

गावाचे नाव : कोलशेत

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	9785714
3) बाजारभाव(भाडेपट्ट्याच्या ताबनिपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	6040777.6
4) भू-मापन, पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे कोलशेत, 3बी, 3 ग मजला, बिल्डींग-बी3, हिल्टन बिल्डींग, कॉसमॉस क्लासिक, जी बी रोड, कोलशेत, ठाणे प.सदनिकेचे क्षेत्र 52.57 चौ मीटर कार्पेट म्हणजेच 565.86 चौ फुट कार्पेट, कबोर्ड क्षेत्र 2.16 चौ मीटर म्हणजेच 23.25 चौ फुट, इनक्लोज्ड बाल्कनी क्षेत्र 4.20 चौ मी म्हणजेच 45.21 चौ फुट सदनिकेचे एकूण क्षेत्र 58.93 चौ मी कार्पेट म्हणजेच 634.32 चौ फुट कार्पेट, 1 कार्पेट सह(झोन नं 10/41 2ड)- 94600/- (Survey Number : 120/3अ, 3ब, 3क, 3ड, 140/6, 140/7अ, 7ब, 7क, 7ड, 140/9, 140/11अ, 11ब, 11क व 141/5ब, 141/6/2 ;)
5) क्षेत्रफळ	1) 58.93 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 कॉनकर्ड बिल्डर्स चे भागीदार मनिष जी मेहता तर्फे कु मु म्हणून रणजीत माळवी -- वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कॉसमॉस हाऊस, ब्लॉक नं:-, रोड नं: संत ज्ञानेश्वर रोड पाचपाखाडी, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAHFC3263C 2): नाव:-मे कॉनकर्ड बिल्डर्स चे भागीदार अभियेक सुरज परमार तर्फे कु मु म्हणून रणजीत माळवी -- वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कॉसमॉस हाऊस, ब्लॉक नं:-, रोड नं: संत ज्ञानेश्वर रोड पाचपाखाडी, ठाणे प, . पिन कोड:-400602 पॅन नं:-AAHFC3263C
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहित गिरीष साह -- वय:-30; पत्ता:-प्लॉट नं: सदनिका नं.10, माळा नं:-, इमारतीचे नाव: सोमनिवास बिल्डींग, ब्लॉक नं:-, रोड नं: आयटीआय कॉलनी रोड, वडवली मेक्शन, अंबरनाथ पु ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-DDMPS2805F 2): नाव:-सुनिता गिरीष साह -- वय:-64; पत्ता:-प्लॉट नं: सदनिका नं.10, माळा नं:-, इमारतीचे नाव: सोमनिवास बिल्डींग, ब्लॉक नं:-, रोड नं: आयटीआय कॉलनी रोड, वडवली मेक्शन, अंबरनाथ पु ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-BHBPS3863E
9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2024
10) दस्त नोंदणी केल्याचा दिनांक	18/01/2024
11) अनुक्रमांक, खंड व पृष्ठ	1241/2024
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	685100
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेर	

सह दुय्यम निबंधक, ठाणे क.५

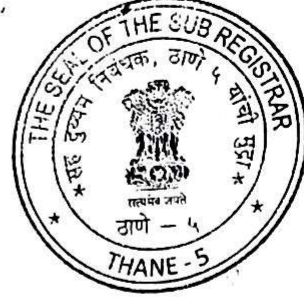
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



ट न न - ५
दस्ता क्र. १२४१/२०२४
४/१३०





AGREEMENT FOR SALE

This Agreement made at Thane this 18th day of JAN. in the year Two Thousand and Twenty Four.

Between

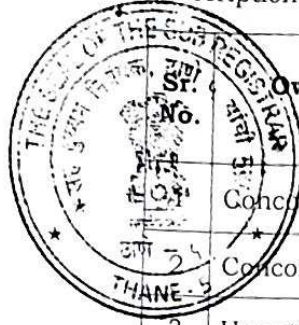
M/S. CONCORDE BUILDERS (PAN NO. AAHFC3263C), a Partnership Firm duly registered under the Indian Partnership Act, 1932, doing business as Builders and Developers with its Registered Office at: Cosmos House, Behind TMC Office, Sant Dnyaneshwar Road, Panchpakhadi, Thane (W) hereinafter referred to as **"PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm, the survivor or survivors of them and the respective heirs, executors, and administrators of such last survivor, their successors and permitted assigns) **of the First Part;**

