



30/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 12

दस्त क्रमांक : 11265/2024

नोंदणी :

Regn.83m

## गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4800500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4257403.15
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 2702, माळा नं: 27 वा मजला, इमारतीचे नाव: श्री साईनाथ एसआरए को ऑप डी सो लि, ब्लॉक नं: रेहाव विल्डिंग(नं. 1), नितीन कंपनी समोर, रोड नं: पांचपाखाडी, ठाणे(प), इतर माहिती: सदनिकेचे क्षेत्र 27.92 चौ. मी. कार्पेट व एकमकुमुसिद्ध एरिया 5.75 चौ. मी. कार्पेट यांचे एकूण क्षेत्र 33.67 चौ. मी. कार्पेट ( Final Plot Number : 325 (P) ; )
(5) क्षेत्रफळ	1) 33.67 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-त्रिमिती रिअल्टी एलएलपी तर्फे भागीदार स्वप्रिल युवराज मराठे यांच्या तर्फे कु मु म्हणून संतोष बाबुराव भगत वय:-30; पत्ता:-प्लॉट नं: 102, माळा नं:., इमारतीचे नाव: उमेच्छा, ब्लॉक नं: विष्णू नगर, रोड नं: नौपाडा, ठाणे (प), महाराष्ट्र, ठाणे. पिन कोड:-400602 फॅन नं:-AAMFT1276B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नंदकुमार ज्ञानेश्वर मोरे वय:-33; पत्ता:-प्लॉट नं: रूम नं. 1007, माळा नं:., इमारतीचे नाव: आनंद नगर, ब्लॉक नं: नवजीवन मित्रा मंडळ, रोड नं: कोपरी, ठाणे (प.), महाराष्ट्र, THANE. पिन कोड:-400603 फॅन नं:-BHYPM0098N 2): नाव:-नेहा नंदकुमार मोरे वय:-29; पत्ता:-प्लॉट नं: रूम नं. 1007, माळा नं:., इमारतीचे नाव: आनंद नगर, ब्लॉक नं: नवजीवन मित्रा मंडळ, रोड नं: कोपरी, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400603 फॅन नं:-FHFPM8074P 3): नाव:-ज्ञानेश्वर आत्माराम मोरे वय:-62; पत्ता:-प्लॉट नं: रूम नं. 1007, माळा नं:., इमारतीचे नाव: आनंद नगर, ब्लॉक नं: नवजीवन मित्रा मंडळ, रोड नं: कोपरी, ठाणे (प.), महाराष्ट्र, THANE. पिन कोड:-400603 फॅन नं:-ARYPM7185M
(9) दस्तऐवज करून दिल्याचा दिनांक	30/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	30/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11265/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	336500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह. दुय्यम निबंधक वर्ग-२  
ठाणे क्र. १२

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

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



Valuation ID	20240730420	मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )			30 July 2024, 10:19:24 AM	
मूल्यांकनाचे वर्ष	2024					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : ठाणे					
उप मूल्य विभाग	5/18/1- मुंबई आग्रा द्रुतगती महामार्गाच्या दोन्ही बाजूस दर्शनी असलेल्या मिळकती, पाचपाखाडी गावाच्या दक्षिण हद्दीपासून ते पूर्व द्रुतगती महामार्ग व अल्मेडा रस्त्याच्या जंक्शन पर्यंतचा पूर्व द्रुतगती महामार्गाच्या पूर्वकडील भाग, नगर रचना योजना क्र. अंतिम भुखंड क्र./सर्व्हे क्र.					
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
	43200	104500	119600	135500	119600	चौ. मीटर
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	37 037 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-	
उद्वाहन सुविधा -	आहे	मजला -	21st and Above	कार्पेट क्षेत्र-	33.67 चौ. मीटर	
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs.114950/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)					
	= (( (114950-43200) * (100 / 100) ) + 43200)					
	= Rs.114950/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 114950 * 37.037					
	= Rs.4257403.15/-					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 4257403.15 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	= Rs.4257403/-					
	= ₹ बेचाळीस लाख सत्तावन्न हजार चार शे तीन/-					

