

335/4132

पावती

Original/Duplicate

Tuesday, March 05, 2024

नोंदणी क्र.: 39म

3:00 PM

Regn.: 39M

पावती क्र.: 4907 दिनांक: 05/03/2024

गावाचे नाव: डावले

दस्तऐवजाचा अनुक्रमांक: टनन5-4132-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: नरेंद्र विठोबा रेशिम

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1940.00

पृष्ठांची संख्या: 97

एकूण:

रु. 31940.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:20 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

बाजार मुल्य: रु. 1914023.1/-

मोबदला रु. 3231700/-

भरलेले मुद्रांक शुल्क : रु. 226300/-

सह दुय्यम निबंधक, ठाणे क्र. ५

1) देयकाचा प्रकार: DHC रकम: रु. 1940/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0324043221383 दिनांक: 05/03/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016712244202324E दिनांक: 05/03/2024

बँकेचे नाव व पत्ता:

Reshm



05/03/2024

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. ठाणे 5

दस्त क्रमांक : 4132/2024

नोंदणी :

Regn:63m

गावाचे नाव : डावले

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3231700
(3) बाजारभाव(भाडेपट्टयाच्या वाबनितपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करणे)	1914023.1
(4) भू-मापन,पोटहिस्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 309, माळा नं: 3 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(ग्रोन 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/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. पाटिल डेव्हलपर्स तर्फे भागीदार सचिन मुदाम पाटिल यांच्या तर्फे कु मु म्द्रपून मोन्निनी दिनेश वेमुला वय:-32; पत्ता:-प्लॉट नं: शॉप नं.07 , माळा नं: बी विन्ना , इमारतीचे नाव: मंतोप कॉम्प्लेक्स , ब्लॉक नं: दिवा दातिवली रोड , रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AAWFP5323K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नरेंद्र विठोबा रेशिम वय:-49; पत्ता:-प्लॉट नं: 31, माळा नं: मयेकर वाडी, डी .एम्.वावरे कर मार्ग, इमारतीचे नाव: ऐश गल्ली , ब्लॉक नं: दादर, रोड नं: भवानी शंकर,मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-ANZPR2206F 2): नाव:-नयना नरेंद्र रेशिम वय:-46; पत्ता:-प्लॉट नं: 31, माळा नं: मयेकर वाडी, डी.एम्.वावरे कर मार्ग, इमारतीचे नाव: ऐश गल्ली , ब्लॉक नं: दादर, रोड नं: भवानी शंकर,मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-APJPR5390C
(9) दस्तऐवज करून दिल्याचा दिनांक	05/03/2024
(10)दम्न नोंदणी केल्याचा दिनांक	05/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4132/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	226300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, ठाणे क्र.५

मुल्यांकनासाठी विचागत घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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



Tuesday

AGREEMENT FOR SALE

THIS AGREEMENT made at Thane on this 05th day of March, in the year 2024, 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. **MR.NARENDRA VITHOBA RESHIM** age 49 having

PAN No.: ANZPR2206F and **Aadhar no.: 321727621672**

2. **MRS.NAYANA NARENDRA RESHIM** age 46 having

PAN No.: APJPR5390C and **Aadhar no.: 248548648801**

having address 31, Mayekar Wadi, D.S Babrekar Marg, A/Bhawani Shankar, Mumbai- 400028

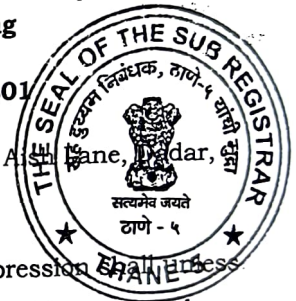
hereinafter referred to as **'the ALLOTTEE/S'** (which expression shall be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the 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

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टनन - ५

दस्त क्र. ४९३२ /२०२४

bearing S. No. 167 Hissa No. 3 admeasuring 1140 Sq. Mtrs. total land of both the properties is admeasuring 6940 Sq. Mtrs.

The History of Land bearing S No. 167 Hissa No. 2A admeasuring 5800 Sq. Mtrs. is as under:-

The said land was purchased by one Sitya Janya Varcholkar vide deed dt. 15.04.1931. Accordingly mutation entry No. 89 it was mutated in revenue record.

