



22/08/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 22634/2024

नोदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) भोबदला	28000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24318473.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: सदनिका क्र. 2503,25वा मजला,मानसरोवर बिल्डींग,टीएमसी ऑफिस समोर,पांचपाखाडी,ठाणे. सदनिकाचे क्षेत्र 1788 चौ. फुट रेरा कारपेट व 2 कव्हर्ड कार पार्किंग सह.( ( Survey Number : Final Plot No. 394/A, 394/C, TPS No. 1 ; ) )
(5) क्षेत्रफळ	1) 1788 चौ.फूट
(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:-मेरिडीयन बिल्डप्रो प्रा. लि तर्फे डायरेक्टर अनिल नगराज सुधा तर्फे कु.मू.घा. अजित भोईर -- वय:-; पत्ता:-प्लॉट नं: 2403,, माळा नं: 24वा मजला,, इमारतीचे नाव: ए विंग मॅरॉथान फयुचर, ब्लॉक नं: -, रोड नं: मोफतलाल मील्स कंपाऊंड, एन एम जोशी मार्ग लोवर परेल , मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AAGCM7815G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रमेश आसराजी पाटील -- वय:-57; पत्ता:-प्लॉट नं: 402, माळा नं: 4, इमारतीचे नाव: मलबेरी अपार्टमेंट, ब्लॉक नं: -, रोड नं: गणेश वाडी, पांचपाखाडी, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-ABBPP8141R 2): नाव:-अंजली रमेश पाटील -- वय:-55; पत्ता:-प्लॉट नं: 402, माळा नं: 4, इमारतीचे नाव: मलबेरी अपार्टमेंट, ब्लॉक नं: -, रोड नं: गणेश वाडी, पांचपाखाडी, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-ANZPP1257G
(9) दस्तऐवज करून दिल्याचा दिनांक	22/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	22/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	22634/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1960000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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



**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made and entered into at **Thane**  
this **22<sup>nd</sup>** Day of **August** in the Christian Year Two Thousand  
Twenty Four (2024)

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**B E T W E E N**

**MERIDIAN BUILDPRO PVT. LTD.**, a Company duly incorporated under the Companies Act, 1956, PAN: AAGCM7815G, having its Registered Office at 2403/A Marathon Futurex, N.M. Joshi Marg, Lower Parel, Mumbai, 400013, through its Authorized Signatory hereinafter referred to as the **PROMOTER** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assignees) of the **ONE PART**;

**A N D**

**Mr. Ramesh Asaraji Patil Age - 57 Yrs, PAN No. ABBPP8141R**  
**And Mrs. Anjali Ramesh Patil Age - 50 Yrs, PAN No. ANZPP1257G** Indian Inhabitant/s having Address at **402, Mulberry Apt., Ganesh Wadi, Opp. Kaushalya Hospital, Panchpakhadi, Thane West - 400602**, hereinafter referred to as the **ALLOTTEE** (which expression shall, unless it be repugnant to the context or meaning thereof be, in the case of one single individual or more than one individual, mean and include such single individual and in case of more than one, all of them, their survivors and their respective heirs, executors, administrators and assignees and in the case of a Partnership Firm, mean and include all the Partners for the time being constituting the such firm, their respective survivors, heirs, executors, administrators and assignees and in the case of a Company duly incorporated under the Companies Act, 1956, mean and include its successors and assignees and also generally mean and include singular or plural as also masculine or feminine as the case may be and context may require) of the **OTHER PART**.

**WHEREAS:**

A. Late Shri Mohanlal Prabhashankar Bhatt [for short called **Mohanlal**] was the absolute owner of and was fully seized and possessed of and otherwise well and sufficiently entitled to all that pieces and parcels of land bearing (i) Survey No.194/1 (CTS **उत्तरा २१६**)

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No.543) admeasuring 3720.69 sq. yds (3110.85 sq. mts.), (ii) Survey No.194/4 (CTS No.544) admeasuring 302.49 sq. yds. (262.5 sq. mts.), (iii) Survey No.194/5 (CTS No.644) admeasuring 3932 sq. yds. (3287 sq. mts.), (iv) Survey No.230/A (CTS No.547) admeasuring 20146 sq. yds. (16844.1 sq. mts.), (v) Survey No.230/B (CTS No.546) admeasuring 695.69 sq. yds. (531.56 sq. mts.) & (vi) Survey No.230/C and 230/D (CTS No.632 to 642) admeasuring 7895.29 sq. yds. (6601.2 sq. mts.), thus in aggregate admeasuring 36692.16 sq. yds., i.e. about 30627.71 sq. mts., together with various structures then standing thereon, situated at Village Panchpakhadi, Taluka & District Thane and within the limits of erstwhile Thane Municipal Council and later within the limits of Thane Municipal Corporation (**TMC**), Registration District and Sub-District of Thane, hereinafter referred to as the **Original Land**.

B. The said Mohanlal died intestate on or about 9<sup>th</sup> January 1946 leaving behind his widow Smt. Girijalaxmi (Girijabai) Mohanlal Bhatt [for short called **Girijalaxmi**] and three sons, namely, (i) Shri Gaurishankar Mohanlal Bhatt (for short called **Gaurishankar**), (ii) Shri Pratap Mohanlal Bhatt (for short called **Pratap**) and (iii) Shri. Shankar Mohanlal Bhatt (for short called **Shankar**) as his only heirs to succeed and inherit the said Original Land and the structures then existing thereon.