पुसह. दुय्यम निबंधक वर्ग-२  
ठाणे क्र. १२

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दस्त क्र. ११२५ / २०२४  
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CHALLAN  
MTR Form Number-6



GRN	MH005953151202425E	BARCODE			Date	29/07/2024-22:46:56	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)	BHYPM0096N			
Location	THANE			Full Name	NANDKUMAR DNYANESHWAR MORE			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 2702 27TH FLOOR BLDG NO 1			
Account Head Details		Amount In Rs.		Premises/Building	SHREE SAINATH SRA CHS LTD OPP NITIN COMPANY PANCHPAKHADI			
0030046401 Stamp Duty		336500.00		Road/Street	THANE			
0030063301 Registration Fee		30000.00		Area/Locality	THANE			
				Town/City/District				
				PIN	4 0 0 6 0 2			
				Remarks (If Any)	PAN2=AAMFT1276B-SecondPartyName=TRIMITY REALTY LLP-CA=4800500			
				Amount In	Three Lakh Sixty Six Thousand Five Hundred Rupees			
Total		3,66,500.00		Words	Only			
Payment Details			IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	Ref. No.	69103332024073010860	2881395022		
Cheque/DD No.			Bank Date	RBI Date	29/07/2024-22:47:47	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Mobile No. : 8369177704

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 दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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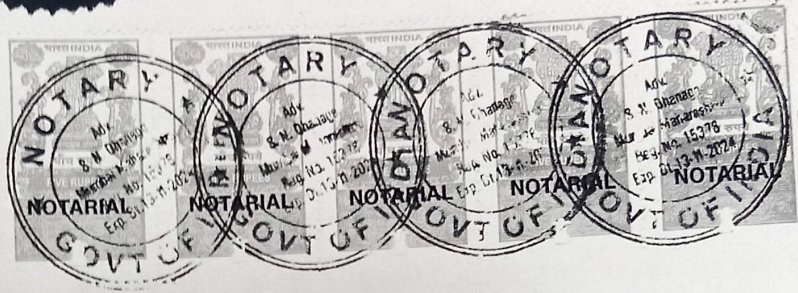
Print Date 29-07-2024 10:48:43

True Copy

*100001*

Adv. Shivaji N. Dhanage  
Notary Govt. Of India  
Regd. No. 15376, MUMBAI (MS)  
404-405, 4th Floor, Davar House,  
197/199 Near Central Camera Bldg,  
D N Road Fort, Mumbai - 400001

05 AUG 2024



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दस्त क्र ११२६५ / २०२४	
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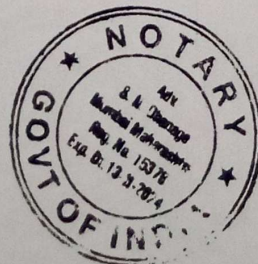
AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT is made at Thane on this 30<sup>th</sup> Day of July 2024 BETWEEN M/S. TRIMITY REALTY LLP, (PAN NO AAMFT1276B) a Limited Liability Partnership firm registered under the provisions of Limited Liability Partnership Act, 2008 having its registered Office at **Stellar, Besides Shreeji Ville Opp. Namdeo Wadi Panchpakhadi Thane (west) - 400602** through their authorised Signatory partner **MR. SWAPNIL YUVRAJ MARATHE** hereinafter referred to as "the PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors and assigns ) of the ONE PART.

*Handwritten signature/initials*

*Handwritten mark*

*Handwritten signatures: Swapnil, Promote, Marathe*



AND

1. MR. NANDKUMAR DNYANESHWAR MORE Age 33 years,, Occ: Service PAN NO BHYPM0096N ,2. MRS. NEHA NANDKUMAR MORE Age: 29 years,Occ: Service PAN NO. FHFPM8074P 3. MR. DNYANESHWAR ATMARAM MORE having their address at Room no 1007, Anand Nagar, Navjeevan Mitra Mandal Kopari Thane 400603 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.

