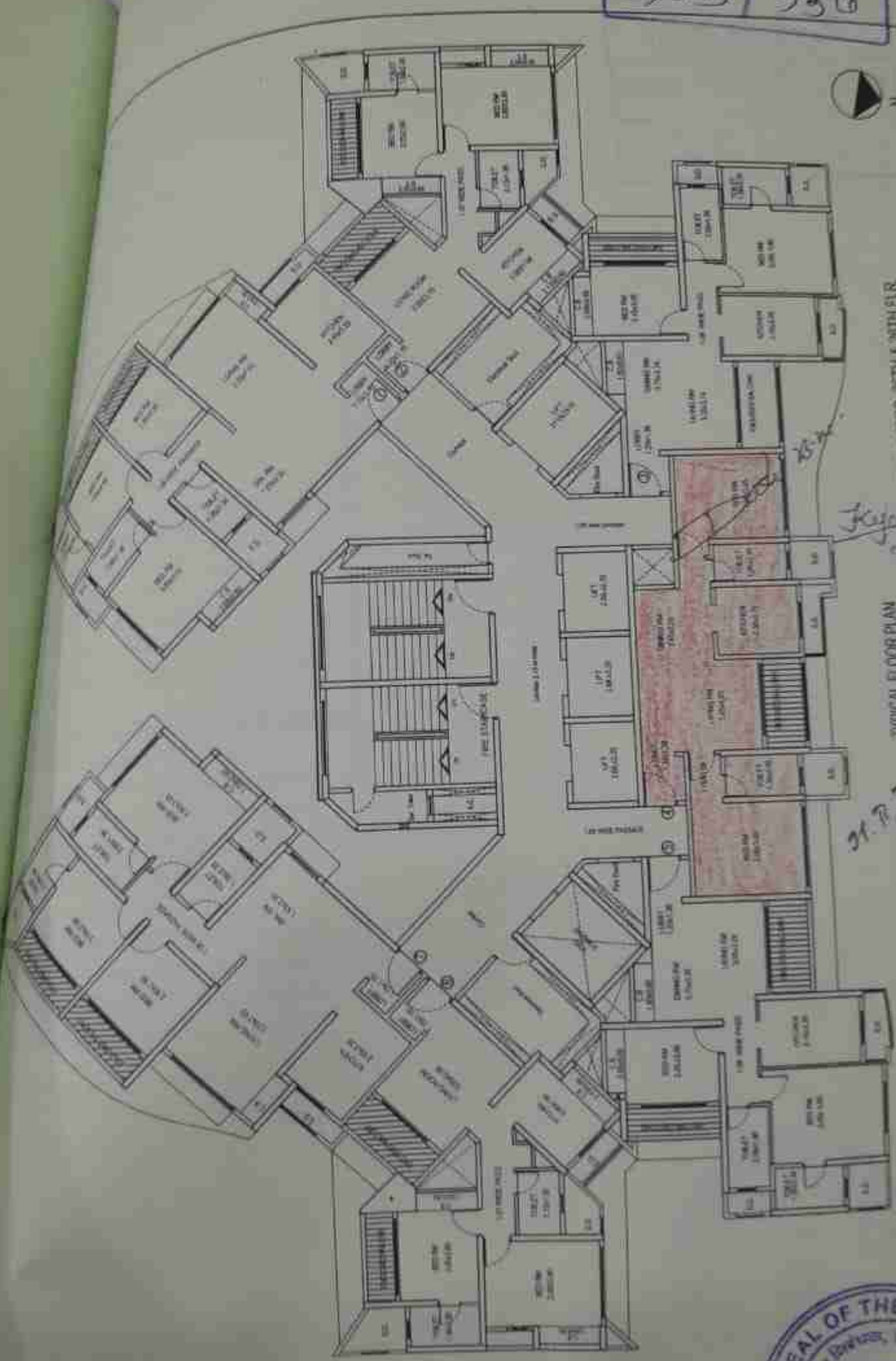


सयल क्र. ८०६८ / २०१८
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TYPICAL FLOOR PLAN
FLR. ABOVE STILT, 1ST TO 3RD, 5TH TO 10TH, 12TH TO 13TH, 15TH TO 18TH, 20TH TO 23RD, 25TH & 26TH FLR.
HERBELIA

