



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 17849/2024

नोदणी :

Regn:63m

9/06/2024

गावाचे नाव : पडले

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	4878762
3) वाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकाराकारणी देतो की पट्टेदार ते नमुद करावे)	3317630.4
4) भू-सापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 604, माळा नं: 6 वा मजला, इमारतीचे नाव: रौनक फॉर्चुना, ब्लॉक नं: कल्याण शीळ फाटा रोड, रोड नं: पडले, ठाणे, इतर माहिती: क्षेत्र 560 चौ.फुट कार्पेट (क्षेत्र 52.03 चौ.मी) (ठाणे महानगर पालिका मंजूर नकाशा प्रमाणे बिल्लिंग बी) (विभाग क्र.25/99-17अ) 1 Mudrank 2021/UOR12/CR107/M1(Policy): For Women --- Mudrank 2021/UOR12/CR107/M1(Policy): For Women - Corporations Area अन्वये मुद्रांक शुल्का मध्ये 1% सवलत देण्यात आली आहे ( Survey Number : 58/1/1, 1/2, 58/2 ; ) )
5) क्षेत्रफळ	1) 560 चौ.फूट
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव पत्ता.	1): नाव:- आरडिपी रिअल्टर्स प्रा.लि. तर्फे डायरेक्टर श्री राजन एन बांदेलकर व श्री मितेश वेदप्रकाश सुगला यांचे तर्फे कु.सु. म्हणून श्री सुरज सुरेश मोरे वय:-; पत्ता:- प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: रौनक ग्रुप, मोहन मिल कंपाउंड, ब्लॉक नं: नेक्स्ट टू ऑडी शोरूम, रोड नं: जी.बी.रोड, ठाणे (प), महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:- AAKCR9597A
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- नाजरा खान -- वय:-39; पत्ता:- प्लॉट नं: रूम नं.301, माळा नं: -, इमारतीचे नाव: आर.एच.प्लॉट नं.62, ब्लॉक नं: सेक्टर-1, रोड नं: घणसोली, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:- BCJPK5777J
9) दस्तऐवज करून दिल्याचा दिनांक	29/06/2024
10) दस्त नोदणी केल्याचा दिनांक	29/06/2024
11) अनुक्रमांक, खंड व पृष्ठ	17849/2024
12) वाजारभावाप्रमाणे मुद्रांक शुल्क	292800
13) वाजारभावाप्रमाणे नोदणी शुल्क	30000
14) शेर	

प्र सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २

ल्यांकनासाठी विचारात घेतलेला तपशील:-

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





CHALLAN  
MTR Form Number-6



GRN	MH004095413202425E	BARCODE			Date	25/06/2024-10:47:03	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BCJPK5777J			
Location	THANE			Full Name	NAZRA KHAN			
Year	2024-2025 One Time			Flat/Block No.	604 6 TH FLOOR RAUNAK FORTUNA			
Account Head Details	Amount In Rs.		Premises/Building					
0030046401 Stamp Duty	292800.00		Road/Street		SHILPHATA ROAD , PADALE			
0030063301 Registration Fee	30000.00		Area/Locality		THANE			
			Town/City/District					
			PIN		4	2	1	2 0 4
			Remarks (If Any)		PAN2=AAKCR9597A~SecondPartyName=RDP REALTORS PVT LTD-CA=4878762			
			Amount In		Three Lakh Twenty Two Thousand Eight Hundred Rupee			
Total	3,22,800.00		Words		s Only			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332024062510583	743560847		
Cheque/DD No.			Bank Date	RBI Date	25/06/2024-10:50:48	Not Verified with RBI		
Name of Bank			Bank-Branch	IDBI BANK				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

Department ID :

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

Mobile No. : 9769963389

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.



