7 upper floors on the portion of the said property shown on the plan thereof hereto annexed by crossed lines and also obtained Occupation Certificates in respect of Building Nos. A-1, B-1 & B-2 from the Thane Municipal Corporation vide V.P. No. S11/0051/12/TMC/TDD/OCC/3454/18 dt. 25.01.2018. In the Second Phase, the Promoters have commenced construction of the building **with C1 wings** and have Obtained Commencement Certificate under V. P. No. S 11//0051/12/TMC/TDD-2951/19 dt. 14.01.2019 in respect of Building No. C-1 consisting of Ground/Stilt (Part) + 1 to 10 floors and building of Club House consisting of Ground + 1(Part) floor has been granted by the Thane Municipal Corporation, which has been shown by thick lines on the plan annexed **and also in**

revised the building with C1 wings and have Obtained Commencement Certificate under V. P. No. S 11//0051/12/TMC/TDD-3987/22 dt. 04.03.2022 in respect of Building No. C-1 consisting of Ground/Stilt (Part) + 1 to 15 floors and building of Club House consisting of Ground + 1(Part) floor has been granted by the Thane Municipal Corporation, which has been shown by thick lines on the plan annexed and further revised the building with C1 wing and have obtained Commencement Certificate Under V. P. No. S 11//0051/12/TMC/TDD-4368/23 dt. 12.04.2023 in respect of Building No. C-1 consisting of Ground/Stilt (Part) + 1 to 24th floors and building of Club House consisting of Ground + 1(Part) floor has been granted by the Thane Municipal Corporation, which has been shown by thick lines on the plan annexed

iii. The Allottee/s agree/s, acknowledge/s, confirm/s and undertake/s, that the promoter are entitled to and have obtained/are in the process of obtaining loan from various banks and/or financial institutions and create such securities with respect to any and all of its right, title, benefits and interest in the Real Estate Project Phase II, Whole Project, or any part thereof, as

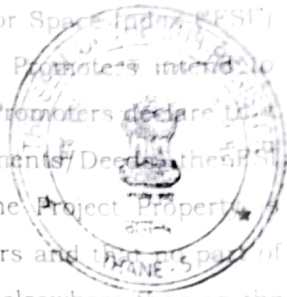


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...competent Authority for in any other similar manner available for being sanctioned or otherwise and/or if the Sanctioning Authorities permit the construction of additional wing/s or floors then in such event the Promoters shall be entitled to construct such additional wings/floors as per the revised building's plan. The Allottee/s expressly consents to the same as long as the total area of the said Apartment is not reduced and the structure of the building is not changed.

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xiv. The Allottee/s has/have been informed and is aware that the buildable area has been sanctioned for the entire Property as a single land on the basis of the available Floor Space Index (FSI) on the entire Property and accordingly the Promoters intend to develop the Project Property in phases. The Promoters declare that as per the existing regulations and Agreements/Deeds then FSI available to the Promoters in respect of the Project Property is **16285.48** (Whole property FSI) square meters and the entire FSI of the FSI has been utilized by the Promoters elsewhere than in the overall development for any purpose. Further, the Allottee/s has/have been informed and acknowledges that the FSI of the Building may not be proportionate to the area of the portion of the Project Property on which it is being constructed in proportion to the total area of the entire Property taking into account the FSI to be utilized for all buildings to be constructed thereon. The Promoters in its sole discretion, may allocate such buildable FSI for each of the buildings being constructed on the Project Property as it thinks fit and the Allottee/s of the premises in such buildings (including the Allottee/s) are agreeable to this and shall not dispute the same or claim any additional FSI or buildable area in respect of any of the building or the Project Property. The Allottee/s acknowledges that the Promoters alone are entitled to utilize and deal with all the development potential of the Project Property including the existing and future FSI and /or transferable development rights ("TDR") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part of the Project Property or elsewhere as may be permitted and in such manner as the Promoters deem fit. The Allottee/s hereby confirms



Handwritten signature and date: 12/10/20

THE SCHEDULE bearing No. 6940 Sq. Mtrs. less

of a parcel of land bearing Survey 6940 Sq. Mtrs. less
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5800 Sq. Mtrs. Municipal Corporation remaining with
140 Sq. Mtrs. Municipal Corporation remaining with
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of Thane and Dist. Thane, within the limits of
Municipal Corporation is admeasuring 6685.87 Sq. Mtrs.