The History of Land bearing S No. 167 Hissa No. 3 admeasuring 1140 Sq. Mtrs. is as under:-

One Chendya Jana Varcholkar was the original owner of the said land. Accordingly form No. 6 the name of Shri. Chendya Jana Varcholkar was recorded in the year 13.09.1952.

The said Chendya Janya Varcholkar died around 1950, leaving behind his brother Shri. Sitya Janya Vaarcholkar. Accordingly mutation Entry No. 541 was mutated in revenue record on 16.01.1957.

Thus said Sitya Janya Varcholkar became the owner of the land bearing S. No. 167 Hissa No. 2A and Land bearing S. No. 167 Hissa No. 3.

Common History of the land bearing S. No. 167 Hissa No. 2A and Land bearing S. No. 167 Hissa No. 3.

The said Sitya Janya Varcholkar @ Burud died in or around 1957 leaving behind the following legal heirs.

1. Shiva Sitya Burud - Son.
2. Bhimabai Sitya Burud - Wife.

Accordingly mutation entry No. 905 was mutated in revenue record on 24.10.1977.

The said Shiva Sitya Burud and Smt. Bhimabai Sitya Burud sold and conveyed the land bearing S. No. 167 Hissa No. 3 to Shri. Gajanan Govind Alimkar vide Sale Deed dt. 11.02.1982. However mutation of the sale deed was not effected in the revenue record in the said year.

The said Shri. Shiva Satya Burud died in the year 1985, leaving behind the following heirs.

- a. Smt. Anubai Shiva Burud. - Wife.
- b. Shri. Baliram Shiva Burud - Son.



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- c. Shri. Kachru Shiva Burud - Son.
- d. Shri. Somya Shiva Burud - Son.
- e. Shri. Khandu Shiva Burud - Son
- f. Smt. Kantabai Shiva Burud - Daughter
- g. Smt. Minabai Shiva Burud - Daughter.

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Accordingly mutation Entry No. 1008, dt. 22.01.1987 was mutated in revenue record.

Shri. Kacharu Shiva Burud died in the year 1987 leaving behind the following legal heirs.

- a. Smt. Shakuntala Kachru Burud - Wife.
- b. Shri. Baliram Kachru Burud - Son.

Accordingly mutation entry was recorded on 28.09.1988.

Vide Mutation Entry No. 1086, the name of Mr. Gajanan Govind Alimkar was recorded in revenue record on 21.12.1988, for the land bearing S. No. 167 Hissa No. 3. Vide Sale Deed dt. 12.02.2001, the said 1. Anubai Shiva Burud,

- 3. Baliram Shiva Burud since deceased through its legal heirs 2A. Smt. Baibai Baliram Burud, 2B. Vikas Baliram Burud, 3. Shri. Somya Shiva Burud, 4. Shri. Khandu Shiva Burud, 5. Smt. Kantabai Ganpat Patil, 6. Smt. Minabai Shiva Burud, 7. Smt. Shakuntala Kacharu Burud, 8. Shri. Balaram Kacharu Burud sold the area admeasuring 800 Sq. Mtrs. from the S. No. 167 Hiss No. 2 to Mr. Arumugum Chinnappan Devendran.

Accordingly mutation entry No. 1323 was mutated in revenue record on 15.12.2003. Accordingly the S. No. 167 is divided in two parts i.e. S. No. 167 Hissa No. 2A admeasuring 5800 Sq. Mtrs. and S. No. 167 Hissa No. 2B admeasuring 800 Sq. Mtrs. came to the share of Mr. Arumugum Chinnappan Devendran.

The owner of S. No. 167 Hissa No. 3 Shri. Gajanan Govind Alimkar died on 09.08.2009 leaving behind the following legal heirs.

- a. Smt. Houshabai Gajanan Alimkar - Wife.
- b. Shri. Ananta Gajanan Alimkar - Son
- c. Shri. Baliram Gajanan Alimkar - Son



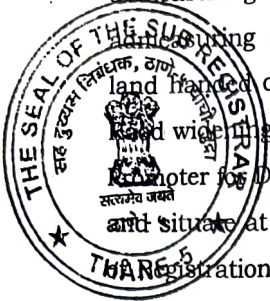
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THE SCHEDULE ABOVE REFERRED TO:

