

335/16954

पावती

Original/Duplicate

Wednesday, October 18, 2023

नोंदणी क्र. :39म

5:19 PM

Regn.:39M

पावती क्र.: 19703 दिनांक: 18/10/2023

गावाचे नाव: कळवा

वस्तऐवजाचा अनुक्रमांक: टमन5-16954-2023

वस्तऐवजाचा प्रकार : करारनामा

सावर करणान्याचे नाव: विपक बाळाराम कोडे - -

नोंदणी फी

रु. 30000.00

वस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणास मूळ वस्त ,पंबनेल प्रिंट,सूची-२ अंदाजे

5:39 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

बाजार मूल्य: रु.2682043.25 /-

मोबदला रु.4500000/-

भरलेले मुद्रांक शुल्क : रु. 315000/-

सह दुय्यम निबंधक, ठाणे क्र.५

1) देयकाचा प्रकार: DHC रकम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023186412875 दिनांक: 18/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023184510475 दिनांक: 18/10/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009687175202324E दिनांक: 18/10/2023

बँकेचे नाव व पत्ता:



## गावाचे नाव : कळवा

(1)विनेखाचा प्रकार	करारनामा
(2)मोबदला	4500000
(3) बाजारभाव(भाडेपट्टयाच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	2682043.25
(4) भू-मापन,पोटहिस्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :; इतर माहिती: मौजे कळवा जिल्हा ठाणे येथील मदनिक्का नं 201 ए विंग दूसरा मजला जीवदानी विल्डिंग,जुना बेलापुर रोड,कळवा ठाणे 400605 या मदनिक्केचे क्षेत्रफळ 332 चौ फुट(कारपेट)अमून मिटीएस नं 1332(पाटी)(( C.T.S. Number : मिटीएस नं 1332 (पाटी) ; )
(5) क्षेत्रफळ	1) 362 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स माइल्डस्टोन एन्टरप्राइजेस एल एल पी तर्फे पार्टनर विशाल भारत पाटील -- वय:-49; पत्ता:-प्लॉट नं: रूम नं. 201, माळा नं: -, इमारतीचे नाव: गोपाळगव स्मृती, भुसाग आळी, कळवा (वेन्ट), ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BFHPP6011H
(8)दम्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिपक वाळाराम कोडे -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 25 समर्थ कृपा निवास, सूर्या नगर पटनी कंपनी जवळ विटावा कळवा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AUJPK1127A 2): नाव:-रोहिणी दिपक कोडे -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 25 समर्थ कृपा निवास, सूर्या नगर पटनी कंपनी जवळ विटावा कळवा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BPGPK0779C
(9) दम्नगेवज करून दिल्याचा दिनांक	18/10/2023
(10)दम्न नोंदणी केल्याचा दिनांक	18/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	16954/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	315000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, ठाणे क.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



मूल्यांकन पत्रक ( याहरी क्षेत्र - बांधीव )						
Valuation ID	202310187755			18 October 2023,04:47:02 PM टनन 5		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	ठाणे					
मूल्य विभाग	तासुका : ठाणे					
उप मूल्य विभाग	14/53/D-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग टिका नंबर 6					
क्षेत्राचे नांव	Thane Municipal Corporation			सर्व्हे नंबर /व. भू. क्रमांक :		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
26600	72500	83100	103900	83100	चौ. मीटर	
बांधीव क्षेत्राची माहिती	36.9937 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकाम क्षेत्र (Built Up)-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-	
उद्भवानुसार सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	33.6306 चौ. मीटर	
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.72500/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = ( ( 72500-26600 ) * ( 100 / 100 ) ) + 26600 ) = Rs.72500/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र  = 72500 * 36.9937  = Rs.2682043.25/-					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तल्लघराचे मूल्य + मेहेनगाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2682043.25 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2682043/- = ₹ सव्वीस लाख ब्याऐशी हजार त्रेचाळीस /-					