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

WHEREAS:

- a. M/S. Jain & Shankhla Industries, Shri Shankar V. Patel & Vishram Parbat (hereinafter collectively referred to as 'the said Original Owners') were entitled to the LAND being all that piece and parcel of land bearing Final Plot No.325 admeasuring 21358.34 sq. mtrs. situated, lying and being at Village Panchpakhadi, Taluka and District Thane in the Registration District & Sub-District Thane and within the local limits of Thane Municipal Corporation (which is more particularly described in the First Schedule hereunder written and hereinafter referred to as 'the said Entire Land') as per revenue records.
- b. A portion of the said Entire Land was encroached upon and there exists cluster of hutments (282 hutments) upon a portion of the said entire land and as such the



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दस्तावेज क्र. ११२४५ / २०२४	
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*[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Signature]*

s. The Promoter have further represented that there shall be separate entrance to the Rehab Building and to the Sale Building as more particularly shown by brown and grey colours respectively on the map annexed hereto as Annexure 'E'.

t. The Promoter submitted amended plan to the Authority and Authority sanctioned the said plan vide its permission MMR. SRA/ENG 045/ Sec-2/PVT/AP for Rehab building Basement + Gr/Stilt + 1<sup>st</sup> Floor to 30<sup>th</sup> Floor and accordingly Promoter is entitled to sell the flat from the 25<sup>th</sup> floor to 30<sup>th</sup> floor i.e is Promoters Allocation in the Rehab Building which is collectively known as "Shree Sainath SRA Co-operative Housing Society Limited and which is the subject matter of this Agreement comprising of Residential /Commercial Premises (and hereinafter be referred to as 'the said Building').

u. The Promoter is now desirous of selling the Promotes Allocation premises situated in the said building being constructed upon the said property, on Ownership Basis and are entering into separate Agreements for Sale of such premises with various Allottee/s on similar terms and conditions as herein contained (save and except and/or to such modifications as may be necessary or considered desirable by the Promoter);



v. The Promoter is in possession of the said Property.

w. The Promoter have entered into a Standard Agreement with M/s. Right Angle Architects & Interior Designers and the said Agreement is as per the prescribed format prescribed by the Council of Architect and the Promoter have also appointed RCC specialist and Structural Engineer for preparation of the structural designs and drawings of the Sale Buildings on the Promoter accepting the professional supervision of the Architects and the Structural Engineers till the completion of the buildings. The structural designs prepared by the said Structural Engineers is earthquake resistant and an authenticated copy of the certificate in respect thereof is hereto annexed and marked as Annexure "F".

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दस्तावेज क्र. १२	
दस्तावेज क्र. ११२४५/२०२४	
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Signature of Promoter

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.

cc) 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 shall be granted by the Concerned Local Authority.

dd) The Allottee/s has applied to the Promoter for allotment of a Flat bearing No. 2702 on 27<sup>th</sup> floor in said Building to be known as "Shree Sainath SRA CHS Ltd)" (hereinafter referred to as 'the said Flat') to be/being constructed on the said Property.

ee) The Carpet Area of the said Flat under RERA is 27.92 square meters and Exclusive Areas of the said Flat is 5.75 square meters aggregating to 33.67 square meters ("Total Area"). For the purposes of this Agreement (i) "Carpet Area" means the net usable floor area of an/unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the unit and (ii) "Exclusive Areas" means exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee.

ff) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;



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*Amore*

*Amore*

The entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;

The staircases, lifts, staircase and lift lobbies, fire escapes and common entrances and exits of buildings;

The common basements, terraces, parks, open parking areas and common storage spaces;

All community and commercial facilities as provided in the real estate project;

All other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;

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

## 2. ALLOTMENT OF FLAT AND PAYMENT OF CONSIDERATION

2.1 The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agree to sell to the Allottee **Flat bearing No. 2702 on 27<sup>th</sup> floor of Building** to be known as **"Shree Sainath SRA CHS Ltd"** (hereinafter referred to as 'the said Building') having Carpet Area of **27.92 square meters** and the Exclusive Areas of the Flat **5.75 square meters** aggregating to Total Area of **33.67 square meters** (The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in Recital above) (hereinafter referred to as 'the said Flat') as shown on the floor plan in **Red lines** hereto annexed and marked as and more particularly described in Schedule 'A' hereunder written) for the consideration of **Rs. 48,00,500/- (Rs. Forty Eight Lakh Five Hundred Only)** being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule annexed herewith and marked as **Annexure 'I'**.



