



10/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्न क्रमांक : 16517/2023

नोंदणी :

Regn:63m

गावाचे नाव : डावले

(1)विनेखाचा प्रकार	करगनामा
(2)मोंवदला	2325000
(3) बाजारभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1690173.87
(4) भू-मापन,फोटोग्राम व घरक्रमांक(असल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :मदनिका नं: 1013, माळा नं: 10 वा मजला, इमारतीचे नाव: मी 1,डिझाईन हार्डटम,मुदामा ग्रीन्स, ब्लॉक नं: दिवा शील रोड, रोड : ठाणे, इतर माहिती: क्षेत्रफळ 27.98 चौ मी कार्पेट(ओन न.28/107-20अ)( ( Survey Number : 167/2A,3 ; ) )
(5) क्षेत्रफळ	1) 27.98 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 असल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. पाटिल डेव्हलपर्स तर्फे भागीदार मखिन मुदाम पाटिल यांच्या तर्फे कु मु म्हणून मोहिनी दिनेश वेमुला वय:-32; पत्ता:-प्लॉट नं: शॉप नं.07 , माळा नं: वी विन्ना , इमारतीचे नाव: मंतोप कॉम्प्लेक्स . ब्लॉक नं: दिवा दातिवली रोड , रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AAWFP5323K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रध्दा संदेश आंबेकर वय:-35; पत्ता:-प्लॉट नं: रूम नं.01 , माळा नं: डिमूजा चाळ नं.02 , इमारतीचे नाव: गोलिबार् 4 था रोड , ब्लॉक नं: सांताक्रूज पूर्व , रोड नं: मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400055 पॅन नं:-DTWPA8522B 2): नाव:-संदेश सुरेश आंबेकर वय:-38; पत्ता:-प्लॉट नं: रूम नं.01 . माळा नं: डिमूजा चाळ नं.2 , इमारतीचे नाव: गोलिबार् 4 था रोड , ब्लॉक नं: सांताक्रूज पूर्व , रोड नं: मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400055 पॅन नं:-AJFPA0299P 3): नाव:-समीर सुरेश आंबेकर वय:-27; पत्ता:-प्लॉट नं: रूम नं.01 , माळा नं: डिमूजा चाळ नं.02 . इमारतीचे नाव: गोलिबार् 4 था रोड , ब्लॉक नं: सांताक्रूज पूर्व , रोड नं: मुम्बई, महाराष्ट्र, मुम्बई. पिन कोड:-400055 पॅन नं:-DWYPA1788L
(9) दस्तऐवज करून दिल्याचा दिनांक	10/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	10/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	16517/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	162750
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	23250
(14)शेरा	

मुल्यांकनामाठी विचारात घेतलेला तपशील :-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक, ठाणे क्र. ५





CHALLAN  
MTR Form Number-6



GRN	MH009261909202324E	BARCODE			Date	10/10/2023-13:37:05	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRAR			PAN No.(If Applicable)	DTWPA8522B			
Location	THANE			Full Name	Sandesh Suresh Ambekar			
Year	2023-2024 One Time			Flat/Block No.	1013, 10TH FLOOR, BUILDING C1			
Account Head Details		Amount In Rs.		Premises/Building				
030046401 Stamp Duty		162750.00		Road/Street	DIVA SHILL ROAD			
030063301 Registration Fee		23250.00		Area/Locality	DAWALE VILLAGE			
				Town/City/District				
				PIN	4	0	0	6 1 2
				Remarks (If Any)	PAN2=AAWFP5323K~SecondPartyName=MS DEVELOPERS~CA=2325000~Marketval=1900000			
				Amount In	One Lakh Eighty Six Thousand Rupees Only			
		1,86,000.00		Words	2 / 100			
Payment Details		BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02500042023101022442 232834942502				
Cheque/DD No.		Bank Date	RBI Date	10/10/2023-13:40:26 Not Verified with RBI				
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA				
Address of Branch		Scroll No. , Date		Not Verified with Scroll				

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Document ID :  
- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू  
908229974

AGREEMENT FOR SALE

THIS AGREEMENT made at Thane on this 10<sup>th</sup> day of October, 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. MRS.SHRADHA SANDESH AMBEKAR age 35 having

PAN No.: DTWPA8522B and Aadhar no.: 634579763601

2. MR.AMBEKAR SANDESH SURESH age 38 having

PAN No.: AJFPA0299P and Aadhar no.: 693491538678

3. MR.SAMEER SURESH AMBEKAR age 27 having

PAN No.: DWYPA1788L and Aadhar no.: 316168396570

having address Room No.01, D'Souza Chawl No.02, Golibar 4th Road, Santacruz East - 400055

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**:

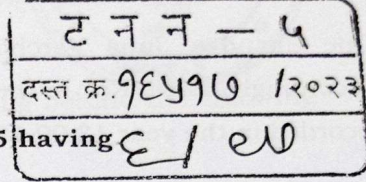
In this agreement, unless the context otherwise implies, the expression defined hereunder shall have the respective meaning assigned to them.