ALL THAT piece of

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of Thane and Dist. Thane,

within the limits

of Municipal Corporation

is admeasuring

6685.87 Sq. Mtrs.

within the limits

of Survey 254.13 Sq. Mtrs.

within the limits

Department for Development at Village Davale, Taluka and within the limits of

Sub-District Thane and within the limits of

District and Sub-District Thane and bounded as under:

On or towards North

On or towards South

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. *Sachin S. Patil*

2. *Sachin S. Patil*

SIGNED, SEALED AND DELIVERED

by the Within named the "PURCHASER/S"

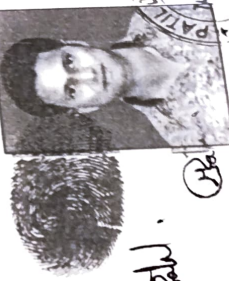
1. **MS. PRITHIKA SUNDER SALIAN**

2. **MS. KIRTHI SUNDER SALIAN**

In the presence of

1. *Prithika S. S. S.*

2. *Kirthi S. S. S.*



UNDERTAKING

I/We **MS.PRITHIKA SUNDER SALIAN /MS.KIRTHI SUNDER SALIAN** Mumbai Indian Inhabitant residing at having address at Room No.9, Pakre Chawl, Near Anjali Medical, Laxmi Narayan Road, Sakinaka, Andheri East -400072

do hereby affirm and state as under:

- 1.) I/We say that by an Registration No. _____ and entered into between M/_____
Agreement dated _____ and entered into between M/_____
PATIL DEVELOPERS of the ONE part (hereinafter referred to as "the said Builders") and myself/ourselves of the OTHER PART. I/We have agreed to purchase a flat/premises bearing **Flat No.1704** in the Buildings No. **C-1** Wing (hereinafter referred to as the said premises) of the building known as "DIVINE HEIGHTS" (hereinafter referred to as the said building) situated at Village Davale, Taluka and Dist. Thane. Thane 400 612.

८७४
५१/१३२
५१/१३२



giving this undertaking not only for myself but also for my family members, visitors etc. If any. It is understood that reference to myself shall whenever the context so admits include such other persons as stated hereinabove.

I/We referred to in the aforesaid agreement, I/We do hereby covenant and undertake with the said Builders as follows:

- a. I/We shall not make any addition or any alteration in the architectural elevation of the said building and shall not change the outside colour scheme or coating of the said building.
- b. I/We shall not make any change in any of the external windows or doors of the premises in the building by way of shifting, altering, changing the colour or any other way whatsoever.
- c. I/We am fully aware that I/We are not permitted to install any grills outside the windows and hence undertake not to install or affix any grills on the outside the windows / window sills. Any such grills affixed by me, shall be fitted on the internal marble sill only on the inside of the windows.



FLOOR PLAN (11th TO 12th 14th TO 17th 19th TO 22ND & 24th FLR)

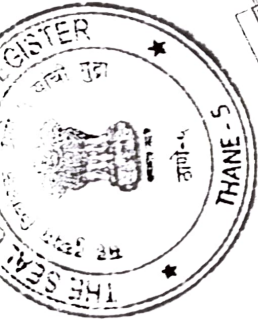


DEVELOPER

PROPOSED COMMERCIAL & RESIDENTIAL COMPLEX ON THE SUB PLOT A BEARING SH. NO 16/2A/1, 16/2A/2 & 16/3 AT DARGEE, THANE.

SCALE: 1/4" = 1'-0"
 DATE: 15/05/2018
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]





