

DHEERENDRA SINGH
9140957299
RACPC - GHATKOPAR

71/6109

पावती

Original/Duplicate

Wednesday, May 23, 2018

नोंदणी क्र. :39म

1:29 PM

Regn.:39M

पावती क्र.: 7319

दिनांक: 23/05/2018

गावाचे नाव: मांडा

दस्तऐवजाचा अनुक्रमांक: कलन2-6109-2018

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: चंदन धर्मदेव मौर्या - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1020.00

पृष्ठांची संख्या: 51

एकूण:

रु. 31020.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:37 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar, Kalyan
सि. दुय्यम. चिक वर्ग-२

कल्याण क्र. २

बाजार मूल्य: रु.2545000 /-

मोबदला रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 180000/-

- 1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001840199201819E दिनांक: 23/05/2018
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.1020/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 230520180097 दिनांक: 23/05/2018
बँकेचे नाव व पत्ता:

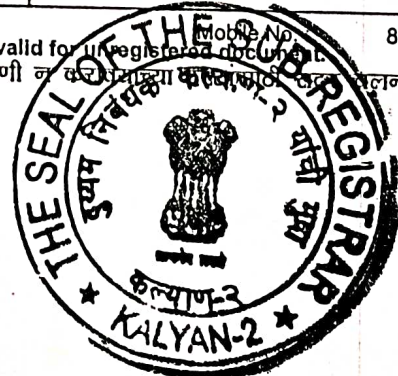
२-५१ मौर्या दस्त पास मिळते.



CHALLAN
MTR Form Number-6

GRN	MH001840199201819E	BARCODE					Date	23/05/2018-10:33:30	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
				PAN No.(If Applicable)						
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR			Full Name	CHANDAN D MAURYA					
Location	THANE			Flat/Block No.	VILLAGE MANDA					
Year	2018-2019 One Time			Premises/Building	INDRAYAN BLD FLAT NO 403					
Account Head Details	Amount In Rs.			Road/Street	TITWALA					
0030046401 Stamp Duty	180000.00			Area/Locality	TITWALA					
0030063301 Registration Fee	30000.00			Town/City/District						
				PIN	4 2 1 6 0 5					
				Remarks (If Any)	SecondPartyName=MA MAULI CONSTRUCTION					
Total	2,10,000.00			Amount In Words	Two Lakh Ten Thousand Rupees Only					
Payment Details	VIJAYA BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details	Bank CIN	Ref. No.	03907642018052300011	20266688						
Cheque/DD No.	Bank Date	RBI Date	23/05/2018-10:05:50	Not Verified with RBI						
Name of Bank	VIJAYA BANK									
Name of Branch	Scroll No. , Date			Not Verified with Scroll						

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document. 8108598069
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी व कर भरण्यासाठी केवळ सदर चलन लागू नाही.



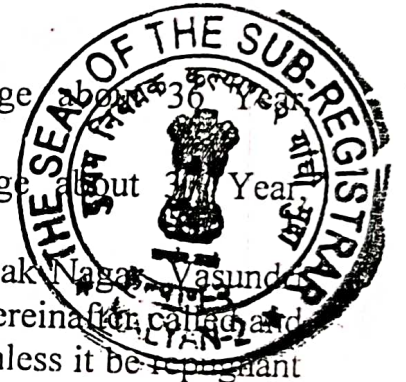
Ward No. :
 Village : Manda
 Flat/Shop area : 54.52 sq. meters (carpet)
 Mkt. Value : 2545000/-
 Actual Value : 30,00,000/-

AGREEMENT FOR SALE
 This Agreement made at Kalyan
 On this 23rd day of MAY 2018
 BETWEEN

M/S MAULI CONSTRUCTION a proprietorship, having its office at Shop No. 4,5,6, Indrayani Building, Vasundri Road, Manda – Titwala – West, Tal. Kalyan, Dist- Thane through MR NARESH YASHWANT PATIL, hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof mean, constituting the said firm for the time being, the survivors of his heirs, executors, administrators and assigns) being the party of the first part.

