



18/10/2023

सृची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 20965/2023

नोंदणी :

Regn:63m

गावाच नाव : कांजुर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2648979
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2243190.576
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मंगपा इतर वर्णन : सदनिका नं: 0511, वी-विंग, माळा नं: 5 वा मजला, इमारतीचे नाव: मॅरेथॉन निओव्हॅली कावेरी विंग बी, ब्लॉक नं: क्रांती नगर, रोड : टेंभीपाडा रोड, भांडुप-पश्चिम, मुंबई-400078, इतर माहिती: सदनिका क्षेत्र 15.42 चौ.मी. (म्हणजेच 166.00 चौ.फूट) कारपेट (रेरा प्रमाणे) PUI: SX0907072000000 ((C.T.S. Number : 15-Part ;))
(5) क्षेत्रफळ	1) 15.42 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:-नेक्सझोन फिस्कल सर्विसेस प्रायव्हेट लिमिटेड यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के. राव यांच्यावतीने कुलमूखत्यार म्हणून दिपक पट्टनायक वय:-37; पत्ता:-प्लॉट नं: 702, माळा नं: -, इमारतीचे नाव: मॅरेथॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरेगांव लिंक रोड, मुलुंड-पश्चिम, मुंबई-400080 - AACCN9837F, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AACCN9837F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वप्नील कृष्णा बाष्टे वय:-32; पत्ता:-प्लॉट नं: 6/2, माळा नं: -, इमारतीचे नाव: रवि दर्शन को-ऑप. सोसायटी, ब्लॉक नं: राम नगर, रावते कंपाउंड 3, रोड नं: टेंभीपाडा रोड, भांडुप-पश्चिम, मुंबई-400078, महाराष्ट्र, मुम्बई. पिन कोड:-400078 पॅन नं:-BJUPK3835M 2): नाव:-साक्षी स्वप्नील काष्टे वय:-31; पत्ता:-प्लॉट नं: 6/2, माळा नं: -, इमारतीचे नाव: रवि दर्शन को-ऑप. सोसायटी, ब्लॉक नं: राम नगर, रावते कंपाउंड 3, रोड नं: टेंभीपाडा रोड, भांडुप-पश्चिम, मुंबई-400078, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-BRIPP4031J
(9) दस्तऐवज करून दिल्याचा दिनांक	03/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	18/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	20965/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	159000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	26500
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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





CHALLAN
MTR Form Number-6



GRN	MH008862057202324E	BARCODE	[Barcode]		Date	02/10/2023-14:57:16	Form ID	252
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			PAN No.(If Applicable)	BJUPK3835M			
Location	MUMBAI			Full Name	SWAPNIL KRISHNA KASHTE AND OTHER			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO करला ४ WING MARATHON			
Account Head Details				Amount In Rs.	Premises/Building			
030045501	Stamp Duty		159000.00	Road/Street	NEOVALLEY KRANTI NAGAR 2023 2023 J. B. STAR NATH PAI SCHOOL TEMBHI PADA ROAD BHANDUP WEST			
030063301	Registration Fee		26500.00	Area/Locality	MUMBAI			
				Town/City/District				
				PIN	7 8			
				Remarks (If Any)	PAN2=AACCN9837F-Second Party Name= THE FISCA SERVICES PRIVATE LIMITED-CA=2348979			
				Amount In	One Lakh Eighty Five Thousand Five Hundred Rupees			
Total				1,85,500.00	Words	Only		
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332023100210827	732391885	
Cheque/DD No.				Bank Date	RBI Date	02/10/2023-15:00:57	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID : Mobile No. : 8108097915

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 3rd day of October 20 23
BETWEEN

Nexzone Fiscal Services Private Limited, a Private Limited Company registered under the provisions of Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013, having its registered office at 702, Marathon Max, Junction of Mulund-Goregaon Link Road, Mulund (West), Mumbai-400 080, 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 **One Part**;

AND

Mr. Swapnil Krishna Kashte, Mrs. Sakshi Swapnil Kashte, residing/having addresses at 6/2, Ravi Darshan Co. Op. Society, Ram Nagar, Ravate Compound 3, Tembi Pada Road, Bhandup (West), Mumbai-400078, Maharashtra, hereinafter referred to as "**the Allottee/s**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenership and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **Other Part**.

The Promoter and the Allottee/s are for the sake of brevity individually referred to as "**the Party**" and collectively referred to as "**the Parties**".