C. The said Original Land was covered under Town Planning Scheme No.1, Thane [hereinafter referred to as **T.P. Scheme**] and as such land admeasuring 26572.6 sq. yds. i.e.22217.35 sq. mts., which initially was numbered as Original Plot No. 504 and later on numbered as Final Plot No.323 and finally at the stage of approval by Government of Maharashtra in the year 1985 numbered as Final Plot No.394 at the same place as that of the said Original Land, situated at Village Panchpakhadi, Thane (W), Taluka and District Thane, came to be allotted in the name of the said Girijalaxmi, the said Gaurishankar, the said Pratap and the said Shankar against the said Original Land and the same is hereinafter referred to as the **Final Plot** and accordingly Form No.1, i.e. Redistribution and Valuation Statement, came to be issued in their names.

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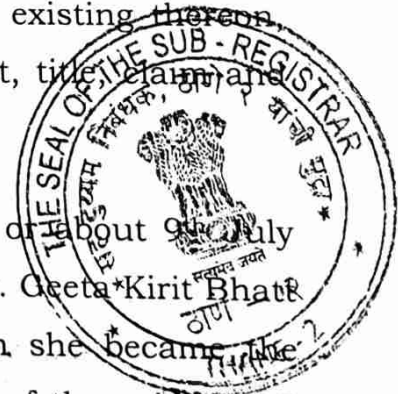
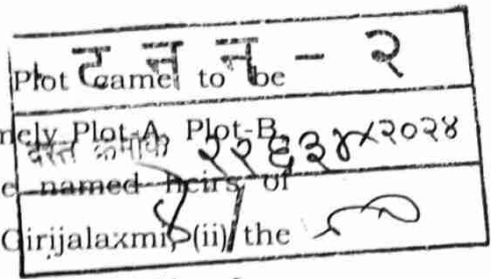
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D. In the course of time the said Final Plot came to be partitioned and sub-divided into four parts, namely Plot-A, Plot-B, Plot-C and Plot-D by and between the above named heirs of Mohanlal Prabhashankar Bhatt i.e. (i) the said Girijalaxmi, (ii) the said Gaurishankar, (iii) the said Pratap and (iv) the said Shankar, as a result of which, the **Plot-A** admeasuring 7136 sq. yds., i.e. about 5966.56 sq. mts., with structures existing thereon came to the share of said Girijalaxmi, and **Plot-C** admeasuring about 7524.1556 sq. yds., i.e. about 6291.10 sq. mts., with structures existing thereon came to the share of said Pratap and accordingly, they started dealing with the same as absolute owners thereof;

E. The said Girijalaxmi died intestate on or about 1<sup>st</sup> August 1995, however prior to her demise she made and executed her last Will and Testament dated 26<sup>th</sup> June 1995, whereby she declared that she had agreed to sell and transfer her share, right, title, claim and interest in the said Plot-A of the said Final Plot No.394 together with buildings and structures existing thereon to her three sons viz. i) the said Gaurishankar, ii) the said Pratap & iii) the said Shankar and received some part consideration from them and further declared that remaining consideration shall be received by her abovenamed three sons. In the result, the said Gaurishankar, the said Pratap & the said Shankar became entitled to own, hold and possess the said Plot-A of the said Final Plot No.394, together with buildings and structures existing thereon jointly, each having 1/3<sup>rd</sup> undivided share, right, title, claim and interest therein.

F. The said Gaurishankar died intestate on or about 9<sup>th</sup> July 2002 survived by his only married daughter Smt. Geeta Kirit Bhatt (hereinafter referred to as **Geeta**) and as such she became the absolute owner and fully seized and possessed of the said Plot-B together with buildings and structures existing thereon, subject to certain third party rights created by the said Gaurishankar in his lifetime in respect of some parts thereof and the 1/3<sup>rd</sup> undivided share, right, title, claim and interest in the said Plot-A of the said Final Plot No. 394, together with the old buildings and structures existing thereon.



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Registrar, Thane (hereinafter referred to as **Conveyance Deed-A**), the said Geeta sold and transferred to M/s. Rushabh Enterprises, a duly registered Partnership Firm, her 1/3<sup>rd</sup> undivided share, right, title, claim and interest in the said Plot-A being part of the said Final Plot No.394 together with old buildings and structures existing thereon and put the said M/s. Rushabh Enterprises in possession thereof.

H. The said Shankar died intestate on or about 16<sup>th</sup> November 2005 survived by his widow Smt. Sushila Shankar Bhatt (hereinafter referred to as **Sushila**) and as such she became the absolute owner and fully seized and possessed of the said Plot-D together with buildings and structures existing thereon, subject to certain third party rights created by the said Shankar in his lifetime in respect of some parts thereof and the 1/3<sup>rd</sup> undivided share, right, title, claim and interest in the said Plot-A of the said Final Plot No. 394, together with the old buildings and structures existing thereon.

I. By and under a Deed of Conveyance dated 23<sup>rd</sup> December 2009 registered at Sr. No. TNN-5-11604-2009 in the office of Sub-Registrar, Thane (hereinafter referred to as **Conveyance Deed-B**), the said Sushila sold and transferred to the said M/s. Rushabh Enterprises her 1/3<sup>rd</sup> undivided share, right, title, claim and interest in the said Plot-A being part of the said Final Plot No.394 together with old buildings and structures existing thereon and put the said M/s. Rushabh Enterprises in possession thereof.

