

Cit-1-7205190708/
2-72243304961

File No.:

ARCHANA THAKARE
PF - 6436684
STAFF - HOME LOAN

Rs. 1,20,00,000/-

Subject	200
From	200
To	

AMT		
PROCESSING OFFICER		
RES/OFF		
TIR	LA Naik	
VALUATION	DA Shah	Vastukala
SITE		
LOAN AC		
T.D.		
D.E.		

25968 616

Sangam

SPRING FILE

NO. 1

MOB- 9773010904

Existing Customer: Yes No

CIF No/ Account No. 72051907081

Name: ARCHANA BHAGVAN THAKARE
First Name Middle Name Last Name

Date of Birth: 20011987 PAN: AGSPT2814M

Mobile: 9773010904
E-mail: thakare.archana@gmail.com

Name of Spouse: NARESH JADHAV

Name of Father: BHAGVAN THAKARE

Gender: Male Female Third Gender
Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 283863754503

Voter ID No.

Passport No.:

Driving License No.

MGNREGA Job card No.

Letter 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

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: 1501 APOLLONIA TRIVENI LAUREL

Address 2: NEAR RTO KALYAN WEST

Address 3: KALYAN

City: THANE

State: INDIA

City:

State: MAHARASHTRA

Pin Code: 421301

Permanent address same as the permanent address Yes No

Existing Customer: Yes No

If Yes, CIF No/ Account No. 72248304961

Name: First Name Middle Name Last Name

NARESH SUBHASH JADHAV

Date of Birth: 10081986 PAN:

Mobile: 9821659368

e-mail: nareshsj@gmail.com

Name of Spouse: ARCHANA THAKARE

Name of Father: SUBHASH JADHAV

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 598328170485

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter 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

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: 1501 APOLLONIA TRIVANI LAUREL, NE
Address 2: BIRLA SCHOOL, KALYAN WEST
Address 3:

CHALLAN
MTR Form Number-6



MH001105239202425E	BARCODE	Date 24/04/2024-15:57:05	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
	PAN No.(If Applicable)		
Office Name KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	ARCHANA THAKARE	
Location MUMBAI	Flat/Block No.	FLAT NO 1102 E EIDER WING ARKADE NEST	
Year 2024-2025 One Time	Premises/Building	MULUND WEST	
Account Head Details	Amount In Rs.	Road/Street	
0030045501 Stamp Duty	820100.00	Area/Locality	MUMBAI
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	4 0 0 0 8 0
		Remarks (If Any)	SecondPartyName=ARKADE DEVELOPERS LTD-
		Amount In	Eight Lakh Fifty Thousand One Hundred Rupees Only
		Words	2024
	8,50,100.00		
Payment Details	BANK OF BARODA	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	02003942024042401030 1382907658
Cheque/DD No.	Bank Date	RBI Date	24/04/2024-15:57:05 Not Verified with RBI
Name of Bank	Bank-Branch	BANK OF BARODA	
Name of Branch	Scroll No. , Date	25/04/2024	



करल - 9
2,944
2024



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी रद्द ठरविले जाणु शकते.

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
(IS)-369-9227		0000653323202425	25/04/2024-13:28:43	IGR197	30000.00
(IS)-369-9227		0000653323202425	25/04/2024-13:28:43	IGR197	820100.00
Total Defacement Amount					8,50,100.00

करल - 9		
एड्डो	0944	
२०२४		

AGREEMENT FOR SALE

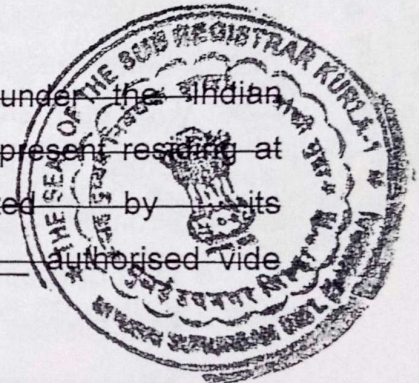
THIS AGREEMENT made at Mumbai this 24th day of April, 2024 BETWEEN **ARKADE DEVELOPERS LIMITED** (formerly known as "Arkade Developers Private Limited"), a limited company incorporated under the provisions of the Companies Act, 1956 and having its registered office at Arkade House, Opp. Bhoomi Arkade, Near Children's Academy, A.S. Marg, Ashok Nagar, Kandivali (East), Mumbai 400101, hereinafter referred to as "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **FIRST PART;**

