

36 18863

पावती

Original/Duplicate

Wednesday, October 18, 2023

नोंदणी क्र.: 39म

10:48 AM

Regn.: 39M

पावती क्र.: 20284

दिनांक: 18/10/2023

गावाचे नाव: माजिवडे

दस्तऐवजाचा अनुक्रमांक: टनन9-18863-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: रैता रोशन भावे -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3200.00

पृष्ठांची संख्या: 160

एकूण:

रु. 33200.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:08 AM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

वाजार मूल्य: रु.5145289/-

मोबदला रु.6465275/-

भरलेले मुद्रांक शुल्क : रु. 452600/-

1) देयकाचा प्रकार: DHC रकम: रु.1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023049312983 दिनांक: 18/10/2023

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023042812737 दिनांक: 18/10/2023

विक्रेते नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006899618202324P दिनांक: 18/10/2023

विक्रेते नाव व पत्ता:

**मूळ दस्त स्कॅन करून  
पक्षकारांना दिला.**

*Q.ano*

536/18863

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मादर करणाऱ्याचे नाव: रैना रोशन भावे -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 160

एकूण:

Sub Re

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

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वँकेचे नाव व पत्ता:

स्वीकृत



18/10/2023

सूची क्र.2

दुय्यम निबधक: दु.नि ठाणे 9

दम्न क्रमांक: 18863/2023

नोंदणी:

Regn:63m

गावाचे नाव: माजिवडे

(1)चिंयखाचा प्रकार	करारनामा
(2)मोबदला	6465275
(3) राजाजभाब(भाडेपट्टयाच्या बाबतितरपट्टाकार आकारणी देतो की पट्टेदार ने तमुद कराव)	5145289
(4) भ-माग्न.गोटहिस्सा व घरक्रमांक(अमल्यास)	1) पातिकेचे नाव:ठाणे म.न.पा. इतर वर्णन: , इतर माहिती: मौजे माजीवडे,ता.जि.ठाणे येथील झोन नं.6/23/3ड,मौजे माजीवडे येथील सर्वे नं.212 व 213,रंग नं.पी51700034467,सदनिका क्र.2005,20 वा मजला,गोयाल,बिल्डींग नं 44,ग्रँड मंट्रल,वर्तक नगर,माजीवडे,ठाणे पश्चिम,सदनिका क्षेत्र 33.990 चौ.मी. कार्पेट आणि एक कार पार्किंग( ( Survey Number : सर्वे नं.212 व 213 ; ) )
(5) क्षेत्रफळ	1) 33.990 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.साई शिवा इन्फ्रा डेव्हलपर्स चे भागीदार मे.फॉर्चुन इन्फ्राक्रीण्टर्स प्रा.लि.यांचे संचालक पुराणिक श्रीकांत गोविंद यांचे तर्फे कबुली जबाब करीता शहाजी कडेंकर वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: तळ ने पाच मजले , इमारतीचे नाव: पुराणिकस वन, ब्लॉक नं: कांचन पुष्प कावेसर ठाणे प , रोड नं: घोडवंदर रोड , महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ABXFS7877F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रैना रोशन भावे - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वी/२०५, कस्तुरी दर्शन, गोडदेव फाटक रोड, हनुमान नगर, भाईदर पूर्व ठाणे , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AZHPM4942M 2): नाव:-रोशन शांताराम भावे - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वी/२०५, कस्तुरी दर्शन, गोडदेव फाटक रोड, हनुमान नगर, भाईदर पूर्व ठाणे , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AVCPB0558R
(9) दस्तऐवज करून दिल्याचा दिनांक	18/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	18/10/2023
(11)अनुक्रम,खंड व पृष्ठ	18863/2023
(12)राजाजभावाप्रमाणे मुद्रांक शुल्क	452600
(13)राजाजभावाप्रमाणे नोंदणी शुल्क	30000
(14)धेरा	

सह दुय्यम निबधक वर्ग २ ठाणे क्र. ९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

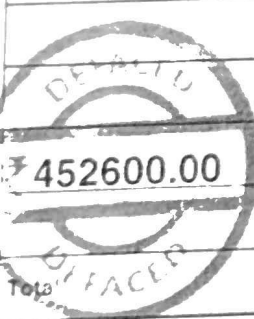


मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20231018234			18 October 2023 09:11:49 AM	
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका ठाणे				
उप मूल्य विभाग	6/23-3ड) मोजे माजिवडे सर्वे क्र				
क्षेत्राचे नाव	Thane Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर#212		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
42300	117800	135300	156800	135300	
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	37.389चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 26620/-
उद्भववाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	33.99चौ 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 Apply to Rate= Rs 126635/-			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )			
		= ( ( (126635-42300) * (100 / 100) ) + 42300 )			
		= Rs.126635/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 126635 * 37.389				
	= Rs.4734756.015/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94चौ मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (117800 * 25/100 )				
	= Rs.410533/-				
Applicable Rules	= 3, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	- मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य खुली बात्कनी) - वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + संपर्कित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4734756.015 + 0 + 0 + 0 + 410533 + 0 + 0 + 0 + 0 + 0 =Rs.5145289/- = २ एकावन्न लाख पंचेचाळीस हजार दोन शें एकोणनव्वद /-				

