

09-09/2024

सूची क्र.2

दस्तावेज क्रमांक : दु.नि. ठाणे 9
दस्तावेज क्रमांक : 17281/2024
नॉटरी :
Regn:83m

गावाचे नाव : माजीवडे

1) निवेद्याचा प्रकार	करावनामा
2) संदर्भ क्रमांक	7083458
3) राजारभावाप्रमाणे मुद्रांक शुल्क (राज्यसंपत्तीकरण अधिनियम 1956 च्या अन्वयेत)	5980650
4) प्लान, प्लॉट हिस्सा व धाक्यांक (अमान्यता)	1) पालिकेचे गाव क्षेत्र म.म.पा. इतर वर्णन : इतर माहिती: मोजे माजीवडे, ता.त्रि.ठाणे येथील प्लॉट नं.6/23/38 मोजे माजीवडे येथील मर्वे नं.206 हिस्सा नं.5,6,7(पार्ट) व 209 हिस्सा नं.5(पार्ट) रस्ता नं.पी51700025980, मरनिता क्र. 2903.29 वा मजला सुगंनिओ, विल्डिंग नं.24 व 31, ग्रँड मॅटल, वरुनक नगर, माजीवडे, ठाणे पश्चिम, मरनिता क्षेत्र 29.714 चौ.मी. फ्लॉट, मरनिता जॉइलमेंट क्षेत्र 2.805 चौ.मी. एन्सोसॉज्ड बाल्कनी 3.147 चौ.मी. इन्क्लोजर प्रोजेक्शन, 1.428 चौ.मी. एस एस डक्ट, 1.984 चौ.मी. ड्राय बाल्कनी आणि एक कार पार्किंग. ((Survey Number : मर्वे नं.206 हिस्सा नं.5,6,7(पार्ट) व 209 हिस्सा नं.5(पार्ट) ;))
5) क्षेत्रफळ	1) 39.078 चौ.मीटर
6) अकारणी किंवा चुकी इत्यादी अनेक त्रुटी.	
7) दस्तावेज करून घेणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा प्रदेश अमान्यता, इतिहासिके नाव व पत्ता.	1): नाव:-ने पार्वुन इम्फळीगटर्स प्रा.लि.यांचे मंचालक पुराणिक योगेश गोविंद यांचे तर्फे कवुनी जवाब करिना शहाजी कडैकर वय:-80; पत्ता:-प्लॉट नं:-, माळा नं:- तळ ते पाच मजले, इमारतीचे नाव:- पुराणिक वन, प्लॉक नं:- भाचनपुण, कावेसर, ठाणे पश्चिम, रोड नं:- घोडबंदर रोड, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AACCF1078K
8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा प्रदेश अमान्यता, इतिहासिके नाव व पत्ता.	1): नाव:-रमेश नामदेव नाईक - वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, प्लॉक नं:- मुझाम पोन्ट मालगाव तालुका मालेगाव जिन्हा नाशिक, रोड नं:-, महाराष्ट्र, गाम:-दंऊ. पिन कोड:-423212 पॅन नं:- ATGPMC462K 2): नाव:-रेखा न्नेश माळी - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, प्लॉक नं:- मुझाम पोन्ट मालगाव तालुका मालेगाव जिन्हा नाशिक, रोड नं:-, महाराष्ट्र, गाम:-दंऊ. पिन कोड:-423212 पॅन नं:- CYAPM2681M
9) दस्तावेज करून घेणा-या दिनांक	06/09/2024
10) दस्त नोंदणी घेणा-या दिनांक	06/09/2024
11) अनुक्रमिक संड व पृष्ठ	17281/2024
12) राजारभावाप्रमाणे मुद्रांक शुल्क	495900
13) राजारभावाप्रमाणे नोंदणी शुल्क	30000
14) बंध	

सह दायम निबंधक वर्ग २ ठाणे क्र. ९

अमान्यता-वर्ती विवादान रतनेला तपशील:-
मुद्रांक शुल्क अकारणता निवडणेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



[Signature]
श्री रमेश माली

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at THANE, on this 6th day of SEPTEMBER in the Christian Year Two Thousand Twenty four.

BETWEEN

M/S. FORTUNE INFRACREATORS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its CIN:U45400MH2012PTC232897; having its registered office at Puranik's One, Kanchan Pushp, Kavesar, Ghodbunder Road, Thane- 400 615; Email id _____ hereinafter referred as "the PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the ONE PART, AND;

FOR INDIVIDUALS/JOINT ALLOTTEES

a. Sh./Smt. RAMESH NAMDEO MALI.

S/D/W of Sh. _____

Resident of AT. POST. - MALGAON.

TAL. - MALEGAON, DIST. - NASHIK.

MAHARASHTRA - 423 212.

PAN ATGPM0402 K.

Email Id: _____

b. *Sh./Smt. REKHA RAMESH MALI.

S/D/W of Sh. _____

Resident of _____

PAN CYAPM 2682 M.

