



06/07/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 11284/2019

नोंदणी :

Regn:63m

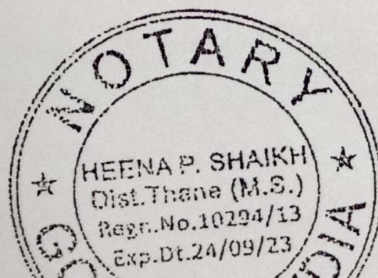
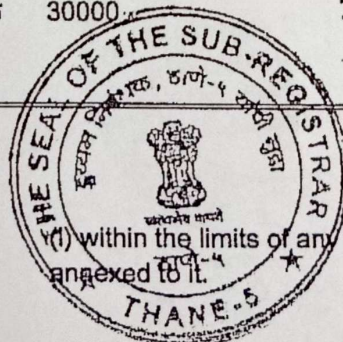
गावाचे नाव : शिळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5314130
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3326500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 1802, माळा नं: 18 वा मजला, इमारतीचे नाव: बिल्डिंग नं. ई - 2, मेफिल्ड बिल्डिंग, ब्लॉक नं: इकोविस्टास प्रोजेक्ट, रोड : शिळ, ठाणे, इतर माहिती: 1 कार पार्किंग सह, मौजे शिळ, सर्वे नं. 67/2अ, 3अ, 3ब, सदनिकेचे क्षेत्र 515.25 चौ फुट कार्पेट म्हणजेच 47.868 चौ.मी कार्पेट, (प्लॉन नं. 24/92 15 अ) ((Survey Number : सर्वे नं. 67/2अ, 3अ, 3ब ;))
(5) क्षेत्रफळ	1) 515.25 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:- मे. भारत इन्फ्रास्ट्रक्चर आणि इंजिनिअरींग प्रा. लि. चे डायरेक्टर अतुल अंबालाल बारोट तर्फे कु.मु. म्हणून हेमंत कोल्हटकर वय:-59; पत्ता:- प्लॉट नं: ऑफिस क्रं. 1, माळा नं: -, इमारतीचे नाव: भारत कॉर्पोरेट एन्वेल्यु, ब्लॉक नं: वसोवा, पोलिस स्टेशन जवळ, रोड नं: डी एन नगर, अंधेरी प. मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AABCB3630P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रीता सिंह -- वय:-29; पत्ता:- प्लॉट नं: बी-1005, माळा नं: -, इमारतीचे नाव: शाह अल्पाईन, ब्लॉक नं: खारघर, सेक्टर-6, रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ILWPS9642R 2): नाव:- योगेंद्र सिंह -- वय:-31; पत्ता:- प्लॉट नं: बी-1005, माळा नं: -, इमारतीचे नाव: शाह अल्पाईन, ब्लॉक नं: खारघर, सेक्टर-6, रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-EJFPS8853B
(9) दस्तऐवज करून दिल्याचा दिनांक	06/07/2019
(10) दस्त नोंदणी केल्याचा दिनांक	06/07/2019
(11) अनुक्रमांक, खंड व पृष्ठ	11284/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	372000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक, ठाणे क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील :-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Thane on this 06th day Reeta Singh
of July, 2019

BY AND BETWEEN

Yogendra Singh

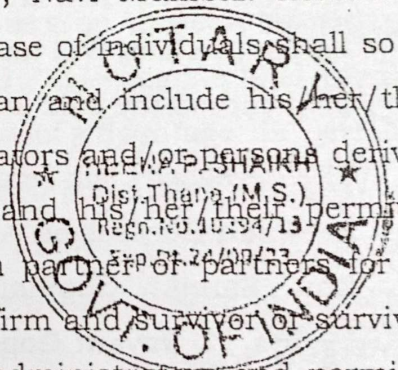
Reeta Singh
Yogendra Singh

M/s. **BHARAT INFRASTRUCTURE & ENGINEERING PRIVATE LIMITED**, a company incorporated under the provisions of Companies Act, 1956 bearing its CIN No.as "U45200MH1998PTC116452, and having its registered office at 1, Bharat Corporate Avenue, Near Versova Police Station, D. N. Nagar, Andheri West, Mumbai-400 053, hereinafter referred to as the "PROMOTERS" (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;**

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दस्त क्र ११२८४ / २०१९
३ / ११९

AND

REETA SINGH having PAN NO. **ILWPS9642R** and **YOGENDRA SINGH** having PAN NO. **EJFPS8853B** and having his address at B-1005, Shah Alpine, Kharghar, Sector-6, Navi Mumbai. hereinafter called the "ALLOTTEE" (which terms in case of individuals shall so far as the context admits be deemed to mean and include his/her/their respective heirs, executors and administrators and/or persons deriving title under or through him/her /them and his/her/their permitted assigns and in case of partnership firm partner or partners for the time being and from time to time of the firm and survivor or survivors of them and the heirs, executors and administrators and permitted assigns of the last survivor in case of partnership firm and in case of incorporated bodies its successors and permitted assigns) of the **OTHER PART:**



WHEREAS:-

A. By and under a Will and last Testament dated 1st November, 1982, one Shri Kezkhavethill Gopinath Menon bequeathed and vested all his properties and other properties including the property described in the Schedule hereunder written to his wife Smt. Sarojini Gopinath