CHALLAN  
MTR Form Number-6



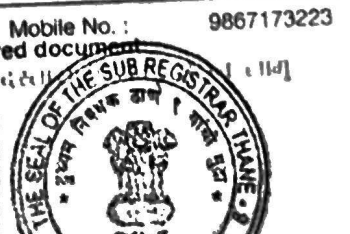
GRN	MH40098531202324E	BARCODE					Date	04/10/2023-16:29:43		Form ID	25 2						
Department						Inspector General Of Registration											
Type of Payment						Stamp Duty											
Sale of Non Judicial Stamps IGR Rest of Maha						TAX ID / TAN (If Any)											
Office Name						THN9 THANE NO 9 JOINT SUB REGISTRAR			Full Name			Sai Shiva Infra Developers					
Location						THANE											
Year						2023-2024 One Time			Flat/Block No.			Flat No. - 2005, 20th Floor, Royale, Puraniks					
Account Head Details						Amount In Rs.			Premises/Building			Grand Central,					
0030046401 Sale of NonJudicial Stamp						452600.00			Road/Street			Vartak Nagar,					
									Area/Locality			Thane					
									Town/City/District								
									PIN			4 0 0 6 0 6					
						Remarks (If Any)											
						PAN2=AZHPM4942M~SecondPartyName=Raina Roshan Bhave-											
						Amount In			Four Lakh Fifty Two Thousand Six Hundred Rupees On								
						4,52,600.00			Words			ly					
Payment Details						STATE BANK OF INDIA											
Cheque-DD Details						FOR USE IN RECEIVING BANK											
Cheque/DD No						Bank CIN		Ref. No.		00040572023100475675		IK0CLYHUE9					
Name of Bank						Bank Date		RBI Date		04/10/2023-04:31:21		05/10/2023					
Name of Branch						Bank-Branch						STATE BANK OF INDIA					
						Scroll No. , Date						278 , 05/10/2023					



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
महाराष्ट्र राज्य न्यायालय, मुंबई

Validity unknown

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दस्त क्र. ९८८३ / २०२३



*Raina*

*Bhawe*

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at THANE, on this 18<sup>th</sup> day of OCTOBER in the Christian Year Two Thousand Twenty Three.

**BETWEEN**

M/s SAI SHIVA INFRA DEVELOPERS, a Partnership Firm Registered under the Partnership Act, 1982, having their office at : Puraniks One, Kanchan Pushp, Opp. Suraj Water Park, Ghodbunder Road, Thane (W) 400615, hereinafter referred as "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include it successors and assigns) of the ONE PART; AND;

FOR INDIVIDUALS/JOINT ALLOTTEES

a. *Raina* Sh./Smt. RAINA ROSHAN BHAVE

S/D/W of Sh. \_\_\_\_\_

Resident of B/205, KASTURI DARSHAN,

GOADDEV FATAK ROAD, HANUMAN

NAGAR, BHAYANDAR (E) THANE- 401105

PAN AZHPM4942M

Email Id : \_\_\_\_\_

*Bhawe* b. \*Sh./Smt. ROSHAN SHANTARAM BHAVE

S/D/W of Sh. \_\_\_\_\_

Resident of \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PAN AVCPB0558R

Email Id : \_\_\_\_\_

(\*To be filled In case of joint Allottees)

(hereinafter singly/ jointly, as the case may be, referred to as the 'Allottee' which expression shall unless repugnant to the context or

*Raina*  
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९१६०



additional FSI, on the terms and conditions as stated in the said letter.

- N. Pursuant to application to Thane Municipal Corporation(TMC) vide VP No. SO4/0066/14/TMC/TDD/3963/22 on 11th February, 2022has granted permission to construct building Ground Floor Commercial (Pt), Stilt (Pt) Meter Room, DG Room etc. + 1st Floor upto 31<sup>st</sup> Floor +32<sup>nd</sup> Floor (Pt.) (Residential) Part Floor Fitness Centre and Creche), the said permission will be amended to increase the floors from existing 32<sup>nd</sup> (Part) (Residential) Part Floor Fitness Centre and Creche and further revised by TMC vide VP. No. SO4/0066/14 TMC/TDD 4248/22 dated 16<sup>th</sup> November, 2022 granted Amended Permission to construct Ground Floor Commercial (pt.), stilt(pt.), Meter Room, DG Room & etc + 1<sup>st</sup> to 31<sup>st</sup> Floor + 32<sup>nd</sup> Floor (pt.) (Residential), part floor Fitness centre & creche. The copy of the Sanction (Commencement Certificate) dated 11<sup>th</sup> January, 2022 and Amended Permission dated 16<sup>th</sup> November, 2022 alongwith Sanctioned Plan of said Property showing building thereon are hereto marked and annexed as "**Annexure "A"**".
- O. As per the plan sanctioned by Thane Municipal Corporation (TMC) at present the said building consisting of 32<sup>nd</sup> (Part) (Residential) Part Floor Fitness Centre and Creche. However promoter propose to construct 40 upper floor to consume proposed increase in FSI and will further revise the plan for getting permission up to 40 upper Floor. After revision of sanction plan the current 32<sup>nd</sup> Floor (Pt.) (Residential) Part Floor Fitness Centre and Creche will be shifted to upper floors. Thus the Allottee is aware of the proposal of the Promoter to construct the said building up to 40 upper floors and hereby give irrevocable, unconditional and unqualified consent as required under section 7 of **The Maharashtra Ownership Apartments (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 (MOFA)** and section 14 of **The Real Estate (Regulation And Development) Act, 2016 (RERA)** to the Promoter to increase the existing 32nd (Part) (Residential) to 40 upper floors of the said building. Allottee or Society of all the Apartment Owners in the said building will not object the same or create any obstructions for increase of floors of