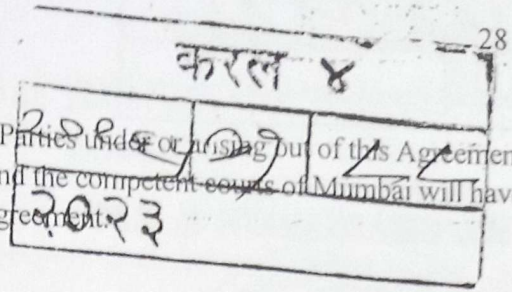
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Governing Law:

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with laws of India and the competent courts of Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.



THE FIRST SCHEDULE ABOVE REFERRED TO

(Firstly: said Property)

All that piece and parcel of land total admeasuring 5,200 sq. mtrs. consisting of Survey No. 124 (Part) presently being Survey No. 124/5 corresponding to CTS No. 15 (Part) lying, being and situated at Village Kanjur, Taluka Kurla, Registration District and Sub-District of Mumbai and Mumbai Suburban and bounded as follows

- On or towards the East : CTS No. 14
On or towards the West : CTS No.1
On or towards the North : CTS No. 15 (part)
On or towards the South : CTS Nos. 21 and 22



(Secondly: said Larger Land)

All that Land admeasuring 4,072 sq. mtrs., situate at Village Kanjur, Taluka Kurla, Registration District and Sub-District of Mumbai and Mumbai Suburban being the portion of the said Property as mentioned in Firstly in the First Schedule hereinabove.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the said Land)

All that Land admeasuring 414.78 sq.mts. situate at Village Kanjur, Taluka Kurla, in the Registration District and Sub-District of Mumbai and Mumbai Suburban being the portion of the said Larger Land as mentioned in Secondly in the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of the said Premises)

All the right, title and interest in the Flat/Premises bearing No. 0511 admeasuring 15.42 Sq. mts. (i.e. 166.00 Sq.ft.) RERA Carpet Area on the 5 floor, Wing 'B', in the Building known as "Marathon Neovalley Kaveri Wing B" being constructed on the said Land described in the Second Schedule hereinabove with/without exclusive right to use the NIL number of Car Parking/s.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Description of Common Areas, Amenities and Facilities of the said Building)

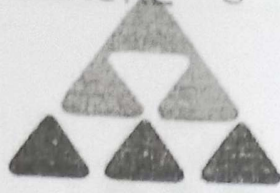
1. Paved Access.
2. Grand Entrance Lobby with elevators
3. Well designed compound walls and security gates shall be provided.
4. Fitness Centre
5. Society office

The common areas and facilities as mentioned in this Schedule for the said Building shall be completed at the time of completion of the said Building.

WITNESS WHEREOF Parties hereinabove named have set their respective hands and signed this Agreement for in the presence of attesting witness, signing as such on the day first above written.

Signature

Signature



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2023		

SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO S/PVT/0118/20140630/AP/S

18-MAR-2023

COMMENCEMENT CERTIFICATE



To: M/s. Nexzone Fiscal Services Pvt Ltd
702, Marathon Max, Mulund -Goregaon Link Road,
Mulund (W) Mumbai - 400 080.

Sir, With reference to your application No. 5232 dated 27/01/2020 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 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 15(pt) of village Kanjur (W) For Sahjeevan SRA CHS LTD.

of village Kanjur T.P.S No. -
ward 'S' Situated at Bhandup (W)

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI SRA/ENG/2782/S/PL/LOI dt 24/01/2020
and on following conditions. S/PVT/0118/20140630/AP/S dt 27/02/2020

- The land vacated in consequence of endorsement of the setback line / road widening line shall from part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of issue.
- This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
- If construction is not commenced 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.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - 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.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) 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 and 45 of the Maharashtra Regional and Town Planning Act 1966.

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 C.E.O. (SRA) has appointed Shri. M.A.Wani
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth C.C as per approved amended plans
dated 30/12/2021.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA)

FOR

CHIEF EXECUTIVE OFFICER



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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/3311/S/PL/AP 20 MAR 2017
 COMMENCEMENT CERTIFICATE

TO,
 M/s. Nexzone Fiscal Services Pvt.Ltd.
~~702, Marathon Max, Mulund Goregaon Link Road,~~
 Mulund (West), Mumbai-400 080.