Reeta Singh Menon
Yogendra Singh



B. One Gopinath Damodar Menon (since deceased) the husband of the said Smt. Sarojini Gopinath Menon was during his lifetime absolute Owner of all these pieces or parcels of agricultural land bearing Survey No.67, Hissa No.2A, admeasuring 5 acres and 3 gunthas and Survey No.67, Hissa No. 3A admeasuring 6 acres and 9 gunthas and Survey No.67, Hissa No.3B, admeasuring 4 acres and 4 gunthas aggregating to 15 acres and 16 gunthas i.e. 74,536 sq. yards equivalent to 62,312 sq. meter or thereabouts situate, lying and being at Village Sheel, Taluka and District Thane in the Registration District and Sub-District Thane in the State of Maharashtra more particularly described in the First Schedule there under written and shown

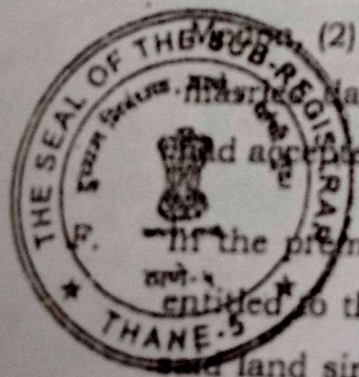
ट न न - ५	सुरrounded by red colour boundary lines on the Plan thereto
दस्त क्र ११२५४	(hereinafter referred to as "the said land") under two different
४ / १११	Conveyances both dated 4 th November, 1965 which are registered

with the Sub Registrar of Assurances at Thane;

C. The said lands were purchased by the deceased out of his own funds and the deceased was merely described as a Partner of M/s. Delta Electrical and Engineering Works to the said Conveyances and the deceased had shown the said land as his land in Income Tax and Wealth Tax Returns;

D. The deceased died at Mumbai on 14th day of March, 1983 leaving behind his last Will and Testament dated 10-10-1982 whereby he has bequeathed the said land to Smt. Sarojini Gopinath Menon;

E. The deceased left behind him as his heirs and next-of-kin according to Hindu Succession Act, 1956 by which he was governed his widow, Smt. Sarojini Gopinath Menon and his sons (1) Rajan Gopinath Menon, (2) Jayant Gopinath Menon, (3) Satyam Gopinath Menon and daughter Smt. Sujatha Gopinath Menon and the said heirs and accepted the said Will;



If the premises Smt. Sarojini Gopinath Menon was the only person entitled to the said land and was in possession and enjoyment of the said land since the death of the deceased without any objection from any Third party and nobody else except Smt. Sarojini Gopinath Menon had any share, right, title or interest thereon;

G. An Agreement dated 22nd day of March, 1993 (the said Agreement) was executed by Smt. Sarojini Gopinath Menon and Atlanta Construction (India) Pvt. Ltd. in respect of the agricultural land bearing Survey No.67, Hissa No.2A, admeasuring 5 acres and 3 gunthas and Survey No.67, Hissa No. 3A admeasuring 6 acres and 9

M. Gopinath
Recto Singh

the time prescribed by the Registration Act, 1908. The Promoters shall co-operate with the Allottee/s in registration of this Agreement and attend the office of the Registrar as and when required.

MM. Relying upon the said applications, declarations and Agreements contained in this Agreement for Sale by the Allottee/s, the Promoters agreed to sell and the said Allottee/s has agreed to purchase the said Apartment at the price and on the terms and conditions hereinafter appearing, so the parties hereto desired to enter into this Agreement;

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११/१११

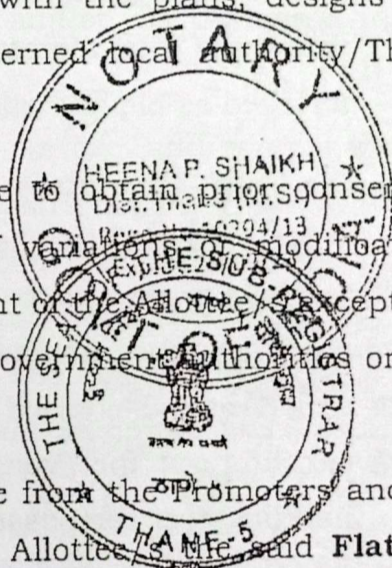
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

The parties hereto agree and confirm that the recitals, Schedules and Annexure/s contained in this agreement shall form an integral and operative part of this Agreement, as if the same were set out and incorporated herein in this Agreement and only for the sake of convenience it has been narrated and annexed here and there.

1.1 The Promoters shall construct the said building namely "**E2- MAYFIELD**" consisting of Basements 1 + Basements 2 + Ground + Podium/Stilt + 1 to 23 upper floors and "**F1 - GLENFIELD**" consisting of Basements 2 + Ground + Podium/Stilt + 1 to 21 upper floors on the said land in accordance with the plans, designs and specifications as approved by the concerned local authority/Thane Municipal Corporation from time to time.