*Quim*

*Shave*

दस्ता क्र. १८८६३ / १२०२३
१४/१९६६



2022, Revenue Record (7/12 Extracts and mutation entries), building plans and specifications approved by the TMC and all the other documents relating to the Said Property as are specified under the **The Real Estate (Regulation And Development) Act, 2016 (RERA)** and **The Maharashtra Ownership Apartments (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 (MOFA)** and the rules made thereunder, which is hereby acknowledged and confirmed by the Allottee. Copies of the title certificate of Advocate dated 25<sup>th</sup> February, 2022, 7/12 extracts (colly) are hereto marked and annexed as "**Annexure B**" and "**Annexure C**" respectively;

W. The Promoter is redeveloping the said property as a project known as **Royale Grand Central** and made an application for registration of the development of the said property as Real Estate Project before the Real Estate Authority (**Authority**) appointed under section 4 of The Real Estate (Regulation And Development) Act, 2016 (**RERA**) and The Maharashtra Real Estate (Regulation & Development) (Registration of Real Estate Project, Registration of Real Estate Agents, Rate of interest and disclosures on the Website) Rule 2017 (RULE). Pursuant to the said application Authority on 11<sup>th</sup> April, 2022 registered the said project and granted MahaRERA Registration No. P51700034467 available at website : <http://maharera.mahaonline.gov.in>. And the said certificate of MahaRERA Registration is attached hereto as "**Annexure D**". Thus Promoter is entitled to develop the said project and sell apartment constructed therein at its sole and absolute discretion for such consideration and on such terms and condition as Promoter may desire.

X. After being aware of the proposal to develop the said property as stated herein above the Allottee on 26/06/23 made an application to Promoter for allotment of Apartment No. 2005 on 20<sup>th</sup> floor (consisting of Living Room, Kitchen, 1 Bed Room) admeasuring 33.990 sq. mtrs carpet area (hereinafter referred to as "the said Apartment") The typical floor plan of the said Apartment is hereto annexed and marked as "**Annexure E**" and more particularly described in the Second Schedule hereunder written being constructed on the said property for the lumpsum

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दस्ता क्र. ९८८६३ / २०२३
१०/१९९०





consideration of Rs. 59,15,275/- (Rupees Fifty Nine Lakhs Fifteen Thousand Two Hundred seventy five only) and Car Parking Space for Rs. 5,50,000 /- (Rupees Five Lakhs Fifty Thousand,

Only). The aggregate cost of the said Apartment and Car Parking Space is Rs. 64,65,275 /- (Rupees Sixty Four Lakhs Sixty Five Thousand Two Hundred seventy five only) and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing. In addition to said consideration, Allottee also agreed to pay The Central Goods and Service Tax Act, 2017(GST) and other charges as stated under this Agreement. Relying upon the aforesaid application, the Promoter has agreed to allot and sell to the Allottee, the said Apartment at the price and on the terms, conditions, covenants, stipulations and provisions hereinafter appearing.

*Raimo*

*Rahave*

Y. On or before the execution of these presents, the Allottee has paid to the Promoter a sum of Rs. 5,52,022 /- (Rupees Five Lakhs Fifty Two Thousand Twenty Two only) (the payment and receipt where of the Promoter hereby admits and acknowledges) and the Allottee has agreed and undertaken to pay, to the Promoter the balance amount of the agreed sale price alongwith Central/State Goods and Service Tax Act, 2017(GST), Other charges etc in the manner hereinafter mentioned.

Z. Under Section 4 of the MOFA and Section 13 of RERA, the Promoter is required to execute a written agreement for Sale of the said Apartment with the Allottee, being these presents and also register the said agreement under the Registration Act, 1908.

