



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 :
P51700051381

Project: **Thanekar Palacio Phase II**, Plot Bearing / CTS / Survey / Final Plot No.: **Survey No. 82/2/1 Survey No 83/3/6 Survey No 83/3/7 Survey No 83/4A Plot No 3 5 6 & 7 at Badlapur (M C), Ambarnath, Thane, 421503;**

1. **Thanekar Construction Llp** having its registered office / principal place of business at **Tehsil: Ambarnath, District: Thane, Pin: 421503.**
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 subsection (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 **08/06/2023** and ending with **31/12/2026** 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
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.

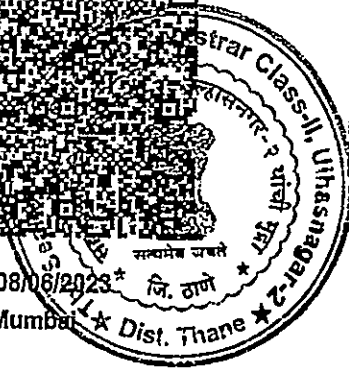


Dated: 08/06/2023

Place: Mumbai

जि. ठाणे

Dist. Thane



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Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, Maharashtra RERA)
Date: 08-06-2023 16:55:07

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

4	कुलमुखत्यार देणार मेसर्स ठाणेकर कंस्ट्रक्शन एलएलपी तर्फे भागीदार सौ. वैशाली अजय ठाणेकर	14/07/2023 05:55:24 PM	वैशाली अजय ठाणेकर F XXXX XXXX 2352	
5	कुलमुखत्यार देणार मेसर्स ठाणेकर कंस्ट्रक्शन एलएलपी तर्फे भागीदार श्री. अद्वैत अजय ठाणेकर	14/07/2023 05:55:04 PM	अद्वैत अजय ठाणेकर M XXXX XXXX 1231	

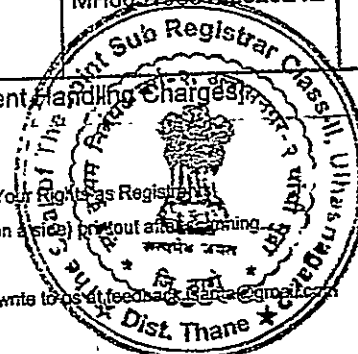
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Sub Registrar Ulhasnagar 2

Payment Details.

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MESARS THANEKAR CONSTRUCTION LLP	eChallan	69103332023071319816	MH005158316202324E	500.00	SD		14/07/2023
2		DHC		1307202314192	280	RF		
3	MESARS THANEKAR CONSTRUCTION LLP	eChallan		MH005158316202324E	100	RF		14/07/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



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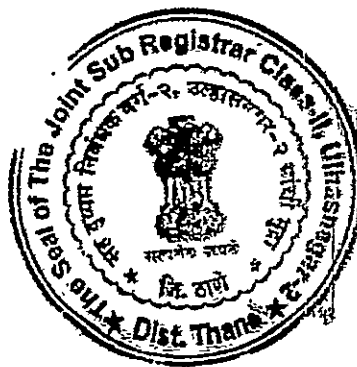
०९०० / 2023

- Know Your Rights as Registrant
- 1 Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout and signing
 - 2 Get print immediately after registration

For feedback, please write to us at feedback@dnrse@gmail.com

प्रमाणित करण्यात येते की, या दस्तऐवजां मध्ये एकूण १४ पाने आहेत. सह दुय्यम निबंधक वर्ग-२, उल्हासनगर नं.-२. पुस्तक क्र. १ चे २२०० पन्नांकुल नदिला. दिनांक :- १४/०७/२०२३

सह दुय्यम निबंधक, उल्हासनगर-२



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