Purchaser's sign :	Promoter's sign :
 Sweta Sah	 AP

ट न न - ५
 दस्त क्र. १२४१/२०२४
 ४५ / १३०

**FIRST SCHEDULE ABOVE REFERRED TO
 (The Said Property) Sub plot A**

All those pieces or parcels of property bearing following description:



Owner as per 7/12 extract	Old Survey/ Hissa No.	New Survey/ Hissa No.	Area in Sq. Mtrs.
Concorde Builders (PROMOTERS)	120/3	120/3B	4230
Concorde Builders (PROMOTERS)	140/6	140/6	1520
3 Unnati (Kolshet) CHS Ltd.	140/7	140/7B	1650
4 Unnati (Kolshet) CHS Ltd.	140/9	140/9	330
5 Concorde Builders (PROMOTERS)	140/11	140/11A	290
6 Concorde Builders (PROMOTERS)	141/5B	141/5B	1930
7 Concorde Builders (PROMOTERS)	141/6 A	141/6(2)	910

situate at village Kolshet, Taluka & District Thane, within the limits of Development Plan of the Thane Municipal Corporation in the Registration District and Sub-District of Thane.

**THE SECOND SCHEDULE ABOVE REFERRED TO
 (The said Project Land)**

All those pieces or parcels of portion admeasuring **225.61 sq. mtrs.** out of the said property on which the said building no. B3 namely HILTON is being constructed.

**THE THIRD SCHEDULE ABOVE REFERRED TO
 (The Said Apartment)**

ALL THAT PREMISES being Apartment being no. **3B** admeasuring **58.93 Sq. Meters** equivalent to **634.32 Sq. Feet** on the **3rd FLOOR** of the **Building No. B3** i.e. **HILTON** being constructed on the project land under the name of the project 'Cosmos Classique'.

Purchaser's sign :	Promoter's sign :

ANNEXURE 'B'



Certificate No. 4623

THANE MUNICIPAL CORPORATION, THANE

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

सुधारित सी.सी.

इमारत टाईप नं. ३: स्ट्रिक्ट + १७ गजले करील

ट न न - ५
क्र. १२४९ / २०२४
६० / ९३०

V. P. No. S05/0033/10 TMC/TDD/3703/21

To, Shri / Smt. रॉ फोल्डर्स डॉ. कॅटेवेटर्स अॅण्ड कॅन्सल्टंट्स (Architect)

Shri श्री. अभियंता सुरज परमार (क.म.) (Owners)



With reference to your application No. ५११२ dated ३०/०८/२०२१
permission/ grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and to erect building No. वरील प्रमाणे in village कोलशेत, ठाणे Sector No. ५ at Road / Street _____ S. No. / C.S.T. No. / F.P. No. As below _____

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.
मौजे कोलशेत, ठाणे येथील स.क्र. १२०/३अ, ३ब, ३क, ३ड, १४०/६, १४०/७अ, ७ब, ७क, ७ड, १४०/९, १४०/११अ, ११ब, ११क व स.क्र. १४१/५व, १४१/६/२
- ५) सुधारीत परवानगी/सी.सी.क्र. ठामपा/शिविवि/२१९५/१७ दि. २४/०५/२०१७ मधील सर्व संबंधित अटी बंधनकारक राहतील.
- ६) बांधकाम व निष्कारान कचरा व्यवस्थापन आराखडा, घनकचरा व्यवस्थापन (प्रकल्प) विभाग यांचेकडे मंजूरी करिता सादर करणे व त्यानुसार नाहरकत प्रमाणपत्र घेणे विकासाक यांचेवर बंधनकारक राहिल.
- ७) पुढील परवानगी पूर्वी स.नं. १२०/३/व चे अधिकार अभिलेखांमध्ये (७/१२उतारे) आवश्यक दुरुस्ती करून ७/१२ उतारे व फेरफार सादर करणे आवश्यक.

सावधान

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS UNDER THE MARRASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Office No. _____
Office Stamp _____
Date _____
Issued _____



Yours faithfully,
(Signature)
कार्यकारी अभियंता,
शहर विकास विभाग
Municipal Corporation of
the city of, Thane.



त न न - 4
दस्त क्र. 9289/2028
906 / 930

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 :
PS1700032359
Project: B 3 HILTON , Plot Bearing / CTS / Survey / Final Plot No.:120 3 3B 3C 3D 140 6 140 7A 7B-7C 7D 140 9 140
THA 11B 11C 141 5B 141 6 2 at Thane (M Corp.), Thane, Thane, 400607;

1. Concorde Builders having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400601.

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;
 - That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, 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 29/12/2021 and ending with 31/12/2025 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.