*Raimo*

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

## 1. DEFINITIONS AND INTERPRETATION

### A. INTERPRETATION:-

i. The terms referred to in this Agreement, unless defined otherwise, or unless inconsistent with the context or meaning thereof, shall bear the same them in common parlance

or as defined

the relevant statute/

*Rahave*

2. The Promoter, in accordance with the plans, designs, specifications approved by the Thane Municipal Corporation (TMC) VP S04/0066/14 TMC/TDD/3963/22 dated 11/2/2022 for Ground Floor Commercial (pt.) stilt (pt.) Meter Room, DG Room & etc + 1<sup>st</sup> to 31<sup>st</sup> Floor + 32<sup>nd</sup> Floor (pt.) (Residential), part floor Fitness centre & crèche and further revised by TMC vide VP. No. S04/0066/14 TMC/TDD 4248/22 dated 16<sup>th</sup> November, 2022 granted Amended Permission to construct Ground Floor Commercial (pt.), stilt(pt.), Meter Room, DG Room & etc + 1<sup>st</sup> to 31<sup>st</sup> Floor + 32<sup>nd</sup> Floor (pt.) (Residential), part floor Fitness centre & creche, the said permission will be amended to increase the floors, for utilizing full development potential of the said property. The Allottee has seen and approved such alterations, amendment, variations, modifications to use full development potential of the said property as more particularly stated herein or as may be required by the concerned local authority/Government to be made in them or any of them or as may be required by the local authority or Government or due to change in law.

### 3. SALE

i. The Allottee hereby agrees to purchase and acquire from the Promoter and Promoter hereby agrees to sell and transfer to the Allottee, residential Apartment No. 2005 on 20<sup>th</sup> floor (consisting of Living Room, Kitchen, 1 Bed Room) admeasuring 33.990 sq. mtrs carpet area and more particularly described in the Second Schedule hereunder written; (hereinafter referred to as "the said Apartment") being constructed on the said property for the lumpsum consideration of Rs. 59,15,275 /- (Rupees Fifty Nine Lakhs Fifteen Thousand Two Hundred Seventy Five only).

The floor plan of the said Apartment is annexed and marked as "Annexure E"

ii. The Allottee hereby also agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing No. \_\_\_\_\_ situated at \_\_\_\_\_ Tower Sedan Basement/stilt/ podium/stacked/mechanized

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for consideration of Rs. 5,50,000 /- (Rupees Five Lakhs Fifty Thousand Only).

iii. The total aggregate consideration for the said Apartment including covered parking spaces is thus Rs. 64,65,275 /- (Rupees Sixty Four Lakhs Sixty Five Thousand Two Hundred Seventy Five Only)

iv. In addition to said consideration, Allottee shall also pay Development Charges and other charges as specified in this agreement alongwith Central/State Goods and Service Tax Act, 2017(GST) and any other taxes, cess which may be levied in connection with the construction of said building and developing the said project, upto the date of handing over of the possession of the said Apartment.

#### 4. PAYMENT

i) On or before the execution of this presents, the Allottee has paid to the Promoter sum of Rs. 5,52,022 /- (Rupees Five Lakhs Fifty Two Thousand Twenty Two only)

alongwith GST of Rs. 27,601 /- (Rupees Twenty Seven Thousand Six Hundred one Only)

and Allottee hereby agree/s and undertakes to pay to the Promoter the balance amount of the agreed purchase price, being Rs. 59,13,253 /- (Rupees Fifty Nine Lakhs Thirteen Thousand Two Hundred Fifty Three only)

alongwith GST of Rs. 2,95,663 /- (Rupees Two Lakhs Ninety Five Thousand six Hundred sixty Three Only) in the manner as more

particularly described in "Annexure F" hereto. It is hereby expressly agreed by the Allottee that 10% of the consideration will be considered as Earnest Money. All payment will be made by a cheque/demand draft drawn/issued in favour of "SSD 44 Royale Grand Central Master Escrow Account No. 57500000929270".

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as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

**47. GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and courts in Thane will have the jurisdiction for this Agreement

48. In case of cancellation or termination of this Agreement, Promoter alone will be entitled to the refund of the Stamp Duty and Allottee will co-operate for refund of the Stamp duty by signing all documents and application as may be requested by the Promoter and if Allottee fails to co-operate, Allottee will be responsible for reimbursement of Stamp duty amount paid by the Promoter for the present Agreement.

49. Save as is expressly provided hereinabove, this agreement shall always be subject to the provisions of the Maharashtra Ownership (Regulation for Promotion of Construction, Sale, Management and Transfer) Act, 1963 and Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder and/or any other enactment and/or amendment thereof.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**FIRSTLY :**

all that piece or parcel of land admeasuring 1870.99 sq. mtrs (hereinafter referred to as "**said Plot**") bearing Survey No. 212 and 213 of Village Majiwade, situate, lying and being at Vartak Nagar, Pokharan Road No. 1, Mouje Majiwade, Tal & District Thane and within Registration District and Sub District of Thane and bounded as under :-

By or Towards North : Building No.46

By or Towards South : Pokharan Road No.42

By or Towards West : ONGC Society

By or Towards East : Sai Baba Temple Road

*Rain*

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**THE SECOND SCHEDULE ABOVE REFERRED TO**Shave:

Residential Apartment No. 2005 on 20<sup>th</sup> floor (consisting of Living Room, Kitchen, 1 Bed Room) admeasuring 33.990 sq. mtrs carpet area in building "Royale Grand Central" being constructed on the said property.