Handwritten signature

FLAT NO. 1604 - HERBELIA



THE THIRD SCHEDULE HEREINABOVE REFERRED TO:

Sr. No.	Terms and Expressions	Meaning
1.	The Flat	Flat No. <u>1604</u> carpet area measuring <u>66.73</u> square meters as per the RERA on the <u>16th</u> floor in the Real Estate Project known as " <u>HERBELIA</u> " (along with an exclusive amenity with right to use the <u>1</u> Car Parking Space/s), situate, lying and being at Village Chitalsar, Manpada District Thane, in the Registration District Thane.
2.	The Sale Price	<u>Rs. 1,01,42,870/- (Rupees One Crore One Lakh Forty Two Thousand Eight Hundred Seventy Only)</u>
3.	Name of the Account for payment of Sale Price	<u>AHIPL-OZONE-HERBELIA-RERA COLLECTION-ESCROW- A/C</u>
4.	Early Date	On or before <u>December 2019</u>
5.	Late Date	On or before _____
6.	Address of the Allottee(s)/Purchaser(s) for the purposes of this Agreement	<u>1102/A, ORION, COSMOS PARADISE, POKHRAN ROAD 1, OPP. DEVDAYA NAGAR, THANE (W) -400606</u>
7.	Permanent Account Number	Promoter's PAN : <u>AADCA0705E</u> Purchaser/s PAN : 1) <u>ATNPP4100G</u> 2) <u>BFYPP4354I</u>

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दस्तावेज COEL / 2096
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H.R. Patel
Teja

H.R. Patel
Teja

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(Schedule

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'G'
[See rule 6(ii)]

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The registration is granted under section 5 of the Act to the following project under project registration number

PS1700001038
Plot: Herbolia, Plot Bearing / CTS / Survey / Final Plot No. Out No- 81/1/1, Out No-81/1/1/2/3/4, Out No - 81/2/1-2/3
& Thane (M Corp), Thane, Thane, 400607.

1. Acme Housing India Private Limited having its registered office / principal place of business at Tahsil: Anandnagar, District: Mumbai Suburban, Pin: 400093

2. The 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 25/07/2017 and ending with 31/12/2021 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. Vajir Chavan
(Secretary, Maharashtra)
Date: 2017.07.25 5:20:03 PM

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

Date: 25/07/2017
Place: Mumbai



AGREEMENT FOR SALE

This Agreement is made at Thane on this 04th day of June in the year Two Thousand Utenjrey

Between

ACME HOUSING INDIA PRIVATE LIMITED, (By virtue of order dated 30th March, 2017 passed by the National Law Tribunal- Mumbai Bench, under the scheme of amalgamation in Transferred Company Petition No. 313 of 2017 (Company Scheme Petition No. 838 of 2016), Ascent Construction Private Limited (**ACPL- "the then Owner"**) has been merged with Acme Housing India Private Limited), a Company incorporated under the Companies Act, 1956 having its registered office at Building 10, 5th Floor, Solitaire Corporate Park, Guru Hargovindji Road, Andheri (E), Mumbai - 400093 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 assigns) of the **One Part**,

And

MR. HITESH R. PATEL AND MRS. KEJAL HITESH PATEL residing / having address at **1102/A, ORION, COSMOS PARADISE, POKHRAN ROAD 1, OPP. DEVDAYA NAGAR, THANE (W) - 400606** and assessed to Income Tax under Permanent Account Number (PAN) **ATNPP4100G AND BFYPP4354L** respectively, hereinafter referred to as "**the Allottee(s) / Purchaser(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 coparcenary 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**.