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५/७०५

नाजरा खान

## AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane this 29<sup>th</sup> day of June, 2024 BETWEEN RDP REALTORS PVT.LTD. PAN AAKCR9597A a Company incorporated under the provisions of the Companies Act, having its registered office at 105, V.T.M. Bldg No. 2, Mehra Industrial Estate, Kurla Andheri Rd, Sakinaka Mumbai – 400072 and administrative office at Mohan Mill Compound, Plot No.1, G. B. Road, Thane, hereinafter referred to as "THE PROMOTERS" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors, administrators and assigns) of the One Part

AND

Mrs. Nazra Khan PAN BCJPK5777J having address at R. H. Plot No. 62, Room No. 301, Sector 1, Ghansoli, Navi Mumbai, Maharashtra 400701 hereinafter referred to as the 'ALLOTTEE' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the OTHER PART;

In this Agreement, unless the context otherwise implies, the expression defined hereunder shall have the respective meanings assigned to them.

- The singular where ever used shall include plural and vice-versa.
- The masculine gender used herein shall include feminine and/or neuter gender where ever applicable.

### WHEREAS:

A. Gana Narayan Mhatre, b) Shankar Narayan Mhatre and c) Ganpat Narayan Mhatre were the absolute owner and well and sufficiently entitled to all that piece and parcel of land bearing Survey No. 58 Hissa No. 2 admeasuring total area 7900 sq. mtrs. situate, lying and being at village Padle Taluka and District Thane, lying under registration district and sub district Thane (hereinafter referred to as "Land Parcel 1") as recorded in revenue record vide mutation entry no. 279 dated 03/04/1960 and certified on 29/04/1960. A portion admeasuring 295 sq. mtrs. out of the Land Parcel 1 falls under DP road reservation as per the Development Control Rules in force for the Thane Municipal Corporation (TMC).

B. By partition, Gana Narayan Mhatre became the absolute owner of land bearing Survey No. 58 HissaNo.1B admeasuring total area 6500 sq.mt. situate, lying and being at village Padle Taluka and District Thane lying under registration district and Sub District Thane which is hereinafter referred to as "Entire Land Parcel 2" as recorded in revenue record vide mutation entry no.472 dated 20/08, 1989 and certified on



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05/09/1989. A portion admeasuring 5500 sq. mtrs. out of the Entire Land Parcel 2 falls under DP road reservation and under green zone as per the Development Control Rules in force for the Thane Municipal Corporation.

C. Gana Narayan Mhatre died intestate on dated 04/04/2005 leaving behind him his wife i) Bayabai Gana Mhatre ,(hereinafter referred to as "the said Bayabai" ) one son ii) Ramdas Gana Mhatre (hereinafter referred to as "the said Ramdas" ), and three daughters iii) Jijabai Baburao Mhatre, (hereinafter referred to as "the said Jijabai" iv) Parvatibai Shantaram Bhoir, (hereinafter referred to as "the said Parvatibai" v) Sampatibai Balaram Mahtre, (hereinafter referred to as "the said Sampatibai ") as his only legal heirs and representative as per Hindu Succession Act, 1956 by which he was governed at the time of his death. Vide Mutation entry No.581 certified on 21/12/2005, the names of the said Bayabai, said Ramdas, said Jijabai, Parvatibai and the said Sampatibai came to be mutated in revenue records on the said Land Parcel 1 and Entire Land Parcel 2.

D. By Release Deed dated 04/05/2010 (the "Release Deed 1"), duly stamped and registered with the office of Sub-Registrar of Assurances at Thane, bearing registration No.TNN1/3854/2010, between, the said i) Jijabai, ii) Parvatibai, iii) Sampatibai iv) Bayabai being the Releasers therein, and the said Ramdas being the Releasee therein, the Releasers therein released their undivided share in the said Land parcel 1 and entire Land parcel 2 forever in favour of the said Ramdas without consideration for love and affection thereby making Ramdas the sole owner and seized and possessed for the undivided share of Gana Narayan Mhatre of the Land Parcel 1 & entire Land parcel 2. It is also recorded in revenue record vide mutation entry No. 640 dated 05/05/2010 and certified on 21/05/2010.

E. By Release Deed (the "Release Deed 2"), duly stamped and registered with the office of Sub-Registrar of Assurances at Thane on dated 03/03/2011, bearing registration no.TNN5/02038/2011, between (1) Shankar Narayan Mhatre and (2) Ganpat Narayan Mhatre, being the Releasers therein, and the said Ramdas being the Releasee therein and Chandrabai Mhatre therein referred to as confirming party, Shankar Narayan Mhatre and Ganpat Narayan Mhatre with the knowledge and consent of the Confirming Party therein, released their undivided share in the said Land parcel 1 forever in favour of the said Ramdas without consideration for love and affection thereby making the said Ramdas the sole owner and seized and possessed of the Land Parcel 1. It is also recorded in revenue record vide mutation entry No. 683 dated 04/03/2011 and certified on 29/03/2011.