**THE THIRD SCHEDULE ABOVE REFERRED TO****INTERNAL SPECIFICATIONS IN THE SAID APARTMENT**

- 1) 600mm x 600mm, Vitrified tile flooring in all rooms.
- 2) 2' high tiles Dado above Kitchen platform.
- 3) Granite kitchen platform with single bowl (without drainboard) S.S. sink.
- 4) Toilets with Ceramic tile for flooring and dado upto lintel level.
- 5) Flush door for Bedroom and Main doors/Metal Door /RCC frames
- 6) CP fittings in all toilets.
- 7) Sanitary fittings in all toilets.
- 8) Hardware fittings
- 9) Concealed wiring with modular electrical switches.
- 10) Acrylic emulsion paint on internal walls/ceiling.
- 11) Waterproof cement paint on external walls.
- 12) Passenger lift (2nos.) and stretcher lift (1no.)

Disclaimer:- The Promoter have sole discretion to choose from the above stated equivalent Brand/Type/Model/Material, the Allottee will not have any right to insist upon particular equivalent Brand/Type/Model/Material. All the above material will be subject to availability in the market. Further if due to change in trend to use any particular material, type, colour etc Promoter at its sole discretion has right to change the same. Natural material like stone, marble, wood will not have same texture and varies and at time it does not bound properly with the wall, the Allottee will not hold Promoter responsible for unbounding or uniformity of the natural material.

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SIGNED AND DELIVERED by )  
 within named Promoter )  
**M/s SAI SHIVA INFRA DEVELOPERS** )  
**Through it Partner** )

**M/s. Fortune Infracreators Pvt Ltd,** )  
**through its Director**

**Mr. Shailesh Gopal Puranik** or )  
**Mr. Shrikant Govind Puranik** or )  
**Mr. Yogesh Govind Puranik** who has )



in token of the affixation of the )  
 common seal hereunto set his hands )

*Shailish*  
 ) DIRECTOR

in the presence of

1. Suresh Murudkar *sm*

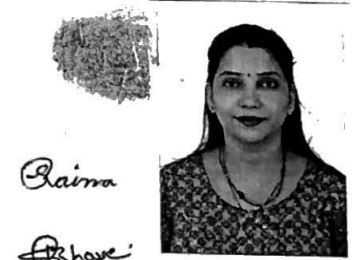
2. Ajinkya Sutar *AS*

SIGNED AND DELIVERED by the )

Within named "THE ALLOTTEE/S" )

RAINA ROSHAN BHAVE )

ROSHAN SHANTARAM BHAVE )



in the presence of

1. Suresh Murudkar *sm*

2. Ajinkya Sutar

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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF FORTUNE INFRACREATORS PRIVATE LIMITED HELD ON FRIDAY OCTOBER 27, 2017 AT THE REGISTERED OFFICE OF THE COMPANY PURANIK ONE, KANCHANPUSHPA, GHODBUNDER ROAD, KAVESAR, THANE WEST, MUMBAI - 400615 AT 2.30 PM.**

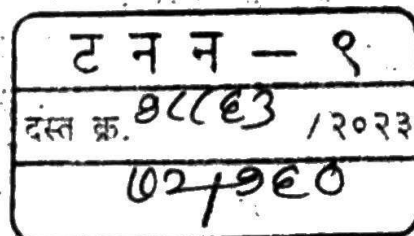
"RESOLVED THAT, the consent of the Company be and is hereby accorded to the board to execute various documents such as Agreements for Sale of Flat, Deed of Rectification, Declaration, Affidavits, Conveyance Deeds, Supplementary Agreements, Indemnity Bond, Deed of Cancellation, letters undertakings and Other Relevant documents including Final Conveyances for the Company's Projects.

RESOLVED FURTHER THAT Mr. Shailesh Puranik, Mr. Shrikant Puranik, Mr. Nilesh Puranik and Mr. Yogesh Puranik, Directors of the Company be and are hereby severally authorized for taking necessary steps in this regards and to sign and execute all the acts, deeds, things as may be deemed necessary, desirable, proper or expedient for the purpose of giving effect to this Resolution and for matters connected therewith or incidental thereto."

For FORTUNE INFRACREATORS PRIVATE LIMITED

*Shrikant Puranik*

Shrikant Puranik  
Director  
DIN: 00098024  
Address: 2/142, Tarangan,  
Near Cadbury Compound, Pokharan,  
Thane - 400602.