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दस्त क्र. ६०६६ / २०१६
३ / १३६

H.R. Patel
Kejal
H





04/06/2018

सूची क्र. 2

दुय्यम विभागक : मह दु वि ठणे 5

दण्ड क्रमांक : 8068/2018

दोसरी

Regn.53m

मावामे नाव : चिखळकर भागवाडा

(1) विविधाचा प्रकार	बरागनामा
(2) मोबदला	10142870
(3) बाजारभावाप्रमाणे (भाडेगट्ट्याच्या बाबतिलगट्ट्याकार आकारणी देतो की पट्टेदार ते समुप करावे)	9665000
(4) धू-सापण, पोटडिग्या व पत्रक्रमांक (अमल्याम)	1) पातिकेचे नाव ठाणे म.म.पा. इतर बरोबर भरतिका नं. 1604, भाळा नं. 16, इमारतीचे नाव: हर्षलिया किन्हीम अंस्मे ओझोन, न्हांक नं: 1 कार पाकिंग सहित, रोड चिखळकर भागवाडा, ठाणे, इतर माहिती: मीचे मातवाडा म.नं. 61/1/1, 2, 3, 61/2/1, 2, 3, सील नं 7/31-3E3, ((Survey Number :-))
(5) क्षेत्रफळ	1) 73.40 बी.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल किंवा	
(7) इतरांचे वळ करून देणा-या/विहून देणा-या पक्षाकाराचे नाव किंवा विभागी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1) नाव -अंस्मे होसिम इडिया शा.ती. तर्फे अधिकृत मही कारणात पूर्व संश्री जेके कु.सु.पापुन सोबिंद काराडे - - वय -43; पत्ता - 5, माहिटेवर कॉर्पोरेट पार्क, - अंधरी मुंबई, क: आकाळा ईट्टक, MAHARASHTRA, MUMBAI, Non-Government, पिन कोड - 400093 पैन नं:-AADCA0705E
(8) इतरांचे वळ करून देणा-या पक्षाकाराचे व किंवा दिवाली न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1) नाव -हितेश आर पटेल - - वय -29, पत्ता -प्लॉट नं. 1102/ए, भाळा नं. - इमारतीचे नाव: ऑरिजन, कॉमर्शियल पराहाईब, न्हांक नं. - रोड नं. पोखरण रोड नं 01, ठाणे, महाराष्ट्र, ठाणे, पिन कोड -400606 पैन नं -ATNPP4100G 2) नाव -केडन हितेश पटेल - - वय -30, पत्ता -प्लॉट नं. 1102/ए, भाळा नं. - इमारतीचे नाव: ऑरिजन, कॉमर्शियल पराहाईब, न्हांक नं. - रोड नं. पोखरण रोड नं 01, ठाणे, महाराष्ट्र, ठाणे, पिन कोड -400606 पैन नं:-BFYPP4354L
(9) इतरांचे वळ करून दिव्याचा दिनांक	04/06/2018
(10) इतर मोदणी केल्याचा दिनांक	04/06/2018
(11) अनुक्रमांक, खंड व पृष्ठ	8068/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	608600
(13) बाजारभावाप्रमाणे मोदणी शुल्क	30000
(14) शेर	



मह दुय्यम विभागक, ठाणे क्र. ५

मुन्चांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला

(i) within the limits of any Municipal Corporation or any Cantonment area

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THE FIRST SCHEDULE ABOVE REFERRED TO:
 ("the Larger Property")

ALL THAT piece of land, ground and hereditaments together with the structure standing thereon situate, lying and being at Village Chitalsar, Manpada, District Thane, in the Registration District Thane, bearing Gat No.61/1/1,2,3,4, admeasuring about 46,400 sq. meters or thereabouts and Gat No.61/2/1,2,3 admeasuring about 8,100 sq. meters, aggregating to 54,500 sq. mtrs or thereabouts and surrounded by colour boundary line and bounded as follows, that is to say:

- On or towards the East : by Gat Nos.53 & 63;
- On or towards the West : by Gat Nos. 56(Part) and 60;
- On or towards the North : by Gat No.62, and
- On or towards the South : by Gat No.56 (Part).

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO:
 ("the Balance Property")

The balance portion of the Property, on Plot A situate, lying and being at Village Chitalsar, Manpada, District Thane, in the Registration District Thane, of an area admeasuring 33099.90 square meters or thereabouts.

H.R. Patel
Fujal