- (i) The singular wherever used shall include plural and vice-versa.
- (ii) The masculine gender used herein shall include feminine and/or neutral

under wherever applicable.



श. सं. आवेकर  
Shobekar



The Project **SUDAMA GREENS** is to be constructed on the two properties i.e. land bearing S. No. 167 Hissa No. 2A admeasuring 5800 Sq. Mtrs and land

bearing S. No. 167 Hissa No. 3 admeasuring 1140 Sq. Mtrs. total land of both the properties is admeasuring 6940 Sq. Mtrs.

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**The History of Land bearing S No. 167 Hissa No. 2A admeasuring 5800 Sq.**

**Mtrs. is as under:-**



The said land was purchased by one Sitya Janya Varcholkar vide deed dt. 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 @ Burud died in or around 1957 leaving behind the following legal heirs.

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

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

The said Shiva Sitya Burud and Smt. Bhimabai Sitya Burud 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.

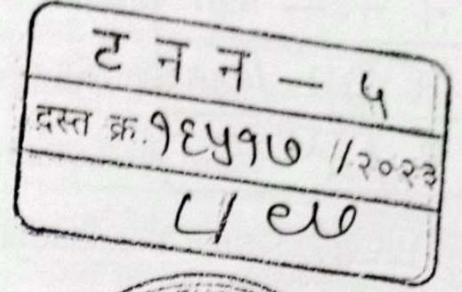
The said Shri. Shiva Satya Burud died in the year 1985, leaving behind the following heirs.

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*(Signature)*  
Alimkar



- a. Smt. Anubai Shiva Burud. - Wife.
- b. Shri. Baliram Shiva Burud - Son.
- c. Shri. Kachru Shiva Burud - Son
- d. Shri. Somya 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 mutated in revenue record.

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

- a. Smt. Shakuntala Kachru Burud - Wife.
- b. Shri. Baliram Kachru 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. Somya Shiva Burud, 4. Shri. Khandu Shiva Burud, 5. Smt. Kantabai Ganpat 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 Devendran.

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 Devendran.

The owner of S. No. 167 Hissa No. 3 Shri. Gajanan Govind Alimkar died on 09.03.2009 leaving behind the following legal heirs.

- a. Smt. Houshabai Gajanan Alimkar - Wife.



श. सं. आंबेकर  
Ambekar  
Ramesh

C-1, as on 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 alter 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 amendments 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.

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**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.1013** on 10<sup>th</sup> floor of **Building No. C-1** comprising of Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 24<sup>th</sup> upper floors to be known as "**DIVINE HEIGHTS**" (hereinafter referred to as 'the said Building') of a project '**SUDAMA GREENS**'. having **Carpet Area** of **27.98 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.23,25,000 /-(Rupees Twenty Three Lakhs Twenty Five 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.

B. The Allottee/s has paid on or before execution of this agreement a sum of **Rs.31,000/-(Rupees Thirty One 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.42,08,000/-(Rupees Forty Two Lakhs Eight Thousand Only)** in the following manner

a. On Initiation within 15 days of booking **Rs.2,09,250/-(Rupees Two Lakhs Nine Thousand Two Hundred & Fifty Only)**



म. सं. आंबेकर  
Dusekar  
Patil

AND WHEREAS while sanctioning the said plan 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.

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AND WHEREAS the Allottee/s has applied to the Promoters for allotment of a residential apartment bearing **Flat No. 1013** on 10<sup>TH</sup> floor in **Building No. C-1** comprising of Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 24<sup>th</sup> 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 **27.98** 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 stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS prior to the execution of these presents the Allottee/s has paid to the Promoters a sum of **Rs.50,000/- (Rupees Fifty 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 or Application Fee (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to



Patil.

श. सं. आंबेकर  
Ambekar

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** piece or parcel of land bearing Survey No. 167 Hissa No. 2A admeasuring 5800 Sq. Mtrs. and Survey No. 167 Hissa No. 3 admeasuring 1140 Sq. Mtrs. totally admeasuring 6940 Sq. Mtrs. less land handed over to the Thane Municipal Corporation admeasuring for Road widening i.e. 254.13 Sq. Mtrs. thus the area of land remaining with Promoter for Development is admeasuring 6685.87 Sq. Mtrs., lying, being and situate at Village Davale, Taluka and Dist. Thane, within the limits of Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation and bounded as under:

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Patil Developer



- On or towards East : 19.169253,73.047689
- On or towards West : 19.169235,73.046724
- On or towards North : 19.169483,73.047225
- On or towards South : 19.168814,73.047236

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.
- 2.