F. By virtue of the said Release Deed 1 & 2, the said Ramdas became absolute owner of and entitled to deal with the said Land Parcel 1 & Entire Land Parcel 2 and/or assign his rights, title and interest to the prospective Developers and upon the terms and conditions as he deem, fit and proper.

G. Shankar Narayan Mhatre was the absolute owner and well and sufficiently entitled to all that piece and parcel of larger land bearing Survey No. 58/3 admeasuring 3350

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AX. The subject matter of this Agreement is **Raunak Fortuna** (As per Municipal Sanctioned Building B) i.e. **phase II** (hereinafter referred to as "the said building") being constructed on the Plot out of the said property.

AND WHEREA the Promoter is in possession of the said property.

AND WHEREAS the Promoter has commenced construction of the said Building on the Plot out of the said property.

AND WHEREAS the Allottee is offered an Apartment bearing number **604** on the 6 floor, (herein after referred to as the said "Apartment") of **Raunak Fortuna** (As per Municipal Sanctioned Building B) i.e. **phase II** being constructed on the Plot out of the said property by the Promoters.

AND WHEREAS the Promoter has entered into a standard agreement with M/S The Firm (Ar.Vishal Shah), Architects and Consultants, registered with the Council of Architects and the said agreement is as per the prescribed format prescribed by the Council of Architects,

AND WHEREAS the Promoter has registered the said building namely "**RAUNAK FORTUNA**" under the provisions of the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act/RERA ") with Real Estate Regulatory Authority at Mumbai No. **P51700052460**. An authenticated copy whereof is annexed hereto and marked as **Annexure 'G'**

AND WHEREAS the Promoter has also appointed RCC specialist and Structural Engineer M/s. R.C. Tipnis for preparation of the structural designs and drawings of the said buildings and the Promoter has accepted the professional supervision of the Architects and the structural Engineers till the completion of the buildings.

AND WHEREAS by virtue of the aforesaid Development Agreement & Power of Attorneys, the Promoter has sole and exclusive right to sell the Apartments in the said buildings to be being constructed by the Promoter of the said property and to enter into Agreement/s with the allottee/s of the Apartments and to receive the sale consideration in respect thereof.

AND WHEREAS on demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the said property, building plans, designs and specifications prepared by the Promoter's Architects, M/S The Firm (Ar.Vishal Shah); and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules & regulations made thereunder.

AND WHEREAS the authenticated copies of the Certificate of Title issued by the attorney at law or the Advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the said property on which the said

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building are to be constructed have been annexed hereto and marked as Annexure 'H', & 'I' respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure 'J'.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter in the event of loading additional FSI/TDR and according to which the construction of the buildings and open spaces are proposed in future development to be provided for on the said project have been annexed hereto and marked as Annexure 'K',

AND WHEREAS the authenticated copies of plans and specifications of the apartments agreed to be purchased by the Allottee as sanctioned and approved by the local authority have been annexed and marked as Annexure "L"

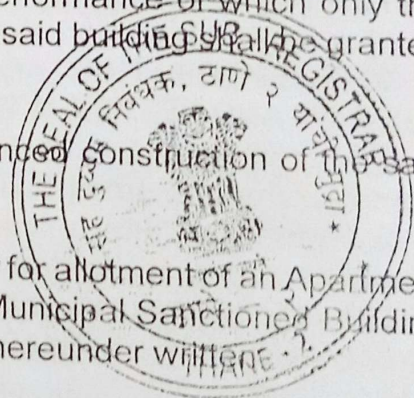
AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupation Certificate of the said Building/s.

