



CHALLAN
MTR Form Number-6



GRN	MH003050951202425E	BARCODE			Date	04/06/2024-19:28:57	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)	BEQPS5256H					
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1			Full Name	NILIMA NISHANT BASALE					
Location	THANE			Flat/Block No.	FLAT NO 2301 23RD FLOOR TOWER B					
Year	2024-2025 One Time			Premises/Building						
Account Head Details		Amount in Rs.		Road/Street	CRYSTAL ANTARA					
0030016401	Stamp Duty	10700.00		Area/Locality	SOHAM GARDEN CHITALSAR MANPADA THA					
0030063301	Registration Fee	30000.00		Town/City/District	NE					
				PIN	4	0	0	6	0	7
				Remarks (If Any)	PAN2=AABC03197J-SecondPartyName=Luxora Realtors Pvt Ltd-					
				Amount In	Forty Thousand Seven Hundred Rupees Only					
Total			40,700.00	Words						
Payment Details				FOR USE IN RECEIVING BANK						
IDBI BANK				Bank CIN	Ref. No.	69103332024060418002		2872280956		
Cheque-DD Details				Bank Date	RBI Date	04/06/2024-19:29:42		Not Verified with RBI		
Cheque/DD No.				Bank-Branch		IDBI BANK				
Name of Bank				Scroll No. , Date		Not Verified with Scroll				
Name of Branch										

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दस्ता क्र. १९५ / २०२४
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Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.

Obitration:

Handwritten signature

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दस्त क्र. ४१८५/२०२४	
५	११५



AGREEMENT FOR SALE

This Agreement for Sale is made at Thane on this 05th day of June 2024.

Witness:
[Signature]

BY AND BETWEEN

LUXORA REALTORS PVT. LTD., a Company incorporated under the provisions of Companies Act, 1956, having its office at: Crystal Towers, Soham Gardens, Chitalsar-Manpada, Ghodbunder Road, Thane west 400607, hereinafter referred to as the "**PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, administrators, executors and/or assigns) **OF THE ONE PART;**

AND

Mrs. NILIMA NISHANT BASALE, Official e-mail ID nishantbasale03@gmail.com, R/o. 2002, D WING, VRISHTI DOSTI VIHAR, POKHRAN RD 1, VARTAK NAGAR, THANE WEST - 400606, having Income tax PAN **BEQPS5256H**,

JOINTLY WITH*

Mr. NISHANT SHRIKANT BASALE, R/o. 2002, D WING, VRISHTI DOSTI VIHAR, POKHRAN RD 1, VARTAK NAGAR, THANE WEST - 400606, having Income tax PAN **AJYPB7869H**, hereinafter jointly and severally referred to as the "**ALLOTTEE(S)**" (which expression unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/its legal heirs, executors, administrators, successors and legal representatives) **OF THE OTHER PART;**

Witness:
[Signature]

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E	११५
WHEREAS:	



A. DESCRIPTION OF THE SAID ENTIRE PROPERTY:

The Promoters are well and sufficiently entitled to the balance portion out of the pieces and parcels of land lying, being and Situate at Village Chitalsar, Manpada, Taluka and District Thane within the Registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation. The particulars of all the pieces and parcels of Said Entire Property and their respective abbreviated references are summarised below:

Sr. No.	Gut No.	Hissa No.	Area in square meters	Abbreviated Reference of property	Abbreviated Reference of Cluster of property
1.	67	1A	1700	First Property	Pigment Property
2.	67	1B	2200	Second Property	
3.	67	2A	1850	Third Property	
4.	67	2B	1440	Fourth Property	
5.	67	3	3890	Fifth Property	
6.	69	1	200	Sixth Property	
7.	69	2	1870	Seven Property	
8.	69	3	8200	Eight Property	
9.	69	4	230	Ninth Property	
10.	59A	30/2/1	160	Tenth Property	
11.	59A	30/2/2	1260	Eleventh Property	
12.	59A	30/2/3	7000	Twelfth Property	
13	64	1	9770	Thirteenth Property	Patil Property
14	64	2	730	Fourteenth Property	
15	64	3/1	4290	Fifteenth Property	
16	64	3/2	1242	Sixteenth Property	
17	68	1/A part	4776	Seventeenth Property	Kailash Property
18	68	1/B	3203	Eighteenth Property	Ashok Property
19	68	2/C	3928	Nineteenth Property	
20	68	3/B	5181	Twentieth Property	
Total			63120		

(Hereinafter referred to as the "Said Entire Property") and more particularly described in the Fifth Schedule hereunder written.