# THANE MUNICIPAL CORPORATION, THANE

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

Bldg No. 44 - Ground floor Commercial (pt.), stilt (pt.), Meter room, DG room & etc + 1<sup>st</sup> to  
31<sup>st</sup> floor + 32<sup>nd</sup> floor (pt.) (Residential), part floor Fitness centre & creche

V. P. No. S04/0066/14 TMC / TDD / 3963/22 Date: 11/02/20  
To, Shri / Smt. M/s. Design Consortium (Architect)  
For A.G. Jathar  
Shri Kokan CHSL. (Owners)  
M/s. Fortune Infra creators Pvt. Ltd. (POAH)

With reference to your application No. 10023 dated 29/12/2021 for development  
permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra  
Regional and Town Planning Act, 1966 to carry out development work and or to erect  
building No. 44 in village Majiwade Sector No. IV Situated  
at Road / Street 12m internal road S. No. / C.S.T. No. / F.P. No. 212 & 213

The development permission / the commencement certificate is granted subject to the following  
conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of  
the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted  
to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a  
period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
5. All condition mentioned in MHADA NOC no. CO/KB/AA/NOC/11018/ 2016 dt.01/10/2016  
are binding upon Society/ Developer.
6. Distribution of Society tenement is responsibility of the developer and society. TMC shall  
not be responsible to resolve any dispute arising out of this tenement distribution.
7. Any dispute arising between society and developer TMC shall not be responsible to resolve  
the same.
8. TMC charges shall be paid from time to time.
9. Tree NOC shall be submitted within 2 months from the issue date of this permission.
10. Information board in regard to ongoing construction shall be installed on site from actual  
commencement of work till O.C.
11. Vacant tax shall be paid before actual commencement of work.

**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**

Yours faithfully,

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Issued \_\_\_\_\_

Municipal Corporation of  
the city of, Thane.

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12. Design, Drawing and calculation for Storm water drain shall be obtain from MFP consultant and shall be submitted at the time of plinth intimation and completion certificate for same shall be submitted at the time of O.C.
13. The building shall be constructed as per I. S. Code 1893 & 4326 and Design, Drawing and calculation for same shall be obtain from RCC consultant and submitted at the time of Plinth intimation and O.C.
14. NOC from Water, Drainage & Tree department shall be submitted at the time of O.C.
15. Supplementary lease deed for Tit-Bit land and encroachers shall be submitted at the time of O.C.
16. Final CFO NOC shall be submitted before O.C.
17. Lift licence shall be submitted before O.C.
18. C.C.T.V. camera system shall be installed and commission before O.C.
19. Solar water heating system shall be installed and commission before O.C.

### साधन

"संयुक्त निकाशानुसार संयोजन न करणे तसेच निरालाप नियंत्रण नियमावलीनुसार आवश्यक त्या तराबाबत न घेता धाडकाम वापर करणे, महासष्ट नगरपालिका व नगर मजला अधिनियमाचे कलम ५२ अन्वये वळविल्याय युक्त आहे. त्यासाठी कारकीर्त करणे ३ वर्षे किंवा व र. ५०००/- वेळ होऊ शकतो"



Executive Engineer  
Town Development Department  
Municipal Corporation of  
the city of Thane.



Certificate No. 5102

# THANE MUNICIPAL CORPORATION, THANE

UDCPR Reg. No. 2.6 & 2.7  
(Registration No. 3 & 24)

## SANCTION OF DEVELOPMENT

## PERMISSION/ COMMENCEMENT CERTIFICATE

Amended Ground floor Commercial (pt.), stilt (pt.), Meter room, DG room & etc + 1<sup>st</sup> to 31<sup>st</sup> floor + 32<sup>nd</sup> floor (pt.) (Residential), part floor Fitness centre & creche

V. P. No. S04/0066/14 TMC/TDD 4248/22 Date: 16/11/2022  
To, Shri / Smt. M/s. Design Consortium (Architect)  
For A.G. Jathar  
Shri Kokan CHSL. (Owners)  
Sai Shiva Infra Developers (POAH)

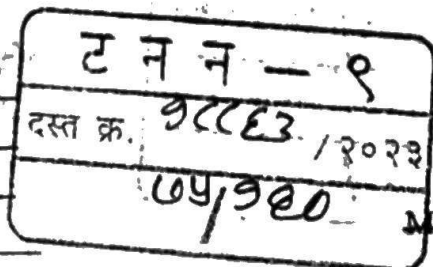
With reference to your application No. 2877 dated 28/06/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. 44 in village Majiwade Sector No. IV Situated at Road/Street 12m internal road. S.No./G.S.T.No./F.P.No. 212 & 213

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) Conditions mentioned in NOC of K.H.& A.D.B. shall be binding upon applicant vide letter no. CO/KB/AA/NOC/3777/2017 dated 31/03/2017.
- 6) All the condition's mentioned in the layout approval dtd.31/01/2022 are binding upon the applicant.
- 7) Thane Municipal Corporation will not supply water for construction.
- 8) As per CFO NOC, no compound wall shall be constructed on plot boundary.
- 9) TMC shall not be responsible for allotment flats to existing tenement after completion of redevelopment. Society/Developer shall be responsible for same.