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दस्तावेज क्र. ११२२५ / २०२४	
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*[Signature]*

*[Signature]*

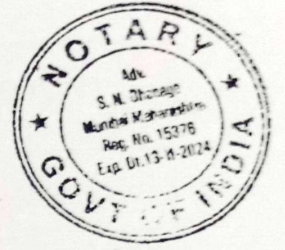
*[Signature]*



THE FIRST SCHEDULE ABOVE REFERRED TO:

( The Said Entire Property)

ALL THAT PIECE AND PARCEL of land bearing Final Plot No.325 admeasuring 21358.34 sq. mtrs. situated, lying and being at Village Panchpakhadi, Taluka and District Thane in the Registration District & Sub-District Thane and within the local limits of Thane Municipal Corporation



THE SECOND SCHEDULE ABOVE REFERRED TO:

( The Said Property)

ALL THAT PORTION of land admeasuring 5131.74 sq. mtrs. (including area 870.33 sq. mtrs. reserved for T.P. Road) ( out of the said Entire property being land bearing Final Plot No.325 (Pt)admeasuring 21358.34 sq. mtrs. situated, lying and being at Village Panchpakhadi, Taluka and District Thane in the Registration District & Sub-District Thane and within the local limits of Thane Municipal Corporation and more particularly described in the First Schedule hereinabove written.

THE SCHEDULE-A ABOVE REFERRED TO:

Flat No. 2702 on 27<sup>th</sup> floor, having Carpet Area of 27.92 square meters and the Exclusive Areas of the Flat 5.75 square meters aggregating to Total Area of 33.67 square meters, in the Building to be known as "SHREE SAINATH SRA CHS LTD" constructed on the Said property described in the Schedule hereinabove written.

SIGNED AND DELIVERED BY THE  
WITHIN NAMED PROMOTER  
M/S. TRIMITY REALTY LLP  
through its Authorised Signatory Partner  
MR. SWAPNIL YUVRAJ MARATHE

)  
)  
)  
)  
)  
)



WITNESSES:

1. Name: Akshay E. Tamke
2. Name: Maruti V. Sawant

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दस्त क्र. ११२६५ / २०१८	
	११०



# MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY

(excluding the Brihan-Mumbai Municipal Corporation Area)  
Thane Municipal Corporation Market Building, Near Dr. Kashinath Ghanekar Auditorium,  
Khevera Circle, Gladly Alvares Road, Manpada, Thane (W) - 400610.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. MMR.SRA/ENG/045/SEC-2/PVT/AP 25 NOV 2022  
COMMENCEMENT CERTIFICATE

To,  
M/S. Trinity Realty LLP,  
102, Umecha, Vishnunagar,  
Naupada, Thane (w)-400 602.  
Sir.

Rehab Building No.1

With reference to your application No. 1067 dated 9/11/22 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S.No. Final Plot No. 325 (Pt)

of village Panchpakhadi  
ward Sec-2 T.P.S.No. I  
Situated at Thane (w)

The Commencement Certificate/ Building Permit is granted subject to compliance mentioned in LOI U/R No. MMR SRA/ENG/017/SEC-2/PVT/LOI dt. 23/02/2022  
IOA U/R No. MMR, SRA/ENG/045/SEC-2/PVT/AP dt. 07/11/2022  
and on following conditions.