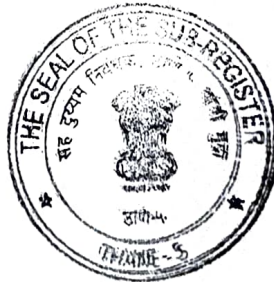
Home Print

*B. P. V.*  
*S. S. K.*

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सह मुख्य निबंधक, ठाणे क १९

टनन - ५  
दस्त क्र. १६९४ / २०२३  
९ / १८



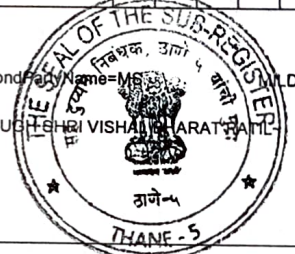


CHALLAN  
MTR Form Number-6



GRN	MH009687175202324E	BARCODE			Date	18/10/2023-14:18:55	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)	AUIPK1127A			
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			Full Name	MR DEEPAK BALARAM KONDE			
Location	THANE			Flat/Block No.	Flat No. A/201 2nd floor JIVDANI BUILDING			
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	KALWA WEST न - 4			
0030046401	Stamp Duty	315000.00		Area/Locality	THANE क्र. 98598 / 2023			
0030063301	Registration Fee	30000.00		Town/City/District	2 / 04			
				PIN	4 0 0 6 0 5			
				Remarks (If Any)	PAN2=ABGFM0629L-Second Party Name=MS... LDSTONE ENTERPRISES LLP THROUGH SHRI VISHAL KHARAT			
				Amount In	Three Lakh Forty Five Thousand Rupees Only			
Total			3,45,000.00	Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332023101815962	2834062894	
Cheque/DD No.				Bank Date	RBI Date	18/10/2023-14:20:15	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

KALWA WEST न - 4  
THANE क्र. 98598 / 2023  
2 / 04



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9372890992  
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

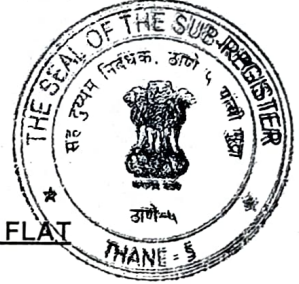
शेहरी दि कांडे

*BPB*

शेहरी दि कांडे

Village : KALWA, THANE  
Area of flat : 362 Sq. Ft. (Carpet)  
Flat No. : A / 201  
Govt. Value : Rs. 26,83,300/-  
Actual Value : Rs. 45,00,000/-  
Stamp Duty : Rs.3,15,000/-  
Registration : Rs.30,000/-

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दस्त क्र. १६६५४/२०२३
१० / ०५



AGREEMENT FOR SALE OF FLAT

THIS ARTICLE OF AGREEMENT is made and executed on this 10th day of October 2023 at- The Joint Sub Registrar Office-Thane. Tal. Dist. Thane.

BY AND BETWEEN

MILDSTONE ENTERPRISES LLP, PAN No. ABGFM0629L a partnership Firm, having its office address at- 201/3rd Floor, Gopalrao Smruti, Bhusar Ali, Kalwa West, Thane-400605 Through its partner, SHRI. VISHAL BHARAT PATIL, Adult, aged about 48 Yrs. Occupation Business herein after called and referred as 'THE DEVELOPER' /'BUILDER' (which expression shall mean and includes the partner (s) for the time being of the last surviving partner of the said firm) OF THE ONE PART.

AND

- 1) MR. DEEPAK BALARAM KONDE Age 41 Years, PAN No AUIPK1127A Aadhar No. 317567755598
- 2) MRS.ROHINI DEEPAK KONDE Age 40 Years, PAN No BPGPK0779C Aadhar No. 655500932108 residing at- 25 Samarth Krupa Niwas, Surya Nagar, Near Patni Company Vitawa Kalwa 400605 herein after called as 'THE FLAT PURCHASERS' (which expression, shall mean and includes his/her/their heirs, successors, executors, administrators and assigns etc.)

