



28/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु नि कुर्ला 5

दस्त क्रमांक : 14166/2024

नोटणी :

Regn 63m

गावाचे नाव : कुर्ला

(1) विलेखाचा पकार	करारनामा
(2) मोबदला	5759000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देता की पट्टेदार ते नमुद करावे)	4067273.98
(4) झूभापन,घाटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na pa. इतर वर्णन :सदनिका नं: फ्लॅट नं.1211,सी-विंग, माळा नं. 12 वा मजला, इमारतीचे नाव: किरस माय हाम, ब्लॉक नं: सायन,चुनाभाट्टी पुर्व,मुंबई-400022, रोड : वसंत पाटील मार्ग, इतर माहिती: मौजे कुर्ला-3 सी.टी.एस. नं.295 आणि 373. सदनिकेचे क्षेत्रफळ 289 चौ. फुट ररा कारपेट. ( ( C.T.S. Number : 295 and 373 : ) )
(5) क्षेत्रफळ	1) 29.54 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:-मेसर्स किरस बिल्डर्स अँड डेव्हलपर्स तर्फे प्रोपायटर नितेश एल. कुडाळकर तर्फे मुखत्यार म्हणून इमरान इब्राहिम शेख वय:-37; पत्ता:-प्लॉट नं: ऑफिस नं.101, माळा नं: -, इमारतीचे नाव: किरस पॅराडाईज, ब्लॉक नं: प्लॉट नं 46/बी, रोड नं: हेमु कलानी मार्ग, चेंबुर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AACPK9218L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जयेश नरेंद्र पाटील वय:-26; पत्ता:-प्लॉट नं. 39/ए, माळा नं: 1 ला मजला, इमारतीचे नाव: बाळा पाटील हाऊस, ब्लॉक नं: -, रोड नं: क्रांती लेन, वरळी व्हिलेज, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400030 पॅन नं:-DGYPPO817B 2): नाव:-मिनाक्षी नरेंद्र पाटील वय:-50; पत्ता:-प्लॉट नं 39/ए, माळा नं: 1 ला मजला, इमारतीचे नाव: बाळा पाटील हाऊस, ब्लॉक नं: -, रोड नं: क्रांती लेन, वरळी व्हिलेज, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400030 पॅन नं:-BAUPP6997C
(9) दस्तऐवज करून दिल्याचा दिनांक	28/05/2024
(10)दस्त नोटणी केल्याचा दिनांक	28/05/2024
(11)अनुक्रमांक खड व पृष्ठ	14166/2024
(12)बाजारभावाप्रमाण मुद्राक शुल्क	345600
(13)बाजारभावाप्रमाण नोटणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक वर्ग २  
कुर्ला क्र. ५



*Kudalkar*  
*JN Patil*  
*M.N. Patil*

### AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** is made and entered into at Mumbai this 28<sup>th</sup> May, 2024 executed by and between **M/s. KINGS BUILDERS & DEVELOPERS**, through its proprietor **Dr. NILESH L. KUDALKAR**, (PAN NO: AACPK9218L), having its office at 101, Kings Paradise, Plot No. 46/B, Hemu Kalani Marg, Chembur, Mumbai - 400 071, hereinafter referred to as the "PROMOTER", (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors, and assigns) **OF THE FIRST PART;**

AND

**Mr Jayesh Narendra Patil**, (PAN NO. :DGYPP0817B), (AADHAR NO. 4923 0843 3927) aged about 26 years, adult, Indian Inhabitant of Mumbai, presently residing at 39/A, Bala Patil House, 1st Floor, Kranti Lane, Worli Village, Mumbai-400030.