J. The said Pratap in his lifetime created certain third party interest in respect of the said Plot-C being part of the said Final Plot No.394. The said Pratap died on or about 24<sup>th</sup> February 2008 leaving behind his only heirs, namely (i) Smt. Sarla Pratap Bhatt, his widow, (ii) Smt. Usha Uday Bhatt, his elder married daughter, (iii) Smt. Deepa @ Deepali Hitesh Pandya, his younger married daughter and widow and children of his predeceased son Shri. Mahesh Pratap Bhatt, who died on or about 25<sup>th</sup> January 2004, namely\* (i) Smt. Varsha, his widow, (ii) Miss Dhiral, his daughter, (iii) Mr. Jai Kumar, his elder son and (iv) Mr. Dev Kumar, his younger son.

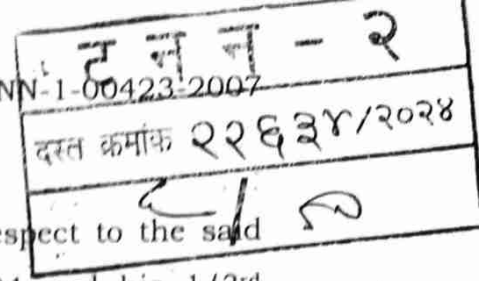
K. Prior to his demise, the said Pratap had made and executed his last Will & Testament dated 22<sup>nd</sup> January 2007 registered in

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the office of Sub-registrar at thane at Sr. No. TNN-1-00423-2007  
on 23<sup>rd</sup>

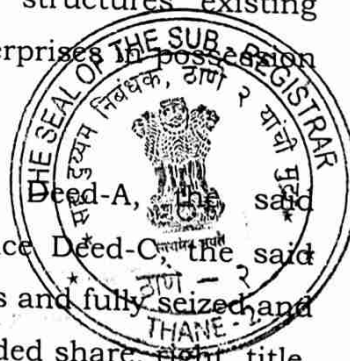


L. January 2007, making disposition with respect to the said Plot-C being part of the said Final Plot No.394 and his 1/3<sup>rd</sup> undivided share in the said Plot-A being part of the said Final Plot No.394. Based on such Will and Testament, his widow Smt. Sarla, his married daughter Smt. Usha Uday Bhatt and yet another married daughter Smt. Deepa @ Deepali Hitesh Pandya, each claimed 1/4<sup>th</sup> and thus in aggregate 3/4<sup>th</sup> undivided share, right, title and claim and interest in the said Plot-C being part of the said Final Plot No.394 and 3/4<sup>th</sup> undivided share, right, title, claim and interest in the said 1/3<sup>rd</sup> undivided share, right, title, claim and interest in the said Plot-A being part of the said Final Plot No.394 and the buildings and structures existing thereon.

M. Based on such Will and Testament of the said Pratap, the said Smt. Sarla, the said Smt. Usha Uday Bhatt and the said Smt. Deepa @ Deepali Hitesh Pandya executed a Deed of Conveyance dated 5<sup>th</sup> February 2010, registered at Sr. No.TNN-5/01276/2010 in the Office of Sub-Registrar, Thane (hereinafter referred to as **Conveyance Deed-C**) and they sold and transferred to the said M/s. Rushabh Enterprises their 3/4<sup>th</sup> undivided share, right, title, claim and interest in the 1/3<sup>rd</sup> undivided share, right, title, claim and interest in the said Plot-A being part of the said Final Plot No.394, together with the buildings and structures existing thereon and put the said M/s. Rushabh Enterprises in possession thereof.

N. In terms of the said Conveyance Deed-A, the said Conveyance Deed-B and the said Conveyance Deed-C, the said M/s. Rushabh Enterprises became the owners and fully seized and possessed of 11/12, i.e. about 91.66% undivided share, right, title, claim and interest with respect to Plot-A and the structures existing thereon.

O. By and under Deed of Conveyance dated 9<sup>th</sup> May 2011, registered at Sr. No.TNN-3/04015/2011 in the office of Sub-Registrar, Thane (hereinafter referred to as **Conveyance Deed-D**), the said M/s. Rushabh Enterprises sold and transferred to the Promoter hereto their 11/12, i.e. about 91.66% undivided share, right, title, claim and interest with respect to the said Plot-A being



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part of the said Final Plot No.394 and put the Promoter in possession thereof.

P. Based on the Will and Testament of the said Pratap, the said Mrs. Varsha Mahesh Bhatt, Mr. Jaykumar Bhatt, Mr. Devkumar Bhatt and Ms. Dhiral M. Bhatt executed a Deed of Conveyance dated 5<sup>th</sup> May 2011 registered at Sr. No.TNN-5/04306/2011 in the office of Sub-Registrar, Thane (hereinafter referred to as **Conveyance Deed-E**) and they sold and transferred to the Promoter hereto their 1/4<sup>th</sup> undivided share, right, title, claim and interest in the 1/3<sup>rd</sup> undivided share, right, title, claim and interest in the said Plot-A being part of the said Final Plot No.394, together with the buildings and structures existing thereon and put the Promoter hereto in possession thereof.

Q. Thus, in terms of the said Conveyance Deed-D and the said Conveyance Deed-E, the Promoter hereto became the absolute owner and fully seized and possessed of the said Plot-A being part of the said Final Plot No.394 and the structures existing thereon.