Sir,
 With reference to your application No. 588 dated 20/09/2016 for development permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 15(pt.)

of village Kahjur T.P.S. No. _____
 ward 'S' Situated at Kranti Nagar, Bhandup (W), Mumbai-7B.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned In LOI
 U/R No. SRA/ENG/2782/S/PVT/LOI dt. 09/09/2016
 IDA U/R No. SRA/ENG/3311/S/PL/AP dt. 20/09/2016
 and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) 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 and 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 C.E.O. (SRA) has appointed SHRI S.D. MAHAJAN
 Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level.

For and on behalf of Local Authority
 The Slum Rehabilitation Authority

seah
 20.03.17
 Executive Engineer (SRA) -3
 FOR

CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)

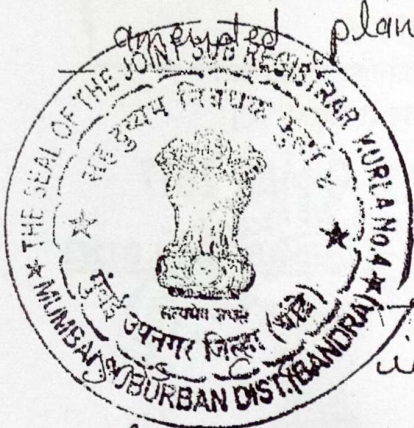
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SRA/ENG/3311/S/PL/AP

23 JAN 2018

This C.C. is re-endorsed as per approved

amended plans dtd. 20/1/2018, for work upto plinth level



Seahu

23-01-18
Executive Engineer
Slum Rehabilitation Authority

No. SRA/ENG/3311/S/PL/AP: 14 MAY 2018

is further extended from Ground to 7th floors (i.e. 23.50mtr.) including L.M.R & O.H.W.T to Rehab Building no. 1 as per approved amended plans dated

20/01/2018

Seahu

14-05-18
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3311/S/PL/AP

27 FEB 2020

This C.C. is re-endorsed as per approved amended plans dated 27/02/2020.

Seahu
27-2-20

Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3311/S/PL/AP 12 JUN 2020

This C.C. is further extended from 8th to 22nd floor (i.e. 68.15mtr) including LMR & OWH T for Rehab building no. 1 as per approved amended plans dated 27/02/2020.

Seahu
12-6-20

Executive Engineer
Slum Rehabilitation Authority

ISSUED

28/01/2023

SRA/ENG/3311/S/PL/AP

25 JAN 2023

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This C.C is re-endorsed as per approved amended plans dated

20/01/2023. 20/01/23 22

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[Handwritten Signature]

S.E (S.R.A.) A.E. (S.R.A.)

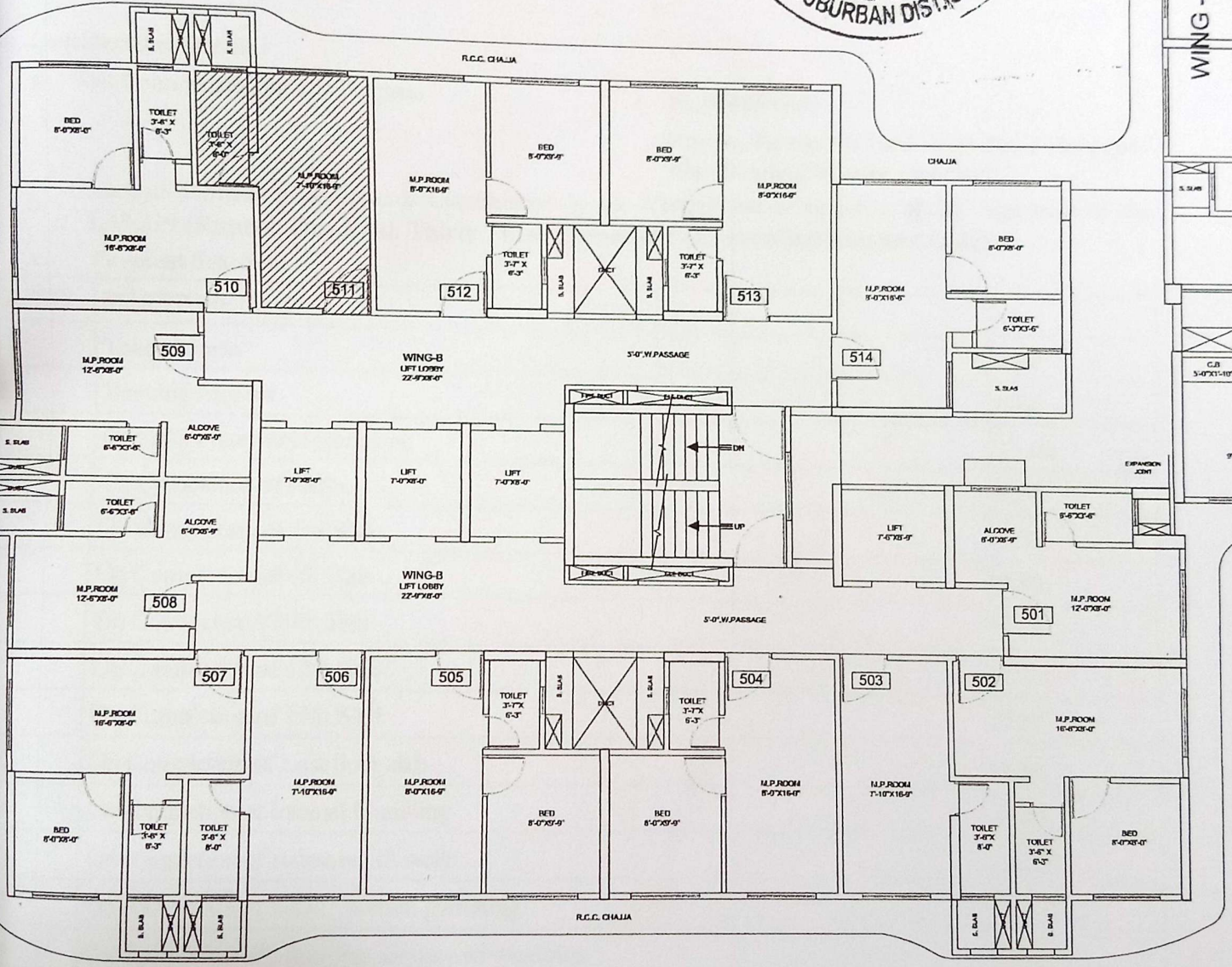
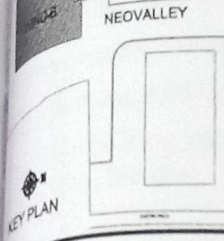
Executive Engineer
Slum Rehabilitation Authority