1.2 **Provided** that the Promoters shall have to obtain prior consent in writing to the Allottee/s in respect of variations or modifications which may adversely affect the Apartment of the Allottee/s except any alteration or addition required by any Governmental authorities or due change in law.

1.3 The Allottee/s hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s the said **Flat No. 1802** on the **18th Floor** in Building known as "**E2- MAYFIELD**" admeasuring about **515.25** Sq. ft. carpet area equivalent to **47.868** Sq. meters carpet area (hereinafter referred to as "the Apartment") as shown in the **Floor Plan** there of hereto annexed and marked **ANNEXURES "E"** along with exclusive right to 1 (One) Car Parking Space in the said building of "**ECOVISTAS**" Project being developed over all those pieces or parcels of non-agricultural land or ground, hereditaments and premises admeasuring about 30600 sq. meter which is forming part of Survey No. 67, Hissa No. 2A (Part) and Survey No. 3A (Part) situate in the Village of Sheel, Taluka and District



Heena P. Shaikh
Rakta Singh

32. JOINT ALLOTTEE/SS

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

33. 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 situated in Thane shall have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their

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दस्तावेज क्र ११२४ / २०१९
२८ / १११

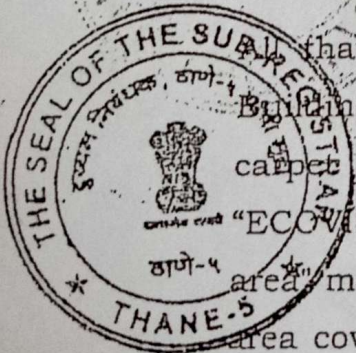
respective hands and signed this Agreement for sale at Mumbai in the presence of attesting witness, signing as such on the day first above

THE FIRST SCHEDULE ABOVE REFERRED TO:-

All those pieces or parcels of non-agricultural land or ground, here ditaments and premises admeasuring about 30600Sq.Mtrs or thereabouts which is forming part (Undivided) Survey No. 67, Hissa No.2A and Survey No.67, Hissa No.3A situate in the Village of Sheel, Taluka and District Thane, Registration District and Sub-District Thane formerly in the Gram Panchayat of Sheel Taluka Panchayat Samiti Thane and Zilla Parishad Thane but now in the Thane Municipal Corporation and which area is shown in the Plan annexed herewith and Marked as ANNEXURE-A.

THE SECOND SCHEDULE ABOVE REFERRED TO:-

that piece and parcel of Flat No. 1802 on the 18th Floor in Building No. E2 - MAYFIELD admeasuring about 515.25 Sq. ft. carpet area equivalent to 47.868 Sq. meters carpet area of "ECOVISTAS" along with 1 (One) Car Parking said building. 'Carpet area' means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, but includes the area covered by the internal partition walls of the apartment.



Gogunda Singh
Keeta Singh

SIGNED AND DELIVERED
BY THE WITHIN NAMED
PROMOTERS,

For M/s. BHARAT INFRASTRUCTURE
& ENGINEERING PRIVATE LIMITED,
THROUGH DIRECTOR ATUL AMBALAL BAROT]
WITNESSES:



Director of Bharat Infrastructure & Engineering Pvt. Ltd

Atul Barot
Director

- Name _____
Signature *Sandesh*
- Name _____
Signature *Atul*

SIGNED AND DELIVERED
BY THE WITHIN NAMED
ALLOTTEE/S,

- (1) REETA SINGH *Reeta Singh*]
- (2) YOGENDRA SINGH *Yogendra Singh*]



At Mumbai on this day

In the presence of

1. Name _____
Signature *Sandesh*

2. Name _____
Signature *Atul*

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दस्तावेज ११२६४/२०१९
२२/११/१९९९

ACKNOWLEDGEMENT OF RECEIPT

Sr. No.	Cheque No.	Cheque Date	Bank	Amount (Rs.)
1	735513	17.08.2018	State Bank of India	15,34,000/-
2	735515	23.09.2018	State Bank of India	5,94,852/-
3	735514	23.09.2018	State Bank of India	4,14,974/-
Total				10,62,826/-



In Words - Rupees Ten Lakh Sixty Two Thousand Eight Hundred Twenty Six Only

Rs. 10,62,826/-

WE SAY RECEIVED

For M/s. BHARAT INFRASTRUCTURE
& ENGINEERING PVT LIMITED

1. Name _____
Signature *Sandesh*

2. Name _____
Signature *Atul*

Atul Barot
DIRECTOR



THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

AMENDED

PERMISSION / COMMENCEMENT CERTIFICATE

Additional 0.3 FSI by Payment of Premium

सब प्लॉट 'बी'

प्लॉट न - ५
दस्त क्र ११२८४/२०१९
५५ / १११

V. P. No. एस ११/००४२/१२

TMC / TDD १२८२/१८

Date: २०/०९/१८

To, Shri / Smt. जोशी देशावरे अॅन्ड असो. (Architect)

Shri मे. भारत इन्फ्रास्ट्रक्चर आणि इंजीनीयरींग प्रा. ली. (Owners)
तर्फे श्री. अतुल अंबालाल बारीट

With reference to your application No. १०१६० dated २०/११/२०१७ 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. खालील प्रमाणे in village शीळ Sector No. ११ Situated at Road / Street ६०.०० मी. मुंबई - पुणे रोड S. No. / C.S.T. No. / F. P. No. ६७/२ पै, ३अ

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.