WHEREAS

- a) That at all material times, one Mr. Raghunath Nathu Patil and 14 others (hereinafter referred to as the "SAID OWNERS") where the absolute and

*BPV*

*R. Konde*

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lawful owners of and well seized and possessed of and well sufficiently entitled to  
dealt with portion of the land being that piece and parcel of land or ground being  
non-agricultural piece of land bearing CTS No. 1332,(PT) admeasuring  
5996 Sq. Mts. along with a Ground +2 upper floor structure standing thereon  
named "Jydan Apartment" , lying, being and situated at Kalwa, Tal & Dist.  
Thane, within the limits of Thane Municipal Corporation and within Registration

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District and Sub- District of Thane, ( which property hereinafter referred to as  
PROPERTY" and which is more particularly described in  
Schedule hereunder written) and their names were duly recorded in Record of  
Rights of the Said Property; copy of Property Card is annexed herewith at  
Annexure

b) AND WHEREAS according to Development agreement on dtd. 03/03/2021,  
duly registered at the office of Sub-Registrar of Assurances at Thane 2 at  
Doc. Sr. No. TNN2-5454/2021 dated 03/03/2021, executed between said owners  
(As owner) And **MILDSTONE ENTERPRISES LLP**, a Partnership Firm,  
Through its partner, **SHRI. VISHAL BHARAT PATIL** (as Developer).

c) The land owner has also granted irrevocable power of attorney in favour of  
**MILDSTONE ENTERPRISES LLP**, a Partnership Firm, Through its partner,  
**SHRI. VISHAL BHARAT PATIL** on dated. 03/03/2021, duly registered at the  
office of Sub-Registrar of Assurances at Thane 2 at Dcc. Sr. No. TNN2-  
5455/2021 dated 03/03/2021. Thus, 'by virtue of registered development  
agreement and irrevocable power of attorney, the owner has parted the  
possession of the said property to enable the developers to construct the  
proposed building on the said property and further sell flats / shops / units  
therein.

d) The building plans, elevation, sections specific categories and the details of  
the building plan to be constructed on the land property has been sanctioned  
by Thane Municipal Corporation Bldg Wing A&B – Stilt + 1<sup>st</sup> to 8<sup>th</sup> floor, vide its  
construction permission bearing No. TMC/TDD/3970/22 on Dt. 15/02/2022.  
The copy of building permission is annexed here with.

e) The developers are alone entitled to develop the said property and have  
sole and exclusive rights to sell flats/blocks units, in the proposed building to be  
constructed on the said property and enter in to the agreements with the  
prospective buyers thereof and to receive the sale price in respect thereof.

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दस्ता क्र. १६६५४/२०२१
१२/१/२१

f) The title of the said property in the hands of the owners have been certified by **MRS. ANAGHA SACHIN KADAM**, Advocate. The copy thereof is annexed herewith.



g) The developers have commenced to construct on the said property a proposed building known as "JIVDANI BUILDING" as Block wing A&B Still 1<sup>st</sup> to 8<sup>th</sup> Floor in accordance with the sanctioned plan.

h) The Promoters have appointed **M/s Aryan Consultant** as a Architect and **M/s. S. R. Consultants** for the preparation of the drawings and structural design respectively of the buildings and the promoters agreed to accept the professional supervision of the Architect and the Structural Engineer till the completion of the buildings.

i) The flat purchaser demanded from the promoters and the promoters have given inspection to the flat purchaser of all the documents of the title relating to the said land and the plans, designs the specifications, prepared by the promoter's Architect **M/s Aryan Consultant** and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Construction, Sale, Management and Transfer) Act, 1963 (here in after referred to as "The said Act") and the Rules made there under.

j) The flat purchaser has applied to the developers for the purchase of the flat/unit in the proposed building to be constructed on the said property, and further has demand from the developers and the developers have given the inspection of all the documents of title, the sanctioned plans, designs, specifications and sections and all such other documents.

k) The flat purchaser has satisfied himself about the title to the said property in the hands of the owners and has accepted the title certificate issued by the Advocate **MRS. ANAGHA SACHIN KADAM**, and the flat purchaser hereby confirm that he/she/it shall on be entitled to raise any requisition or objection or have any dispute in the behalf.

l) The purchaser has applied to the developers for the allotment of the Flat 201, A Wing, on 2<sup>nd</sup> floor, area admeasuring 362 sq. Ft. (Carpet) in the building known as "JIVDANI BUILDING" to be constructed on the said property.