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LEGEND:-

RERA CARPET AREA

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ANNEXURE "12"

(Premises and Transaction Details)

Building Address :

The Building known as 'Marathon Neovalley Kaveri Wing B' situate at Kranti Nagar, Tembhipada Road, Bhandup West, Mumbai - 400 078.

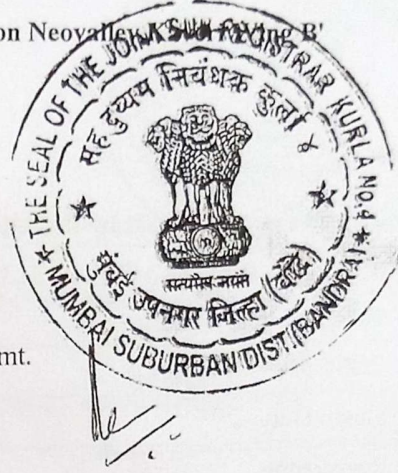
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Said Building/Real Estate Project :

'Marathon Neovalley Kaveri Wing B'

Details of the Flat/Premises :

- a. Type of Residential Flat/Premises : Studio
b. Residential Flat/Premises No. : 0511
c. Floor : 5
d. Wing : B
e. Carpet Area As Per RERA : 15.42 Sq.mt.
f. Other Areas exclusive to the said Premises if any :
i. : NIL



Consideration Details :

- a. Sale Consideration for said Premises : Rs.26,48,979.00

Rupees: Twenty Six Lakh Forty Eight Thousand
Nine Hundred Seventy Nine Only

- b. Advance Payment made towards Consideration by the Allottee/s before execution of this Agreement of Rs. 1,33,419 (Rupees: One Lakh Thirty Three Thousand Four Hundred Nineteen Only).

c. Payment Schedule :

SR. NO.	MILESTONE NAME	%
1	Token Money	3.00
2	Booking Amount	6.00
3	On/After Agreement Execution	11.00
4	On Completion of Plinth	6.50
5	On Completion of 3rd Slab	7.50
6	On Completion of 6th Slab	7.50
7	On Completion of 9th Slab	7.50
8	On Completion of 12th Slab	7.50
9	On Completion of 15th Slab	7.50
10	On Completion of Last floor slab	6.00
11	On completion of Internal Plumbing	2.50
12	On completion of staircase, lift wells	2.50
13	On completion of walls , internal plastering.	2.50
14	On completion of , flooring , doors and windows.	2.50
15	On completion of external plumbing , terrace waterproofing.	2.50
16	On completion of external plaster , elevation	2.50
17	On completion of lifts, water pumps	2.50
18	On completion of electrical fitting , mechanical and enviroment requirements	2.50
19	On completion of entrance lobby , plinth protection,paving of areas.	5.00
20	On or before possession of the said premises for fitouts being offered to the purchasers	5.00
	TOTAL	100%