इमारत क्र. एस १ : तळ मजला करीता (वाणिज्य) (वापर परवाना अदा)

इमारत क्र. सी २ : बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिल्ट + १ ते २३ मजले करीता (वापर परवाना अदा)

इमारत क्र. डी १ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिल्ट + १ ते ३३ मजले करीता + १३
(वापर परवाना अदा)

इमारत क्र. बी ३ : तळ (पार्ट) + १ मजला करीता

इमारत क्र. सी १ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिल्ट + १ ते २३ मजले करीता

इमारत क्र. ई १ : बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिल्ट + १ ते २३ मजले करीता

इमारत क्र. ई २ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिल्ट + १ ते ३३ मजले करीता

इमारत क्र. एफ १ : बेसमेंट लेवल २ + तळ मजला पोडीयम + स्टिल्ट + १ ते ३३ मजले करीता

क्लब हाऊस : तळ + १ मजला करीता

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.

PTO

Annexure 'C'

Certificate No. 3291



THANE MUNICIPAL CORPORATION, THANE

Registration
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

Additional 0.3 FSI by Payment of Premium

AMENDED

दस्तावेज - ५
दस्तावेज क्र ११२८८/२०१९
५७ / १११

V. P. No. एस ११/००४२/१२ TMC / TDD / 2126 / 17 Date: 01/04/2017
To, Shri / Smt. जोशी देशावर अन्ड असो (Architect)

Shri मे. भारत इन्फ्रास्ट्रक्चर आणि इंजीनीयरींग प्रा. (owners)
तर्फे श्री. अतुल अंबालाल वारोडे

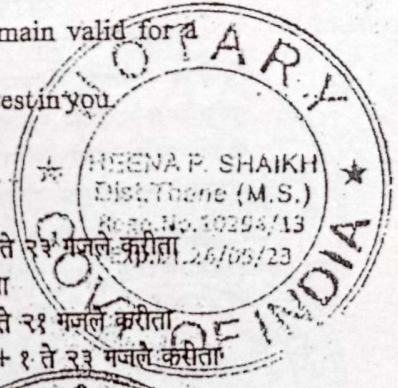
With reference to your application No. 13013 dated 02/02/2017. for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. खालील प्रमाणे in village शीळ Sector No. ११ Situated at Road / Street मुंबई - पुणे रोड S. No. / C.S.T. No. / F.P. No. ६७/२ प, ३अ

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.
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- 4) This permission does not entitle you to develop the land which does not vest in you.

सब प्लॉट 'बी'

इमारत क्र. एस १ : तळ मजला मजला करीता (वाणिज्य) (वापर परवाना अदा)
इमारत क्र. सी १ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिक्ट + १ ते २३ मजले करीता
इमारत क्र. सी २ : बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिक्ट + १ ते २३ मजले करीता
इमारत क्र. डी १ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिक्ट + १ ते २३ मजले करीता
इमारत क्र. ई १ : बेसमेंट लेवल १ (पार्ट) + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिक्ट + १ ते २३ मजले करीता
इमारत क्र. ई २ : बेसमेंट लेवल १ + बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिक्ट + १ मजला करीता
इमारत क्र. एफ १ : बेसमेंट लेवल २ + तळ मजला + पोडीयम/स्टिक्ट + १ मजला करीता



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.

Annexure 'C'

Certificate No. 001055



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

सर्व प्लॉट 'बी'

इमारत क्र. एम-१ : तळ मजला (वाणिज्य वापर)

इमारत क्र. अ-१ : स्टिल्ट अधिक १ मजला

इमारत क्र. बी-१ : स्टिल्ट अधिक १ मजला

इमारत क्र. सी-१ : स्टिल्ट अधिक १ मजला

इमारत क्र. सी-२ : स्टिल्ट अधिक २५ मजले

इमारत क्र. डी-१ : स्टिल्ट अधिक २० मजले

इमारत क्र. ई-१ : स्टिल्ट अधिक १ मजला

इमारत क्र. इ-२ : स्टिल्ट अधिक १ मजला

इमारत क्र. एफ-१ : स्टिल्ट अधिक १ मजला

V.P. NO. एस ११/००४२/१२ TMC/TDD ०६३५/१२ Date: १०/११/२०१२

To, Shri/Smt. मे. जोशी देशावर अजित असो (Architect)

Shri. मे. भारत इन्फोस्टेक्चर आणि इंजीनियरिंग प्रा. लि (Owners)
तर्फे श्री. अतुल उवालाल चारोट

टन नं - ५
दस्त क्र ११०८४/२०१२
for development
११/११

With reference to your application No. २१०६ dated ३०/३/१२ permission / grant of Commencement certificate under section 43 & 66 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील प्लॉट in village जीत Sector No. ११ Situated at Road/Street

मुंबई पुणे सत्ता S.No. / C.T.S. No. / F.P. No. ६५ दि. नं. २ अ, ३ अ, ३ ब

the development permission / the commencement certificate is granted subject to the following conditions.