**Mrs Minakshi Narendra Patil**, (PAN NO. :BAUPP6997C), (AADHAR NO. 6165 9346 4313) aged about 50 years, adult, Indian Inhabitant of Mumbai, presently residing at 39/A, Bala Patil House, 1st Floor, Kranti Lane, Worli Village, Mumbai-400030. Hereinafter referred to as the "ALLOTTEE", (which expression shall unless it be repugnant to the context or meaning hereof shall be deemed to mean and include their respective heirs, executors, administrators and assigns) **OF THE SECOND PART.**

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This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Mr Jayesh Narendra Patil & Minakshi Narendra Patil (Allottee) for Residential Flat No.1211, Wing "C"

For Kings Builders and Developers

*Kudalkar*  
 Dr. Nilesh L. Kudalkar  
 Proprietor

*JN Patil*  
*M.N. Patil*  
 Mr Jayesh Narendra Patil & Minakshi Narendra Patil  
 (Allottee)

1. AND WHEREAS, by virtue of the Development agreement dated 12/06/2014 and Supplementary Development agreement dated 01/03/2021 executed between SION CHUNABHATTI SHRI CO-OPERATIVE HOUSING SOCIETY LIMITED & (Proposed) Promoters/Developers herein, the society has granted the development rights in favor of the Promoters/Developers herein in respect of the property described in the **First Schedule** hereunder written;

2. AND WHEREAS, pursuant to the said Development agreement, the society has also executed Power of attorney dated 12.06.2014 authorizing the Promoter/ Developers herein to carry out the development work in respect of the property described in the Schedule hereunder written as per the terms and conditions of the Development Agreement dated 12.06.2014 as well as the SRA approvals and sanctions;

3. AND WHEREAS, pursuant to the said Development agreement dated 12/06/2014, all the slum dwellers have granted their individual consent to the Developers/ Promoters herein to develop the property described in the **First Schedule** hereunder written under the Slum Rehabilitation Authority scheme;

4. AND WHEREAS, pursuant to the said Development agreement dated 12/06/2014, the Society has also executed Supplementary Development Agreement dated 01/03/2021 herein, the society has granted the development rights in favor of the Promoters/Developers herein in respect of the property described in the **First Schedule** hereunder written;

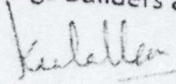
5. AND WHEREAS, the Developers/Promoters have also entered into individual alternate accommodation agreement with the slum dwellers;

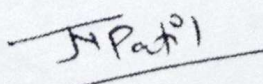
6. AND WHEREAS, the Slum Rehabilitation Authority/ Promoters/ Developers have also appointed Mrs. Sheetal Nikhare of M/s. S. S. Associates, Architects having its office at 1103, DPCL IT Square, 11<sup>th</sup> Floor, Near Bank of Maharashtra, MIDC, Wagle Estate, Thane West, 400604, duly registered with the Council of Architecture and the Developers/Promoters have entered into the agreement as prescribed by the Council of Architecture.;

7. AND WHEREAS, the Developers/Promoters have also appointed M/s. Chopdekar & Associates as Structural Engineers for the preparation of the

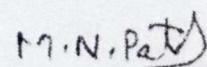
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For Kings Builders and Developers

  
Dr. Nilesh L. Kudalkar  
Proprietor



Mr Jayesh Narendra Patil & Minakshi Narendra Patil  
(Allottee)

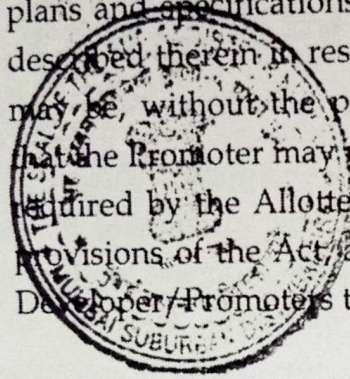


convenience, and are not intended in derogation of real estate (regulation and development) act 2016.

करल - ६३४  
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१३/११/२०१६  
KINGS M

2. The Promoter shall construct the real estate project being the said building 'KINGS M Home', which as presently envisaged inter-alia comprises of wings A, B, C, D, E and 23 no. of upper habitable floors in accordance with the plans, designs and specifications as referred hereinabove, and as approved / to be approved by the SRA and other competent authorities from time to time. The real estate project shall have the common areas, facilities and amenities that maybe usable by the allottee/s and are listed in the **SECOND SCHEDULE** hereunder written.