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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 :
P51800026970

Project: **MARATHON NEOVALLEY KAVERI WING B, Plot Bearing / CTS / STAN / 1/8 PT at Kurla, Kurla, Mumbai Suburban, 400078;**

- M/S Nexzone Fiscal Services Pvt Ltd** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400080.**
- 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 07/11/2020 and ending with 30/06/2026 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
- 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: 08-09-2021 23:33:40

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

Dated: 08/09/2021
Place: Mumbai



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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 :
P51800026970

Project: **MARATHON NEOVALLEY KAVERI WING B**, Plot Bearing / CTS / S. No. 16 PT at
Kurla, Kurla, Mumbai Suburban, 400078;

1. **M/S Nexzone Fiscal Services Pvt Ltd** having its registered office / principal place of business at Tehsil: **Kurla**,
District: **Mumbai Suburban**, Pin: **400080**.

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 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 **07/11/2020** and ending with **30/06/2026** 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.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 08-09-2021 23:33:40

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

Dated: 08/09/2021
Place: Mumbai

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HOME LOAN CENTRE, GHATKOPAR

SSL

Code No.

MUM99999

File Ref No.

Lead No.

RP/06/24060009

ASE	Abhishek Dattadkay Jagtap	
ASM	Kundan Gore	
AQM	Rohit penkar	

RLMS Number	
LOS Branch Name	Bhandup Gagan
Branch Code	31734
Source Type	Connector
Expected Disbursement Date	
Reference ID	
Applicant Name	Swaphil Krishna Kashte
CIF No.	89179054858
Co-Applicant Name	Sakshi Swaphil Kashte
CIF No.	91501823439
Applicant	
Date of Birth	09/05/1991
Pan Card Number	BJUPK3835M
Bank Account Number	
Bank Account Number	
E-mail ID	kswaphil91@gmail.com
Mobile No.	8108097915
Loan Amount & Interest Rate	22,80,000/-
Tenure	20 Year (240 Months)

AMT		
PROCESSING OFFICER		
RESI/OFF	Case	
TIR	512	Subhedar
VALUATION	516	Vastukala
SITE		
LOAN A/C		
T.D.		
D.E.		

Home loan (Builder purchase) Under
 Yes
 Ghatkopar

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

CIF No/ Account No. [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []

Name: First Name Middle Name Last Name
 SWAPNIL KRISHNA KASHTE

Date of Birth: 09/05/1991 PAN: BJUPK3835M

Mobile: 8108097915
 Email: KS@swaPni191@gmail.com

Name of Spouse: SKASHI KASHTE

Name of Father: KRISHNA KASHTE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 716345306899

Passport ID No. [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []

Driving License No. [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []

ANREGA Job card No. [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []

Registered 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 NA Indian Air force

YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme NA

Permanent Address:

Permanent Address:

Address 1: 6/2 RAVI DARSHAN CO-OP. SOC. RAM NAGAR RAVATE COM

Address 2: 3 T. P ROAD BHANDUP WEST MUMBAI

Address 3: [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []

City: MUMBAI

State: MAHARASHTRA

Country: INDIA Pin Code: 400078

Existing Customer: Yes No

CIF No/ Account No.

First Name Middle Name Last Name

SAKSHI SWAPNIL KASHTE

09121991 PAN: BRIPP4031J

9372660294

Sakshi.kashte46@gmail.com

SWAPNIL KASHTE

VISHNU PATADE

Male Female Third Gender

Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 600156420587

Passport ID No.

Driving License No.

Vehicle License No.

NREGA Job card No.

Other 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 AND DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

TYPE OF SERVICE UNDER:

Fixed Benefit Pension New Pension Scheme

Permanent Address:

Current Address:

Address 1: 6/2 RAVI DARSHAN CO-OP. SOC RAM NAGAR RAVTE Com

Address 2: 3 T. P ROAD BANDUP WEST

Address 3:

City: MUMBAI

State: MAHARASHTRA

Pin Code: 400078

Current address same as the permanent address Yes No

Permanent Address:

Address 1: SAME AS PERMANENT