R. Based on the Will and Testament of the said Pratap, the said Smt. Sarla, the said Smt. Usha Uday Bhatt and the said Smt. Deepa @ Deepali Hitesh Pandya executed a Deed of Conveyance dated 17<sup>th</sup> February 2010 registered at Sr. No.TNN-5/01692/2010 in the office of Sub-Registrar, Thane (hereinafter referred to as **Conveyance Deed-F**) and they sold and transferred to the said M/s. Rushabh Enterprises their 3/4<sup>th</sup> undivided share, right, title, claim and interest in the said Plot-C being part of the said Final Plot No.394, together with the buildings and structures existing thereon and put the said M/s. Rushabh Enterprises in possession thereof.

S. In terms of the said Conveyance Deed-F, the said M/s. Rushabh Enterprises became the owners and fully seized and possessed of 3/4<sup>th</sup> undivided share, right, title, claim and interest with respect to Plot-C and the structures existing thereon.

T. By and under Deed of Conveyance dated 9<sup>th</sup> May 2011, registered at Sr. No.TNN-3/04016/2011 in the office of Sub-Registrar, Thane (hereinafter referred to as **Conveyance Deed-G**), the said M/s. Rushabh Enterprises sold and transferred to the Promoter hereto their 3/4<sup>th</sup> undivided share, right, title, claim and

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interest in the said Plot-C being part of the said Final Plot No.394 and put the Promoter in possession thereof.

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Pratap, the said Mr. Devkumar

U. Based on the Will and Testament of the said Mrs. Varsha Mahesh Bhatt, Mr. Jaykumar Bhatt and Ms. Dhiral M. Bhatt executed a 'Deed of Conveyance dated 5<sup>th</sup> May 2011 registered at Sr. No.TNN-5/04308/2011 in the office of Sub-Registrar, Thane (hereinafter referred to as **Conveyance Deed-H**) and they sold and transferred to the Promoter hereto their 1/4<sup>th</sup> undivided share, right, title and claim in the said Plot-C being part of the said Final Plot No.394, together with the buildings and structures existing thereon and put the Promoter hereto in possession thereof.

V. Thus, in terms of the said Conveyance Deed-G and the said Conveyance Deed-H, the Promoter hereto became the absolute owner and fully seized and possessed of the said Plot-C being part of the said Final Plot No.394 and the structures existing thereon.

W. Thus, in terms of the said Conveyance Deed-D, the said Conveyance Deed-E, the said Conveyance-G and the said Conveyance Deed-H, the Promoter hereto became the absolute owner and fully seized and possessed of and otherwise well and sufficiently entitled to the said Plot-A, admeasuring 7136 sq. yds., i.e. about 5966.56 sq. mts., and the said Plot-C, admeasuring about 7524.1556 sq. yds., i.e. about 6291.10 sq. mts., both being parts of the said Final Plot No.394 together with the structures existing thereon and subject to the covenants contained therein. The said Plot-A, admeasuring 7136 sq. yds., i.e. about 5966.56 sq. mts., and the said Plot-C, admeasuring about 7524.1556 sq. yds., i.e. about 6291.10 sq. mts., thus in aggregate admeasuring 14660.1556 sq. yds., i.e. about 12257.66 sq. mts., both being parts of the said Final Plot No. 394 of the said T.P. Scheme situated at Village Panchpakhadi, Taluka & District Thane, and within the limits of TMC, Registration District and Sub-District of Thane, which is hereinafter referred to as the **Entire Land**.

X. The Entire Land has been in absolute and exclusive possession of the Promoter hereto, save and except parts of the said Entire Land on which there exists:- (i) a ground + three upper storey building which part of the Entire Land is numbered as Plot No. 1 of Final Plot No. 394 C with the premises therein and/or a

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certifying that the Entire Land is not included in Khar Land Development Scheme and not affected by CRZ and Chemical Zone.

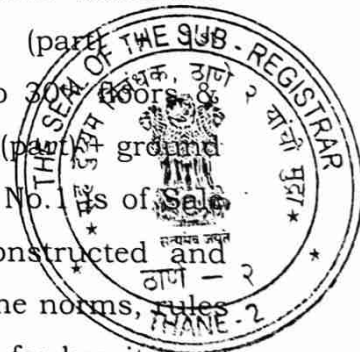
f. Building Permission and Commencement Certificate vide no. V.P. No. S2T/0015/13 and TMC/TDD/1011/13 dated 27/11/2013 V.P. No. S2T/0015/13 and TMC/TDD/3201/19 dated 14/10/2019 from TMC sanctioning building Plans for development of the Entire Land.

g. NOC stipulating fire protection & firefighting from the Fire Brigade Thane vide No.TMC/CFO/M/38/38 dated 06/07/2021.  
h. Letter of Approval for the High Rise Building Ref No.TMC/TPD/HRC/131 dated 20/09/2019.

BB. With the permissions, sanctions and approvals as aforesaid, the Promoter, commenced the construction of new buildings on the Entire Land and while continuing the same revised and amended the earlier sanctioned plans and got the same approved from the concerned Authorities and the presently approved plans is V.P. No., S21/0015/13 (hereinafter referred to as **Approved Plans**) according to which the development of the Entire Land is being carried out and presently total construction of said building has been completed.