B. BRIEF DESCRIPTION OF PIGMENT PROPERTY:

B.1 First Property to Twelfth Property are hereinafter collectively referred to as "Pigment Property".

B.2 One Shri. Girdhar Bhagwan Teli being minor through his guardian Smt. Mathurabai Mohan Pardesi have conveyed and transferred First Property,

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ARTICLE 2

SALE & CONSIDERATION

The Promoters have agreed to sell and allot in favour of the Allottee(s) a residential Flat bearing No. 2301 admeasuring 83.22 square meters of RERA carpet area alongwith cupboard/open balcony/enclosed balcony/Utility/Dry yard area admeasuring 12.05 square meters, on the 23rd floor of the Building No. B (marked as Tower "T-7" in approved municipal plans in the Phase known as "Crystal Antara" (hereinafter together referred to as the "Said Premises") as shown in the floor plan thereof hereto annexed and marked as Annexure "F", for the total Consideration of Rs. 1,72,94,643/- (Rupees: One Crore Seventy Two Lakhs Ninety Four Thousand Six Hundred and Forty Three Only) exclusive of applicable service tax, GST, VAT and other charges as set out in Annexure A.

ARTICLE 3

CONSIDERATION AND PAYMENT TERMS

3.1 Consideration:

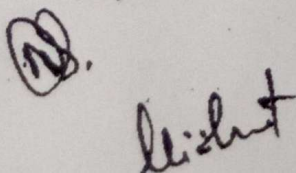
(a) That Allottee(s) agrees to pay Promoters for the purchase of the said Premises the Consideration as per Annexure "A" and as per the payment schedule annexed therein.


Consideration as mentioned herein is exclusive of any taxes, which may be leviable by any appropriate authorities and include (but not limited to), taxes like value added tax, GST and any other tax, both present and future, as may be applicable from time to time, shall be separately charged from Allottee(s).

(b) The Promoters agree that they shall allot and handover car parking space to the Allottee(s) as set out in Annexure "A" as and by way of consequential amenity to the Allottee(s) along with handing over the possession of the said Premises to the Allottee(s) without charging any additional costs and/or consideration of whatsoever nature in respect thereof.

3.2 Amount received:

Allottee(s) has/have paid to Promoters amounts as mentioned in Annexure "A" till the execution of these presents for purchase of the said Premises, the receipt whereof Promoters do hereby acknowledge. The Allottee(s) agree/s to pay the balance consideration as per the Payment Schedule at Annexure "A" herewith.



टनन 9			Contact Person	
दस्त क्र. 894/2024			/2024	
E0	994	Contact Name	Phone No	Email ID
		NILIMA BASALE	9930891046	nishantbasale03@gmail.com

4. Description Of "Said Premises"/"Unit"

Building of Said Premises ("Said Building")	Crystal Antara Tower B (marked as Tower "T7" in the approved municipal plans)
Unit No.	2301
Unit Configuration	3 BHK
Unit RERA Carpet Area (in sq. mt.)* Approx.	83.22
Unit Cupboard/Open Balcony/Enclosed Balcony/Utility/Dry Yard Area (in sq.mt.) * Approx.	12.05
Total Usable Area (in sq.mt)* Approx.	95.27
Total Usable Area (in sq.ft)* Approx.	1025

Notes

- 1 sq. mtr. = 10.764 sq. ft
- Carpet Area and other areas are calculated on bare shell basis, prior to application of any finishes/finishing material.