AND WHEREAS while sanctioning the said plans, concerned local authority and/or Government has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoter while developing the said property and the said building and upon due observance and performance of which only the completion and Occupation Certificates in respect of the said building/s shall be granted by the concerned local authority

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with said sanctioned plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment bearing No. 604 on 6 floor of Raunak Fortuna (As per Municipal Sanctioned Building B) more particularly described in the Second Schedule hereunder written

AND WHEREAS the carpet area of the said Apartment is 52.03 square meter equivalent to 560 sq. ft. as per RERA (i) "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment and (ii) "Exclusive Areas" means exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee.



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including for making such additional construction and they shall not raise any obstruction or interfere with the rights, powers and authorities of the Promoter in relation thereto and also the revenue and/or income received or derived by the Promoter upon sale, transfer, lease or disposal of such entire additional construction and of such FSI, FAR, DR and TDR and the Promoter shall be entitled to utilize and/or avail of power and water supply from connections, lines or storage tanks and other convenience and amenities for the aforesaid purposes and the Allottee hereby consents to the same. The Allottee shall not demand any consideration or any concession from the Promoter for doing any additional work as aforesaid. PROVIDED the Promoter shall be liable to obtain prior written consent of the Allottee if such additions or amendments adversely affects the area of the said Apartment.

6. The location of amenities shown in the said plans are provisional amenities and the Promoter reserves his right to relocate the amenities and Allottee will not object the same. The terms and conditions of this agreement will be binding on the organization to be formed by the Apartment Allottees and this agreement is also deemed to have been executed between the Organization and also Promoter.

7. The Allottee will not do any acts, deeds and things whereby the Promoter's development right will get affected in any manner and indemnify the Promoter against any loss or damages the Promoter may suffer due to any act or omission of the Allottee or the Organisation.

8. The Allottee is aware at present, the Promoter has acquired said Property and in due course may acquire right in any Additional property and develop the same in the manner as stated herein above. The Allottee is aware of the said proposal of the Promoter and will not object or obstruct the said amalgamation and as and when required by Promoter and will execute such declaration, consent, undertaking as may be required by the Promoter. PROVIDED the Promoter shall be liable to obtain prior written consent of the Allottee if such amalgamation or further development adversely affects the area of the said Apartment.

8 (a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee an Apartment bearing No. **604** admeasuring **52.03** square meter equivalent to **550** sq. ft. carpet area, (hereinafter referred to as "the said Apartment") on 6 floor, in Building **Raunak Fortuna** (As per Municipal Sanctioned Building B) i.e. phase 2 (herein after referred as said building) being constructed on the part of the said property particularly described in First Schedule hereunder written and shown on the floor plan annexed and marked as **Annexure "L"** hereto annexed for the consideration of **Rs.48,78,762/- (Rupees: Forty Eight Lakh Seventy Eight Thousand Seven Hundred Sixty Two Only)**. including the proportionate price of the common areas and facilities appurtenant to the premises. The nature, extent and description of the common areas and facilities is annexed hereto and marked as **Annexure "M"**. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital mentioned hereinabove.

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**Land parcel 2:** Piece & parcel of land being bearing 58/1B (as per latest 7/12 Extract S. No. 58/1/1) admeasuring about 1000 sq.mtrs lying being and situate at Village Padle, Taluka Thane and District Thane and within the limits of Thane Municipal Corporation and within the limits of Registration Sub-District, Thane

**Land parcel 5:** Piece & parcel of land being bearing Survey No.58/1A (as per latest 7/12 Extract S. No. 58/1/2) admeasuring 2000 sq. mtrs lying being and situate at Village Padle, Taluka Thane and District Thane and within the limits of Thane Municipal Corporation and within the limits of Registration Sub-District, Thane

THE SECOND SCHEDULE ABOVE REFERRED TO

Residential Apartment No. **604** on **6** floor admeasuring **52.03** square meter equivalent to **560** sq. ft. as per RERA in the **Building** known as "**Raunak Fortuna** (As per Municipal Sanctioned Building B) in the Project / complex "**RAUNAK LUXURIA** ", being situated at village Padle, Shilphata Road, Taluka & District Thane constructed on part of the said Property.