AND

Ms. Archana Bhagvan Thakare and Mr. Naresh S Jadhav adult/s, Indian Inhabitant/s, having his/ her /their address at 1501, Apollonia, Triveni Laurel, Near RTO, Kalyan West - 421301.

OR

_____ a partnership firm, registered under the Indian Partnership Act, 1932 having its principal place of business present residing at _____ represented by _____ its authorised Partner Mr./Ms. _____ authorised vide Letter of Authority dated _____



OR

_____ (H.U.F) represented by its Karta Mr. _____, son of _____, for self and as the Karta of the Hindu Joint Family having its place of business/residence at _____

OR

_____ a Company registered under the Indian Companies Act 1913 /Companies Act 1956/Companies Act 2013 having its registered _____ office at _____ represented through its authorised signatory, Mr./Ms. _____, vide Board resolution dated _____

hereinafter referred to as "the Allottee/s or the Purchaser/s" (which expression shall, unless it be repugnant to the context or meaning thereof, shall mean and include, in case of individual or individuals his/her/their respective heirs, legal representatives, executors, administrators, successors and permitted assigns and in case of a partnership firm, the partners from time to time of the firm, and the heirs, legal representatives, executors and administrators of the last surviving Partner, their successors and permitted assigns and in case of an HUF, the Karta and manager and coparceners from time to time, the survivors or survivor of them and the heirs, legal representatives, executors and administrators of the last survivor of them, their successors and permitted assigns and in case of a body corporate/company its successors and permitted assigns) of the **SECOND PART**.

The Promoter and the Allottee/s are hereinafter collectively referred to as "the Parties" and individually as "Party".

WHEREAS:

- A. By and under a Deed of Conveyance dated 07th February, 2023 and registered with the Sub-Registrar of Assurances at Kurla-1 under Serial No. KRLT-2692-2023 on 07th February, 2023, made and executed by and between Hercules Hoists Limited (therein referred to as "the Seller" of the One part) and the Promoter herein (therein referred to as "Purchaser" of the Other Part), the Seller therein, sold, transferred and conveyed to the Promoter herein, all those pieces and parcels of freehold non - agricultural land or ground situate, lying and being at Nahur, Mulund in the Registration Sub-District of Bandra, District Bombay Suburban containing by admeasurement 10,003 sq. yards equivalent to 8362.514 sq. mtrs. or thereabouts [8327.20 sq. mtrs. or thereabouts as per the Property Register Card and as per the physical (private) survey 8,326 sq. metres] bearing CTS No.704 (now identified by CTS Nos. 704/A, 704/B & 704/C) and New Plot Nos. 110, 111, 113 and 114 (corresponding to Old Plot Nos. 108, 109, 111, 112 and Survey No. 99 (part)), therein referred to as "the said Land" and shown delineated by a red colour boundary line on the City Survey plan thereof, thereto annexed as Annexure "A" (herein referred to as "**the Project Land**"), together with the rights of way as mentioned therein, being (i) right of way over and along 33 feet wide road located on the East side of the Project Land; and (ii) right of way over and along 60 feet wide road located

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

(Meaning of the Terms and Expressions)