Car Park Type	No Of Car Parks
Full Stack Car Park (Up and Down)	01

5. Phase Details

Phase Name	Crystal Antara
RERA Registration No	P51700054437
Promoters Project Bank Account	Luxora Realtors Pvt Ltd Crystal Antara Rera Coll Account (A/C No. 10135819182 with IDFC Bank, Fort Branch, Mumbai)

6. Date of Possession

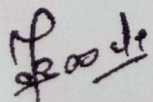
We shall endeavour to handover possession of the Said Premises on or before 31ST December, 2027 subject to moratorium of 1 year.

7. Payment Schedule


Stages of Construction	%age Consideration to be paid
Booking Amount	5,00,000
On Registration	10%
Against Commencement of Excavation	5%
Against Commencement of Plinth	10%
Against Commencement of 1st Slab	3%

(2)

Authorised:



For LUXORA REALTORS PVT. LTD.


Director/ Authorised Signatory



THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

AMENDED PERMITS / COMMENCEMENT CERTIFICATE

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इमारत क्र. टी-६ - तळ / स्टिल्ट + १ लेव्हल ते ४ लेव्हल पोडीयम + १ ला मजला ते ४८ मजले
इमारत क्र. टी-७ - तळ / स्टिल्ट + १ लेव्हल ते ४ लेव्हल पोडीयम + १ ला मजला ते ७ मजले
जुना वि.प्र.क्र. २००२/६७

V.P.No. एस०४/००६६/१५ TMCB/IDD/0054/PK/24/A449 DCR Date 01/01/2024

To, Shri / Smt. (Architect)

मे. शशि देशमुख अॅण्ड असो.
Shri मे. लक्ष्मीरा रिअल्टीस प्रा. लि. व (Owners)
मे. पोल्टिमिनार इन्कलपर्स प्रा. लि. (विकासक)

With reference to your application No. 2144 dated 23.12.23 for development / 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. मरील परवाणी in village जितकर मानपावा Sector No. X Situated at Road / Street मरील पानावर S.No. / C.S.T.No. / F.P.No.

The development / 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 / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

५. सुधारीत परवाणी वि.प्र.क्र. एस०४/००६६/१५ टिएमसी/टीडीडी/००१८/२३ दि.०७.११.२०२३ मधील अटी बंधनकारक राहतील.

६. पोलीस स्टेशन आरक्षणाखालील क्षेत्र तसेच सुविधा भूखंडाचे क्षेत्र ३ मॅहिन्यांत स्थावर मालमत्ता विभागाकडे हस्तांतरित करणार असल्याबाबतचे हमीपत्र विकासक यांच्यावर बंधनकारक राहिल.

साक्षर

"सर्व नकाशानुसार बांधकाम न करणे तसेच
विकास विभाग नियमावलीनुसार आवश्यक न्या

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

Office No. संयोजक कार्यालय, शहर विकास विभाग, मरील पानावर, थाने.

Office Stamp

Date

Issued



Yours faithfully,

कार्यकारी अभियंता
(शहर विकास विभाग)

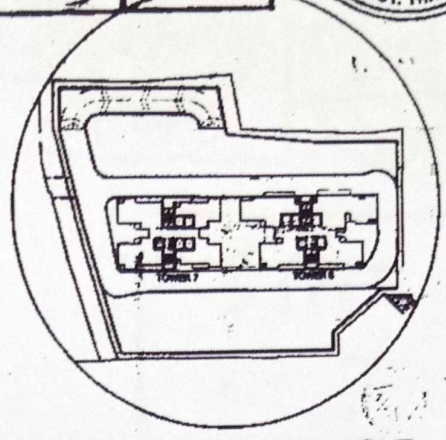
Municipal Corporation of
the city of, Thane.