CC. As per the said Approved Plans two buildings are permitted to be constructed in different parts of the Entire Land, namely one building named as **Building No.1** comprising of lower basement plus upper basement + ground (part) + stilt (part) floor/Mezzanine + 2<sup>nd</sup> floor/fitness center + 3<sup>rd</sup> to 30<sup>th</sup> floors & 31<sup>st</sup> (pt) floors and Building No.2 comprising of stilt (part) + ground (part) + 1<sup>st</sup> to 24<sup>th</sup> + 23<sup>rd</sup> (part) floor. The Building No.1 is of Sale Component while the Building No.2 is to be constructed and handed over to MMRDA for rental housing as per the norms, rules and regulations of MMRDA. The said Building No.1 for brevity and convenience is hereinafter referred to as **Building** while the said Building No.2 is hereinafter referred to as **MMRDA Building**. The Sale Component Building i.e. the said Building is named **MAANSAROVAR** by the Promoter.

DD. While approving the Rental Housing Scheme, MMRDA has laid down a condition that minimum 25% of the Entire Land (2506.20 Sq. mts) shall be conveyed in the name of MMRDA as free hold without any encumbrances and handover to MMRDA Rental Housing Units free of cost and the same is hereinafter referred to



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MM. The Allottee has applied to the Promoter for allotment of a residential Flat bearing No. **2503** having Carpet area **1788 Sq. Ft**

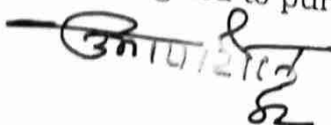
ट न जेपर RERA on 25th Floor in the said Building constructed on the Project Land (hereinafter referred to as **Apartment**) along with दस्त क्रमांक २२६३४/२०२४ Two covered parking space (hereinafter referred to as **Parking Space**) in the said Building. The said Apartment is more particularly described in the **SECOND SCHEDULE** hereunder written and Floor Plan thereof is hereto annexed marked **ANNEXURE-F**.

NN. 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.

OO. The Allottee has demanded from the Promoter and the Promoter has also furnished to the said Allottee inspection of all the documents issued by the Thane Municipal Corporation and other competent authorities pertaining to title of the Project Land, tentative location and building plans, the said Approved Plans, various other permissions, sanctions and approvals etc. and of such other documents as are specified under RERA and the Rules made thereunder. The Allottee has satisfied himself with all the documents as aforementioned and the Promoter's rights to the Project Land and to construct the said Building thereon and the Allottee hereby explicitly agrees not to raise any dispute, complaint and/or grievance of any nature whatsoever with respect to the same thereof. The Allottee further hereby confirms that there shall be no further investigation or objection by the Allottee in that regard and is fully satisfied of the competency of the Promoter to enter into this Agreement. The Allottee does hereby agree and undertake to be bound by all the terms and conditions imposed by various Authorities with regard to various sanctions, permissions, approvals etc. including the said Approved Plans at all the time.

PP. After relying upon the said application and the representations and declarations made by the Allottee as aforestated, the Promoter has agreed to sell and allot to the Allottee and the said Allottee has agreed to purchase from the Promoter the

A.R.Pahi



registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Thane.

द न न - २
दस्त क्रमांक २२६३४/२०२४
३०/८

32. The Allottee and/or Promoter shall present this Agreement as well as the Conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

33. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee : **Mr. Ramesh Asaraji Patil**

**Mrs. Anjali Ramesh Patil**

Address : **402, Mulberry Apt., Ganesh Wadi,**

**Opp. Kaushalya Hospital, Panchpakhadi, Thane West - 400602**

Notified Email ID : **vaishpatil29@gmail.com**

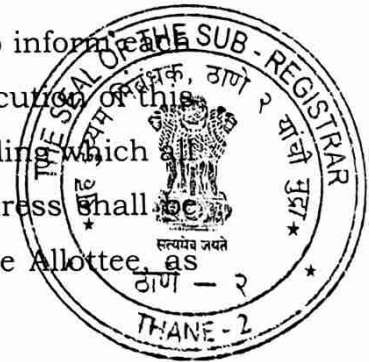
**M/s Promoter Name : Meridian Buildpro Pvt. Ltd.**

**Promoter Address : 2403/A Marathon Futurex, N.M. Joshi**

**Marg, Lower Parel, Mumbai, 400013**

Notified Email ID : **crm@nandivardhan.com**

It shall be the duty of the Allottee and the Promoter to inform the other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.



#### 34. **JOINT ALLOTTEES**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him which shall for all intents and purposes to consider as properly served on all such Joint Allottees.

A.R. Patil

उत्तरदाता  
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- ट न न - २	
दस्त क्रमांक	२२६३५/२०२४
STAMP DUTY AND REGISTRATION	
३५	२०
stamp duty and Registration of this Agreement shall be borne by the Allottee.	

STAMP DUTY AND REGISTRATION: The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

36. **DISPUTE RESOLUTION:** Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably the same shall be referred to the Regulatory Authority as per the provisions of RERA and Rules and Regulations, thereunder or any modification, amendments or re-enactments thereof for the time being in force any other provisions of laws applicable thereto.

37. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts specified under RERA will have the jurisdiction for this Agreement.