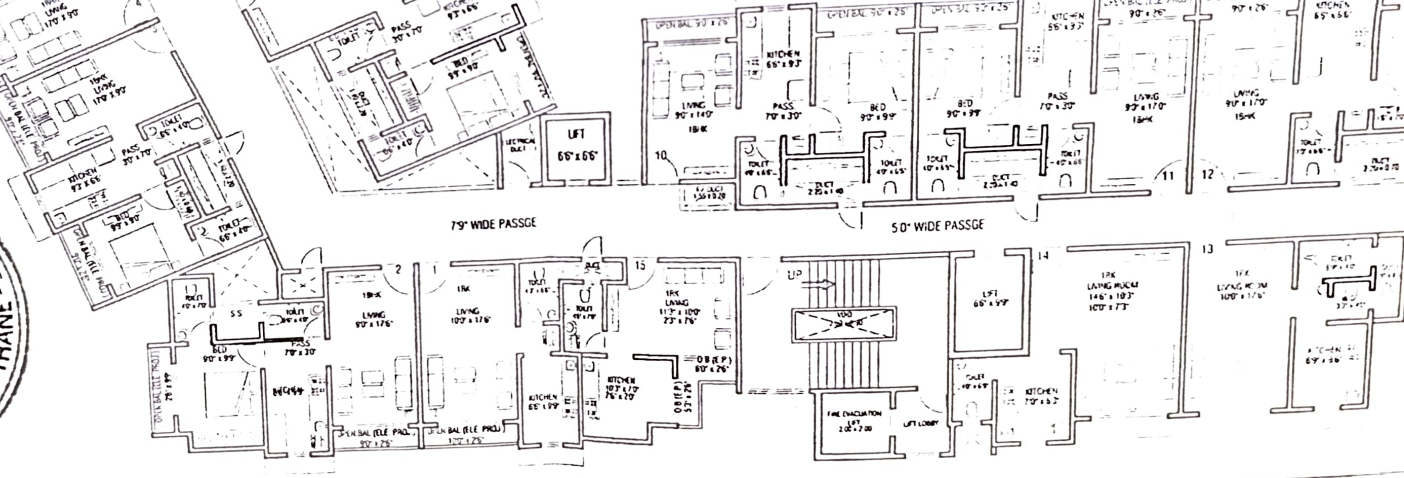
TYPICAL FLOOR PLAN (11TH TO 12TH , 14TH TO 17TH, 19TH TO 22ND & 24TH FLR.)

BDDG TYPE = C 1



DEVELOPER :
 PROPOSED COMMERCIAL & RESIDENTIAL COMPLEX ON THE SUB PLOT- A
 BEARING SR. No 167/2A/1 ,167/2A/2 & 167/3 AT DAWALE , THANE

A 2/1, A Wing, 8th Road, Aghast Park
 Near Agriculture Office, A-33 No. 102,
 Wagle Industrial Estate,
 Thane (W), 400 604
 Phone : 91 22 2562 2950, 2184 9116
 E-mail : 1. shankar@wagle.com



7'9" WIDE PASSAGE

5'0" WIDE PASSAGE



277-4
 932604003
 20/100

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, vide project registration number

0019573
DIVINE HEIGHTS, Plot Bearing / CTS / Survey / Final Plot No., 1672A, 5, **Divine Heights (Pvt.) Corp.**, Thane.
 400612.

Patil Developers having its registered office / principal place of business at: **Tel:st. Thane, District. Thane.** Pin.

- 400612.
- 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 per cent 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 Tr-at 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. Vasantrao Mahabharata
 (Secretary, Maharashtra)
 Date 09-09-2021 13:51:59

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

Chaitan C. Kini
LL.M
Advocate, High Court



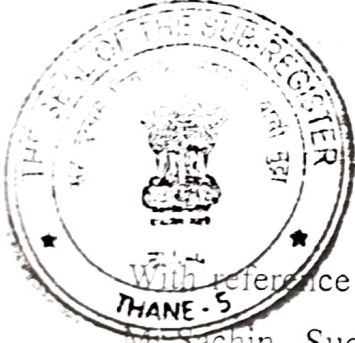
Res. : 707, Saya Park-2, Opp. Parsik Bank, Kharegaon,
Pakhadi, Kalwa (W), Thane - 400605
Off. : Office No.9, Akroti Park, Dhobiali, Nr. Civil
Hospital,
Thane (W) - 400601.
Phone No. : 9224019877

Dt.13/09/2019

ट न न - ५
दस्तावेज नं. १३२६२/२०२३
६३/१००

Title certificate

Ref: Property bearing Survey No. 167/2a/2 admeasuring area 58 Guntas and Property bearing Survey No. 167/3 admeasuring area 11.40 Guntas situated at- village Dawale, Tal- & Dist- Thane,



With reference and request of my client M/s Patil Developers, Partner's Mr. Sachin Sudam Patil, office/at- Sudama Greens, B-wing, Shop No.7, Diva (E), Dativali Raod Dist-Thane-400612 as per documents produced before me and after going through the documents and records it reveals that:

A. Observations in respect of revenue record the land bearing Survey No. 167/2a/2 admeasuring area 58 Guntas : (the said land hereinafter called LAND- A)

1. It appears from the mutation entry No.89 dt. 05/06/1932 that one Sitya Janya has purchased the land from Kudrendrarao Rajendrarao Sav through agreement dt.15/04/31.
2. It appears from the mutation entry no. 818 dated 28/12/1970 that, area and assessment of the Said land was converted into decimal



THANE MUNICIPAL CORPORATION, THANE

UDCPR Reservation 2.6 & 2.7

(Registration No. 3 & 24)

AMENDED PERMISSION / SANCTION OF DEVELOPMENT

COMMENCEMENT CERTIFICATE

ट न न Sub-Plot 'A'

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

दस्त क्र. 93262/2023

47/100

V.P.No.