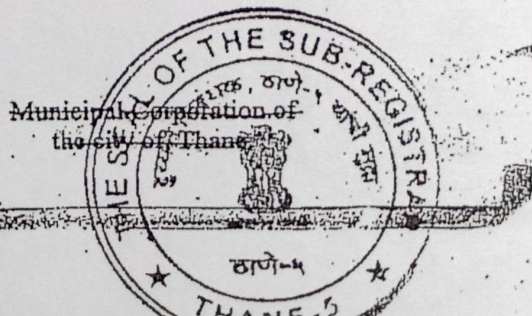
- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / 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.
- ५) काम सुरु करणे पूर्वी मुखडावर सविस्तर माहिती फलक लावणे आवश्यक व अलिप्त वापर परवाना पर्यंत कायम ठेवणे आवश्यक.
- ६) सी. एन. पूर्वी मोकळ्या जागेचा कर भरणे आवश्यक.
- ७) सी. एन. पूर्वी ड्रेनेज विभागाकडील स्टॉर्म वॉटर ड्रेन बाबत मंजूर नकाशासह नाहरकत दाखला दाखल करणे आवश्यक व त्यानुसार जोत्यापूर्वी जागेवर कार्यवाही करणे आवश्यक.
- ८) सी. एन पूर्वी इमारत क्र. सी २ व डी १ या इमारती करिता अग्निशमन विभागा कडील नाहरकत दाखला सादर करणे आवश्यक. मुंबई पुणे
- ९) सी. एन पूर्वी जागेवरील ६०.०० मी. चौ. मी. रस्त्याने बाधित अस्तित्वातील तोडावयाचे म्हणून दहाविलेले शाईख (M.S.) No. 10294/13 Exp. 24/09/23 बांधकाम तोडणे आवश्यक राहिल.



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.

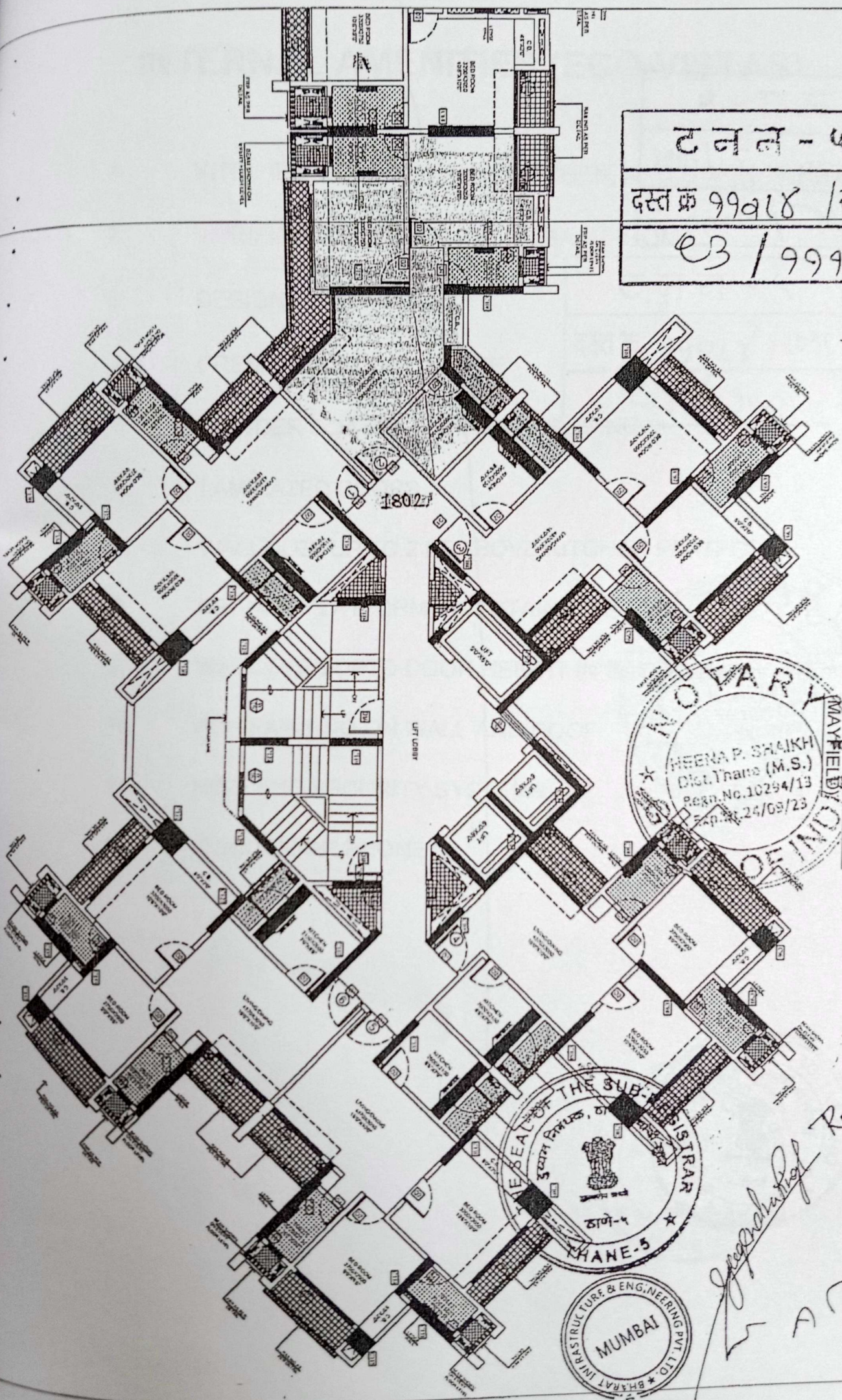
Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____