**THE FIRST SCHEDULE REFERRED TO HEREINABOVE**

**(Project Land)**

All that piece and parcel of land i.e. the said Plot-A, admeasuring 7136 sq. yds., i.e. about 5966.56 sq. mts., and the said Plot-C, admeasuring about 7524.1556 sq. yds., i.e. about 6291.10 sq. mts., both being parts of the said Final Plot No.394 together with the structures existing thereon and subject to the covenants contained therein. The said Plot-A, admeasuring 7136 sq. yds., i.e. about 5966.56 sq. mts. and the said Plot-C, admeasuring about 7524.1556 sq. yds., i.e. about 6291.10 sq. mts., thus in aggregate admeasuring 14660.1556 sq. yds., i.e. about 12257.66 sq. mts., both being parts of the said Final Plot No.394 of the said T.P. Scheme, situated at Village Panchpakhadi, Taluka & District Thane and within the limits of TMC, Registration District and Sub-District of Thane;



: 18 meter wide D.P. Road

: Final Plot No. 394 D

: Final Plot No. 394 B

: 24 meter wide Almeida Road

A.R. Patil

**THE SECOND SCHEDULE REFERRED TO HEREIN ABOVE**

**(Apartment)**

Residential Flat bearing No. **2503** having Carpet area. **1788 Sq/ Ft** as per RERA on **25th** Floor together with **Two** Car Parking in the Building known as Maansarovar constructed on the Project Land more particularly described in the First Schedule written herein above.

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दस्त क्रमांक २२६३४/२०२४
३६/१०

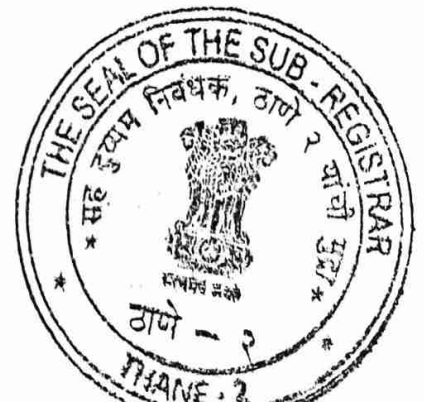
**THE THIRD SCHEDULE REFERRED TO HEREIN ABOVE**  
**(Description, nature & extent of the common areas & facilities)**

- 1) Common terraces on the top of the building.
- 2) Common staircase, landings, common passages.
- 3) The electrical installations, common lightings, lift/s etc.
- 4) Pump Room, Suction Pumps, Water Lines, Overhead and Underground Water Tanks.
- 5) Drainage lines, Sewage Lines, Plumbing
- 6) Compound Wall, Common Gates.
- 7) Swimming Pool
- 8) Club House - Recreational Facilities & Amenities

A.R. Patil

उच्चापटील  
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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day and year first written

दस्त क्रमांक २६३४/२०२४  
30/50

**SIGNED, SEALED AND DELIVERED** )  
By the withinnamed **PROMOTER** )  
**MERIDIAN BUILDPRO PVT. LTD.,** )  
Through its Director/ Authorised Signatory)

**MR. ANIL NAGRAJ MUTHA** )

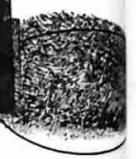


In the presence of .....