1. The land vacated in consequence of endorsement of the set-back line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development Permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of the Coastal Zone Management Plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (MMR,SRA) if:-
  - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (MMR,SRA) is contravened or not complied with.
  - c) The C.E.O. (MMR,SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

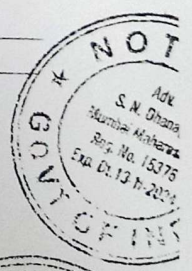
The C.E.O. (MMR,SRA) has appointed Shri. Rajkumar Pawar Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth Level of Rehab Building No. 1



For and on behalf of Local Authority  
The MMR, Slum Rehabilitation Authority  
25/11/2022  
Executive Engineer (MMR, SRA)

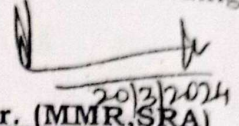
FOR  
CHIEF EXECUTIVE OFFICER  
(MMR, SLUM REHABILITATION AUTHORITY)  
99264 / 2022  
605 | 990



No.MMRSRA/ENG/045/SEC-2/PVT/AP

Date : 20 MAR 2024

This Plinth C.C. is Re-endorsed upto Plinth level of Rehab Building No. 1 as per approved amended plans dtd.20/03/2024.



20/3/2024  
Ex. Engr. (MMR, SRA)  
(Rajkumar Pawar)



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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 :  
**P51700048590**

Project: **Stellar** , Plot Bearing / CTS / Survey / Final Plot No.: **Final Plot No 325 (part) at Thane (M Corp.), Thane, Thane, 400602;**

1. **Trinity Realty Llp** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400602.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **10/01/2023** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:10-01-2023 15:24:16

Dated: **10/01/2023**

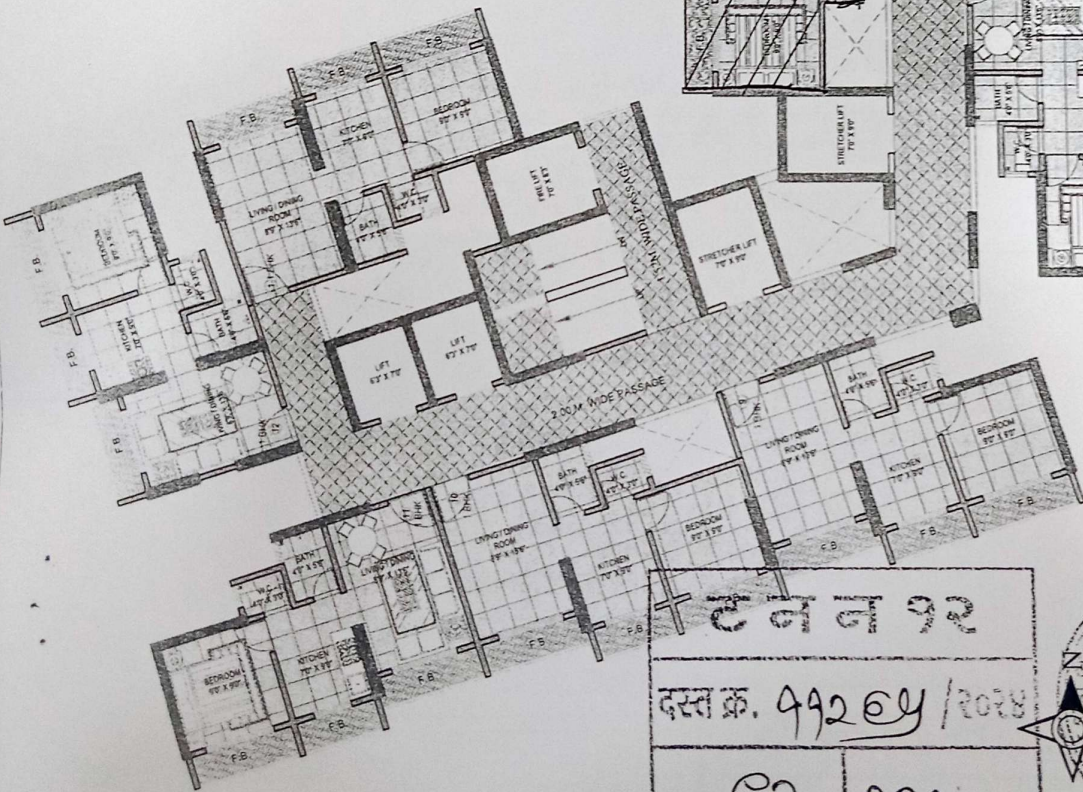
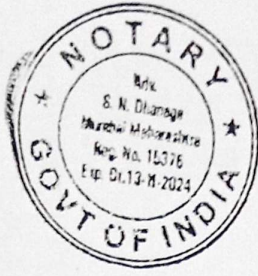
Place: **Mumbai**