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# Annexure - E



Certificate No. 5286

## THANE MUNICIPAL CORPORATION, THANE

UDCPR Regulation 26 & 27  
Registration No. 1 & 24

### SANCTION OF DEVELOPMENT

### AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

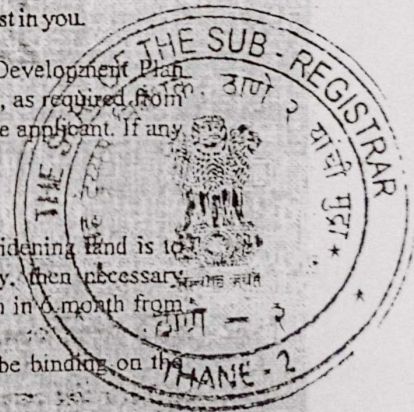
Building A - Stilt (pt.) + Gr. (Pt.) + 1<sup>st</sup> to 30<sup>th</sup> Floor  
Building B - Basement + Stilt (pt.) + Gr. (Pt.) + 1<sup>st</sup> to 6<sup>th</sup> Floor

V. P. No. S11/0098/14 TMC / TDD / 4350/23 Date: 31/3/2023  
To, Shri / Smt. M/s. The Firm (Architect)  
Shri M/s. R.D.P. Realtors pvt. Ltd. (Owners)

With reference to your application No. 10231 dated 16/03/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Padle Sector No. XI Situated at Road / Street 30.0 Mt. D.P. Road S. No. / G.S.T. No. / T.P. No. 58/1/1, 58/1/2 & 58/2

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) Authority will not supply water for construction.
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) If in the development permission reserved 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 with in a month from the commencement certificate.
- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.



**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.  
वस्तु क्रमांक 5050 / 2023  
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- 10) Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
- 11) Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
- 12) Lift Certificate from PWD should be submitted before Occupation
- 13) Permission for cutting of tree, if necessary, shall be obtained from the Certificate, if applicable.
- 14) Tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
- 15) N.O.C. from water dept., drainage dept and tree dept. should be submitted before O.C.
- 16) The proposed building should be structurally designed by considering seismic forces as per I.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage Intimation of plinth & Occupation Certificate.
- 17) CCTV System shall be installed before applying for occupation certificates.
- 18) Rain water harvesting system should be installed before applying for occupation certificates.
- 19) Solar Water heating system should be installed before applying for occupation certificates.
- २०) वापर परवान्यापूर्वी UDCPR मधील विनियम क्र.13.50 मधील तरतुदीनुसार Organic Waste Disposal ची व्यवस्था करण्यात आली असल्याबाबत तांत्रिक सल्लागार यांचे प्रमाणपत्र सादर करणे आवश्यक.
- २१) वापर परवान्यापूर्वी विकासक यांनी Inclusive Housing सर्दीनांच्या स्थानात केलेल्या बदलाबाबत तसेच, एकत्रीकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुदीनुसार MHADA कार्यालयास कळविणे आवश्यक राहिल.
- २२) स्टॅक पार्किंग बाबतचे हमीपत्र विकासक यांचेवर बंधनकारक राहिल.
- २३) नियमानुसार वेळोवेळी योग्य ती शुल्क भरणे आवश्यक राहिल.
- २४) नियोजित इमारतीच्या प्रथम वापर परवान्यापूर्वी विकास प्रस्तावांतर्गत दर्शविलेली कार पार्किंग अनुज्ञेय ५०% पेक्षा जास्त प्रस्तावित केलेली असल्याने, अतिरिक्त पार्किंग व्यवस्थेच्या क्षेत्राकरीता प्रचलित कृषिक बाजारमूल्य तक्त्यातील दराच्या १०% दराने प्रिमियम आकारणी करणे आवश्यक



सावधान  
 मंडळ नवमभानुसार यथकाल व खर्च तसेच  
 पिकवून नियंत्रण विभागातील नुसतं आवक्यात त्या  
 परवानग्याने पिकविलेले कार कार्ड, नुसतं  
 Office Stamp  
 Office No.  
 Date  
 मंडळ नवमभानुसार यथकाल व खर्च तसेच  
 पिकवून नियंत्रण विभागातील नुसतं आवक्यात त्या  
 परवानग्याने पिकविलेले कार कार्ड, नुसतं  
 Office Stamp  
 Office No.  
 Date  
 मंडळ नवमभानुसार यथकाल व खर्च तसेच  
 पिकवून नियंत्रण विभागातील नुसतं आवक्यात त्या  
 परवानग्याने पिकविलेले कार कार्ड, नुसतं  
 Office Stamp  
 Office No.  
 Date

Yours faithfully,

M.V. [Signature]  
 Executive Engineer,

Town Development Department,  
 Thane Municipal Corporation, Thane.