*Brady*  
*Brande*

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दस्ता क्र. १९६४/२०१०
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m) The developers have entered in to the standard agreement with Architect registered with the council of Architects and such agreement is as per the prescribed agreement by the council of Architects. The developers have also appointed a Structural Engineer for the preparation of structural designs and drawings of the said building and the developers have accepted the professional supervision of the said Architect and Structural Engineer till the completion of the said building.



n) Relying on the application and declarations, the developers have agreed to sell to the flat purchaser a Flat No. 201, A Wing, on 2<sup>nd</sup> Floor, area admeasuring 362 sq. Ft. Carpet "JIVDANI BUILDING", in the building known as "JIVDANI BUILDING" at price and upon the terms and conditions appear in hereunder.

o) In this agreement the term Flat shall include the flat/ shop/office /block/ garage/ other premises agreed to be sold and the term Flat purchaser shall include flat purchaser/shop purchaser/office purchaser/garage purchaser unit purchaser/other premises purchaser and the developers also includes regular word developers to the flat purchaser includes plural and feminine gender the flat purchaser.

p) The purchaser with a clause mentioning as SHRI. VISHAL BHARAT PATIL has no objection for the payment of consideration favoring MILDSTONE ENTERPRISES LLP firm.

q) The parties here to are desirous to record all those agreed settled and decided terms and conditions between them as under: --

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -**

1) The developers shall construct a building to be named as "JIVDANI BUILDING", consisting Building wing A&B Stilt + 1<sup>st</sup> to 8<sup>th</sup> Floor, on non-agricultural piece of land bearing CTS No. 1332,(P.T.) admeasuring 599.3 Sq. Mts, within the area of Sub-Registrar of Thane, Dist. Thane, and within the local limits of Thane Municipal Corporation which hereinafter referred to as **THE SAID PROPERTY**, in accordance with the plans, designs, specifications approved and permission granted by the concerned planning authorities,

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which the flat purchaser has seen, approved and confirmed by the flat purchaser with such variations and modification as the developer may Thane Municipal Corporation to be made in them or any of them for which flat purchaser hereby grants such consent.

Developers may Thane  
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**PROVIDED THAT** the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the flat of the purchaser except any alteration or addition required by any Government authorities or due to change in law.



2) The Purchaser hereby agrees to purchase from the developer and the developer hereby agrees to sell to the flat purchaser of flat bearing **Flat No. 201, A Wing**, on 2<sup>nd</sup> floor, area admeasuring **362 Sq. Ft. (Carpet)**, in the building known as **"JIVDANI BUILDING"**, which is shown in the floor plan hereto and annexed hereto (which hereinafter called as **THE SAID FLAT**), **FOR THE PRICE OF Rs. 45,00,000/- (Rs. Forty-Five Lakhs Only)**. The flat purchaser hereby agrees and assures undertake to pay to the developer the sale price of the said flat amounting to the sum of **Rs. 45,00,000/- (Rs. Forty - Five Lakhs Only)** in the following manner: --

BOOKING AMOUNT	10%
PLINTH	15%
1ST SLP	6%
3rd	6%
3RD	6%
4TH	6%
5TH	6%
6TH	6%
7TH	6%
8TH	6%
9TH	6%
BRICK WORK	5%
PLASTER	4%
FLOORING	4%
PAINTING	4%
POSSESSION	4%
<b>100% Total</b>	<b>100%</b>

**100% Total Consideration.**

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3) And whereas the promoter has registered said project under the provision of the Maharashtra Real Estate Regulatory Authority Act at Mumbai Dt. 28.04.2022, No. P51700034876. Authenticated copy is attached in

Annexure:

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The flat purchaser shall pay the amount as aforesaid on the due dates without fail and without any delay or default as the time in respect of the said payment is essence of the contract. The developers will forward to the flat



purchaser intimation of the developer having carried out the aforesaid address given by the flat purchaser in this agreement and the flat purchaser will be bound to pay the number of installments within 15 days of developers dispatching such intimation under certificate of postman at the address given herein

5) The developers hereby agreed to observe, perform and comply with all imposed by the concerned local Authorities at the time of sanctioning the said building plans of thereafter and before handing over the possession of the said flat to the purchaser, the developers shall apply for the Occupation Certificate and Completion Certificate in respect of the said building and the flats therein.