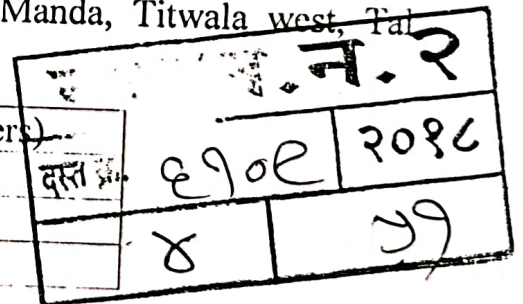
AND

1. MR CHANDAN DHARMDEO MAURYA Age 36
Occupation - Service
 2. MRS SANGEETA CHANDAN MAURYA Age about 36 Year
Occupation - Housewife
- Residing at- Room No. 11, Chawl No. 4, Siddhivinayak Nagar, Vasundri Road, Near Janki Vidyalay, Titwala Klayan 421605 hereinafter called and referred to as the **Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/ her/ their heirs, executors, administrators and assigns) being the party of the Second part.



WHEREAS 1) Shri Namdeo Ganu Bhoir And Others And 2) Smt. Shakuntala Bala Katekar and others are the owners of all those pieces and parcels of land, lying, being and situate at Manda, Titwala west, Tal Kalyan, District Thane bearing

Survey No.	Area (sq. Meters)
S.No.6/ H.No.02	300.00
S.No.6/ H.No.03	1140.00
Total	1440.00



Hereinafter for the sake of brevity called and referred to as the "said property".

AND WHEREAS by and under the Agreement dated 04.02.2011 registered at the office of sub-Registrar of Assurances at Kalyan – 2 under serial No. 1275/2011 & 051/2011 and Agreement dated on 25.11.2011 registered at same office under serial No. 11767/2011 & 11768/2011 and Agreement dated on 12.11.2010 registered at same office under serial No. 10722/2010 the said owners have granted the said property for payment paid development to the Promoters herein at and for the price/ consideration and on the terms and conditions mentioned therein and in purchaser thereof also granted the Power of Attorney in favour of the Promoter herein



शुद्धी क्र.2

दुग्धम विभाग । सह दु.नि. कल्याण 2

दस्त क्रमांक । 6109/2018

नोंदणी ।

Regn.63m

गावाचे नाव : गांढा

(1) विलेखाचा प्रकार वतारनामा

(2) मोबदला 3000000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2545000

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: गौजे मांडा,तालुका कल्याण,जिल्हा ठाणे,स. नं. 6,हिस्सा न. 2,स. नं. 6,हिस्सा न. 3 यावरील इद्रायणी बिल्डींग सदनिका नं. 403,चौथा मजला,क्षेत्र 40.22 चौ. मी. कारपेट + वापरण्याचे क्षेत्र 14.03 चौ. मीटर्स एकूण क्षेत्र 54.52 चौ. मीटर्स कारपेट((Survey Number : 6 ;))

(5) क्षेत्रफळ

1) 54.52 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे. माऊली कन्सट्रक्शन प्रो. नरेश यशवंत पाटील - - वय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप न. 4,9,6, इद्रायणी बिल्डिंग, वसुंदरी रोड, मांडा, टिटवाळा, कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:- AFMPP8841F

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-चंदन धर्मदेव मौर्या - - वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम. न. 11, घाल न. 4, सिद्धिविनायक नगर, वसुंदरी रोड, जानकी विद्यालय जवळ टिटवाळा, कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:- ARPPM0546B

2): नाव:-संगीता चंदन मौर्या - - वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम. न. 11, घाल न. 4, सिद्धिविनायक नगर, वसुंदरी रोड, जानकी विद्यालय जवळ टिटवाळा, कल्याण , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक

23/05/2018

(10) दस्त नोंदणी केल्याचा दिनांक

23/05/2018

(11) अनुक्रमांक, खंड व पृष्ठ

6109/2018

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

180000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा



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 :
P51700010665

Project: Indrayani, Plot Bearing 7 CTS / Survey / Final Plot No.: SURVEY NO. 06 HISSA NO. 2 /at Manda, Kalyan,
Thane, 421605;

1. Mr./Ms. Naresh Yashwant Patil son/daughter of Mr./Ms. Yashwant Balu Patil Tehsil: Kalyan, District: Thane, Pin:
421605, situated in State of Maharashtra.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 31/08/2017 and ending with 22/10/2018 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;

The promoter shall take all the pending approvals from the competent authorities

If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid

Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 31-08-2017 15:05:30

Dated: 31/08/2017

Place: Mumbai

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