S11/0051/12

TMC / TDD / 4368 / 23

Date: 12/06/20

To: Shri / Smt. Ioshi Deshaware & Associates, (Architect)



Shri. Ms. Putil Developers through (Owners)

Proprietor, Mr. Sachin Sudam Patil (P.O.A.H)

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 Dayale 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/शक्ति/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 व्हॅटिलेशन सिस्टम बसवून कार्यान्वित करणे विकासक यांच्यावर बंधनकारक राहिल तसेच सदर सिस्टम सुस्थितीत राखण्याची जबाबदारी विकासक / सदनिका धारक यांची राहिल.
- ८) वापर परवान्यापूर्वी सुधारीत नकाशांनुसार अग्निशमन विभागाकडील अंतिम नाहरकत दाखला व नकाशा 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 नकाशांनुसार बांधकाम न करणे तसेच

विकासा निबंधनानुसार बांधकाम न करणे

परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र

शांदेशिक व नगर रचना अधिनियमाचे कलम ५२

अनुसार दखलपत्र गुन्हा आहे. न्यायादी जास्तीत

काम ३ वर्षे Issued १०/०७/२३ दि. होऊ शकते

Office Stamp

Date



Yours faithfully,

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

Certificate No. 5294

DRC No. 259 (Reservation)



THANE MUNICIPAL CORPORATION, THANE

(UDCPR Registration No. 26 & 24.7)
(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

ठ न न Sub-Plot 'A'
दस्त क्र. 93262/2023
uy / ew
V.P. No. S11/0051/12

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

TMC / TDD / 4368 / 23

Date: 12/04/2023

To: Shri. Santosh Ioshi Deshaware & Associates. (Architect)



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

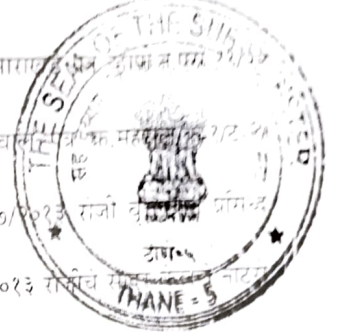
In reference to your application No. 6666 dated 29/11/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Dawale Sector No. 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

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- ६) दि.२३/०२/२०२३ रोजीच्या पर्यावरण विभागाकडील नाहरकत दाखल्यामधील सर्व संबंधित अटी बंधनकारक राहतील.
- ७) वापर परवान्यापूर्वी इमारत क्र.C१ करीता मेकॅनिकल व्हेटिलेशन 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 नकाशा सादर करणे बंधनकारक राहिल.

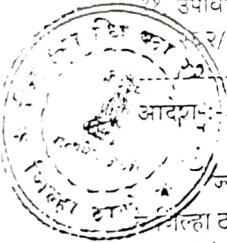
**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN
CONTRAVENTION OF THE APPROVED PLANS
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
UNDER THE MAHARASHTRA REGIONAL AND TOWN**