6) The flat purchaser confirms that the developers have given to the flat purchaser, a full and free complete inspection of all the documents of title relating to the said property, the sanctioned plans, designs and specifications and of such other documents as are specified under the provisions of The Maharashtra Ownership of Flat (Regulation of promotion of construction, sale management and Transfer) Act 1963 and the rules made there under.

7) The title of the said owners to the said property have been certified by SHRI. PARESH VISHE, Advocate. The flat purchaser confirms that the flat purchaser shall not be entitled to raise any requisition or objection as to the title of the said property.

8) If the flat purchaser desirous of taking the Balcony of living or bed room inside the said room, then the necessary charges together with the penalty, if any imposed by Municipal Council shall be borne and paid by the flat purchaser alone.

9) The developer shall be entitled to sell any premises in the said building for the purpose using the same as Bank, dispensaries, nursing homes, maternity

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homes, coaching classes, restaurants, hotels, etc. or non-residential purpose and the flat purchaser shall not object to use of the other premises in the said buildings for aforesaid purposes by the purchasers therefore

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10) Subject to the restrictions appearing in hereinabove the flat purchaser shall use the said flat or any part thereof of permit the same to be used only for the purpose of residence or for any other purpose that may be permitted by the concerned local authority. The flat purchaser shall not use the said flat for such purpose which may or is likely to cause nuisance or annoyance to the occupants of the neighboring premises.



11) The flat purchaser confirms that, the installments payable by the flat purchaser under these presents shall be paid on the due dates without any delay or default as the time in respect of the payment of installments and in respect of amount payable under these presents by the flat purchaser to the developers is the essence of this contract. If the flat purchaser make delay or default in making payment of any of the installment of amounts, then the developers shall be entitled to the interest at the rate of 9% per annum on all such amount and installments from the date of default till payment and / or receipt thereof by the developers without prejudice to its other rights in lay and under these presents. It is further agreed that, on the flat purchaser committing default in payment on the date of any amount due and payable by the flat purchaser to the developers under these presents (including his/her proportionate share of taxes levied by concerned local authority and other outgoing) and/or the flat purchaser committing breach of any of the terms and conditions herein contained, terminate this agreement. Then the developer shall be at liberty to forfeit the amount so paid by flat purchaser and further to dispose and at such price and on such terms and conditions as the developer may in their absolute discretion think fit.

12) Subject to the provisions in this behalf contained in the agreement, the developer will sell all the premises in the said building on ownership basis with a view ultimately that, the flat purchasers of all the premises in such building should from themselves in to Association of Apartments owners and / or a Co-operative Housing Society under the provisions of the act and upon the purchasers of all the premises in such building paying in full their respective dues payable by them and complying with all terms and conditions of their respective agreements with the developers, the developers shall subject to such

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permission of such Authority and if may be necessary under any law for the time being in force shall convey of cause to be conveyed the said property of

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13) Subject to the flat purchaser making full payment of the sale price of the said flat and all other amount hereunder payable by him to the developer the developer shall give possession of the said flat to the flat purchaser on or before June 2024. The developers shall be liable on demand to refund to the flat purchaser the amounts received by them in respect of the said flat with simple interest thereon at 9% per annum, if the developers fail to give possession of the said flat by aforesaid date to the flat purchaser on account of reasons beyond their control and beyond control of their agents provided further that, the dispute if any between the parties hereto about the breach of stipulations specified in Section 8 of the Maharashtra Ownership Flat Act will be referred to arbitration of the competent Authority. Till the entire amount and interest thereon is refunded by the developer to the flat purchaser the same shall to prior encumbrances, if any be a charge on the said flat and building that may have been constructed or that may be under construction thereon to reasonable extension of time for giving delivery of the said flat on the aforesaid date if the completion of the said building is delayed on account of:-

- i) Non-availability of steel, cement and other building materials water or electricity.
- ii) War, civil commotion or act of God.
- iii) Any notice, order, rule, notification of Government and/ or Public, competent Authority.
- iv) Delay in issue of Occupation Certificate, or Building Completion Certificate by Municipal Authority.