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966**

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_





# 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 P51700034467

Project: *Royale Grand Central* , Plot Bearing / CTS / Survey / Final Plot No.: 212 and 213 at VARTAKNAGAR, Thane, Thane, 400606;

1. M/S. Sai Shiva Infra Developers having its registered office / principal place of business at Tehsil. Thane, District Thane, Pin: 400615.
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 11/04/2022 and ending with 31/12/2029 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhoo  
(Secretary, MahaRERA)  
Date: 11-04-2022 12:31:18

Dated: 11/04/2022  
Place: Mumbai

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

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ANNEXURE - D.



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 P51700034467

Project: **Royale Grand Central** , Plot Bearing / CTS / Survey / Final Plot No : 212 and 213 at VARTAKNAGAR, Thane, Thane, 400606.

1. **M/S. Sai Shiva Infra Developers** having its registered office / principal place of business at Tehsil. Thane. District Thane, Pin: **400615**.
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 11/04/2022 and ending with 31/12/2029 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

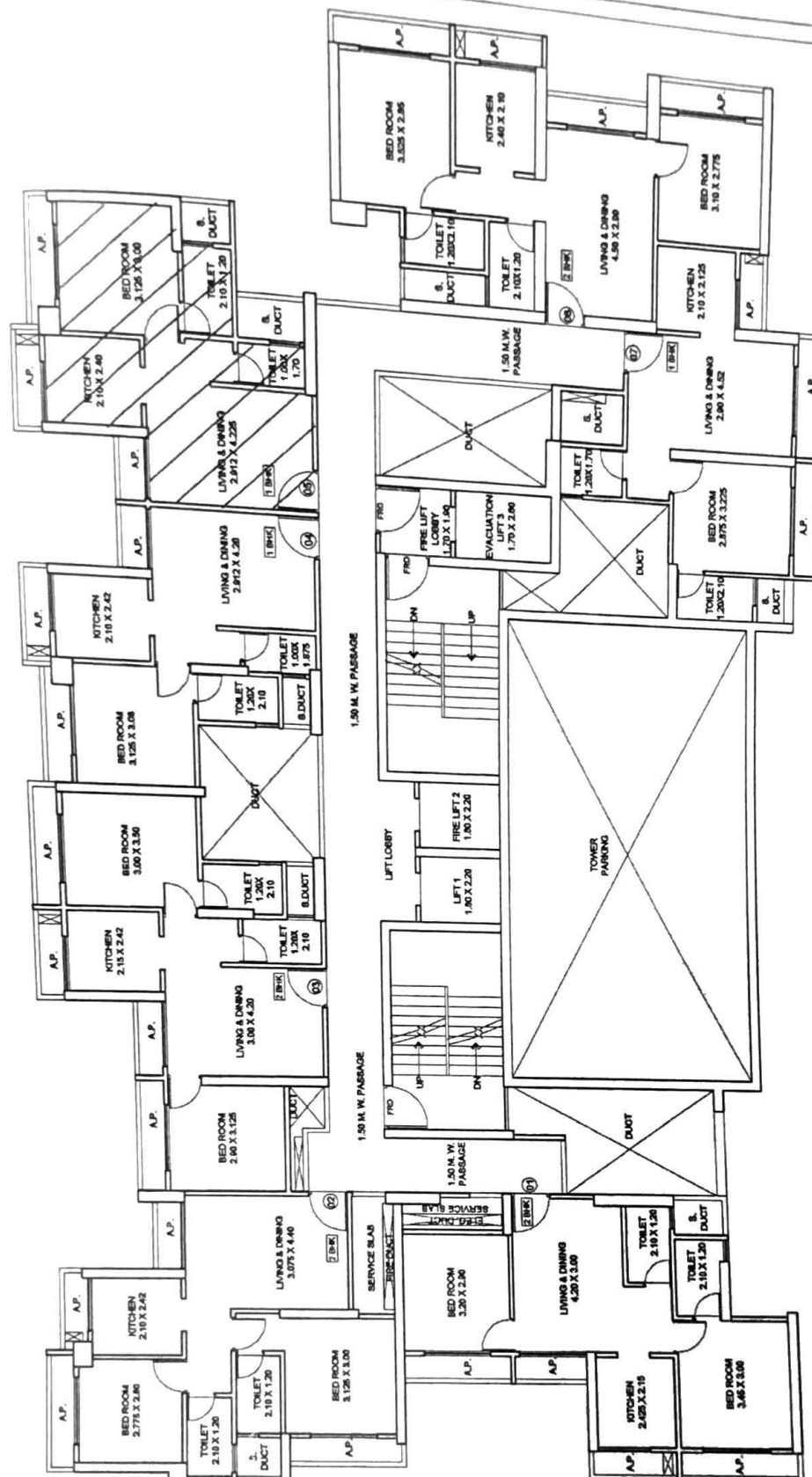
Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 11-04-2022 12:31:18

Dated 11/04/2022  
Place Mumbai

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

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BLDG. NAME : ROYALE GRAND CENTRAL  
 BLDG. TYPE : 1 GHK  
 FLOOR : 20th FLAT NO. : 2005

TYPICAL FLOOR PLAN

**ROYALE GRAND CENTRAL**  
 BUILDING NO. 44 VARTAKNAGAR THANE (W)

\* All dimensions mentioned in the plan are from unfinished surfaces.

