



सूची क्र.2

दुय्यम निबंधक : दु.नि. टाणे 1

दस्त क्रमांक : 6919/2023

नोंदणी :

Regn:63m

2023

गावाचे नाव : पांचपाखाडी

बाचा प्रकार	करारनामा
दस्ता	8336697
परभाव(भाडेपट्टयाच्या पट्टाकार आकारणी देनां की पट्टेदार करावे)	6600975.44
पत्त, पोटहिस्सा व (असल्यास)	1) पालिकेचे नाव:टाणे म.न.पा. इतर वर्णन : , इतर माहिती: मदनिका क्रमांक 1201.12वा मजला,ए विंग,टॉवर 1,शेठ झुगी,विवियाना मॉल जवळ,ईस्टर्न एक्सप्रेस हायवे,टाणे मदनिकेचे क्षेत्र 39.62 चौ मी कार्पेट, (मध्यां लागू असलेल्या विक्रम नियमांनुसार)(रेग प्रमाणे 37.23 चौ.मी कार्पेट),((Survey Number : सर्वे नं 81/1/अ, 83/2, 83/5, 85/1/इ, 85/2, 85/3, 85/4 व 85/5. ;))
फळ	1) 39.62 चौ.मीटर
रणी किंवा जुडी देण्यात असेल तेव्हा.	
वेवज करून देणा-या/लिहून ठेवणा-या चे नाव किंवा दिवाणी न्यायालयाचा किंवा आदेश असल्यास.प्रतिवादिचे नाव	1): नाव:-मान्यता देणार व्होल्टास लि तर्फे कु.मु.म्हणून शेठ डेव्हलपर्स प्रा.लि.चे संचालक आश्विन एन शेठ यांचे तर्फे कु मु. म्हणून दिलिपकुमार यादव - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: व्होल्टास हाऊस ए, , ब्लॉक नं: डॉ. बाबासाहेब आंबेडकर रोड , , रोड नं: चिंचपोकळी मुंबई, , महाराष्ट्र, मुंबई. पिन कोड:-400033 पॅन नं:-AAACV2809D 2): नाव:-शेठ डेव्हलपर्स प्रा.लि.चे संचालक आश्विन एन शेठ यांचे तर्फे कु मु म्हणून दिलिपकुमार यादव - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: तळमजला व 3 रा मजला, , इमारतीचे नाव: प्रीअस इफिनीटी, , ब्लॉक नं: विलेपार्ले, , रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AAACS9943H
वेवज करून घेणा-या पक्षकाराचे व बाणी न्यायालयाचा हुकुमनामा किंवा न्यायाम,प्रतिवादिचे नाव व पत्ता	1): नाव:-तुषार दिलीप परब - - वय:-32; पत्ता:-प्लॉट नं: प्लॉट नं 339, माळा नं: , इमारतीचे नाव: साईनाथ को ऑप हौ. मो. लि, ब्लॉक नं: न्यु म्हाडा कॉलनी , रोड नं: वर्तक नगर, टाणे प , महाराष्ट्र, टाणे. पिन कोड:-400606 पॅन नं:-BIFPP8011C 2): नाव:-स्नेहा तुषार परब - - वय:-33; पत्ता:-प्लॉट नं: प्लॉट नं 339, माळा नं: , इमारतीचे नाव: साईनाथ को ऑप हौ. मो. लि, ब्लॉक नं: न्यु म्हाडा कॉलनी , रोड नं: वर्तक नगर, टाणे प , महाराष्ट्र, टाणे. पिन कोड:-400606 पॅन नं:-AQIPR7585H 3): नाव:-दिपिका दिलीप परब - - वय:-57; पत्ता:-प्लॉट नं: प्लॉट नं 339, माळा नं: , इमारतीचे नाव: साईनाथ को ऑप हौ. मो. लि, ब्लॉक नं: न्यु म्हाडा कॉलनी , रोड नं: वर्तक नगर, टाणे प , महाराष्ट्र, टाणे. पिन कोड:-400606 पॅन नं:-BLLPP7439P
वेवज करून दिल्याचा दिनांक	18/09/2023
नोंदणी केल्याचा दिनांक	18/09/2023
दस्ता क्रमांक,खंड व पृष्ठ	6919/2023
परभावाप्रमाणे मुद्रांक शुल्क	583600
परभावाप्रमाणे नोंदणी शुल्क	30000