14) It is agreed that, upon refund of the said amount together with interest as stated hereinabove, the flat purchaser shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the developer or against the said flat or against the said building and the said property in any manner whatsoever and the developer shall be entitled to deal with or dispose of the said flat to any person or party as the developers may desire in their absolute discretion.

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15) The Promoter shall confirm the final carpet area that has been allotted to the Allottee, after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation gap of plus or minus 0.3%. The total price payable for the carpet area shall be recalculated upon confirmation by the promoter. If there is any reduction in the carpet area within the defined limit, then promoter shall refund the excess money paid by allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to allottee, the promoter shall demand additional amount from the Allottee as per the next milestone of the payment plan. All these monetary adjustments shall be made at the same rate per square meter as agreed. The promoter also agrees that, the internal wall shall be done with sand plaster and neeru finishing and outer wall shall be done with sand plaster along with cement paint or acrylic paint.

16) The Allottee shall take possession of the Flat (Apartment) within 15 days of the written notice from the Promoter to the Allottee intimating that the said Flats (Apartments) are ready for use and occupancy:

17) The flat purchaser along with other purchasers of the flats in the building shall join in forming and registering an Association and/or Society of the said building and for this purposes also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Association and /or co-op. housing society and becoming a member, including the bye- laws of the proposed Association /Society and duly filled in, sign and return to the developers within seven days of the same being forwarded by the developers to the flat purchaser, so as to enable the developers to register the organization of the flat purchasers, No-objection shall be given by the flat purchaser if any changes or modifications are required to be made in the draft bye-laws as may be required by the Registration Authority.

18) The developers have made full and true disclosure of the nature of their rights to the said property as well as encumbrances if any, including any right or title or interest or claims of any person or party over the said property. The developers shall convey or caused to be conveyed to the Association and/or Co-op. Housing Society of all the flat purchaser of the said building, clear and

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SCHEDULE OF THE SAID PROPERTY No. 1



ALL THAT PIECE AND PARCLE OF N.A. LAND OR GROUND situated and being revenue village Kalwa in Taluka Thane District Thane and within the limits of Thane Municipal Corporation and within the jurisdiction of Sub-Registrar Thane, District Thane, bearing C.T.S. No1332, (PT) admeasuring about area 599.3 Sq. Mtrs. and bounded as under: -- ON OR

ABOUT EAST : Road  
ON OR ABOUT WEST : School  
ON OR ABOUT NORTH : Indrayani soc.  
ON OR ABOUT SOUTH : Road

PLACE / VILLAGE	SURVEY/ HISSA	BUILDING NAME	FLOOR NO.	FLAT no.	AREA ADMN. SQ.FT./ MRS (CARPET)
KALWA	CTS 1332	JIVDANI BUILDING	2 <sup>nd</sup>	A/201	362 Sq. Ft. (Carpet)

-: THE SECOND SCHEDULE ABOVE REFERRED TO: -

Proportionate common area and facilities area of immediate landing area abutting the main door after landing on the said floor prorate right along with all flat/purchasers of the premises in the said property in limited common area i.e. to say staircase landing entrance hall Terrace, Compound lobbies passage.

