



03/11/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 27086/2023

नोंदणी :

Regn:63n

गावाचे नाव : कोपरी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	8118000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6053274
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका क्र.2706,27वा मजला,बिराज हाईटस,चेंदणी,कोपरी,ठाणे. सदनिकाचे क्षेत्र 40.22 चौ. मी रेरा कारपेट. मोबत ए. पी क्षेत्र 2.47 चौ. मी. एकूण क्षेत्र 42.69 चौ. मी रेरा कारपेट व व एक कव्हर्ड कार पार्किंग सह.((Survey Number : CTS No. 1025A(P), Tika No. 20 ;))
(5) क्षेत्रफळ	1) 42.69 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:-बी राज बिल्डकॉन तर्फे भागीदार आणि सादरकर्ते श्री. राजेश गुमा तर्फे कबुलीजबाबासाठी कु.मू.धा नितीन दिवाकर पाठक - वय:-22; पत्ता:-प्लॉट नं: ऑफिस नं. 102,, माळा नं: 1, इमारतीचे नाव: वर्धा कॉम्प्लेक्स , ब्लॉक नं: -, रोड नं: कल्याण नाका, भिवंडी ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AAGFV7651Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रेयस रविंद्रकुमार शिखरे - - वय:-32; पत्ता:-प्लॉट नं: 32, माळा नं: -, इमारतीचे नाव: शिक्षक हौ. सोसायटी. ब्लॉक नं: -, रोड नं: दक्षिण सादर बाजार, जिल्हा न्यायालय, सोलापुर, महाराष्ट्र, महाराष्ट्र, सोलापुर. पिन कोड:-413003 पॅन नं:-GUZPS7335K
(9) दस्तऐवज करून दिल्याचा दिनांक	03/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	03/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	27086/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	568300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

(Signature)
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



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दस्त क्रमांक २१००६/२०२३

६६/३००



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 : P51700018145

Project: **VIRAJ HEIGHTS**, Plot Bearing / CTS / Survey / Final Plot No.: **TIKA NO 20 PART, CITY SURVEY NO 1025 A PART at Thane (M Corp.), Thane, Thane, 400603;**

- V-Raj Buldcon** having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin: **400604**.
- 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 11/10/2018 and ending with 30/12/2026 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
- 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.

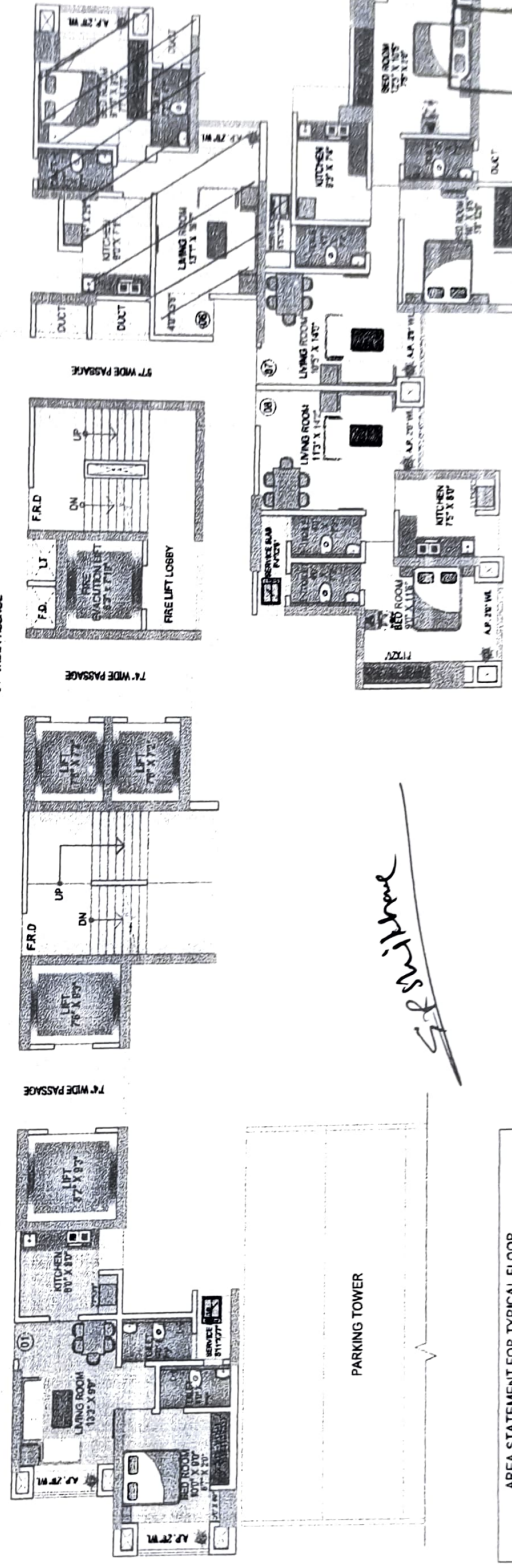
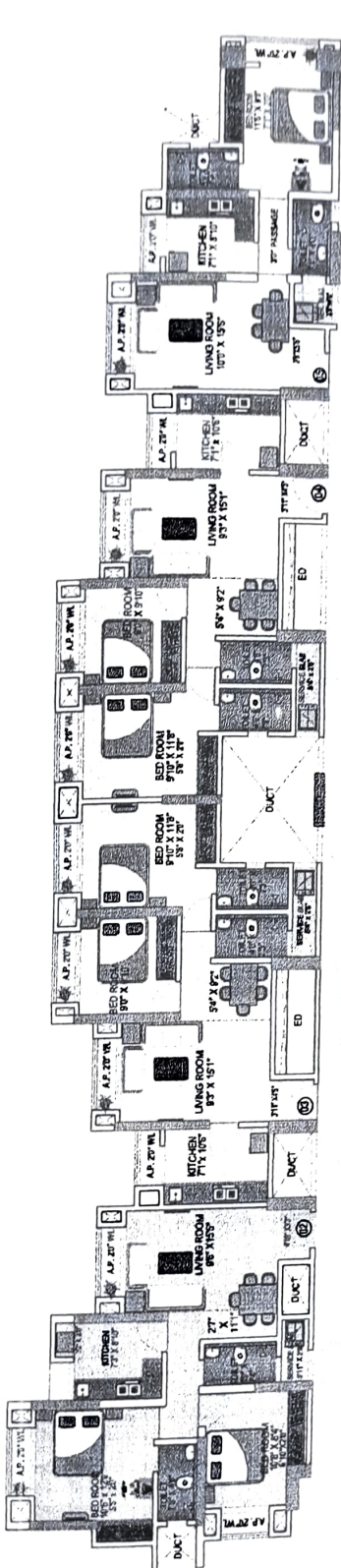


Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date: 20-01-2023 14:37:23

Dated: 20/01/2023
Place: Mumbai

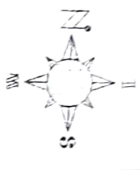
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

टनन - २
 दस्तावेज क्रमांक २७०८६/२०२३
 ५० / १००



17TH TO 20TH, 22ND TO 25TH,
 27TH TO 30TH FLOOR PLAN (TYPICAL)

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED DEVELOPMENT SRA SCHEME ON PLOT BEARING CTS.
 NO. 1025A (PT) AT VILLAGE KOPRI, TALUKA, DIST - THANE (EAST)
 FOR :- M/S. V RAJ BUILD CON DEVELOPERS



Sensitive

AREA STATEMENT FOR TYPICAL FLOOR		TOTAL AREA IN SQ. M.
FLAT NO	REAR CARPET AREA	
01	402.96	405.35
02	619.25	670.75
03	596.07	663.71
04	580.74	662.38
05	465.72	511.31
06	432.90	499.12
07	594.17	644.32
08	431.53	487.28



टन न - २
दस्त क्रमांक २००८६/२०२३
५२ / १००

address/official e-mail address given by him for mailing and which shall for all purpose be considered as served to all Purchaser(s) and no separate communication shall be necessary to the other named Purchaser.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO
SAID PROPERTY

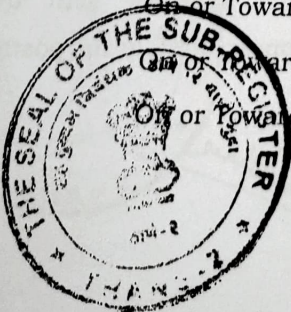
All that pieces and parcels of land bearing Tikka no. 20, City Survey No. 1025-A (P), admeasuring 5850.05 square meters lying, being and situate at Village Chendani, Kopari Taluka and District Thane and within the jurisdiction of registration District & Sub-District of Thane within the limits of Municipal Corporation of Thane, Maharashtra State.

- On or Towards East :- Building No 12 & 13
 On or Towards South :- ShramSafalya Building
 On or Towards West :- Swami Vivekanand Road
 On or Towards North :- P.W.D Road

THE SECOND SCHEDULE ABOVE REFERRED TO
(SAID PREMISES)

Purchasers Flat No. 2706 admeasuring 40.22 square meters Carpet area (as defined under RERA) along with 0 square meters Service Slab and 2.47 square meters A.P Area on the 27th Floor, along with 1 Covered Four wheelers Parking spaces in parking tower in project known as "VIRAJ HEIGHTS".

- On or Towards East :- Flat No.2707
 On or Towards South :- Passage
 On or Towards West :- Open To Sky
 On or Towards North :- Open To Sky



S. S. Chavan