Email Id: _____

(*To be filled in case of joint Allottees)

ट न न - ९
दस्ता नं. ९०२८९ / २०२४
९० / ९३०



[Signature]
श्री रमेश माली

[Signature]
श्री रमेश माली



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
P51700025980

Project: **Supertia Grand Central Plot Bearing / CTS / Survey / Final Plot No. S No. 206 H No 5.6 and 7 part and S No 209 H No 5 at VARTAKNAGAR, Thane, Thane, 400606.**

1. Fortune Infra Creators Private Limited having its registered office / principal place of business at Thane, Thane District, Thane, Pin 400615.

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 8 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Parties of Interest and Disclosures on Website) Rules, 2017.
- * The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5.

OR

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

- * The Registration shall be valid for a period commencing from 07/08/2020 and ending with 01/03/2030 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the act read with rule 5.
- * 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. Vesarat Prasad Prabhakar
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 07-08-2020 10:40:49

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

Dated: 07/08/2020
Place: Mumbai

पं. नं. - १
पं. नं. १७२८९ / २०२४
८४/१९३०





Certificate No. 30229

THANE MUNICIPAL CORPORATION, THANE

Regulations
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT COMMENCEMENT CERTIFICATE

Amended

Basement + Gr. Floor (Part Comm. + Common Facilities Meter Room, Common Toilet, Electrical Services) + 1st floor (Part Commercial) + 2nd floor to 30th floor + 31st floor (Part Fitness Centre)

V.P. No. S04/0145/18 TMC/TDD/4139/22 Date: 13/9/22

To, Shri / Smt. A. G. Jathar for _____ (Architect)

M/s. Design Consortium

Shri Vikas & Jankadevi Co. Op. Hsg. Soc (Partners)

M/s. Fortune Infra Creators Pvt. Ltd.,

With reference to your application No. 2431 dated 15/06/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and construction of building No. 24 & 31 in village Majiwade Sector No. IV situated at Road / Street J2 mt. Layout Road S. No. / CST No. / F.P. No. 206/5,6,7(P) & 209

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 be reserved for the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or used 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) Conditions mentioned in NOC of K.H. & A.D.B. shall be binding upon applicant vide letter no. CO/KB/AA/NOC/386/2022 dated 10/06/2022.
- 6) All the conditions mentioned in the layout approval dtd. 31/01/2022 are binding upon the applicant.
- 7) Thane Municipal Corporation will not supply water for construction.
- 8) As per CFO NOC, no compound wall shall be constructed on plot boundary.
- 9) TMC shall not be responsible for allotment flats to existing tenement after completion of redevelopment. Society/Developer shall be responsible for same.

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

277-18
30229 / 2022



THE FIRST SCHEDULE ABOVE REFERRED TO

FIRSTLY

All that piece and parcel of land admeasuring 869.73 sq. mtrs. on Survey No. 206 at Vartak Nagar, Village Majiwada, Taluka and District Thane, within limit of Thane Municipal Corporation

SECONDLY

All that piece and parcel of land admeasuring 1091.29 sq. mtrs on Survey No. 206 at Vartak Nagar, Village Majiwada, Taluka and District Thane, within limit of Thane Municipal Corporation.

As per proposal submitted to TMC by Promoter to develop the said property, as a part of process for approval of the plan, the said property was surveyed and as per said survey, the correct survey number of the Vikas property is Survey No. 206/3(pt) to 7 (pt) admeasuring 869.73 sq. meters and of Jankadevi Property is Survey No. 209/5(pt),7 (pt) & 10 (pt) admeasuring 1091.29 sq. meters, aggregating to 1961.02 sq.mtr being and situate at Village Majiwada, Taluka & District Thane.

THE SECOND SCHEDULE ABOVE REFERRED TO

Residential Apartment bearing No. 2903 (consisting of Living Room, Kitchen, 1 Bed Room) admeasuring 29.714 sq. mtrs carpet area, alongwith appurtenant 2.805 sq.mtr enclosed balcony, 3.147 sq. mtrs Elevation Projection, 1.428 sq. mtrs. S.S. Duct, — sq. mtrs., Terrace, 1.984 sq. mtrs Dry Balcony, on 29th floor in building No. 24 & 31 known as "SUPERIO" being constructed on the Said property.

Handwritten signature and name: जेव्या रमेश महे

THE THIRD SCHEDULE ABOVE REFERRED TO

- 1. 600mm x 600mm, Vitrified tile flooring in all rooms.
- 2. 2' high tiles Dado above Kitchen platform.
- 3. Granite kitchen platform with single bowl (without drainboard) S.S. sink.
- 4. Toilets with Ceramic tile for flooring & dado upto lintel level.