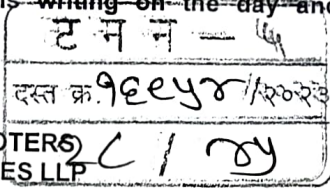
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IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVER

The Within named PROMOTERS  
MILDSTONE ENTERPRISES LLP  
Through Its Partner



ED BY

*BP Patil*

SHRI VISHAL BHARAT PATIL

SIGNED & DELIVERED BY  
The within named THE FLAT/  
PURCHASER/S / ALLOTTEES



*Deepak Balaram Konde*

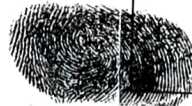
MR. DEEPAK BALARAM KONDE

PAN No. AUIPK1127A

*रोहिणी दिवाडे*

MRS. ROHINI DEEPAK KONDE

PAN No. BPGPK0779C



Witness:-

1) Name: - Nitesh G. Patil

Sign *Nitesh G. Patil*

2) Name: - Subhush Yadav

Sign *Subhush Yadav*



## RECEIPT

RECEIVED of from the Flat Purchaser / Allottee above named the sum of  
Rs. 17,00,000/- (Rupees Seventeen Lakhs Only) by cheque in following manner: -

Date	Amount	Cheque No	Name of Bank
04-05-2022	5,00,000/-	100023	G.P. Parsik Sahakari Bank Ltd
04-05-2022	5,00,000/-	100024	G.P. Parsik Sahakari Bank Ltd
27-06-2022	5,00,000/-	100026	G.P. Parsik Sahakari Bank Ltd
19-10-2022	2,00,000/-	100031	G.P. Parsik Sahakari Bank Ltd

In Regarding Flat 201 - A Wing, 2<sup>nd</sup> Floor, Building Known as "JIVDANI BUILDING" which is to have Total Admeasuring area 362 Sq. ft. Carpet Constructed on 1) CTS. No. 1332 (PT) of Village Kalwa, Taluka Thane, District Thane

Admeasuring 599.3 Sq Mts, being the sum of earnest part payment paid to us as  
within mentioned  
दस्तावेज 20/05/2023  
20/05

Rs. 17,00,000/-

I say Received

*[Signature]*

For MILDSTONE ENTERPRISES LLP  
Through Its Prartner  
MR. VISHAL BHARAT PATIL,  
THE PROMOTER



Witness:- *[Signature]*

1) Name: - *Nilesh H. Patil*

Sign *[Signature]*

2) Name: - *Subhash Yaday*

Sign *[Signature]*





Certificate No. 4765

**THANE MUNICIPAL CORPORATION, THANE**

Amended

Regulation  
(Registration No. 3 & 24)

PERMISSION

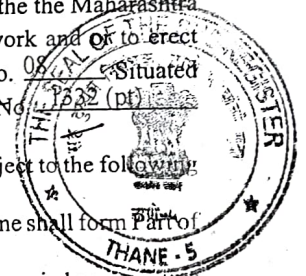
**SANCTION OF DEVELOPMENT  
COMMENCEMENT CERTIFICATE**

Bldg Wing A &amp; B - Stilt + 1st to 8 Floors

V. P. No. S08/0115/21TMC / TDD / 3970/22Date: 15/02/2022To, Shri / Smt. M/s Aryan Consultants (Ar. Sachin Salvi) CA/2006/37402 (Architect)Shri M/s Mildstone Enterprises LLP (P.O.A.Holder)

Date: 15/02/2022
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30/22
for development

With reference to your application No. 9693 dated 21/12/2021 permission / 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. As above in village Kalwa Sector No. 08 Situated at Road/Street \_\_\_\_\_ S.No. / C.S.T. No. / F.P.No. 1332 (PT)



The development permission / 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 permission / 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.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand Cancelled.
- 6) Information Board to be displayed at site till Occupation Certificate.
- 7) If in the development permission reservation land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 month from the commencement certificate.

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

Yours faithfully,

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Issued \_\_\_\_\_

Municipal Corporation of  
the city of, Thane.

P.T.O





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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 : 25170003

Project: **THE REAL OF THE SUB BUILDING**, Plot Bearing / CTS / Survey / Final Plot No.: 1332 at Thane (M Corp.), Thane, Thane, 400605.

1. Milestone Enterprises Llp having its registered office / principal place of business at Tehsil: Thane, District: Thane Pin: 400605.

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 28/04/2022 and ending with 31/12/2024 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 Premchand Prabh  
(Secretary, MahaRERA)  
Date: 28-04-2022 17:28:59

Dated: 28/04/2022

Place: Mumbai

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