SIGNED, SEALED AND DELIVERED

by the Within named the "PURCHASER/S"

1. MRS. SHRADHA SANDESH AMBEKAR

2. MR. AMBEKAR SANDESH SURESH

3. MR. SAMEER SURESH AMBEKAR

In the presence of

- 1.
- 2.

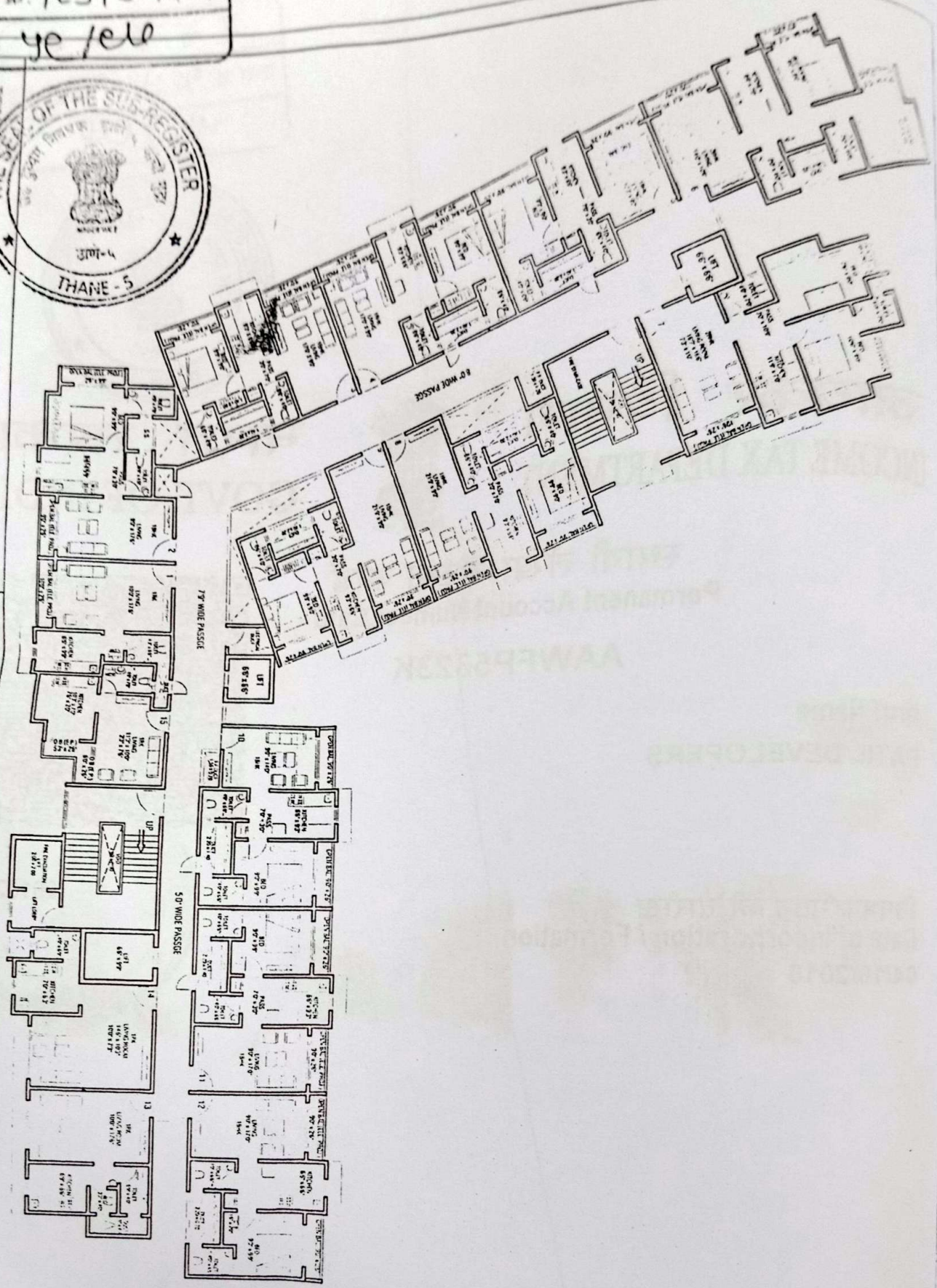




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५०/१००



12TH, 14TH TO 17TH, 19TH TO 22ND & 24TH FLR.



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/1/A WIDE, BIL HOBI, ANA ATILAW  
N/A P/Registration Office, Kharakh, Tal.  
Phone: 912222847999/1258, 9125  
E-mail: 912586694799@rediffmail.com





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(a)]

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६० / ६०



This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700019573  
Project: **DIVINE HEIGHTS** , Plot Bearing / CTS / Survey / Final Plot No.: 167/2A, 1 at Thane (M. Corp.) Thane,  
Thane, 400612;

1. **Patil Developers** having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin: **400612**.
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 (l) 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 **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.
  - 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 Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 09-09-2021 13:51:59

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

Dated: 09/09/2021  
Place: **Mumbai**