1. JERAM.P Sozani J P Sozani
2. Varad Ramesh Patil. -

**SIGNED AND DELIVERED** By the )  
Withinnamed **ALLOTTEE** )

**Mr. Ramesh Asaraji Patil**



**Mrs. Anjali Ramesh Patil**



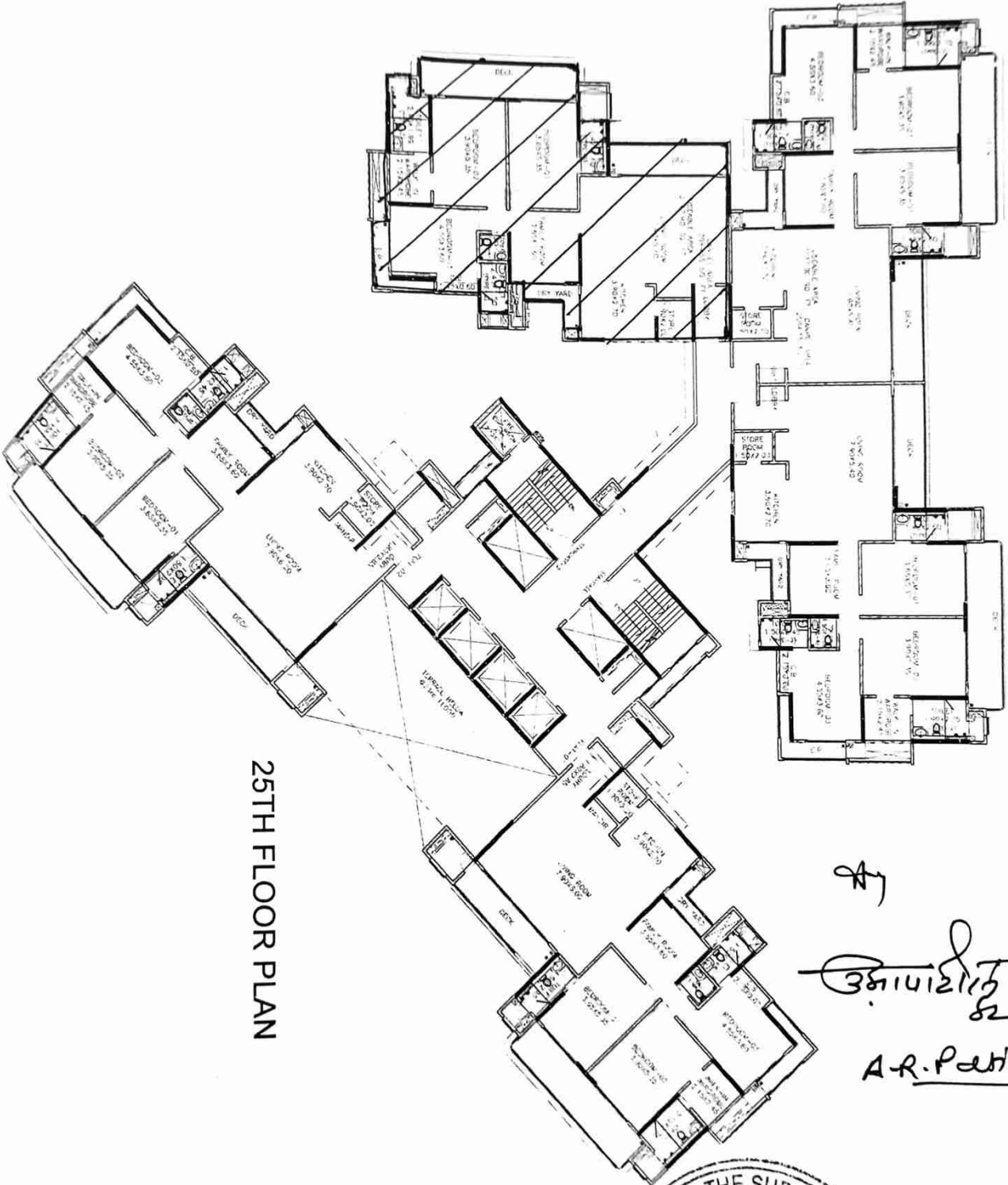
A. R. Patil

In the presence of..... )

1. JERAM.P

Sr
No
1.
2.
3.

ट न न - २  
 दात क्रमांक २२६३४ / २०२४  
 ५१ / ८०



25TH FLOOR PLAN

✍️  
 अ. र. पट्टी  
 A.R. PATTI





Certificate No.:- 1827

**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

ट न न - २
उत्त क्रमांक २२६३४/२०२४
५२/२०

पाटे **Occupancy Certificate**

विक्री इमारत क्र.१: लोअर तळव्यर + अपर तळव्यर २ + तळ (पाटे) + स्टिल्ट (पाटे) (शॉप क्र.३, ४ व ५ च्या वाढीव क्षेत्रात) + ३ वा मजला/प्लॉट/विंग + २ वा मजला/फ्लॉट/सेक्टर + ३ ते २२ मजले + २३वा मजला (पाटे) ते २८ मजले (पाटे) + फायर चेक फ्लोअर + २९ वा मजला (पाटे) ते ३१ मजले (पाटे) करता.

V.P. No. S2T/0015/13

TMC/TDD/OCC/0963/21 Date 01/10/2021

To,

१०फोल्डस् आर्किटेक्टस् अँड कन्सल्टंटस्

५०६, ५वा मजला, अे विंग, देव कॉर्पोरा, ईस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन, खोपट, ठाणे (प.) - ४०० ६०१

मे. मेरीडीयन बिल्डप्रो. प्रा.लि. चे भागीदार श्री. अनिल एन.मुथा व श्री.हिरेन हंसराज छेडा (मालक)

Sub - वापर परवाना: वरील प्रमाणे

Ref. V. P. No. वि.प्र.क्र. : S2T/0015/13

Your Letter No.: ४४८५ दि. ०५/०८/२०२१

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.

वरील प्रमाणे situated at ठाणे Road / Street: \_\_\_\_\_ Ward No. \_\_\_\_\_ Sector

No. ०२ S.No./C.T.S.No./F.P.No. खालील प्रमाणे Village पांचपाखाडी under the

supervision of १०फोल्डस् आर्किटेक्टस् अँड कन्सल्टंटस् Licensed Survey or/Engineer/Structural Engineer/Supervisor/

Architect / Licence No. C.A./२००४/२९६९९ may be occupied on the following conditions.

मौजे पांचपाखाडी, ठाणे येथील अंतिम भुखंड क्र.३९४/A, ३९४/C, मंजूर नगर रचना योजना क्र.१

१) पाणी, ड्रेनेज व वृक्ष विभागाकडील नाहरकत दाखल्यामधील संबंधीत अटी आपणांवर बंधनकारक राहतील.

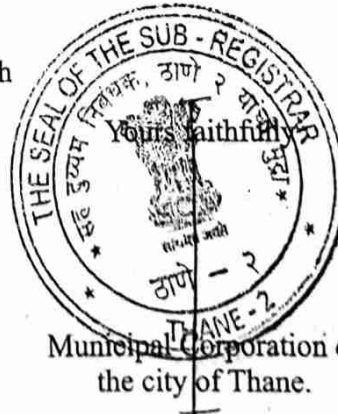
२) अग्निशमन विभागाकडील नाहरकत दाखल्यामधील संबंधीत अटी बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Municipal Corporation of  
the city of Thane.

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

P.T.O

ट न न - २
वस्तु क्रमांक २२६३४/२०२४
५५/२०


- ३) सौर ऊर्जा यंत्रणा व जलसंधारण योजना कायमस्वरूपी कार्यान्वीत ठेवण्याची जबाबदारी विकासकावर तदनंतर सोसायटीची राहिल.
- ४) पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.
- ५) दि.०९/०८/२०२१ रोजी दिलेले (Bare Flats) हमीपत्र विकासक/सदनिका धारकांवर बंधनकारक राहिल.