Handwritten signature and name: जेव्या रमेश महे

ह. न. न. - ९
दस्ता क्र १०२८९ / २०२४
७३/९३०



करल ४		
20380	५९	६५
२०२४		

C-3



BRIHANMUMBAI MUNICIPAL CORPORATION



FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-9045/2021/(210/38A/2)/S Ward/BHANDUP-W/FCC/1/Amend

COMMENCEMENT CERTIFICATE



PREMENDRA C. SAWANT PARTNER OF M/S
ANATH BUILDCON
Plot No. 4, ADITI APARTMENT, MITHAGAR
ROAD, MULUND (E), MUMBAI 400081

With reference to your application No. **P-9045/2021/(210/38A/2)/S Ward/BHANDUP-W/FCC/1/Amend** dated **18 Oct 2021** for Development Permission and grant of Commencement Certificate under Section 44 & Section 346 no 337 (New) dated **18 Oct 2021** of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission in Building development work of on plot No. **210 C.T.S. No. 210/38A/2** Division / Village / Town Planning Scheme No. **BHANDUP-W** situated at **LAKE ROAD Road / Street** in **S Ward** Ward.

The Commencement Certificate / Building Permit is granted on the following conditions:-

1. The land vacated on consequence of the endorsement of the setback 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 person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 Municipal Commissioner for Greater Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai 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 or 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 Municipal Commissioner has appointed Shri. **AE BP S&T ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

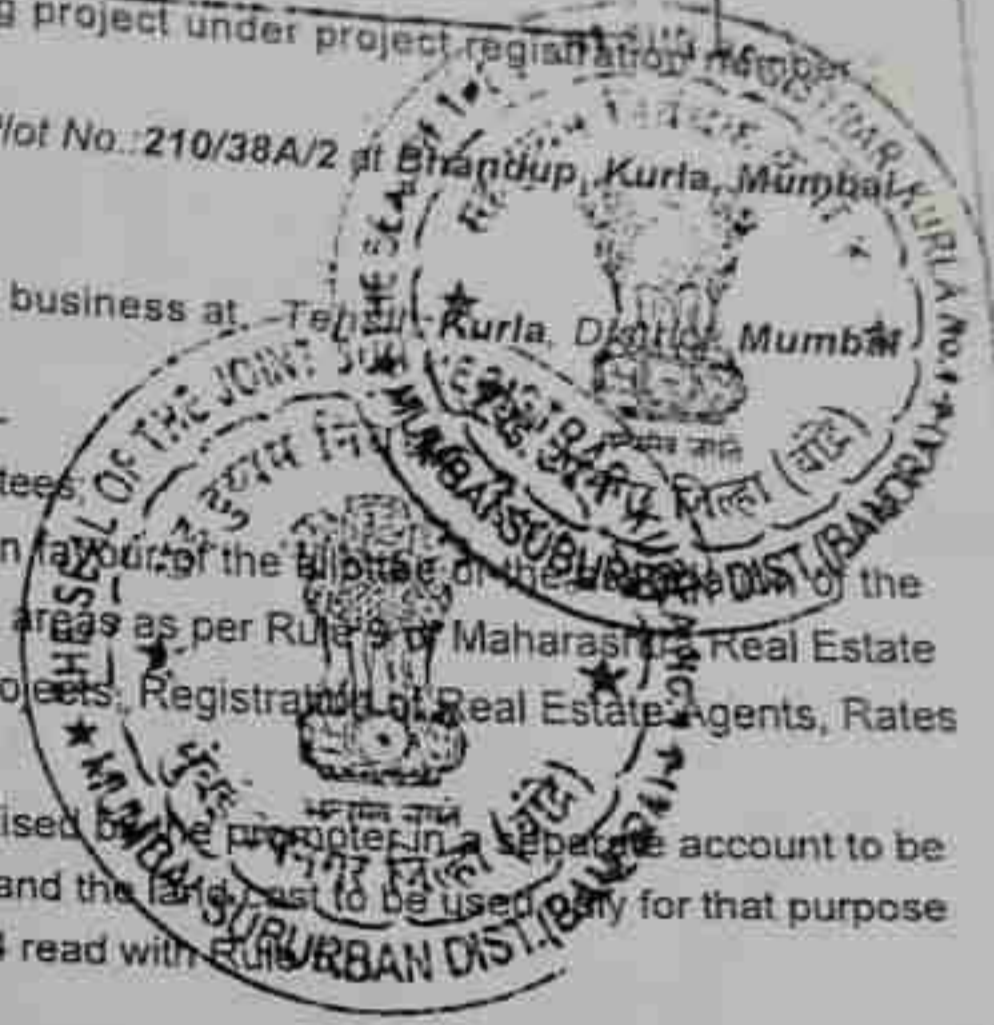
42501 0	960099	6	9e
20370	2028	2028	2028

This registration is granted under section 5 of the Act to the following project under project registration number
PS1800051943
Project: **SAINATH RESIDENCY** Suburban, 400078; Plot Bearing / CTS / Survey / Final Plot No.: 210/38A/2 at Brandup, Kurla, Mumbai

- Sainath Buildcon having its registered office / principal place of business at **Suburban, Pin: 400081**
- 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 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 10 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.

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 **13/07/2023** and ending with **31/12/2026** 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
- 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: 13-07-2023 15:13:13

Dated: 13/07/2023
Place: Mumbai

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