3. The Allottee hereby give his No Objection to the Developer/Promoter to make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment, plot or building, as the case may be, without the previous written consent of the Allottee. Provided that the Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act and without affecting the Flat premises allotted by Developer/Promoters to Allottee.



4. Purchase of the Premises and Sale Consideration:

Flat No.	1211
Wing	WING -C
RERA Carpet Area	289 Sq. Ft. / 26.85 Sq. mtr .
Type	Residential
Floor	TWELVE FLOOR
Consideration (in Rupees)	Rs.57,59,000/- ( Rs. Fifty Seven Lakh Fifty Nine Thousand Only).
Stamp Duty and Registration Charges	Stamp Duty Rs. 3,45,600/- & Registration Charges Rs. 30,000/- Total Rs. 3,75,600/- ( Rs. Three Lakh Seventy Five Thousand Six Hundred Only) Paid by Developer/Promoter as actual
Development Charges	Rs.3,54,000 /- ( Rs. Three Lakh Fifty Four Thousand Only) Shall Pay by Purchaser
GST Charges On Agreement	Rs. 2,87,950/- ( Rs. Two Lakh Eighty Seven Thousand Nine Hundred Fifty Only) Paid by Purchaser

(a) The Promoter has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to purchase from the Promoter on ownership basis, the said Premises being a Flat No 1211 Wing- C admeasuring RERA Carpet Area 26.85 Sq. Mtr. (289 Sq. Ft.) on TWELVE FLOOR and more particularly

This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Mr Jayesh Narendra Patil & Minakshi Narendra Patil (Allottee) for Residential Flat No.1211, Wing "C"

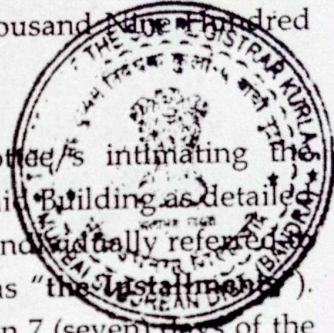
For Kings Builders and Developers  
  
Dr. Nilesh L. Kudalkar

Mr Jayesh Narendra Patil & Minakshi Narendra Patil

particularly described in the Second schedule hereunder written, and as shown in red colour boundary line on the plan annexed here to, and marked as Annexure in the said Building in the Free Sale Component, which is more particularly described in the Second Schedule here under written, at or for consideration of Rs. 57,59,000/- ( Rs. Fifty Seven Lakh Fifty Nine Thousand Only) (" the Sale Consideration "). The said Premises shall contain amenities as set out in the hereto.

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25/08/2024  
25/08/2024

- (b) The Allottee/s has paid before this Agreement, a sum of Rs. 31,00,001/- ( Rs. Thirty One Lakh One Only) as advance payment and here by agrees to pay to the Promoter the balance amount of Sale Consideration Rs. 26,58,999/- ( Rs. Twenty Six Lakh Fifty Eight Thousand Nine Hundred Ninety Nine Only). As per Payment Schedule.
5. The Promoters shall issue a notice to the Allottee/s intimating the Allottee/s about the stage-wise completion of the said Building as detailed in the Clause 4 above (the payment at each stage is individually referred to as "the Installment" and collectively referred to as "the Installments"). The payment shall be made by the Allottee/s within 7 (seven) days of the Promoter making a demand for the payment of the Installment, time being the essence of the contract. A notice/intimation forwarded by the Promoter to the Allottee/s that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is commenced or completed.
6. The payment by the Allottee/s in accordance with the Clause 4 is the basis of the Sale Consideration and is one of the principal, material and fundamental terms of this Agreement (time being the essence of the contract). The Promoter has agreed to allot and sell the said Premises to the Allottee/s at the Sale Consideration *inter-alia* because of the Allottee/s having agreed to pay the Sale Consideration in the manner more particularly detailed in the Clause 4 herein. All the Installments payable in accordance with this Agreement with respect to the completion of the stage of construction on the date of signing of this Agreement shall be paid by the Allottee/s simultaneously on the execution of this Agreement.
7. The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cess or any other in direct taxes which may be levied, in connection with the construction of and carrying out the Real Estate Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties,