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दस्त क्रमांक १२४१/२०२१
५६/१०८

# Annexure - F



ठाणे महानगरपालिका

## Thane Municipal Corporation APPENDIX 'D-1'

### SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Building Name : B (B)

Building Use : Residential Building

Name of PWork : B-1 (B)

Floor Name: BASEMENT PARKING FLOOR,GROUND,PARKING FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,SIXTEENTH FLOOR,SEVENTEENTH FLOOR,EIGHTEENTH FLOOR,NINETEENTH FLOOR,TWENTIETH FLOOR,TERRACE FLOOR

Building Name : A (A)

Building Use : Mixed Use

Name of PWork : A-1 (A)

Floor Name: THIRTYFIRST FLOOR,TERRACE FLOOR

To,

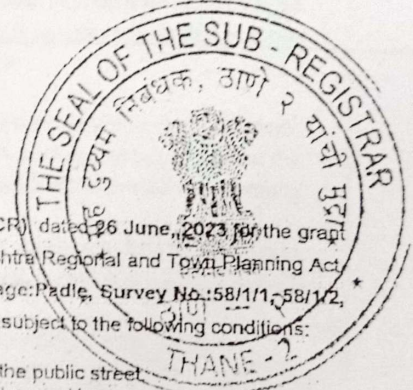
Vishal Shah (Lic:CA/2001/28393 ) Architect

Rajan N. Bandelkar (Owner)

1/2, Dev Ashish Building, Amrut Nagar, Ghatkopar (w), Mumbai  
400 086.

Sir,

With reference to your application No. S11/0098/14/1 (V.P.No.TMCB/TDD/0003/[P/C]/2023/AutoDCR) dated 26 June, 2023 for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1949; to carry out development work / Building on Village: Padle, Survey No.: 58/1/1, 58/1/2, 58/2, the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, 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 reserved land/amenity space/road winding 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 months from the commencement certificate.
8. All the provision mentioned in UDCP, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water

Page 1 of 2

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दस्त क्रमांक ५०९९/२०२४
५०/९०८

- drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. NOC from MSEB Department for use of R.G. under High Tension Cable & for clear distance of building including corridor.
  15. Structural stability certificate from R.C.C. consultant, Final NOC before O.C. from Drainage, Water, Tree & SWM department should be submitted

Office No. :

Office Stamp. :

Date : 20/07/2023

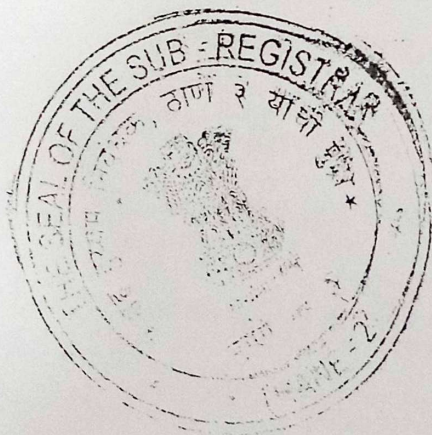
Yours faithfully,

OFFICE OF THE Thane Municipal Corporation  
Building Permit No.: TMCB/TDD/0003/[P/C]/2023/AutoDCR  
Date: 20 July, 2023

SANCTIONED

Digitaly signed by SATISH PANCHANATH UGILE  
Date: 20 Jul 2023 18:46:28  
Organization: Thane Municipal Corporation  
Designation: Assistant Director Town Planning

Signature of the Authority



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दस्त क्रमांक ७७४९ / २०२४
५८ / १०८

# Annexure - G



## 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 : P51700052460

Project: RAUNAK FORTUNA , Plot Bearing / CTS / Survey / Final Plot No.:58/1/1, 58/1/2, 58/2 at Thane (M Corp.), Thane, Thane, 421204;