ANNEXURE "E"

टनल - ५
दस्तक्र ११०१४ / २०११
९३ / १११



2ND, 4TH, 6TH, 8TH, 12TH, 14TH, 16TH, 18TH, 22ND
 FLOOR PLAN
 BLDG. TYPE - E-2, 23RD FLOOR
 (MAYFIELD)

NOTARY
 HEENA P. SHAIKH
 Dist. Thane (M.S.)
 Regn. No. 10294/13
 Exp. Dt. 24/09/23

SEAL OF THE SUB-DIVISIONAL
 DISTRICT OFFICE
 THANE-5

INFRASTRUCTURE & ENGINEERING PVT. LTD.
 MUMBAI

Handwritten signature
 Reckha S
 A B



Maharashtra Real Estate Regulatory Authority ट न न - ५

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

दस्त क्र ११२८४/२०१९

९० / १११

This registration is granted under section 5 of the Act to the following project under project registration number:

P51700015290

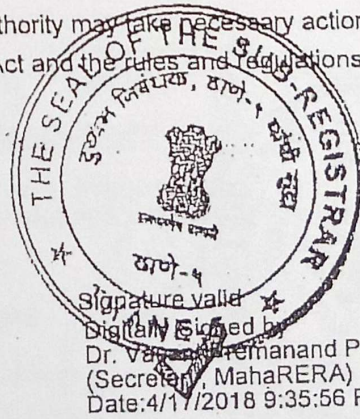
Project: **Bharat Ecovistas Phase Iii, Plot Bearing / CTS / Survey / Final Plot No.: 67/2/P, 67/3A, Sub Plot B at Thane (M Corp.), Thane, Thane, 400616;**

1. **Bharat Infrastructure & Engineering Private Limited** having its registered office / principal place of business at
Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400053.**

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 15/02/2018 and ending with 31/12/2021 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 and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 15/02/2018
Place: Mumbai

AMOUNTS

STAT

SANCTIONED: 30,00,000

CURRENT BALANCE: 18,62,149

EMI: 33,202

PMT FREQ: MONTHLY

REPAYMENT TENURE: 120

INTEREST RATE: 9.00

GHT)

STD	STD	STD	STD	STD	STD	S
12-23	11-23	10-23	09-23	08-23	07-23	0
STD	STD	STD	STD	STD	STD	S
			03-23	02-23	01-22	12



ठाणे महानगरपालिका, ठाणे

मालमत्ता कराची पावती

मालमत्ता क्रमांक 2324091720226/00104

पावती क्रमांक : TMC2425OL005356

वर्ष : 2024-2025

पावती दिनांक : 08/04/2024 10:53:30AM

बिल क्र. : TMC242517208273

ब्लॉक क्र. : 172

घर क्र. : / 172

बिल दिनांक : 01/04/2024, 03/10/2024

प्रभाग कार्यालय :

करदात्याचे नाव : LAND OWNER :: / DEVELOPER NAME : BHARAT INFRASTRUCTURE & ENGINEERING PVT.LTD THROUGH ATUL A. BAROT / OWNER NAME : FLAT OWNER :

1	नोटीस फी	0	भरणा प्रकार : Online	ध. दिनांक :
2	व्याज	0	धनादेश क्र.:	
3	वॉरंट फी	0	बँकेचे नाव :	
4	जती फी	0	एकूण मालमत्ताकर रक्कम :	10,151
5	जाहिरात फी	0	भरलेली रक्कम :	9,980
6	41(1) अन्वयेची शास्ती	0	सूट : EBR : 171 ABR :	0 171
एकूण इतर देयक रक्कम :		0	एकूण उर्वरित रक्कम :	0

	थकबाकी	दि. १ एप्रिल रोजी देय कर	दि. १ ऑक्टोबर रोजी देय कर	इतर देय रक्कम	एकूण
कर	0	5090	5061	0	10151
मागील भरणा	0	0	0	0	0
चालू भरणा	0	5090	4890	0	9980
सूट	0	0	171	0	171
शिल्लक	0	0	0	0	0

अक्षरी रुपये :- नऊ हजार नऊशे ऐंशी फक्त

R

"सदर पावती चेक वाटल्यानंतर ग्राह्यधरण्यात येईल. अनधिकृत बांधकामावरील कर भरल्यामुळे सदर बांधकाम अधिकृत होणार नाही. कोर्टातील कामकाजास व निकालावर कार्यवाही करण्यात बाधा होणार नाही या अटीवर अनधिकृत बांधकामावरील कर वसूल करण्यात येत आहे."