This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Mr Jayesh Narendra Patil & Minakshi Narendra Patil (Allottee) for Residential Flat No.1211, Wing "C"

For Kings Builders and Developers

Dr. Nilesh L. Kudalkar  
Proprietor

Mr Jayesh Narendra Patil & Minakshi Narendra Patil  
(Allottee)

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दस्तावेज नं. १३०२४  
४२०,९९०

## FIRST SCHEDULE OF THE PROPERTY

All the pieces and parcel of land together with the various structures standing thereon occupied admeasuring 7875.20 square meters as per the Property Card lying and being situated at C.T.S. No. 295 & 373 of Village Kurla at Hill Road, Sion Chunabhatti (East), Mumbai 400022, admeasuring 1327.7 square meters and admeasuring 6547.50 square meters respectively, aggregating to 7875.20 square meters in Greater Bombay in the Registration District and Sub-District of Bombay Suburban.



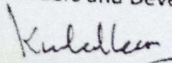
## SECOND SCHEDULE OF THE PROPERTY

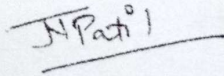
Flat No. 1211 Wing C on the TWELVE FLOOR, admeasuring RERA Carpet Area 26.85 Sq. Mtr. 289 Sq. Ft. (As defined under RERA), Situated at Kings My Home, Vasant Patil Marg, Opp. Jogani Industrial Estate, Sion Chunabhatti (East), Mumbai: 400022. To be constructed on Property described in First Schedule hereunder written.

- On or towards the North : by C.T.S No 294.
- On or towards the South : by C.T.S No 372.
- On or towards the East : by C.T.S No. 276 (PT) and Road.
- On or towards the West : by Road.

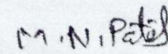
This Agreement for sale between M/s. Kings Builders & Developers (Developers) and Mr Jayesh Narendra Patil & Minakshi Narendra Patil (Allottee) for Residential Flat No.1211, Wing "C"

For Kings Builders and Developers

  
Dr. Nilesh L. Kudalkar



Mr Jayesh Narendra Patil & Minakshi Narendra Patil



Annexure II

Certificate to be Given by Unit Purchaser/Customer as per  
Mr Jayesh Narendra Patil & Mrs Minakshi Narendra Patil

Add:39/A, Bala Patil House, 1st Floor, Kranti Lane, Worli Village, Mumbai-400030

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दस्त क्र. १४१६६ / २०२४
B (II) ५०/११०

To WHOMSOEVER IT MAY CONCERN

I/ We the understand, Mr Jayesh Narendra Patil & Minakshi Narendra Patil states that I have purchased the unit viz. Flat, the details of the same areas under;

Sr. No.	Description	Details
1	Building Proposal File, No	L/STGOVT/0027/2000400/LOI
2	CS No/CTS No	C.T.S. No. 295 & 373
3	Village	Kurla III
4	Name of the Developer	Kings Builders and Developers
5	Name of L S /Architect	Sheetal Nikhare of M/S S. S. Assbiates
6	Flat No	1211
7	Floor No	TWELVE FLOOR
8	Wing No	WING -C
9	Sale Agreement Registration Under No	KRL-5/14166/2024
10	Date of Registration	28/5/2024
11	Amount of Stamp Duty paid Amount of Registration Paid Total	Rs.3,45,600/- Rs. 30,000/- Rs. 3,75,600/-

I we hereby certify that, the stamp duty payable for the registration of this agreement no KRL-5/14166/2024 on the sale proceeds of the above unit is paid by the project proponent.