### सावधान

"मंजूर नकाशानुसार वांछितेच न करणे तसेच विकास निर्धारण नियमानुसार आवश्यक त्या पत्रकारणात वा विना वांछितेच वापर करणे, महाराष्ट्र प्रादेशिक व नगर स्वयंसेवक अधिनियमाच्या कलम ५२ अनुसार कठोरपणे पुढील धाटे. नाकारणी जाणवित वारसा ३ धर्षे कर २ व ५०००/- वंड होऊ शकतो"

Your's faithfully,



  
कार्यकारी अभियंता,  
शहर विकास विभाग  
Municipal Corporation of  
The City of Thane.





**Maharashtra Real Estate Regulatory Authority**  
**REGISTRATION CERTIFICATE OF PROJECT**  
**FORM 'C'**  
[See rule 6(a)]

ट न न - २
दस्त क्रमांक २२६३४/२०२
५०/६०

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700003643  
Project: **MAANSAROVAR**, Plot Bearing / CTS / Survey / Final Plot No.: **FP NO 394/A 394/C TPS NO 1st Thane (M Corp.), Thane, Thane, 400602;**

1. **Meridian Buildpro Private Limited** having its registered office / principal place of business at Tehsil: **Mumbai City**, District: **Mumbai City**, Pin: **400013**.
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 **06/08/2017** and ending with **30/12/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 09-09-2021 16:28:15

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

Dated: 09/09/2021  
Place: Mumbai





ट न न - २
दस्त क्रमांक २२६३४/२०२४
५५ / २०

घोषणापत्र

मी अजित शोर्वे

याद्वारे घोषित करतो की, दुय्यम निबंधक-२

यांचे कार्यालयात कराखाता या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री अनिल मुथा व इ. यांनी दि. १२/११/२०२० रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र

रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले

नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये

शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

Abhal

कुलमुखत्यारपत्रधारकाचे नाव  
व सही

दिनांक २२/८/२५



- पक्षकाराचे नाव व पत्ता
- नाव: मेरिडीयन बिल्डिंग प्रा. लि तर्फे डायरेक्टर अनिल नगराज मुधा  
तर्फे कु. मू. धा. अजित भोईर - -  
पत्ता: प्लॉट नं: 2403,, माळा नं: 24वा मजला,, इमारतीचे नाव: ए  
व्ही मॅंगंधान फ्युचर, ब्लॉक नं: -, रोड नं: मोफतनाल मीन्स  
कंपाऊंड, एन एम जोशी मार्ग लोवर परेल, मुंबई, महाराष्ट्र, मुम्बई.  
पिन नंबर: AAGCM7815G

पक्षकाराचा प्रकार  
लिहून देणार  
वय :-  
स्वाक्षरी:-  
*AB Bhoir*

छायाचित्र

ठसा प्रमाणित
  - नाव: रमेश आसराजी पाटील - -  
पत्ता: प्लॉट नं: 402, माळा नं: 4, इमारतीचे नाव: मलबेरी अपार्टमेंट,  
ब्लॉक नं: -, रोड नं: गणेश वाडी, पांचपाखाडी, ठाणे, महाराष्ट्र,  
ठाणे.  
पिन नंबर: ABBPP8141R

लिहून घेणार  
वय :-57  
स्वाक्षरी:-  
*रमेश पाटील*

छायाचित्र

ठसा प्रमाणित
  - नाव: अंजली रमेश पाटील - -  
पत्ता: प्लॉट नं: 402, माळा नं: 4, इमारतीचे नाव: मलबेरी अपार्टमेंट,  
ब्लॉक नं: -, रोड नं: गणेश वाडी, पांचपाखाडी, ठाणे, महाराष्ट्र, ठाणे.  
पिन नंबर: ANZPP1257G

लिहून घेणार  
वय :-55  
स्वाक्षरी:-  
*A.R. Patil*

छायाचित्र

ठसा प्रमाणित

होताने दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
दिनांक 22/08/2024 10:15:08 AM

दस्तावेज -  
होताने दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.

- पक्षकाराचे नाव व पत्ता
- नाव: जेराम सोलंकी - -  
वय: 48  
पत्ता: पाचपाखाडी ठाणे  
पिन कोड: 400602

स्वाक्षरी  
*J.P. Solanki*

छायाचित्र

ठसा प्रमाणित
  - नाव: वरुण रमेश पाटील -  
वय: 23  
पत्ता: पाचपाखाडी ठाणे  
पिन कोड: 400602

स्वाक्षरी  
*वरुण*

छायाचित्र

ठसा प्रमाणित

दिनांक क्र. 4 ची वेळ: 22/08/2024 10:16:51 AM

*Joint Sub Registrar Thane 2*



Sl. No.	Purchaser	Type	Verification no/Vendor	GRN/Invoice No.	Amount	Used At	Deface Number	Deface Date
1	RAMESH ASARAJI PATIL	eChallan	00040572024082252399	MH007088898202425E	1960000.00	SD	0003912042202425	22/08/2024
2	RAMESH ASARAJI PATIL	eChallan		MH007088898202425E	30000	RF	0003912042202425	22/08/2024
3		DHC		0824213020308	1600	RF	0824213020308D	22/08/2024

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

9819812640 - Jai Shankri