1. Rdp Realtors Private Limited having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 421204.

2. This registration is granted subject to the following conditions, namely:-

- ◊ The promoter shall enter into an agreement for sale with the allottees;
- ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- ◊ The Registration shall be valid for a period commencing from 08/09/2023 and ending with 31/12/2030 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

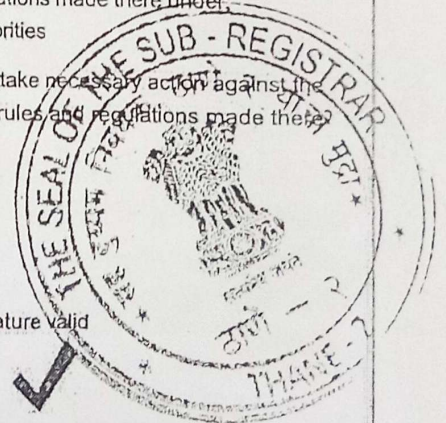
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 08/09/2023

Place: Mumbai

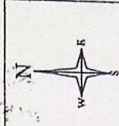
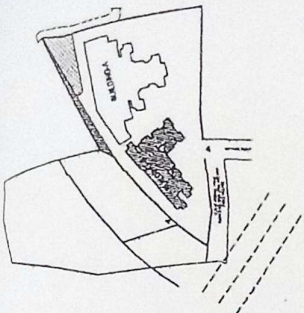
Signature valid



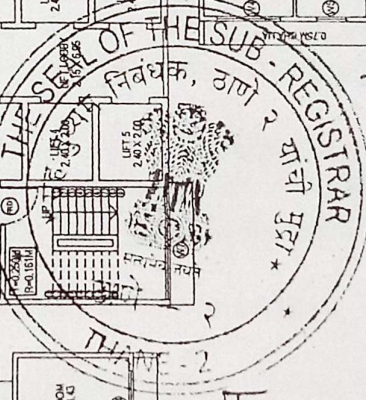
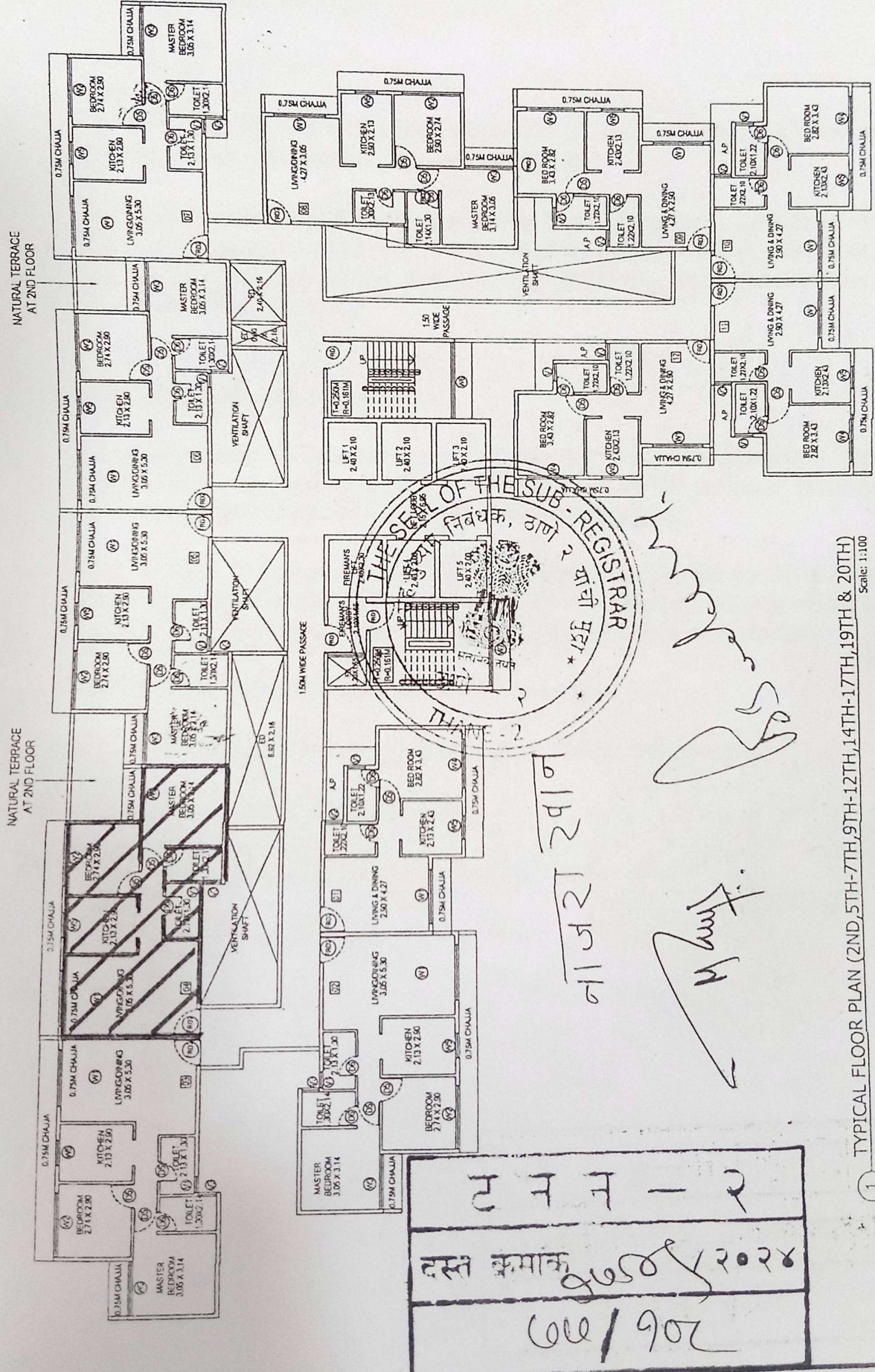
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