माठी विचारात घेतलेल्या नपशील:-

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



18/9/23

CHALLAN
MTR Form Number-6



MH008231422202324E		BARCODE		Date 16/09/2023-14:43:29		Form ID 25.2	
Inspector General Of Registration				Payer Details			
Stamp Duty		TAX ID / TAN (If Any)					
Registration Fee		PAN No.(If Applicable)					
THN1_HQR SUB REGISTRA THANE URBAN 1		Full Name		TUSHAR DILIP PARAB			
THANE		Flat/Block No.		1201			
2023-2024 One Time		Premises/Building					
Account Head Details		Amount In Rs.		PIN			
46401 Stamp Duty		583600.00		Road/Street		SHETH ZURI	
63301 Registration Fee		30000.00		Area/Locality		THANE	
				Town/City/District			
				PIN		4 0 0 6 0 1	
				Remarks (If Any)			
				Second Party Name=SHETH DEVELOPERS PVT LTD टल न १ दस्त क्र ६९९९ २०२३ Amount In 2 900 Six Lakh Thirteen Thousand Six Hundred Rupees Only Words 6,13,600.00			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		69103332023091614278 2828897566	
Cheque/DD No.		Bank Date		RBI Date		16/09/2023-14:44:02 Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK			
Address of Branch		Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 9898989898
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

ट न न १	
दस्त क्र. ६९९	२०२३
३	१००



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane this 18th day of Sept, 20 23

BETWEEN Voltas Limited, having CIN No. L29308MH1954PLC009371, (PAN AAACV2809D a company incorporated under the provisions of the Indian Companies Act, 1913 and having its registered office at Voltas House "A", Dr. Babasaheb Ambedkar Road, Chinchpokli, Mumbai – 400 033, hereinafter called "**the Owner**" (which expression shall, unless it be repugnant to the context or meaning thereof, include its successors and assigns) of the **First Part AND**

SHETH DEVELOPERS PRIVATE LIMITED, having CIN No. U45200MH1993PTC070335, a Company duly incorporated under the provisions of the Companies Act, 1956 and having its registered office at 3rd Floor, Prius Infinity, Subhash Road, Paranjape B Scheme, Vile Parle (E), Mumbai – 400 057 hereinafter referred to as "**the Developer**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors in title and assigns) of the ONE PART

AND

Mr/Mrs/Miss/Messrs. TUSHAR DILIP PARAB
SNEHA TUSHAR PARAB
DIPIKA DILIP PARAB

of Indian

Inhabitant(s) residing at PLOT NO. 339, SAINATH CO-OPERATIVE HOUSING SOCIETY, NEW MHADA COLONY, VARTAKNAGAR, THANE (W) - 400606.

a partnership firm registered under the Indian Partnership Act 1932 and carrying on Business at _____

a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 having its registered office at _____

a Company registered under the Indian Companies Act 1913/ Companies Act 1956 having its registered office at _____

hereinafter called "the Purchaser(s)" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an **Individual(s)**, his or her or their heirs, executors, administrators, successors and permitted assigns, in the case of a **Partnership Firm/LLP**, the partner or partners for the time being of the said Firm, the survivors or survivor of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a **HUF** the members of HUF from time to time and

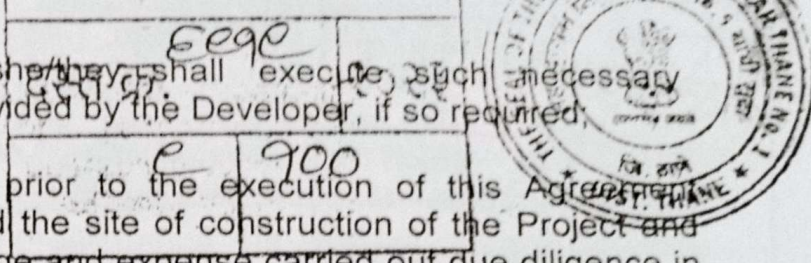
T. Dilip

Sneha

दीपिका दीलीप परब

(Signature of the Purchaser)