The above information is true and correct.

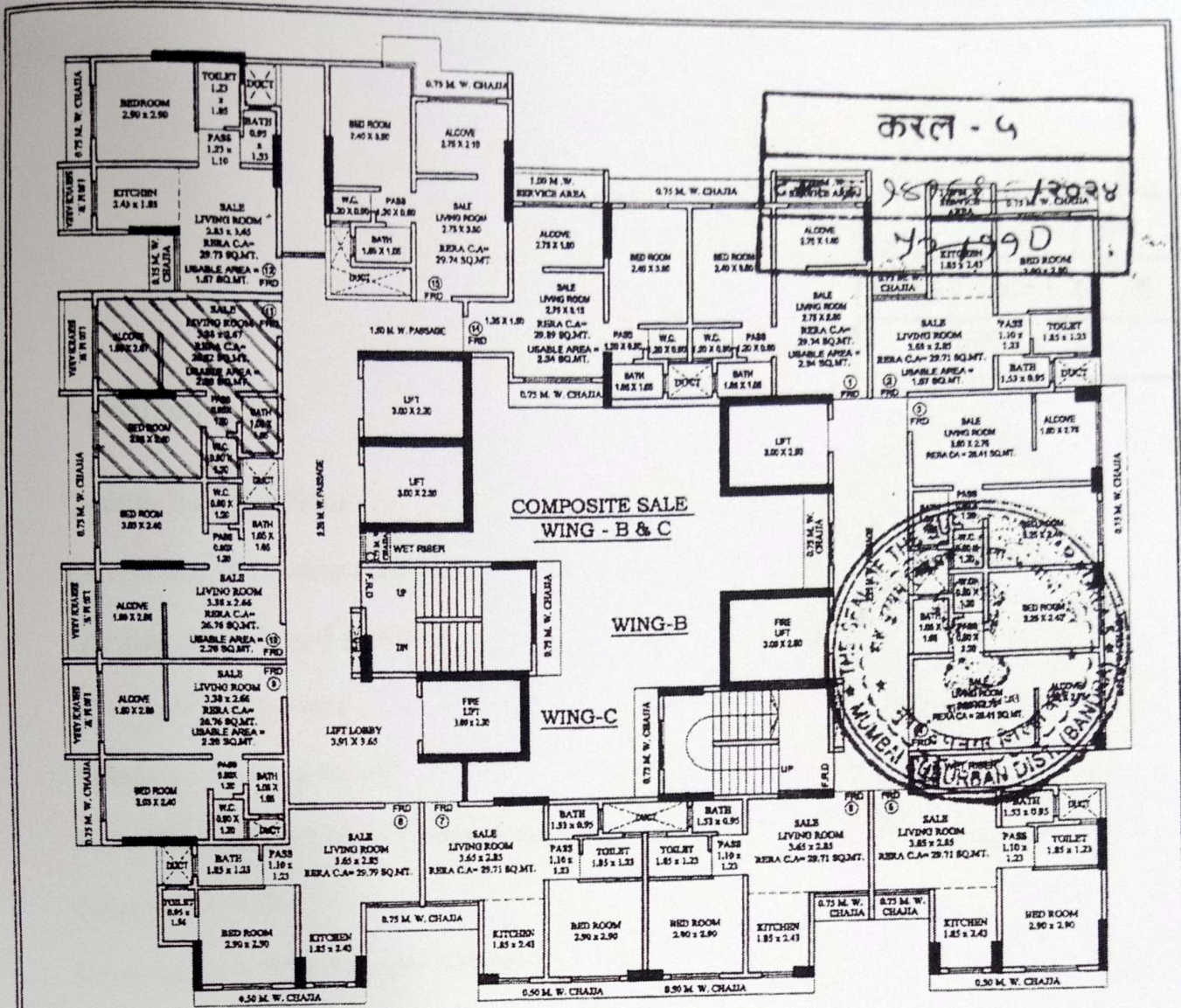
Yours faithfully,

Unit Purchaser/Customer


J.Patil

M.N.Patil

Mr Jayesh Narendra Patil & Mrs Minakshi Narendra Patil



TYPICAL FLOOR PLAN  
WING - B & C

DESCRIPTION OF PROPOSAL & PROPERTY PROPOSED BUILDING ON PLOT BEARING C.T.S. NO 285 & 373 OF VILLAGE KURLS-3, TALUKA-KURLA, MUMBAI.	NAME & SIGN. OF OWNER M/S. KINGS BUILDERS & DEVELOPERS	 <b>S.S. ASSOCIATES</b> ARCHITECT AND INT. DESIGNER 1108, 11TH FLOOR, OPAL SQUARE, NEAR MED. COLLEGE, WAGLE ESTATE, THANE (W), 022 208 13388

NAME	:- MR JAYESH NARENDRA PATIL MINAKSHI NARENDRA PATIL
BUILDING NAME	:- KINGS MY HOME
FLAT NO	:- 1211
WING	:- C
FLOOR	:- 12th
AREA	:- 320 Sq. Ft / 29.73 Sq. Mtr. (RERA CARPET)

*JN Patil*  
*M.N. Patil*

For Kings Builders and Developers

*Kudathkar*  
Dr. Nilesh J. Kudathkar

*JN Patil*

Mr Jayesh Narendra Patil & Minakshi Narendra Patil





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दस्त क्र. १५१६२ / २०२४
२४/१९९० DEVELOPER COPY

Sr. No. 322

## SLUM REHABILITATION AUTHORITY

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

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

NO L/STGOVT/0027/20190404/AP

COMMENCEMENT CERTIFICATE

24 JAN 2022

To,

M/s. Kings Builders & Developers

Origin 108, Unit No. 502,  
Bhakti Bhavan Lane, of Sion Trombay road,  
Chembur - 400071.

Sir,

Rehab W/...  