Sr.No.	Terms and Expressions	Meaning
1.	The said Apartment	Flat no. <u>1102</u> , admeasuring approximately 57.60 square metres i.e. <u>620</u> Sq. Feet carpet area (RERA) on <u>11th</u> Floor of <u>E (Eider)</u> Wing in the said New Building " <u>Arkade Nest</u> ".
2.	The said Car Parking Slot/s	<u>1 (One)</u> car parking slot/s bearing no. <u>80</u> on the <u>3rd</u> Podium Level.
3.	The Sale Consideration	<u>Rs.1,36,67,000.00/- (Rupees One Crore Thirty Six Lakh Sixty Seven Thousand Only)</u>
4.	Name of the Account for payment of Sale Consideration	Favouring: Arkade Developers Ltd. Arkade Nest Collection Account Bank Name- ICICI Bank Account No. 107405002650 IFSC Code- ICIC0001074 Branch- Thakur Complex, Kandivali East. MICR Code-400240094
5.	The details of account for payment of other charges	Account Name - Arkade Developers Ltd. Bank Name- Union Bank of India A/C NO- 319701010011158 IFSC CODE- UBIN0531979 Branch- Vile Parle East
6.	Possession Date	30 th June 2027
7.	Name, address and email of the Allottee/s for the purposes of this Agreement	Ms. Archana Bhagvan Thakare and Mr. Naresh S Jadhav, Add: 1501, Apollonia, Triveni Laurel, Near RTO, Kalyan West-421301. Email ID: nareshsj@gmail.com
8.	Permanent Account Number	The Promoter's PAN: - <u>AAACA3578Q</u> Allottee/s: Ms. Archana Bhagvan Thakare PAN: AGSPT2814M Mr. Naresh S Jadhav PAN: AJJPJ6268K
9.	Name, address and email of the Nominee for the purposes of this Agreement	Miss Anaya Naresh Jadhav Add: 1501, Apollonia, Triveni Laurel, Near RTO, Kalyan West-421301. Email ID: nareshsj10@gmail.com

करल - 9
E220 E3 9MM
2028



(Handwritten signature)

Allottee/s initial

(Handwritten signature)

Promoter's initial

ANNEXURE "F"

C-3

करल - १		
२०२०	२२	१५
२०२०		



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-10674/2022/(704)/T Ward/NAHUR - T/CC/1/New

COMMENCEMENT CERTIFICATE

To.
Hercules Hoists Limited
Bajaj Bhavan, 2nd floor, 226, Jamnalal bajaj marg,
Nariman Point, Mumbai 400021

Sir,

With reference to your application No. **P-10674/2022/(704)/T Ward/NAHUR - T/CC/1/New** Dated. **28 Mar 2022** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 302 (Submission of Layout cases) dated **28 Mar 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. _____ C.T.S. No. 704 Division / Village / Town Planning Scheme No. **NAHUR - T** situated at **18.30m wide road Road / Street in T-Ward Ward**

The Commencement Certificate / Building Permit is granted on the following conditions:

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Executive Engineer (BP) ES II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



करल - १		
२२२०	१०१	१११
२०२४		

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

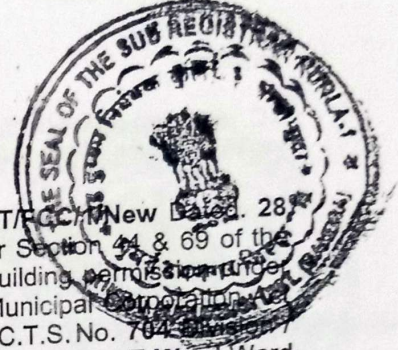
No P-10674/2022/(704)/T Ward/NAHUR - T/FCC/1/New

COMMENCEMENT CERTIFICATE

To,
 ARKADE DEVELOPERS PRIVATE LIMITED
 ARKADE HOUSE, 2ND FLOOR, OPP, BHOOMI
 ARKADE, KANDIVALI EAST, MUMBAI 400101

Sir,

With reference to your application No. **P-10674/2022/(704)/T Ward/NAHUR - T/FCC/1/New Dated. 28 Mar 2022** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 302 (Submission of Layout cases) dated **28 Mar 2022** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. _____ C.T.S.No. 704 _____ Village / Town Planning Scheme No. **NAHUR - T** situated at **18.30m wide road Road / Street in T Ward Ward**