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

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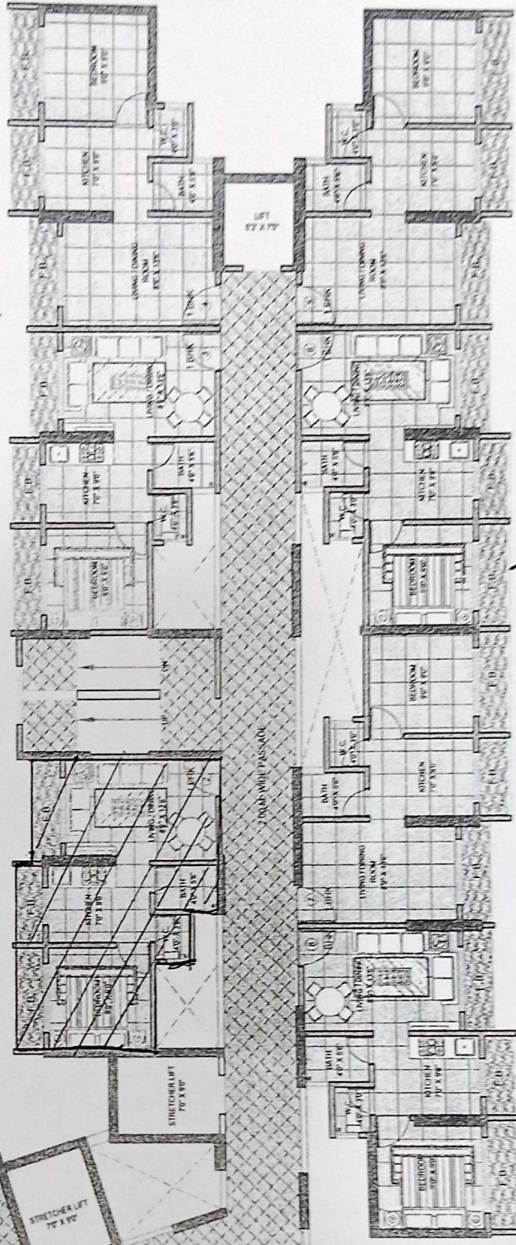
Office / Flat No	Type	Carpet (Sq.m.)	F. B. (Sq.m.)	Total (Sq.m.)
<b>BUILDING NO. 1 - 2ND TO 30TH FLOOR</b>				
1 to 12	1 BHK	27.92	5.75	33.67



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TOTAL FLOOR PLAN (2RD TO 30TH FLOOR)



**flight angle**  
 ARCHITECTS INTERIORS DESIGNERS  
 801, Dnyanesh, Chs,  
 Anand Nagar, Sakinaka,  
 Mumbai - 400 072 (W)  
 Phone: 022-25523333 (W)  
 Email: flight\_angle@yahoo.com

PROPOSED ON PLOT BEARING F.P. NO. 325, T.P. - 1, AT PANCHPAKHADI, THANE

Sq. Mt.	CONTENT OF SHEET	1/10
5131.74	REHAB BUILDING NO: 1 - BASEMENT + GR / STILT + 1ST TO 30TH FLR	
21358.34	LAYOUT PLAN	
5131.74	B/UP AREA DIAGRAM, AREA CALCULATIONS.	
5131.74	STAMP OF APPROVAL OF PLANS	
870.33	<div style="border: 1px solid black; padding: 5px; display: inline-block;">           This cancels Approval to the Previous Plans Sanctioned under No. 049/SEC-2/PVT/AP Dated..07/11/2022         </div> <div style="margin-left: 20px;">           Approved Subject to the condition mentioned in this office permission letter No. MMR/CP/ENG. 049/SEC-2/PVT/AP Dt.....2.D..MAR..2024         </div> <div style="text-align: center; margin-top: 10px;">             20/3/2024            Executive Engineer            Mumbai Metropolitan Region         </div>	
0		
870.33		
4261.41		
0		
0		
0		
0		
4261.41		
340.91		
658.37		