ट न न - ५
दस्त क्र १३२६२ / ०२३
१६/१०



वाचते :-

१. भर्जदार श्री. अण्णाई शिवा वृन्ड बांध कृष्ण बाबू व पाटील हेरकलगाँ तर्फे श्री. मंगिन इनाम फौजदारी प्रसा. ५०/७७ संतोष योग्ययोग्य मधूर हींगल जवळ द्यावा ताणि. ठाणे बांध दिनांक २१/९/२०१३ व २७/११/२०१३ रोजीचे अज्ञ.
२. ठाणे महानगरपालिका ठाणे बांधकडेला वांधकाम परवानगी व मंजूर आराखडयानुसार दिनांक १६/१२ टीएमसी/टीडीडी/०८४८/१३ दिनांक ३०/०४/२०१३
३. तहसिलदार ठाणे बांधकडेला स्थानिक चौकशी व स्थळपाहणी अहवाल दिनांक २७/०७/२०१३ क्र. महसूल/३०/२/२०१३
४. दैनिक महाराष्ट्र जनमुद्रा दि. २७/०७/२०१३ व ठाणे वैभव दि. २८/०७/२०१३ रोजी वृत्तपत्रात प्रसिद्ध झालेला जाहिरनामा
५. या कायदेबांधकडेला विहीत नमुन्यातील अज्ञदार यांनी दिनांक २८/०५/२०१३ रोजीचे मंगिन इनाम फौजदारी हमीधत्र, क्षतिपूर्ती बांधपत्र
६. उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे, ठाणे ३ रा मजला ठाणे बांधकडेला पत्र क्र. भूसंपादन/३२/१/एसआर क्र. ३९७६, दिनांक २९/०७/२०१३
७. उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे, ठाणे ५ रा मजला यांनी बांधकडेला पत्र क्र. भूसंपादन / एस आर /टे-१/ वशी-१०९ दिनांक १८/०७/२०१३
८. उपजिल्हाधिकारी (भूसंपादन) उल्हासखोरे फकला, ३ रा मजला बांधकडेला पत्र क्र. भूसंपादन/ टे-२/२/सी-CTH/१३/०१६१९ दिनांक १९/०७/२०१३
९. उपजिल्हाधिकारी (भूसंपादन) मेट्रो सेंटर क्रमांक ३ ठाणे बांधकडेला पत्र क्र. भूसंपादन/ एस आर-५७८, दिनांक / /२०१३
१०. भूमि संपादन विशेष अधिकारी, विरोध घटक, ठाणे यांनी बांधकडेला पत्र क्र. भूसंपादन / नाका/ ११३७, दिनांक २४/०७/२०१३
११. उपविभागीय अधिकारी ठाणे विभाग ठाणे यांनी बांधकडेला पत्र क्र. टीडी/टे-५/ भूसंपादन/क्राधि / एसआर- २/२०१३, दिनांक ११/०७/२०१३



ज्या अर्थी उपायवातातील अ.क्र.६ अन्वये ठाणे जिल्हयातील ठाणे तालुक्यातील गा.३ डाकघर तालुक्यातील जिल्हा ठाणे स.क्र. १६७/२अ, १६७/३ एकूण क्षेत्र ६९४० चौ.मी. या क्षेत्राची ठाणे महानगरपालिका, ठाणे यांनी मंजूर केलेल्या बांधकाम आराखडयानुसार विनशेती परवानगी मिळण्याबाबत अज्ञ प्राप्त झालेले आहे.

आणि ज्याअर्थी दिनांक २७/०७/२०१३ रोजीच्या दैनिक महाराष्ट्र जनमुद्रा व दिनांक २८/०७/२०१३ रोजीच्या ठाणे वैभव या वृत्तपत्रात जाहिरनामा प्रसिद्ध करून अर्जापत्र परवानगोच्या अनुषंगाने १५ दिवसांच्या मुदतीत हरकती मार्गाविषयात आल्या होत्या, परंतु सदर मुदतीत कोणतीही हरकत या कायदेबांधकडे दाखल झाल्याचे दिसून येत नाही.

त्याअर्थी आता महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४८ अन्वये जिल्हाधिकारी बांधकाम बांधकडेला निहित करण्यात आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे अनुषंगी सोना, खडू, कांतावाई, मिनावाई शिवा वृन्ड, शकुंतला कचड वृन्ड, बाळाराम कचड वृन्ड, विकास बळाराम वृन्ड, वाईवाई वळीराम वृन्ड व श्री. सचिन सुदाम पाटील यांना ठाणे जिल्हयातील ठाणे तालुक्यातील अधिकारवादी वापर करून ठाणे महानगरपालिका, ठाणे बांधकडेला मंजूर बांधकाम आराखडयानुसार, गा.३ डाकघर तालुक्या व जिल्हा ठाणे स.क्र. १६७/२अ, १६७/३ एकूण क्षेत्र ६९४०.०० चौ.मी. या पैकी ६७१६.३६ चौ.मी. रक्कम प्रयोजनाथ व २२३.६४ चौ.मी. वाणिज्य या विंगशेतकी प्रयोजनाथ वापर करण्याबाबत ठाणे महानगरपालिका, ठाणे बांधकडेला मंजूर बांधकाम आराखडयानुसार खालील अटी व शर्तीवर परवानगी देण्यात येत असून ठाणे बांधकडेला मंजूर बांधकाम आराखडयानुसार खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

१) ६.० मीटर रोड खालील क्षेत्र - २५४.१३ चौ.मी.