Sale W/...  
Non-Com... Building



With reference to your application No. 1461 dated 06/05/2021 for Development

Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_

C.T.S.No. 295 & 373 of Village Kurla at Hill Road, Sion Chunabhatti (E)  
Mumbai - 400022, for "Sion Chunabhatti Shri. Gurudev Chaturvedi  
CHS (Prop.)"

of village Kurla at Hill Road T.P.S.No. -  
ward '1.' Situated at Sion Chunabhatti (E)

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI

U/RNo. L/STGOVT/0027/20190404/LOI dt. 29/04/2021  
IDA/U/RNo. L/STGOVT/0027/20190404/AP dt. 10/06/2021

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 Certified 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. B. YEWALE  
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

[Signature]  
24/01/2022  
Executive Engineer (SRA)

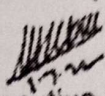
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

करल - ५
दस्ता क्र. १४७६२ / २०२४
६५ ११०

L/STGOVT/0027/20190404/AP

1 JUL 2022

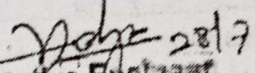
This C.C. is re-endorsed as per approved amended plans dated . 01/07/2022.

  
Executive Engineer  
Slum Rehabilitation Authority

L/STGOVT/0027/20190404/AP

28 JUL 2023

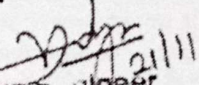
This C.C. is re-endorsed as per approved amended plans for rehab. Wing 'A' and Sale Wing 'B', 'C', 'D' & 'E' of Non-Composite Building dated 28/07/2023.