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 दस्तावेज क्र. 8945/2024
 10/11/24

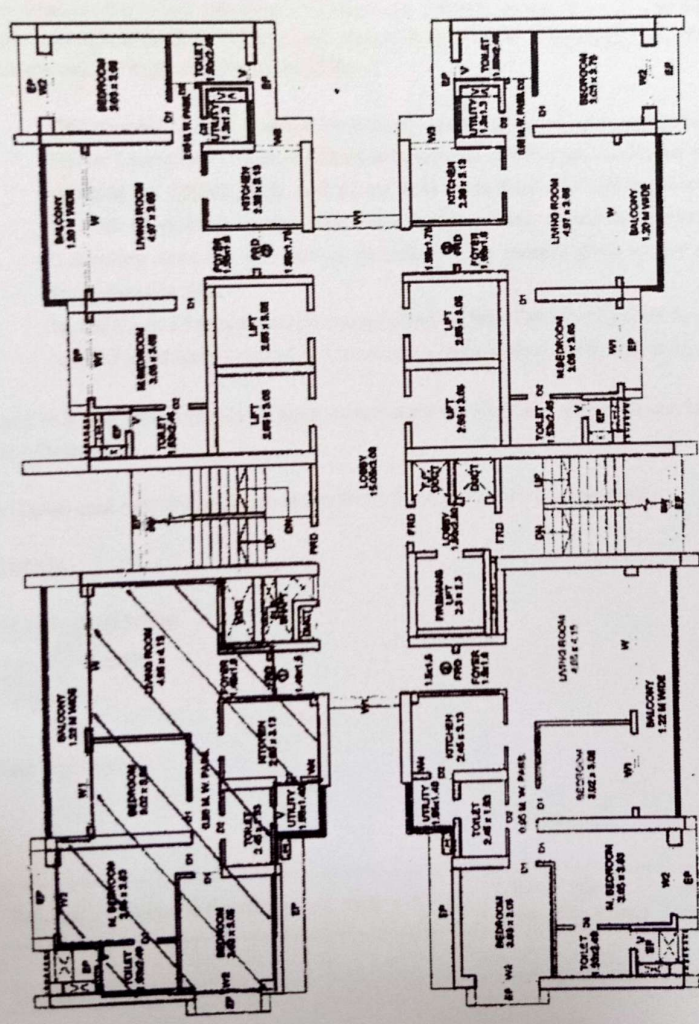


ANNEXURE F

CRYSTAL ANTARA
 TOWER 7



CRYSTAL ANTARA LAYOUT



TYPICAL FLOOR PLAN (AS APPROVED ON 29TH APRIL 2024)
 4TH & 5TH, 7TH TO 9TH, 11TH TO 13TH, 15TH TO 17TH, 19TH TO 21ST, 22ND & 23RD FLOOR PLAN

SCALE - 1:100

FLOOR NO : 23rd

FLAT NO : 2301

Signature: *Aliralkam*

For LUXORA REALTORS PVT. LTD.

Director/ Authorised Signatory



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 :
P51700054437

Project: CRYSTAL ANTARA , Plot Bearing / CTS / Survey / Final Plot No.: 64/1, 64/2, 64/3/1, 64/3/2, 68/1A, 68/3A, 68/1B, 68/2C, 68/3B, 59A/30/2/1, 59A/30/2/2, 59A/30/2/3, 67/1A, 67/1B, 67/2A, 67/2B, 67/3, 69/1, 69/2, 69/3, & 69/4d Thane (M Corp.), Thane, Thane, 400607;

1. Luxora Realtors Private Limited 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 (f) 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 25/01/2024 and ending with 31/12/2028 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 Pramanand Prabhu
(Secretary, MahaRERA)
Date: 25-01-2024 13:55:26

Dated: 25/01/2024
Place: Mumbai

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

A: PERSONAL DETAILS

APPLICANT

Customer: Yes No

CIF No/ Account No.

First Name

Middle Name

Last Name

NISHANT SHRIKANT BASALE

Birth: 27111981

PAN: AJYPB7869H

9930891046

nishantbasale03@gmail.com

Spouse: NILIMA NISHANT BASALE

Father: SHRIKANT KESHAV BASALE

Male Female Third Gender

Status: Single Married Divorced Widowed

PFKYC (Minimum one to be filled)

Passport / UID No. 957325101290

AD No.