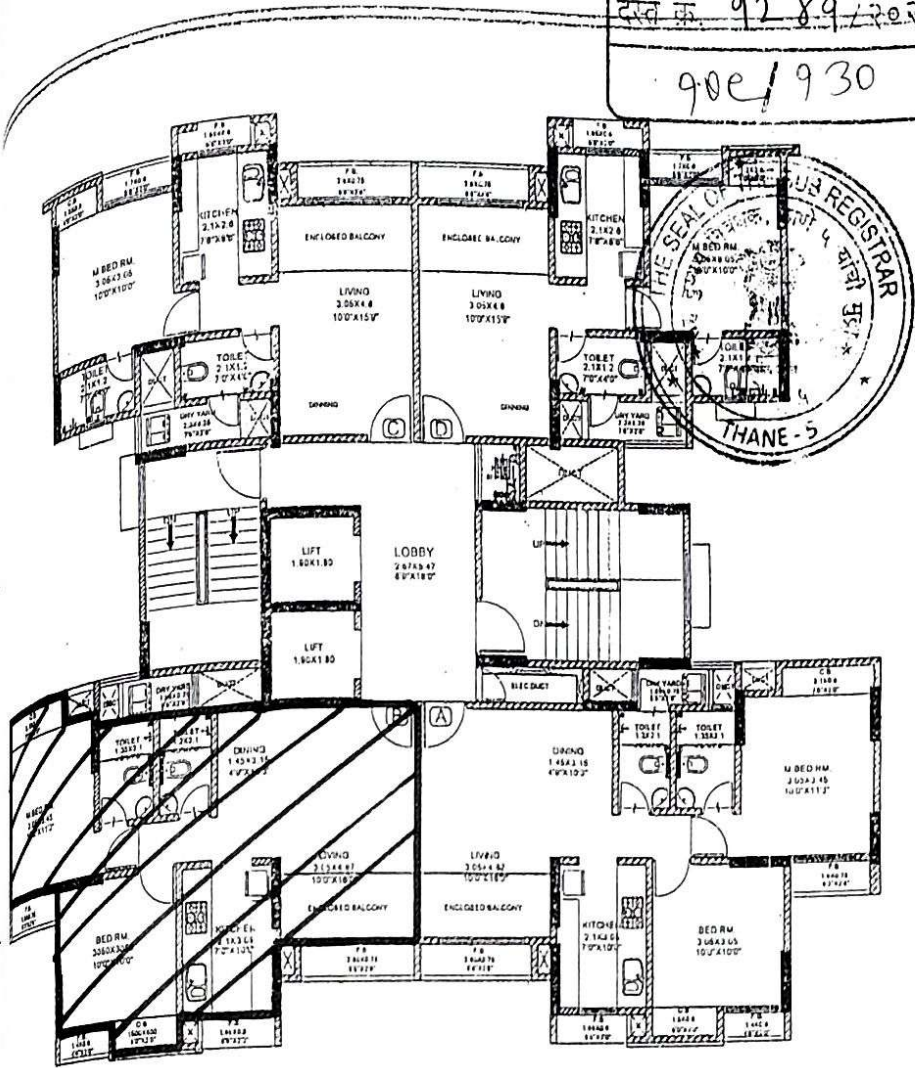
Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prahhu
(Secretary, MahaRERA)
Date:29-12-2021 11:14:01

Dated: 29/12/2021
Place: Mumbai

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

ANNEXURE 'F'

टन न - 4
 दाख क 9289/2028
 900/930



WING-B3

BUILDING B3 - R.E.R.A. AREA STATEMENT

FLAT	TYPE	R.E.R.A. CARPET AREA		ENCLOSED BALCONY AREA		CUPBOARD AREA	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
FLAT A	2 BHK	52.57	565.88	4.23	45.21	2.16	23.25
FLAT B	2 BHK	52.57	565.88	4.23	45.21	2.16	23.25
FLAT C	1 BHK	34.24	368.56	4.23	45.21	0.72	7.75
FLAT D	1 BHK	34.24	368.56	4.23	45.21	0.72	7.75

COSMOS CLASSIQUE - BUILDING B 3 - R.E.R.A. AREA STATEMENT
 8TH TO 10TH, 10TH TO 11TH & 13TH TO 16TH - TYPICAL FLOOR PLAN

R.E.R.A. PLAN - COSMOS CLASSIQUE

N

acjpl

archetype consultants (i) Pvt. Ltd.
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

B3-HILTON (38)

Shanta Saha
 For CONCORDE BUILDERS
 Partner