further undertakes that he/she/they shall execute such necessary no-objections in the format provided by the Developer, if so required;



xxv. The Purchaser(s) has/ have prior to the execution of this Agreement has/have visited and inspected the site of construction of the Project and has/have at its own, cost, charge and expense carried out due diligence in respect of the title of the Developer to the Larger Property and after satisfying himself/herself/themselves/itself about the title of the Developer thereto and the Purchaser(s) having accepted the same, has/have entered into this Agreement with the Developer and the Purchaser(s) hereby agrees not to further investigate the title of the Owner and/or the Developer and/or raise any requisitions or objections of any nature whatsoever and howsoever in respect of the title of the Owner and/or the Developer to the Larger Property at any time in future;

xxvi. The Purchaser is aware that the marketing collaterals provided by the Developer to the Purchaser in respect of the Project contained materials / pictorial depictions in the nature of artists' impressions and the same would differ on actual basis. The Purchaser undertakes not to raise any objections with respect to any difference in the Project from such marketing collaterals;

xxvii. After conducting all due diligences and being satisfied with the same, the Purchaser has approached the Developer and applied for allotment of Flat No. 1201 / in Wing A / admeasuring 39.62 / square meters carpet area (as per presently applicable development norms) and 37.23 / square meters carpet area, as per the Real Estate Regulation and Development Act, 2016 ("**RERA and/or the Act**") along with - square meters of balcony on the 12th / floor (hereinafter referred to as "**the Flat**") in the Project and more particularly described in the **SECOND SCHEDULE** hereinafter written;

xxviii. The Purchaser hereby expressly confirms that he/she/they, has/have entered into this Agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the documents, plans, orders, schemes including the rights and entitlements available to and reserved by the Developer contained in this Agreement;

xxix. The rights of the Purchaser under this Agreement, unless otherwise specified, are restricted to the Flat hereby agreed to be purchased by the Purchaser from the Developer as stipulated herein;

xxx. Under Section 13 of the Act, the Developer is required to execute a written agreement for sale of the Flat in favour of the Purchaser, being in fact this Agreement and also to get the same registered under the Registration Act, 1908 at the cost, charge and expense of the Purchaser(s) alone;

xxxi. The Developer has informed the Purchaser that they have entered into/ are entering into/will be entering into similar separate agreements with the several other persons and parties for the sale of flat/ shop/ unit/ premises in the said Building(s) to be constructed on the said Property;

xxxii. The Developer has fully disclosed to the Purchaser(s) the subsisting charge and mortgage in respect of the Flat to the satisfaction of the

T.P. Paad

Ravi

दिपिका दिलीप पराज

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दस्त क्र. ६९९	२०२३
१०	१००



Purchaser(s) shall not be entitled to raise any further requisitions in this respect. The parties hereto are desirous of recording the terms and conditions on which the Developer has agreed to allot the Flat to the Purchaser(s) in the banner hereinafter appearing.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.

2. AGREEMENT:

2.1. The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser, Flat No. 1201 in Wing A admeasuring 39.62 square meters carpet area (as per presently applicable development norms) and 37.23 square meters carpet area (as per RERA) along with - square meters of balcony on the 12th floor in Wing A of Tower - I Building of the Project (hereinafter referred to as "the Flat") for the Total Consideration of Rs. 83,36,697/- (Rupees Eighty Three Lakh(s) Thirty Six Thousand Six Hundred Ninety Seven only), subject to the terms and conditions mentioned herein. The said consideration amount is subject to deduction of Tax Deducted at Source (TDS) @ 1% or any other applicable rate as per the provisions of the Income Tax Act, 1961 to be paid by the Purchaser(s) to the Developer in the manner mentioned hereinafter. The Developer shall have an unpaid vendor's lien on the Flat for any amounts outstanding under this Agreement and/ or out of the Sale Consideration until the same is paid by the Purchaser(s) to the Developer and the Developer is in receipt of the same. The Purchaser(s) shall be liable and obliged to deposit the amount of TDS so deducted to the credit of the Developer with the income- tax department simultaneously on the same date when amount of TDS is deducted by the Purchaser(s) and the Purchaser(s) shall immediately provide proof of deposits of the amount of TDS to the Developer. The Purchaser(s) shall also be liable and obliged to provide TDS certificate to the Developer within 15 (Fifteen) days from the date amount of TDS is deducted by the Purchaser(s) failing which the Developer shall have an unpaid vendors lien on the said Premises for amount of TDS which are deducted and for which TDS Certificate is not provided by the Purchaser(s). Provided further that at the time of handing over the possession of the Flat, if any such certificate is not produced, the Purchaser shall pay equivalent amount as interest free deposit with the Developer, which deposit shall be refunded by the Developer on the Purchaser producing such certificate within [1] month of the possession. Provided further that in case the Purchaser fails to produce such certificate within the stipulated period of the [1] month, the Developer shall be entitled to appropriate the said deposit against the receivable from the Purchaser.