RT No.:

License No.

IGA Job card No.

Issued by National Population Register Containing Name and Address:

Residence Status: Resident Indian (RI) Non-Resident Indian (NRI)

Person Of Indian Origin (PIO) Foreign Citizen

DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

RETIRED SERVICE UNDER:

Benefit Pension New Pension Scheme

ANNEXURE A FOR FLAT NO. CRYSTAL ANTARA [Tower B (T7) - Flat 2301]

1. Consideration Value

The total Consideration value of the unit purchased is **Rs. 1,72,94,643/-** (Rupees: One Crore Seventy Two Lakhs Ninety Four Thousand Six Hundred and Forty Three Only) ("Consideration" or "CV") which is exclusive of all Charges and Deposits, Duties and Taxes as mentioned below.

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2. Payments Received

The total payment received till date is **Rs. 17,29,464/-** (Rupees: FIFTEEN SEVENTEEN THOUSAND TWENTY NINE THOUSAND FOUR HUNDRED AND SIXTY FOUR ONLY) as per details mentioned below:

Payment Mode	Instrument No	Instrument Date	Bank Name	Amount Received Towards CV	Amount received towards GST/Taxes
ONLINE PAYMENT		02-05-2024	TRANSFER	51,000	-
ONLINE PAYMENT		10-05-2024	INDIAN BANK	2,00,000	-
ONLINE PAYMENT		11-05-2024	INDIAN BANK	2,49,000	-
ONLINE PAYMENT		22-05-2024	HDFC BANK	6,00,000	-
ONLINE PAYMENT		22-05-2024	INDUSIND BANK	6,29,464	-
Total				17,29,464/-	-

3. Details Of Allottee/s

Title	Customer Name	PAN NO.	Aadhar No.	Address
MRS.	NILIMA NISHANT BASALE	BEQPS5256H		2002, D WING, VRISHTI DOSTI VIHAR, POKHRAN RD 1, VARTAK NAGAR, THANE WEST - 400606

Co-Applicant Details

Title	Co-Applicant Name	Relationship to Applicant	PAN No.	Address
MR.	NISHANT SHRIKANT BASALE	HUSBAND	AJYPB7869H	2002, D WING, VRISHTI DOSTI VIHAR, POKHRAN RD 1, VARTAK NAGAR, THANE WEST - 400606

For LUXORA REALTORS PVT. LTD.

Director/ Authorised Signatory

Abiralkar
10/05/24



STATE BANK OF INDIA

Branch VIKRAM (W)

Branch Code 1406

RLMS. 50124061407023

CRM NO. 28906431

EMAIL ID. nishantbasale03@gmail.com

CIF No.1	91508571380
CIF No.2	80913554498
CIF No.3	80913554498
Existing SBI A/C No.	

PMAY	YES/NO	LOS Reference No.:
Applicant Name : NILIMA NISHANT BASALE		
Co-Applicant Name : NISHANT SHRIKANT BASALE		
Co-Applicant Name :		
Contract (Resi.) Mobile : 95732510 9930891046		

Loan Amount : 1,54,00,000	Tenure : 28 yrs.
Interest Rate : 8.65%	EMI :
Loan Type :	SBI LIFE : YES / NO
Home Loan Type _____	
Moratorium <u>NO</u>	

Property Location : THANE
Property Cost : 1,72,94,643/-
Name of Developer / Vendor :
SBI BUILDER TIE UP : Y/N
OPAS NO.:- Ashlesha Nilve
Name of Branch Manager / BST/HLST/SSL/HLC MUM00877
Name of Dealing Officer at Branch Along with Mob No.: HORIZON

	DATE		DATE
SEARCH - 1	14/06 L. G. Meik	RESIDENCE VERIFICATION	
SEARCH - 2	14/06	OFFICE VERIFICATION	
VALUATION - 1	Vastu/kaad	SITE INSPECTION	
VALUATION - 2			