वसुली लिपिक
ठाणे महानगरपालिका

निवासी / 11,034 / TA

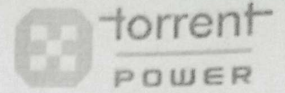
Print Date: 08/04/2024 10:54:13AM

4643 / W8 / 0 / 1 / 0 / 7 / 0 / 150
Meter No.: 65-C0043260
T No :3004902003

MAHAVITARAN
Maharashtra State Electricity Distribution Co. Ltd.
Distribution Licensee



CONNECT मोबाइल ॲप
बिल भरणा, तक्रार नोंदणी आणि बरेच काही
आजच डाउनलोड करा



torrent
POWER
Distribution Franchisee
Torrent Power Limited
Nature Glory,
Parsik Nagar,
Kalwa, Thane 400605

BP No : 0720089229

REETA SINGH & YOGENDRA RAJBAHADUR SINGH
FLAT NO 1802 E2 MAYFIELD BHARAT ECOVIST
AS MUMBRA P ANVEL RD SHIL THANE

400612
PAN No. :

YOUR ELECTRICITY BILL - September-2024

Consumer Number / ग्राहक क्रमांक
000178854593

Particulars / विवरण

Particulars / विवरण	Rupees
Total Energy Charges / एकूण उर्जा आकार (a+b+c+d+e)	
Electricity Duty / वीज शुल्क	758.34
Adjustments	121.33
Rebate for Incremental Consumption	0.00
Current Interest	0.00
MSEDCL Arrears / महावितरण थक्काकी	0.00
TPL Arrears / टी.पी.एल थक्काकी	0.00
Total Arrears / एकूण थक्काकी	-5.88
Prompt Payment Discount / तत्पर देयकरणा सुट	-5.88
Amount Upto Discount Date / सवलतीच्या तारखेपर्यंतची रक्कम	7.58
Amount Upto Due Date / मुदतीच्या तारखेपर्यंतची रक्कम	866.21
Delayed Payment Charge After Due Date / मुदतीच्या तारखेनंतरचा विलंब आकार	873.79
Amount After Due Date / मुदतीच्या तारखेनंतरची रक्कम	11.00
	884.79

Amount Upto Discount Date(Rs.) / सवलतीच्या तारखेपर्यंतची रक्कम	870
Discount Date / सवलतीची तारीख	07-10-24
Amount Upto Due Date(Rs.) / मुदतीच्या तारखेपर्यंतची रक्कम	870
Bill Due Date / देयकच्या मुदतीची तारीख	18-10-24
Amount After Due Date(Rs.) / मुदतीच्या तारखेनंतरची रक्कम	880

Tariff Category / दरसंकेत श्रेणी	LT-I(B)Resi.
Electricity Duty % / वीज शुल्क %	16.00
Phase / फेज	SINGLE
Sanctioned Load / मंजूर भार	3.00 KW
Connected Load / संलग्न भार	3.00 KW
Reading Date / रीडिंग दिनांक	25-09-24
Past Reading Date / मागील रीडिंग दिनांक	25-08-24
Bill Date / देयक दिनांक	28-09-24
Billing Mode / बिलिंग मोड	30.90
Connection Date / पुरवठा दिनांक	04-11-23
Last Payment Date / मागील पावतीचा दिनांक	29-08-24
Last Paid Amount / मागील भरलेली रक्कम	870
Security Deposit(Rs.) / सुरक्षा ठेव (रु)	1500.00

New tariff rates applicable w.e.f. 1st April-2024 as per Hon'ble MERC Order in Case no 226 of 2022. Same is available on <https://connect.torrentpower.com>.
FAC RATES(RS./UNIT):0-100 :0.45,101-300 :0.80,301-500 :1.10,ABOVE 500 :1.15

FAC is charged as per MSEDCL Commercial Circular No 321 dated 30-Aug-2024.

METER & BILLING DETAILS / मीटर व देयकचे विवरण

Meter No./ मीटर क्र.	65-C0043260
Present Reading / चालू रीडिंग	852
Past Reading / मागील रीडिंग	754
Multiplying Factor / मीटरचा फॅक्टर	1
Units Consumed / उपभोगलेली युनिट्स	98
a) Fixed Charges(Rs.) / स्थिर आकार	138.00
b) Energy Charges(Rs.) / वीज आकार	461.58
c) Wheeling Charge(Rs.) / वहन आकार	114.66
d) Fuel Surcharge(Rs.) / इंधन समायोजन आकार	44.10
e) Other Charges(Rs.) / इतर आकार	
f) Electricity Duty(Rs.) / वीज शुल्क	121.33
g) Tax On Sale(Rs.) / वीजविक्री कर	0.00

CONSUMPTION INFORMATION / मागील वीज वापर

Month/महिने	MAR-24	APR-24	MAY-24	JUN-24	JUL-24	AUG-24	SEP-24
Unit/युनिट्स	96	85	135	120	69	98	98

बिल रक्कम सोयीसाठी पूर्णांकित दर्शविलेली आहे, समायोजित रक्कम प्रदील देयकमध्ये समाविष्ट केली जाईल.
Safety Tips :

Safeguard your home by installing RCCB (Residual Current Circuit Breaker) i.e., a small device that can protect you from Electrical Shocks. Stay safe!