3. PAYMENTS:

3.1. The Purchaser has paid to the Developer a sum equivalent to i.e. 10 % of the Total Consideration value of the flat being Rs. 8,33,670/- (Rupees Eight Lakh(s) Thirty Three Thousand Six Hundred Seventy only).

T.P. Patel
[Signature]
 13/11/23, 13/11/23, 12/11

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 XII. Amo
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FIRST SCHEDULE ABOVE REFERRED TO:

LAY OUT PROPERTY

All that pieces and parcels of land lying being and situate at Panchpahkadi, within Taluka and District Thane in Maharashtra State and within the limits of the Thane Municipal Corporation admeasuring about 15164.00 sq.mtrs. and bearing Survey Nos. 81/1P, 83/2P, 83/5P, 85/1P, 85/2P, 85/3, 85/4P, 85/5.

SECOND SCHEDULE ABOVE REFRRED TO:

(The Flat)

Flat No. 1201 / in Wing A / admeasuring 39.62 / square meters carpet area (as per presently applicable development norms) and 37.23 / square meters carpet area (as per ACT) along with - square meters of balcony on the 12th / floor in the Building No. Tower - I / , known as "Sheth Zuri / " to constructed and situated in the Layout Project out of the Larger Property.

IN WITNESS WHEREOF parties hereinabove named have set their respective and signed this Agreement for Sale at Thane (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DECLARED BY)

the withinnamed "Owner")

M/S. VOLTAS LTD through POA Holder)

M/S. Sheth Developers Pvt. Ltd through Director)

Mr. Ashwin N. Sheth

M/S Sheth Developers Pvt. Ltd.

Through Authorized Signatory.

For Sheth Developers Pvt. Ltd.

(Director)

in the presence of)

1.

2. Siddhant



SIGNED AND DECLARED BY)

the withinnamed "Developer")

M/S. Sheth Developers Pvt. Ltd through Director)

Mr. Ashwin N. Sheth

M/S Sheth Developers Pvt. Ltd.

Through Authorized Signatory

For Sheth Developers Pvt. Ltd.