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ..... AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

**DESCRIPTION OF PROPOSAL AND PROPERTY**

PROPOSED RESIDENTIAL BUILDING ON THE PLOT NO. 325, TPS NO : 01 AT VILLAGE, PANCHPAKHADI, TALUKA . DIST -THANE.

**NAME OF OWNER**

FOR,

**For Trimity Realty LLP**

*[Signature]*  
Partner

*[Signature]*

अध्यक्ष  
श्री. रविंद्र हारकलाथ गोळे  
श्री राईबाय (एस.आर.ए) सहकारी  
निर्माण संस्थ (मर्यादीत)

M/S. TRIMITY REALTY LLP

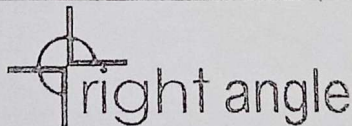
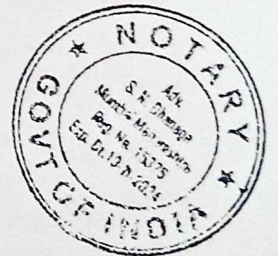
SITE

DATE	JOB.NO	DRG.NO	DRAWN BY	CHECKED BY
18.03.2024	-----	-----	MEGHA K.	SACHIN SIR

SIGNATURE, NAME AND ADDRESS OF LICENSED ENGINEER / ARCHITECT

*[Signature]*

AT. SACHIN CHARPE  
CA/2010/47370



ARCHITECTS & INTERIOR DESIGNERS  
601, Dev Ashish Chs., Above Hotel Sai Maas,  
Teen Hath Naka ,Thane (W)  
Mob No - 9987983331  
designs.rightangle@gmail.com  
interiors.rightangle@gmail.com

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९३	११०





Existing Customer:  Yes  No

CIF No/ Account No.

First Name Middle Name Last Name

MEHA nandkumar moke

Date of Birth: 09/10/1995 PAN: FHFPM8074P

9702282262

nandkumar.mokey@gmail.com

Name of Spouse: nandkumar moke

Name of Father:

Male  Female  Third Gender

Status:  Single  Married  Divorced  Widowed

Number of KYC (Minimum one to be filled)

Aadhaar / UID No. 857281479197

Passport No.

Port No.:

Driving License No.

REGA Job card No.

Issued by National Population Register Containing Name and Address:

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

Service Personnel:

Indian Army  Indian Navy  Indian Air force

Service Under:

Benefit Pension  New Pension Scheme





HOME LOAN CENTRE, GHATKOPAR

<b>SSL</b>	Code No.	<b>MUM99999</b>	
	File Ref No.	Lead No.	
ASE	Sujeet Yadav	13580	7400343996
ASM	ATUL Landige		9268604255
AQM	Rohit Pantek		

RLMS Number	
LOS Branch Name	
Branch Code	Mukom nagat C
Source Type	
Expected Disbursement Date	
Reference ID	
Applicant Name	nandkumar mode
CIF No.	
Co-Applicant Name	reha nandkumar mode/anyaneshwari mode
CIF No.	
Applicant	nandkumar mode
Date of Birth	20/04/1981
Pan Card Number	BH-IPM 0098N
Bank Account Number	
Bank Account Number	
E-mail ID	nandkumar.mode1@gmail.com <del>nandkumar.mode1</del>
Mobile No.	9702282262
Loan Amount & Interest Rate	35,00,000

360 month.  
Home Loan  
YOB

MT		
PROCESSING OFFICER		
RESI/OFF		
TR	12/08	Jitendra Patil
VALUATION	12/08	Vaastukesh
SITE		
LOAN A/C		
T.D.		
D.E.		