

सूची क्र.2

दुय्यम निबंधक : मह.दु.नि.ठाणे 5

09/11/2023

दम्न क्रमांक : 18317/2023

नोंदणी :

Regn.63m

गावाचे नाव : डावले

|   |   |
|---|---|
| (1)चिनेखाचा प्रकार  | करारनामा  |
| (2)मोबदला   | 3988000   |
| (3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)  | 1914023.1   |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्यास)  | 1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :मदनिका नं: 204, माळा नं: 2 रा मजला, इमारतीचे नाव: मी 1,डिझाईन हार्डटस,सुदामा ग्रीन्स, ब्लॉक नं: दिवा शीळ रोड, रोड : ठाणे, इतर माहिती: क्षेत्रफळ 33.27 चौ मी कार्पेट(सोन न.28/107-20अ)( ( Survey Number : 167/2A,3 ; )   |
| (5) क्षेत्रफळ   | 1) 33.27 चौ.मीटर  |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |   |
| (7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे. पाटील डेव्हलपर्स तर्फे भागीदार मचिन मुदाम पाटील यांच्या तर्फे कु मु म्हणून मोहिनी दिनेश बेमुला वय:-32; पत्ता:-प्लॉट नं: शॉप न. 07, माळा नं: बी विन्ग , इमारतीचे नाव: मंतोप कॉम्प्लेक्स , ब्लॉक नं: दिवा दातिबली रओद , रोड नं: ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AAWFP5323K  |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-वैशाली संजय आडे वय:-36; पत्ता:-प्लॉट नं: फ्लॅट नं.706 , माळा नं: महादेव टॉवर , इमारतीचे नाव: सोनु प्लाझा समोर , ब्लॉक नं: दिवा पश्चिम , रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-APRPR1059N<br>2): नाव:-संजय शंकरराव आडे वय:-46; पत्ता:-प्लॉट नं: फ्लॅट नं.706 , माळा नं: महादेव टॉवर , इमारतीचे नाव: सोनु प्लाझा समोर , ब्लॉक नं: दिवा पश्चिम , रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AOGPA6341E |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 09/11/2023  |
| (10)दम्न नोंदणी केल्याचा दिनांक   | 09/11/2023  |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 18317/2023  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 279160  |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000   |
| (14)शेरा  |   |

सह दुय्यम निबंधक, ठाणे क्र. ५

मुल्यांकनामाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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





CHALLAN  
MTR Form Number-6



|                             |                                     |         |   |                           |   |                     |         |      |
|-----------------------------|-------------------------------------|---------|---|---------------------------|---|---------------------|---------|------|
| GRN                         | MH010835097202324E                  | BARCODE |   |                           | Date                                      | 09/11/2023-12:23:48 | Form ID | 25.2 |
| Department                  | Inspector General Of Registration   |         |   | Payer Details             |   |                     |         |      |
| Stamp Duty                  | Registration Fee                    |         |   | TAX ID / TAN (If Any)     |   |                     |         |      |
| Type of Payment             |                                     |         |   | PAN No.(If Applicable)    | APRPR1059N                                |                     |         |      |
| Office Name                 | THN5_THANE NO 5 JOINT SUB REGISTRAR |         |   | Full Name                 | Vaishali Sanjay Ade                       |                     |         |      |
| Location                    | THANE                               |         |   | Flat/Block No.            | 204, 2ND FLOOR, BUILDING C1               |                     |         |      |
| Year                        | 2023-2024 One Time                  |         |   | Premises/Building         | 204, 2ND FLOOR, BUILDING C1               |                     |         |      |
| Account Head Details        | Amount In Rs.                       |         | Road/Street                                       |                           |   |                     |         |      |
| 0030046401 Stamp Duty       | 279160.00                           |         | DIVA SHILL ROAD                                   |                           |   |                     |         |      |
| 0030063301 Registration Fee | 30000.00                            |         | Area/Locality                                     |                           |   |                     |         |      |
|                             |                                     |         | DAWALE VILLAGE                                    |                           |   |                     |         |      |
|                             |                                     |         | Town/City/District                                |                           |   |                     |         |      |
|                             |                                     |         | PIN   |                           |   |                     |         |      |
|                             |                                     |         | 4 0 0 6 1 2                                       |                           |   |                     |         |      |
|                             |                                     |         | Remarks (If Any)                                  |                           |   |                     |         |      |
|                             |                                     |         | PAN2=AAWFP5323K-SecondPartyName=MS PATIL          |                           |   |                     |         |      |
|                             |                                     |         | DEVELOPERS-CA=3988000-Marketval=3600000           |                           |   |                     |         |      |
|                             |                                     |         | Amount In   |                           |   |                     |         |      |
|                             |                                     |         | Three Lakh Nine Thousand One Hundred Sixty Rupees |                           |   |                     |         |      |
|                             |                                     |         | Words   |                           |   |                     |         |      |
|                             |                                     |         | Only  |                           |   |                     |         |      |
| Total                       | 3,09,160.00                         |         | 2 / एव  |                           |   |                     |         |      |
| Payment Details             | BANK OF MAHARASHTRA                 |         |   | FOR USE IN RECEIVING BANK |   |                     |         |      |
| Cheque-DD Details           | Bank CIN                            |         | Ref. No.  |                           | 02300012023109904491233125270747          |                     |         |      |
| Cheque/DD No.               | Bank Date                           |         | RBI Date  |                           | 09/11/2023 12:29:33 No. Verified with RBI |                     |         |      |
| Name of Bank                | Bank-Branch                         |         | BANK OF MAHARASHTRA                               |                           |   | THANE               |         |      |
| Name of Branch              | Scroll No. , Date                   |         | Not Verified with Scroll                          |                           |   | THANE               |         |      |