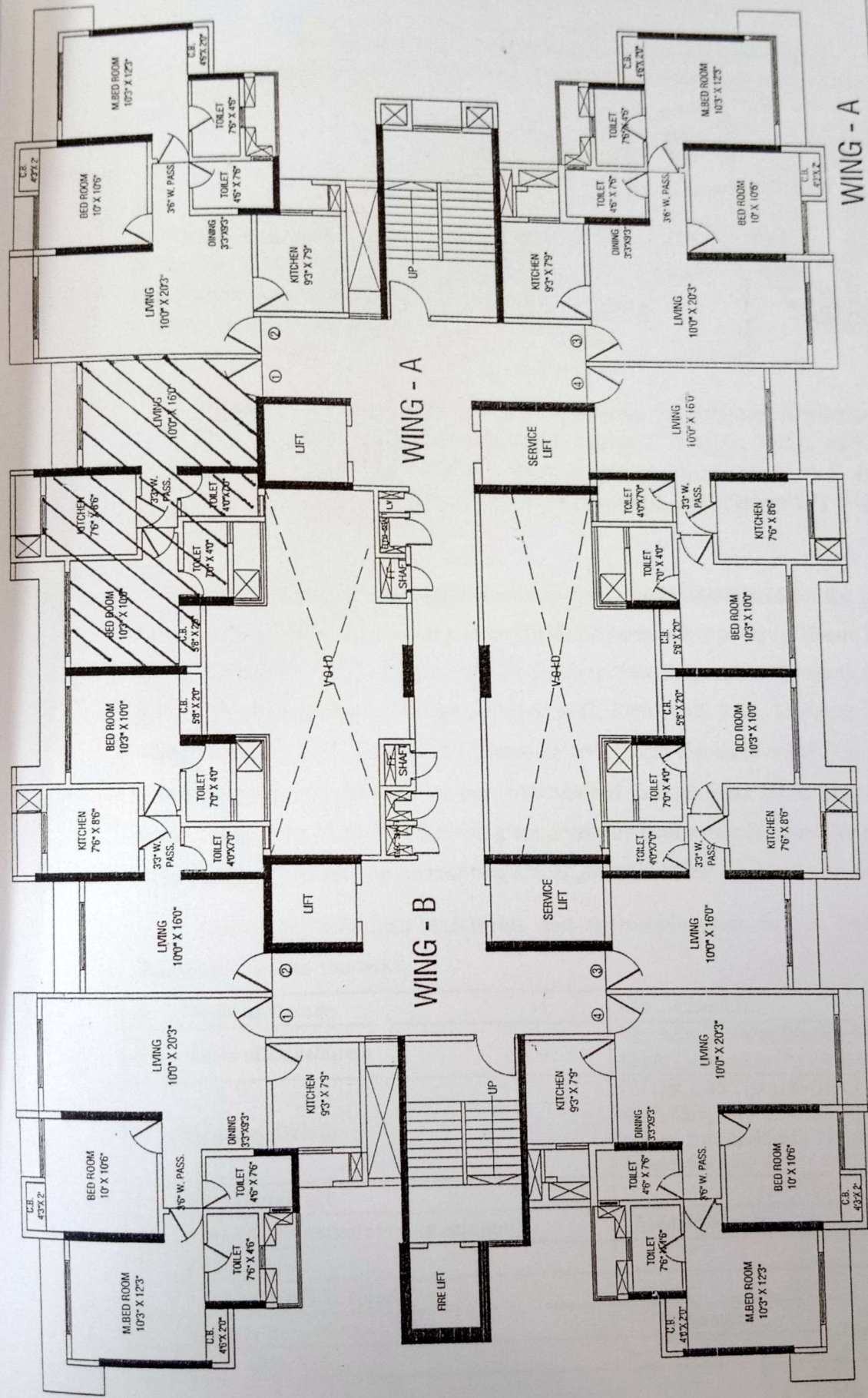
(Director)

T.p.Pasb Kaw

दिवाकर दिवाकर उरा

(Signature of the Purchaser)

टन न 9
 दस्त क्र. 699 2023
 80 900



WING - A
 FLOOR NO. 12th
 FLAT NO. 1201

TYPICAL FLOOR PLAN

WING - B
 FLOOR NO.
 FLAT NO.

Handwritten signature

Handwritten signature

Handwritten text: 1201 का 12 मीटर उचा

दस्तावेज क्र. २०२३

५१

१००
Certificate No.



THANE MUNICIPAL CORPORATION, THANE

Amended

Regulation
(Registration No. 3 & 24)

PERMISSION/ COMMENCEMENT CERTIFICATE

Amended Permission: Sale Building no.1: Wing A & B: Base + Ground (Pl) + St.(Pl) + Pod. 1st to 5th + 1st floor,
Sale Building no.2: Wing C & D: Base + St.(Pl) + Podium + 1st to 5th floor + 1st to 28th floors, Sale Building
No.3: Wing E & F: Base + St.(Pl) + Podium + 1st to 5th + 1st to 20th floors, Fitness Centre & Club House,
Amended C.C.: Sale Building no.1: Wing A & B: Base + Ground (Pl) + Stilt (Pl) + Podium 1st to 5th + 1st floor,
Sale Building No.2: Wing C & D: Base + Stilt (Pl) + Podium + 1st to 5th + 1st to 28th floors, Sale Building no.3:
Wing E & F: Base + St.(Pl) + Podium + 1st to 5th + 1st to 18th floors, & Podium Level Fitness Centre & Club House.