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दस्त क्रमांक १५५०१ / २०२३
५८ / १०८

# ANNEXURE - L



FLAT NO.	604
FLOOR NO.	6 <sup>th</sup>
BLDG. NAME	RAUNAK FORTUNA
NAME & SIGNATURE OF OWNER	
MS. R.D.P. REALTORS PVT. LTD.	
DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED RESIDENTIAL TOWER ON PLOT BEARING SURVEY NO. 58, HISSA NO. 117, 12 & 1 AT VILLAGE PADALE, THANE.	



1 TYPICAL FLOOR PLAN (2ND, 5TH-7TH, 9TH-12TH, 14TH-17TH, 19TH & 20TH) Scale: 1:100

टॉन - 2  
 दस्त क्रमांक 206/902/2024

Existing Customer:  Yes  No

CIF No/ Account No.

First Name Middle Name Last Name  
MAZRA RIYAZUDDIN KHAN

Date of Birth: 19111984 PAN: BCJPKS777J

Mobile: 9987042905

Email: nazarakhan2905@gmail.com

Name of Spouse:

Name of Father: ALAM KHAN

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Documents of KYC (Minimum one to be filled)

Ahaar / UID No. 680208418991

Passport ID No.

Passport No.:

Driving License No.

MREGA Job card No.

Address issued by National Population Register Containing Name and Address:

National Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

DEFENCE PERSONNEL:

Indian Army  Indian Navy  Indian Air force

OUR SERVICE UNDER:

Old Benefit Pension  New Pension Scheme

<h1>SSL</h1>	Code No.	MUM99999
	File Ref No.	RP06/24060032
ASE	Sujat-ladav.	13580
ASM	ATUL Lundge	7400343946
AQM	Rohit	9768604755

LOS Number	
LOS Branch Name	
Branch Code	70571
Source Type	CONNECTOR.
Expected Disbursement Date	
Reference ID	
Applicant Name	NAZRA Khan
Co-Applicant Name	
Date of Birth	19/11/1984
Pan Card Number	BCJPK 5777J
Bank Account Number	
E-mail ID	NAZRAKhan2905@gmail.com
Mobile No.	9927042905
Loan Amount & Interest Rate	35,00,000
Tenure	360 month.
Connector Name & Code	
Proposal Type	Home Loan
Property Final : Yes / No	Yes.
RACPC	
RBO	

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	06/08	Vaisteekala
SITE	06/08	L.G. Naite
LOAN A/C		
T.D.		