The Commencement Certificate / Building Permit is granted on the following conditions:--

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Executive Engineer (BP) ES II** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 14/2/2024

8700 - 9	
ED20	902944
Issue On : 15 Feb 2023	
Application Number :	

Valid Upto : 14 Feb 2024

P-10674/2022/(704)/T Ward/NAHUR - T/CC/1/New

Remark :

C.C. up to top of 3rd podium level for wing- A, B ,C ,D, E, F and top of still floor level for IH Wing-G as per approved plans dated 18/10/2022

Approved By

Executive Engineer (BP) ES II

Executive Engineer



Issue On: 09 Mar 2023

Valid Upto : 14 Feb 2024

P-10674/2022/(704)/T Ward/NAHUR - T/FCC/1/New

Remark :

Re-endorsement of the CC for work up to top of 2nd Podium level for wing- A, B ,C ,D, E, F and upto top of still floor level for IH Wing-G as per approved plans dated 18/10/2022..

P-10674/2022/(704)/T Ward/NAHUR - T/FCC/1/New



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

फॉर्म - १		
२०२०	१००८	१५१५
२०२४		

This registration is granted under section 5 of the Act to the following project under project registration number : **P51800050953**

Project: **Arkade Nest** , Plot Bearing / CTS / Survey / Final Plot No.: **704 at Nahur, Kurla, Mumbai Suburban, 400080;**

1. **Arkade Developers Pvt. Ltd.** having its registered office / principal place of business at Tehsil: **Borivall**, District: **Mumbai Suburban, Pin: 400101.**

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 **15/05/2023** and ending with **30/06/2027** 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

Mr. Arun Appasaheb Nadagoudar

(Secretary-Incharge, MahaRERA)

Date:15-05-2023 16:14:01

Dated: 15/05/2023

Place: Mumbai

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

गावाचे नाव : नाहूर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	13667000
(3)वाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9739659.15
(4)भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1102,ई इंडर व्रिंग इन आर्केड नेस्ट, माळा नं: 11 वा मजला, ब्लॉक नं: मुलुंड(पश्चिम),मुंबई 400 080, रोड : आशा नगर, इतर माहिती: सदनिकेचे क्षेत्रफळ 57.60 चौ. मी. म्हणजेच 620 चौ. फुट रेरा कारपेट. एक कार पार्किंग स्पेस नं. 80 ऑन पोडीअम लेवल 3 सहित. ((C.T.S. Number : 704/A, 704/B, & 704/C ;))
(5) क्षेत्रफळ	1) 63.38 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे/- आर्केड डेव्हलपर्स लि. चे संचालक अपित जैन यांच्या तर्फे मुखत्या कपिल शर्मा वय:-54; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आर्केड हाउस, ब्लॉक नं: कांदिवली पुर्व. नोड नं: ए.एस. मार्ग, अशोक नगर, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-AAACA3578Q
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अर्चना भगवान ठाकरे वय:-37; पत्ता:-प्लॉट नं: 1501, माळा नं:-, इमारतीचे नाव: अपोलोनिया, ब्लॉक नं: कल्याण पश्चिम, रोड नं: त्रिवेणी लौरेल, आरटीओ जवळ, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:- AGSPT2814M 2): नाव:-नरेश एस्. जाधव वय:-37; पत्ता:-प्लॉट नं: 1501, माळा नं:-, इमारतीचे नाव: अपोलोनिया, ब्लॉक नं: कल्याण पश्चिम, रोड नं: त्रिवेणी लौरेल, आरटीओ जवळ, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:- AJJP6268K
(9) दस्तावेज करून दिल्याचा दिनांक	24/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	25/04/2024
(11)अनुक्रमांक,खंड व पृष्ठ	9227/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	820100
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्याकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