  
Executive Engineer  
Slum Rehabilitation Authority

L/STGOVT/0027/20190404/AP

21 NOV 2023

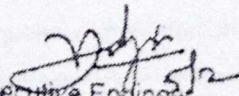
This C.C. is further extended for rehab wing 'A' from Gr. + Stilt + 1st to 23rd upper floors including L.M.R & O.n.w.T and from Gr. + Stilt + 1st to 11th upper floors including brick work & plaster and h.C.C frame work only from 12th to 23rd upper floors including L.M.R & O.n.w.T of sale wing 'D' & 'E' of non composite building as per approved amended plans dated 28/07/2023.

  
Executive Engineer  
Slum Rehabilitation Authority

L/STGOVT/0027/20190404/AP

5 FEB 2024

This C.C. is further extended for R.C.C frame work only from Gr.(pt.) + Stilt (pt.) + 1st to 15th upper floors of sale wing 'B' & 'C' of Non-composite building as per approved amended plans dated 28/07/2023.

  
Executive Engineer  
Slum Rehabilitation Authority

करल - ५

दस्त क्र. १४१६६ / २०२४

६६/१९९०



## 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  
**P51800031220**  
Project: **KINGS MY HOMES**, Plot Bearing / CTS / Survey / Final Plot No.: **CTS NO 295**,  
**Mumbai Suburban, 400022**, Kurla,

1. Mr./Ms. **Nilesh Laxmikant Kudalkar** son/daughter of Mr./Ms. **Laxmikant Pandurang Kudalkar** Tehsil: **Kurla**.  
District: **Mumbai Suburban**, Pin: **400071**, situated in State of Maharashtra.
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 **11/10/2021** and ending with **31/12/2029** 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: 11-10-2021 12:05:15

Dated: 11/10/2021

Place: **Mumbai**

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

PERSONAL DETAILS



Home:  Yes  No

PF No/ Account No.

First Name

Middle Name

Last Name

JAYESH NARENDRA PATIL

28101998

PAN: PGYPP0817B

9967759698

jayesh.patil5784@gmail.com

Address:

Mother: NARENDRA NARAYAN PATIL

Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Age (Minimum one to be filled)

Aadhaar / UID No. 492308433927

No.

Phone No.:

License No.

SA Job card No.

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

DEFENCE PERSONNEL:

Indian Army  Indian Navy  Indian Air force

PENSION SERVICE UNDER:

Old Benefit Pension  New Pension Scheme

PERSONAL DETAILS

APPLICANT

Homeowner:  Yes  No

CIF No/ Account No.

First Name

Middle Name

Last Name

MINAKSHI NARENDRA PATIL

Phone No: 13091974

PAN: BAUPPG997C

8828261817

MINAKSHIPATIL6117@GMAIL.COM

Address:

City:

Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Age (Minimum one to be filled)

Passport / UID No. 616593464312

No.

Age No.:

License No.

GA Job card No.

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

REFERENCE PERSONNEL:

Indian Army  Indian Navy  Indian Air force

RETIREMENT SERVICE UNDER:

Old Benefit Pension  New Pension Scheme



LFS

# STATE BANK OF INDIA

Branch MULUND (E)

Branch Code 4210

CIF No.1
CIF No.2
CIF No.3
Existing SBI A/C No.

PMAY	YES/NO	LOS Reference No.:
Applicant Name : JAYESH PATIL		
Co-Applicant Name : MINAKSHI PATIL		
Co-Applicant Name :		
Contract (Resi.) Mobile :		
Loan Amount :	25 LAC	Tenure :
Interest Rate :		EMI :
Loan Type :		SBI LIFE : YES / NO
Home Loan Type _____		
Moratorium _____		

Property Location :
Property Cost :
Name of Developer / Vendor :
SBI BUILDER TIE UP : Y/N
OPAS NO.:-

Name of Branch Manager / BST/HLST/SSL/HLC	BUDGET LOAN MUMHLC 00794
Name of Dealing Officer at Branch Along with Mob No.:	

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	12/06/24	SITE INSPECTION	
VALUATION - 2	Vastukala		

MUM  
HLC  
00794