V.P. No. S04/0090/16 TMC/TDD / 3992/22 Date: 11/03/2022
To: Shri / Shri P. P. P. Architects and Consultants (Architect)

Shri (Owners)

M/s. Sheth Developers Pvt. Ltd. Director of Shri. Ashwin Sheth (POAH)

With reference to your application No. 8295 dated 12/11/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Mauje Panchpakhad Sector No. 4 Situated 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.
- Mauje Panchpakhad, Thane on Plot bearing S.No. 81/1A, 83/2, 83/5, 85/1/D, 85/2, 85/3, 85/4 & 85/5
- 5) This Permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
 - 6) Authority will not supply water for construction (Optional).
 - 7) Information Board to be displayed at site till Occupation Certificate.
 - 8) If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 months from the Commencement Certificate.

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

Yours faithfully,

Municipal Corporation of
the city of Thane.

Office No. _____
Office Stamp _____
Date _____
Issued _____

P.T.O.

ANNEXURE 9

दस्तक २०२३

५३

Certificate No. 4197



सुधारीत परवानगी/सी.सी.:

विक्री इमारती:

इमारत क्र.१, विंग अ व बी - तळघर + तळ (पार्ट) +

स्टिल्ट (पार्ट) + पोजियम १ ते ५ + १ ते ९ मजले

इमारत क्र.२, विंग सी व डी - तळघर + स्टिल्ट + पोजियम

+ १ ते ५ + १ ते ९ मजले.



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
PERMISSION/ SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATEइमारत क्र.३, विंग ई व एफ - तळघर + स्टिल्ट + पोजियम + १ ते ५ + १ ते ९ मजले.
फिटनेस सेंटर : ४th Podium Level वर पार्ट भागात.

क्लब हाऊस : ५th Podium Level मजल्यावर Podium आर.जी. क्र.६ मध्ये

Municipal Housing करीता : इमारत क्र.४ : स्टिल्ट + १ ते २७ मजले + २८वा मजला (पार्ट), बंगला इमारत क्र.१ : तळ + १ मजला

V. P. No. S04/0090/16

TMC / TDD / 2989/19

Date : 15/02/2019

To, Shri / Smt. १० फ्रेल्ड्स आर्किटेक्ट्स अँड कन्सल्टंट्स (Architect)

Shri (Owners)
म. शेट डेव्हलपर्स प्रा.लि.चे संचालक श्री. अश्विन शेट (मालक)

With reference to your application No. १११९ dated २८/१२/२०१८ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील प्रमाण in village पाचपाखाडी Sector No. ४ Situated at Road / Street खालील प्रमाणे S.No./C.S.T.No./F.P.No. खालील प्रमाणे

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.

स.क्र.८१/१/अ, ८३/२, ८३/५, ८५/१/ड, ८५/२, ८५/३, ८५/४ व ८५/५.

- ५) ठामपा/शिविवि/२४०४/१७ दि.१८/११/२०१७ रोजीच्या सुधारीत परवानगी/सी.सी. मधील सर्व संबंधित अटी आपणांवर बंधनकारक राहतील.
- ६) पर्यावरण विभागाकडील दि.०८/०६/२०१८ रोजीच्या नाहरकत दाखल्यामधील अटी आपणांवर बंधनकारक राहतील.
- ७) पुढील कोणत्याही परवानगीपुर्वी अग्निशमन विभागाकडील सुधारीत नाहरकत दाखला सादर करणे आवश्यक.

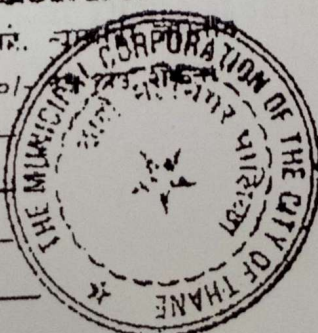
WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN
CONTRAVENTION OF THE APPROVED PLANS
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
UNDER THE MAHARASHTRA REGIONAL AND TOWN
PLANNING ACT, 1966

Office No. _____

Office Stamp _____

Date _____

Issued _____



Yours faithfully,

कार्यकारी अधिकारी,
शहर विकास विभाग,Municipal Corporation of
the city of, Thane.