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.  
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Mobile No. :

9082299740

**AGREEMENT FOR SALE**

**THIS AGREEMENT** made at Thane on this 01<sup>st</sup> day of November, 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.VAISHALI SANJAY ADE** age 36 having

PAN No.: **APRPR1059N** and Aadhar no.: **520138157868**

2. **MR.SANJAY SHANKARRAO ADE** age 46 having

PAN No.: **AOGPA6341E** and Aadhar no.: **45369449444**

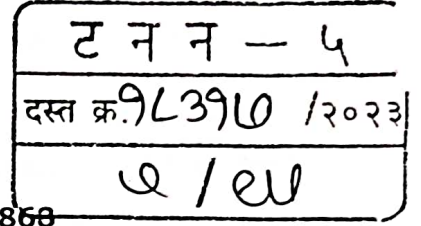
having address Flat No.706, Mahadev Tower, Opp.Sonu Plaza, Diva West - 400612.

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.

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



*Handwritten signature*

*Handwritten signature*



# THANE MUNICIPAL CORPORATION, THANE

## SECTION OF DEVELOPMENT COMMENCEMENT CERTIFICATE

Building No. 'C1' - Gr. (pt.) (Comm.) // Silt (pt.) + 1<sup>st</sup> to 24<sup>th</sup> Floors

App. No. SI/1005/23 TMC/TDD/4368/23 Date: 12/04/2023  
By: Sri. Sri. Jash. Deshpande & Associates (Architect)

Through: Mr. Sachin Sudam Patil (P.O.A.H.)  
(Owners)

With reference to your application No. 6666 dated 29/11/2022 for development permission / grant of Commencement certificate under section 45 & 49 of 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 150 M. D.P. Road S. No. 1672A/1, 2A/2 & 1673

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

- 1) The land vacated in consequence of the enforcement of the setback 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) सुधारित सर्वेचाची/सो.सो. प्रमाणिक क.क.न्या.सवि/33/13/22 दि.08/06/2022 मधील स्टी बंधनकारक राहतील.
- 6) दि.23/02/2023 रोजीच्या सर्वेच्या विभागाकडील नाहरकत दाखल्यामधील सर्व संबंधित स्टी बंधनकारक राहतील.
- 7) वारस सर्वेचापुर्वी इमारत क.क.न्या.सवि कंत्रात भौतिकीय स्टॅटोलेसन सिस्टम बसवून कायान्वित करणे विकसक यांच्यावर बंधनकारक राहिल तसेच सार सिस्टम सुविधांत राखण्याची जबाबदारी विकसक / सधनेका धरक यांची राहिल.
- 8) वारस सर्वेचापुर्वी सुधारित नकाशांनुसार अग्निशान्त विभागाकडील अंतिम नाहरकत दाखला व नकाशे सार 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  
विकासक यांच्यावर बंधनकारक राहिल  
सुधारित सर्वेचापुर्वी इमारत क.क.न्या.सवि कंत्रात भौतिकीय स्टॅटोलेसन सिस्टम बसवून कायान्वित करणे विकसक यांच्यावर बंधनकारक राहिल तसेच सार सिस्टम सुविधांत राखण्याची जबाबदारी विकसक / सधनेका धरक यांची राहिल.



Yours faithfully,  
[Signature]  
Town Development & Planning Officer  
Municipal Corporation of Thane

दस्त क्र. 963910 / 2023

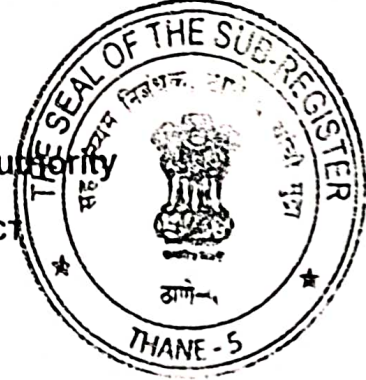
६० / ६०



## 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 :  
**P51700019573**

**Project: DIVINE HEIGHTS , Plot Bearing / CTS / Survey / Final Plot No.: 167/2A, 3 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 Premchand Prabh  
(Secretary, MahaRERA)  
Date: 09-09-2021 13:51:59

Dated: 09/09/2021  
Place: Mumbai

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