Helpline: 02522-677099 / 02522 352255 / 1800 267 7099 / connect.smk@torrentpower.com

Please attach this coupon with cheque for payment at drop box.



BU/PC	Service No	Discount Date	Amt Upto Discount Date	Due Date	Amt Upto Due Date	Amt After Due Date
4643 / W8	000178854593	07-10-24	870	18-10-24	870	880

HANDING OVER POSSESSION

Date:- 18/11/2023

REETA SINGH

YOGENDRA SINGH

B-1005, Shah Alpine, Kharghar,
Sector-6, Navi Mumbai

Dear Sir / Madam,

SUB: Flat bearing No. **1802** on the **18th** floor an area admeasuring about **515.25** Sq.ft Rera Carpet in the building known as "**E2-MAYFIELD**" in the Project Scheme called as "**BHARAT ECOVISTAS**" in/on/over the land area comprised under Survey No.67 Hissa No.2(p) Survey No.67, Hissa No.3A and, recently renumbered as Survey No.67/C/4 lying, being and situated at Revenue Village Shil, Taluka and District Thane, and within the Registration District and Sub-District of Thane and within the jurisdiction of Thane Municipal Corporation(hereinafter referred to as "the said Flat").

REF: Agreement for Sale dated **06.07.2019**, (Duly Registered) made and entered to into between us, in respect of the said Flat.

With reference to above subject matter, we are glad to inform you that, we have obtained **Occupation Certificate vide No TMC/TDD/OCC/1173/23**, Dated **10.10.2023** for "**E2-MAYFIELD**" (Building) and Project known as "**BHARAT ECO VISTAS**" from the Thane Municipal Corporation with respect to the Flat purchased by you from our company.

Bharat Realty Venture Private Limited

(Formerly Bharat Infrastructure and Engineering Private Limited)

1, Bharat Corporate Avenue, Near Versova Police Station, D.N. Nagar, Andher West Mumbai - 400 053.

+91 22 2637 8000 ■ info@bharatrealty.in ■ www.bharatrealty.in

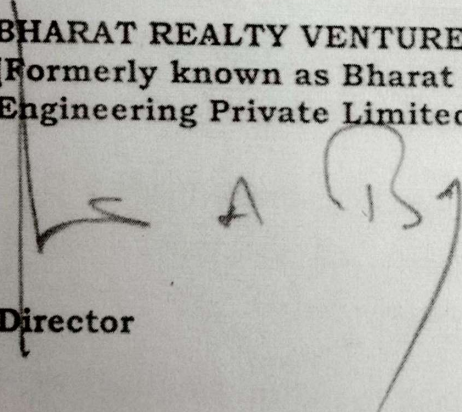
CIN: U45200MH1998PTC116452

You have personally inspected all the specifications and facilities provided in the aforesaid Flat and Building. You have accepted that all the specifications and facilities provided in the aforesaid Flat and Building are of good quality, conditions and further satisfied yourselves that the said Flat and Building has been constructed in accordance with the Building Plans thereof sanctioned by Thane Municipal Corporation.

We are hereby through this Possession Memo handing over a quiet, vacant and peaceful possession of said **Flat No. 1802** Building in the Project Scheme known as "**BHARAT ECO VISTAS**" on this the 17th day of November 2023.

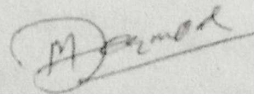
Thanking you,

BHARAT REALTY VENTURE PVT LTD
(Formerly known as Bharat Infrastructure and Engineering Private Limited)


Director

SIGNATURE

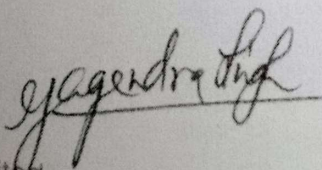
Possession handed over by



Possession taken over by

REETA SINGH

YOGENDRA SINGH



Bharat Realty Venture Private Limited
(Formerly Bharat Infrastructure and Engineering Private Limited)

1, Bharat Corporate Avenue, Near Versova Police Station, D.N. Nagar, Andheri West, Mumbai - 400 053.
+ 91 22 2637 8000 • info@bharatrealty.in • www.bharatrealty.in

CIN: U45200MH1998PTC116452

Applicant:

	34	Marital Status	Married
		Educational Qualifications	M.A.
Occupation	Housewife		
Address	107, Akashdeep, Anushaktinagar 7355795430		

Applicant: NA

		Marital Status	
		Educational Qualifications	
Occupation			
Address			

Linked with SBI	Yes / No
under SBI Home	Rs. 20,00,000/- (Rs. Twenty Lakhs only)
Maximum Rs. 5	

FILE NO.

Previous File No.

Address

Year
From
To

Name of Subject

File No.

Reference No.

SBI TOP-UP LOAN

BARC (01268)

YOGENDRA SINGH

REETA SINGH

Samarth - 19/10/2014
SHE PUNE 19/10/2014
Vastukala 19/10/24



SHIVAM

**SPRING FILE
NO. 1 EXECUTIVE**