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*Bhave*

## Annexure F

Particulars	%	Amount	GST Amount	Total amount Incl. GST
Agreement Cost		64,65,275	3,23,263.75	67,88,538.75
On Booking	10%	6,46,527.50	32,326.38	6,78,853.88
On Agreement	20%	12,93,055.00	64,652.75	13,57,707.75
On Completion of Foundation	10%	6,46,527.50	32,326.38	6,78,853.88
On Completion of Plinth	5%	3,23,263.75	16,163.19	3,39,426.94
On Initiation of 1st Slab	3%	1,93,958.25	9,697.91	2,03,656.16
On Initiation of 3rd Slab	3%	1,93,958.25	9,697.91	2,03,656.16
On Initiation of 5th Slab	2%	1,29,305.50	6,465.28	1,35,770.78
On Initiation of 7th Slab	3%	1,93,958.25	9,697.91	2,03,656.16
On Initiation of 9th Slab	3%	1,93,958.25	9,697.91	2,03,656.16
On Initiation of 11th Slab	2%	1,29,305.50	6,465.28	1,35,770.78
On Initiation of 13th Slab	2%	1,29,305.50	6,465.28	1,35,770.78
On Initiation of 15th Slab	2%	1,29,305.50	6,465.28	1,35,770.78
On Initiation of 17th Slab	2%	1,29,305.50	6,465.28	1,35,770.78
On Initiation of 19th Slab	2%	1,29,305.50	6,465.28	1,35,770.78
On Initiation of 21st Slab	2%	1,29,305.50	6,465.28	1,35,770.78
On Initiation of 23rd Slab	2%	1,29,305.50	6,465.28	1,35,770.78
On Initiation of 25th Slab	2%	1,29,305.50	6,465.28	1,35,770.78
On Initiation of 27th Slab	2%	1,29,305.50	6,465.28	1,35,770.78
On Initiation of 29th Slab	2%	1,29,305.50	6,465.28	1,35,770.78
On Initiation of 31st Slab	2%	1,29,305.50	6,465.28	1,35,770.78
On Initiation of Blockwork	3%	1,93,958.25	9,697.91	2,03,656.16
On Initiation of Lift Work	3%	1,93,958.25	9,697.91	2,03,656.16
On Initiation of Plumbing	3%	1,93,958.25	9,697.91	2,03,656.16
Completion of Kitchen Platform	4%	2,58,611.00	12,930.55	2,71,541.55
On Initiation of External Painting	3%	1,93,958.25	9,697.91	2,03,656.16
On Receipt of Occupancy Certificate	3%	1,93,958.25	9,697.91	2,03,656.16

Note: The amount of GST payable with the respective installments is calculated on the basis of GST applicable under Finance Act, 2017. The amount of GST shall be subject to revision as per the applicable rate of GST for the relevant installments. The Purchaser shall also be responsible to pay, GST or other taxes as shall be levied and required to be paid by the Government as per the rules and regulations for the time being in force.

CHALLAN  
MTR Form Number-6



GRN	MH006899618202324P	BARCODE		Date	21/08/2023-12:56:29	Form ID
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Department	Inspector General Of Registration	Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)				
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AZHPM4942M			
Location	THANE	Full Name	RAINA ROSHAN BHAVE			
Year	2023-2024 One Time	Flat/Block No.	ROYALE, PURANIK GRAND CENTRAL, FLAT NO.2005			
		Premises/Building	NO.2005			

Account Head Details	Amount In Rs.							
0030063301 Amount of Tax	30000.00	Road/Street	VARTAK NAGAR					
		Area/Locality	THANE WEST					
		Town/City/District						
		PIN	4	0	0	6	0	6
		Remarks (If Any)	PAN2=ABXFS7877F--SecondPartyName=SAI SHIVA INFRA DEVELOPERS-					
		Amount In	Thirty Thousand Rupees Only					
Total	30,000.00	Words						



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	1000502023082102889	1963097997513			
Cheque/DD No.		Bank Date	RBI Date	21/08/2023-12:58:49	23/08/2023			
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	1013004 , 23/08/2023					

Department ID :   
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.   
 Mobile No. : 8097793346

Digitally signed by   
 DIRECTORATE OF ACCOUNTS   
 AND TREASURER'S MUMBAI 02   
 Date: 2023.08.23 14:54:15 IST   
 Reason: GRAS. Public Document   
 Location: India

टन न - ९   
 दस्त क्र. 9CC63 12023   
 3/960



Challan Defaced Details