ट न न - ५
दस्ता क्र. १३२६२/२०२३
६० / ए०



PICTURE:
L-6000000
30.00 IN W D 7.00 H

30.00 IN W D 7.00 H

30.00 IN W D 7.00 H

30.00 IN W D 7.00 H

30.00 IN W D 7.00 H

Sl. No.	Particulars	Area (sq. ft.)	Remarks
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30.00 IN W D 7.00 H

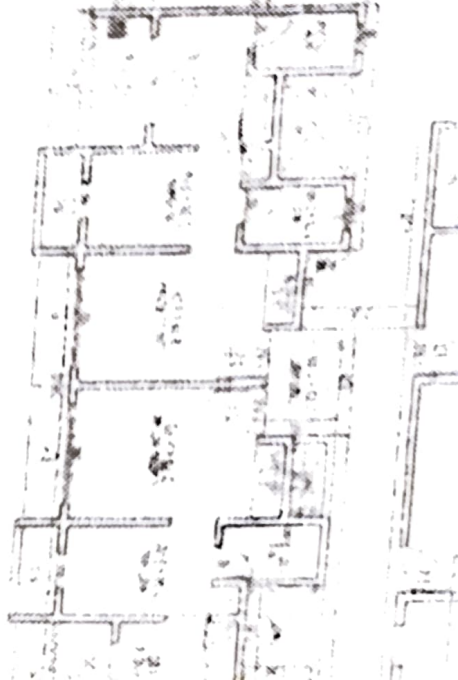
30.00 IN W D 7.00 H



30.00 IN W D 7.00 H

30.00 IN W D 7.00 H

NO.	DESCRIPTION	AMOUNT	DATE	INITIALS
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SPECIAL POWER OF ATTORNEY

ट न न - ७

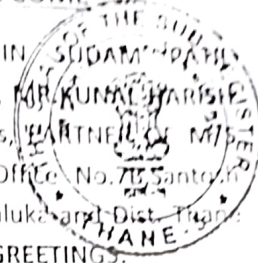
दस्त क्र. ११७१/२०२१

Without Consideration

१/१

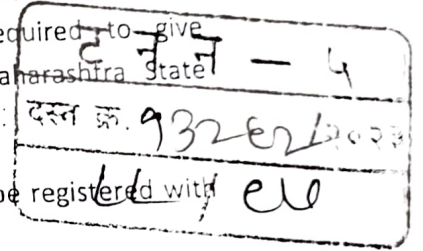
TO ALL TO WHOM THESE PRESENTS SHALL COME

KNOW ALL MEN BY THESE PRESENTS, THAT WE, MR. SACHIN SUDAM PATIL AGE: 37 Years, MR. SANTOSH SUDAM PATIL AGE: 28 Years, MR. KUNAL HARISH PATIL AGE: 23 Years, Religion Hindu, Occupation Business, PATIL DEVELOPER, having their registered Office at, Office No. 7B, Santosh Complex, Near Hotel Mayur, Diva-Agasan Road, Diva (E), Taluka and Dist. Thane for and behalf of the Partner M/s. PATIL DEVELOPER SEND GREETINGS.



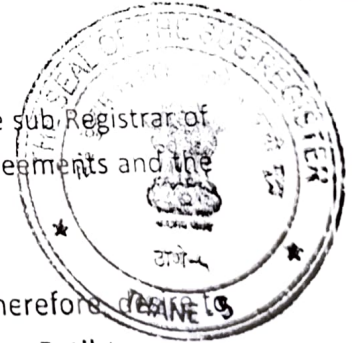
WHEREAS :-

1. We are the Partner of M/s PATIL DEVELOPER having their registered Office at Office No. 7B, Santosh Complex, Near Hotel Mayur, Diva- Agasan Road, Diva (E), Taluka and Dist. Thane (hereinafter referred to as the said firm). The said firm is doing business as Builders and Developers. As a partner of the firm we required to enter into various agreements for the sale of Flats/Shops/Offices and other premises with purchaser on what is commonly known as ownership basis. We also Required to give undertakings to the Thane Municipal Corporation, Maharashtra Electricity Board Ltd. and other State and Local Authorities.



2. The Said Agreements and undertakings are required to be registered with the Sub-Registrar Of Assurances.

3. It is not possible at times for us to appearance before the sub Registrar of Assurances and lodge and admit execution of the said Agreements and the said Undertakings.