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ALL THAT



piece or parcel of land bearing Survey No. 167 Hissa No. 2A admeasuring 5800 Sq. Mtrs. and Survey No. 167 Hissa No. 3 admeasuring 1140 Sq. Mtrs. totally admeasuring 6940 Sq. Mtrs. less land handed over to the Thane Municipal Corporation admeasuring for Road widening i.e. 254.13 Sq. Mtrs. thus the area of land remaining with the promoter for Development is admeasuring 6685.87 Sq. Mtrs., lying, being and situate at Village Davale, Taluka and Dist. Thane, within the limits of Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation and bounded as under:

- On or towards East : 19.169253,73.047689
On or towards West : 19.169235,73.046724
On or towards North : 19.169483,73.047225
On or towards South : 19.168814,73.047236

SIGNED, SEALED AND DELIVERED

by the Within named the "PROMOTERS")

M/s. PATIL DEVELOPER

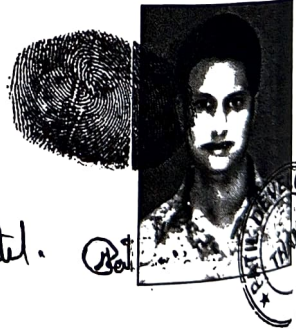
Through its Partners & Authorized signatory

1) Shri. SACHIN SUDAM PATIL

In the presence of

1.

2.



SIGNED, SEALED AND DELIVERED

by the Withinnamed the "PURCHASER/S"

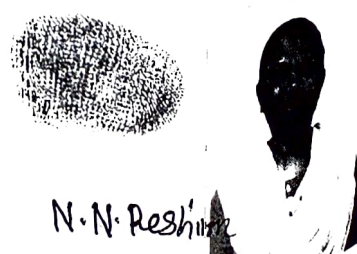
1. MR. NARENDRA VITHOBA RESHIM

2. MRS. NAYANA NARENDRA RESHIM

In the presence of

1.

2.



N. N. Reshim



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दस्त क्र. ७९३२ / २०२४

६० / २०

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, Pat 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 (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 **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. Vasan Premchand Prabhu
(Secretary, MahaRERA)
Date: 09-09-2021 13:51:58

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

Dated: **09/09/2021**
Place: **Mumbai**

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DRC No. 259 (Reservation)

Certificate No.

5294



THANE MUNICIPAL CORPORATION, THANE

UDCPR Registration No. 37 & 247
(Registration No. 37 & 247)

SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

Sub Area - A - Building No. 'C1' - Gr. (pt.) (Comm) / Still (pt.) + 1st to 24th Floors

V.P. No. SIL/0051/12

TMC/TDD 4368/23

Date 12/04/2023

To, Shri / Smt. Inshu Deshaware & Associates. (Architect)

Shri M/s. Patil Developers through (Owners)

Proprietor, Mr. Sachin Sudam Patil (P.O.A.H)

With reference to your application No. 6666 dated 29/11/2022 for development permission / grant of Commencement certificate under section 43 & 69 of the 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 Road/ Street 45.0 Mt. D.P. Road S. No. / G.S.T. No. / F.P. No. 167/2A/1, 2A/2 & 167/3

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.
- ५) सुधासेत परवानगी/सी.सी. प्रमाणपत्र क्र.ठामपा/शविवि/३९८७/२२ दि.२४/०३/२०२२ मधील अटी बंधनकारक राहतील.
- ६) दि.२३/०२/२०२३ रोजीच्या पर्यावरण विभागाकडील नाहरकत दाखल्यामधील सर्व संबंधित अटी बंधनकारक राहतील.
- ७) वापर परवान्यापूर्वी इमारत क्र.८९ करीता मेकॅनिकल व्हेंटिलेशन सिस्टम बसवून कार्यान्वित करणे विकासक यांच्यावर बंधनकारक राहिल तसेच सादर सिस्टम सुस्थितीत राखण्याची जबाबदारी विकासक / सदनिका धारक यांची राहिल.
- ८) वापर परवान्यापूर्वी सुधारीत नकाशांनुसार अग्निशमन विभागाकडील अंतिम नाहरकत दाखला व नकाशे सादर 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

मंजूर नकाशांनुसार अधिभूत न करणे तसेच

विकास निर्देशिकांनुसार आचरण करणे

परवानग्या न घेता अधिकाधिक वापर करणे, महाराष्ट्र

प्रादेशिक व नगर रचना अधिनियमाचे कलम १२

अनुसार दंडलयात नकाशा अटी कार्यान्वित करणे



Yours faithfully,

Town Development & Planning Officer,
Town Development Department