ट न न १	
दस्त क्र. ६०१९	२०२३
२०	१००



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 :
51700007274

Project: **SHETH ZURI** , Plot Bearing / CTS / Survey / Final Plot No.: **OUT OF SURVEY NO 85/1P, 81/1A, 83/2, 83/5, 85/2, 85/3, 85/4P, 85/5 at Thane (M Corp.), Thane, Thane, 400601;**

- Sheth Developers Private Limited** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400057.**
- 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 **17/08/2017** 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
- 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 Premanand Prabhu
(Secretary, MahaRERA)
Date: 09-09-2021 23:49:02

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

Existing Customer: Yes No

CIF No/ Account No. 80339273241

First Name: TUSHAR Middle Name: DILIP Last Name: PARAB

Date of Birth: 21/11/1991 PAN: BIFPP8011C

Mobile: 9167947134

Email: tusharparab21@gmail.com

Name of Spouse: SNEHA PARAB

Name of Father: DILIP RAGHOBA PARAB

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)

Passport / UID No. 523510006348

Driver ID No. -

Passport No.: -

Driving License No. -

MNREGA Job card No. -

Address issued by National Population Register Containing Name and Address: -

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

ARMED DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Permanent Address:

Permanent Address:

Address 1: SAINATH CO-OP HOUSING SOCIETY, PLOT No. 339
Address 2: POKHRAN ROAD NO.1, NEW MHADA COLONY VARTAK NAGAR
Address 3: THANE (WEST)
City: MUMBAI-THANE
State: MAHARASHTRA
Pin Code: 400607

Address same as the permanent address: Yes No

Address:

Address 1: SAME AS ABOVE
Address 2: -
Address 3: -
City: -
State: -
Pin Code: -

Type for communication: Permanent Current

Rental type: Rented Company lease Owned

Months residing in current address: -

Relationship with Primary Applicant:

Father Mother Brother Sister Son Daughter Daughter-in-law

Please specify self

Is the house/plot owned individually or jointly by the customer:



T.P. Parab
Please sign here

Existing Customer: Yes No

CIF No/ Account No. 86772858846

Name: First Name Middle Name Last Name
SNEHA TUSHAR PARAB

Date of Birth: 11101989 PAN: AQIPR7585H

Mobile: 7666024333

Email: raneSneha25@gmail.com

Name of Spouse: TUSHAR PARAB

Name of Father: ROHIDAS YASHWANT RANE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)

Aadhaar / UID No. 302782362696

Passport ID No. [Blank]

Driving License No. [Blank]

MNREGA Job card No. [Blank]

Address issued by National Population Register Containing Name and Address: [Blank]

National Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

OUR SERVICE UNDER:

Old Benefit Pension New Pension Scheme

Permanent Address:

Current Address:

1: SAINATH CO-OP HOUSING SOCIETY, PLOT
2: POKHRAN ROAD NO-1 NEW MNADA COLONY VARTHA
3: THANE (WEST)

City: THANE

State: MAHARASHTRA

Pin Code: 400609

Address same as the permanent address Yes No

Address:

SAME AS ABOVE

SSL

Code
No.

MUM99999

File

2/10/1739

Ref No.

HLSE	SHATRUGHNA KUBDE	9867282485	
HLSM	SUSHANT MORE	97682177407	Sushant.more@sbicapsec.com
HLCM	PREM GIRI	9321071557	Prem.giri@sbicapsec.com
HLQM	NEHA MADYE	9702327740	Neha.madye@sbicapsec.com

LOS Number	
CRM ID	
Branch Name	
Branch Code	
Source Type	CONNECTOR

CIF ID	86772858846	SNEHA TUSHAR PARAB
Applicant Name	80339273241	TUSHAR DILIP PARAB
Co-Applicant Name	80339288725	DIPIKA DILIP PARAB
Date of Birth		11/10/1989 // 21/11/1991 // 15/10/1981
Pan Card Number		AQIPR7585H // BIFPP8011c / BLLPP7439P
Bank Account Number		5826438118
E-mail ID		tusharparab21@gmail.com
Mobile No.		9167947134
Loan Amount & Interest Rate		45,00,000/r
Tenure / Morat		240 months
Connector Name & Code		Self
Proposal Type		HOME LOAN
Property Final : Yes / No		YES
RACPC		SION
RBO		SION

Legal
valuation
RoI
Site

CR
Vashy
Conx
Borner

15/04/2024