4. As a Partner of the said firm having authority to we are therefore appoint Mrs. Mohini Dinesh Vemula Or Ms. Minal Sudam Patil to appear before of the said undertakings and said Agreements for Sale of flats/shops/offices and other premises on ownership basis to various purchasers executed by me or any of the Partner of the said firm.


NOW KNOW BY AND THESE PRESENTS WITNESS THAT, We Mr. SACHIN SUDAM PATIL, Mr. SANTOSH SUDAM PATIL, Mr. KUNAL HARISH PATIL PARTNER OF M/S PATIL DEVELOPERS, do hereby nominate, constitute and appoint Mrs. Mohini Dinesh Vemula Or Ms. Minal Sudam Patil (hereinafter referred to as our said Attorney) to do and/or severally on our behalf and in our capacity as Partner to M/s PATIL DEVELOPER, Several acts, deeds and things as hereinafter appearing that is to say:-

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

भारत सरकार
GOVERNMENT OF INDIA



प्रीथिका सुंदर सालियन
Prithika Sunder Salian
जन्म वर्ष / Year of Birth 1993
स्त्री / Female

2684 4672 4371

आधार - सामान्य माणसाचा अधिकार

Salian

भारतीय विविधता आयोग प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: D/O सुंदर सालियन, रूम नं. 23/4B डोंग्रे उपग्राम कॉलोनी मोहली विलेज, शिवनेर मराठी शाळा, साकिनका S.O. मुंबई, महाराष्ट्र, 400072

Address: D/O Sunder Salian, Room no 23/4B Dongre Usamra Colony Mohli Village Near Shivner Marathi School, Sakinaka S.O. Mumbai Maharashtra 400072

1947 1800 180 1847

हैल्प@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1377 Bengaluru-560 001

Salian

भारत सरकार
GOVERNMENT OF INDIA



किर्ती सुंदर सालियन
Kirthi Sunder Salian
पैतृक सुंदर सालियन
Father Sunder Salian
जन्म वर्ष / Year of Birth 1994
स्त्री / Female

4573 6495 4901

आधार - सामान्य माणसाचा अधिकार

Salian

ट न न - 4
दस्तावेज क्र. 93/2/2022
28/1/2023

Self Attested

भारतीय विविधता आयोग प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: D/O सुंदर सालियन, रूम नं. 23/4B डोंग्रे उपग्राम कॉलोनी मोहली विलेज, शिवनेर मराठी शाळा, साकिनका S.O. मुंबई, महाराष्ट्र, 400072

Address: D/O Sunder Salian, Room no 23/4B Dongre Usamra Colony Mohli Village Near Shivner Marathi School, Sakinaka S.O. Mumbai Maharashtra 400072

1947 1800 180 1847

हैल्प@uidai.gov.in

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P.O. Box No. 1947 Bengaluru-560 001

Salian



भारत सरकार
GOVERNMENT OF INDIA



सुंदर कुदुपा सालियन
Sunder Kudupa Salian
जन्म तारीख / DOB: 22/12/1967
पुरुष / MALE

4873 8110 2930

आधार - सामान्य माणसाचा अधिकार

Salian

भारतीय विविधता आयोग प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O कुदुपा सालियन, रूम नं. 23/4B डोंग्रे उपग्राम कॉलोनी मोहली विलेज, शिवनेर मराठी शाळा, साकिनका S.O. मुंबई, महाराष्ट्र, 400072

Address: S/O Kudupa Salian, Room no 23/4B Dongre Usamra Colony Mohli Village Near Shivner Marathi School, Sakinaka S.O. Mumbai Maharashtra - 400072

1947 1800 180 1847


हैल्प@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947 Bengaluru-560 001

Salian

भारत सरकार
GOVERNMENT OF INDIA



सुरेश राघु मारला
Suresh Raghu Marla
जन्म वर्ष / Year of Birth 1957
पुरुष / Male

7076 6398 6577

आधार - सामान्य माणसाचा अधिकार

Suresh K. Marla

भारतीय विविधता आयोग प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: S/O राघु मारला, माई बाबा मंदिर जवळ, रूम नं. 5, जानेश्वर भवन मोहली विलेज, पेरैरावाडी, साकी नाका, मुंबई, महाराष्ट्र, 400072

Address: S/O Radhu Marla Near Sai Baba Mandir, Room No 5, Janeshwan Bhavan Mohli Village Pererawadi, Saki Naka, Mumbai Maharashtra, 400072

1947 1800 180 1847

हैल्प@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947 Bengaluru-560 001

Suresh K. Marla

भारत सरकार
GOVERNMENT OF INDIA



मोहिनी दिनेश वेमुला
Mohini Dinesh Vemula
जन्म तारीख / DOB: 12/05/1992
महिला / FEMALE

7513 0256 6820

आधार - सामान्य माणसाचा अधिकार

Mohini Dinesh Vemula

भारतीय विविधता आयोग प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: ए/302, राजहंस सोसाइटी, कल्याण शिल रोड, ललित बाटा जवळ, म्हात्रे नगर, डोविदनी पूर्व, कल्याण, उरण, महाराष्ट्र - 421204

Address: A/302, Rajhans Society, Kalyan Shil Road, Near Lalit Kata, Mhatri Nagar, Dombivli East, Kalyan Thane Maharashtra 421204

7513 0256 6820

MERA AADHAAR, MERI PEHACHAN

Mohini Dinesh Vemula

Date :- 29.08.2023

DEMAND LETTER

To,
Ms.Prithika Sunder Salian
Ms.Kirti Sunder Salian
Room No.9, Pakre Chawl,
Near Anjali Medical,
Laxmi Narayan Road,
Sakinaka, Andheri East -400072

Dear Sir / Madam,

This is to confirm that we have sold Flat No. 1704 on 17thFloor, in the building known as C1 Divine Heights of "SUDAMA GREENS" BEARING SURVEY NO: 167 /2A & 3, ON MOUJE: DAWALE, DIVA-SHIL ROAD, DIVA (E) under construction for a total consideration of Rs.34,98,000/- (Rupees Thirty Four Lakhs Ninety Eight Thousand Only) under Agreement for sale TNN5-13262-2023 And Registration Date- 21.08.2023.

Total Amount received up to date Rs.5,45,000/- (Rupees Five Lakhs Forty Five Thousand Only) according to our architect 82% Of the work is completed And Initiating with 17th Slab.

So at present amount to be paid to us is Rs. 23,23,360/- (Rupees Twenty Three Lakhs Twenty Three Thousand Three Hundred & Sixty Only) We therefore request you to kindly pay outstanding amount due before Fifteen days. After that interest will be charged.

Pls. Draw your cheque in favours of.

Name : M/S.PATIL DEVELOPERS .
Bank : Gopinath Patil Parsik Janata Sahakari Bank Ltd.
Branch : Shilgaon Branch
A/c. No. : 045011300000502
IFSC Code : PJSB0000037





PATIL DEVELOPERS

Site :
Surlama Greens
Khardi Pada, Dawale,
Diva SHil Road
Diva (East)
Thane - 400 612

To
The Branch Manager
State Bank of India
R.A.C. Belapur

Dear Sir Madam:

We, M/S. PATIL DEVELOPERS, here by certify that

1. We have transferable rights to the property described below, which has been allotted by me / us to **Ms.Prithika Sunder Salian/ Ms.Kirti Sunder Salian** (Name of the Borrowers) here in after referred to as "The Purchasers", subjects to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter / Sale Agreement Dated **TNN5-13262-2023** dated **21.08.2023** (here in after referred to as the "Sale Agreement")

Description of the Property:

Flat No / House No	CI-1704/ Land Bearing S. No.167 Hissa No. 2A and Bearing S. No. 167 Hissa No. 3.
Building No / Name	CI-DIVINE HEIGHTS
Plot No	S. No.167/2A & 3
Street No / Name	DIVA-SHIL ROAD
Locality Name	KHARDI PADA
Area Name	KHARDI PADA, DAWALE,
City Name	THANE
Pin Code	400612

2. That the total Consideration for this transaction is **Rs.34,98,000/- (Rupees Thirty Four Lakhs Ninety Eight Thousand Only)** towards sale document

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I / We confirm that I / We have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (Herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale documents by the said purchaser.

5. We have **not** borrowed from any financial institution for the purchase / development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned / to be sanctioned by the Bank to them subject to due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers



PATIL DEVELOPERS

Site :
Sudama Greens
Khardi Pada, Davale,
Diva Hill Road,
Diva (East),
Thane - 400 612

6. After creation of proper charge / mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has registered and advice sent to the Bank of having done so, I / We note not to change the same without the written NOC of the Bank.
7. After creation of charge / Mortgage and after receipt of the copies there of and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
- 6.8. Please note that the payment for this transaction should be made by crossed cheque Transfer of funds favouring "M/S. PATIL DEVELOPERS. Ms Prithvi
(Gopinath Patil Parshik Janata Sahel
No. 0450110