

74 27777

पावती

Original/Duplicate

Thursday, October 17, 2024

नोंदणी क्र.: 39म

12:31 PM

Regn.: 39M

पावती क्र.: 31211 दिनांक: 17/10/2024

गावाचे नाव: माजिवडे

दस्तावेजाचा अनुक्रमांक: टनन2-27777-2024

दस्तावेजाचा प्रकार : करारनामा

मादर करणान्याचे नाव: श्रद्धा राठौर --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1960.00

पृष्ठांची संख्या: 98

एकूण:

रु. 31960.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

12:50 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

बाजार मूल्य: रु. 11280392.5 /-

मोवदला रु. 13129050/-

भरलेले मुद्रांक शुल्क : रु. 919100/-

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु. 1960/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024165615830 दिनांक: 17/10/2024

वेंकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009542771202425R दिनांक: 17/10/2024

वेंकेचे नाव व पत्ता: IDBI



CHALLAN
MTR Form Number-6



GRN	MH009542771202425R	BARCODE	09/10/2024-18:43:25		Form ID	B25R
Department	Inspector General Of Registration	Payer Details दस्तावेजाचा सुल्लु/२०२४				
Type of Payment	Bank Portal - Simple Receipt	PAN No.(If Applicable) DSPR4418Q				
Office Name	THIN2_THANE 2 JOINT SUB REGISTRAR	Full Name SHRADDHA RATHORE				
Location	THANE	Flat/Block No. FLAT NO 201,FLR 2 ND BLDG,DAFFODILS				
Year	2024-2025 One Time	Premises/Building POKHARAN ROAD,MAJIWADA				
	Account Head Details	Amount In Rs.	Road/Street THANE,			
0030046401	Stamp Duty(Bank Portal)	919100.00	Area/Locality			
0030063301	Registration Fee	30000.00	Town/City/District			
			PIN 4 0 0 6 1 0			
			Remarks (If Any)			
			Prop mvblty=Immovable-Prop Amt=13129050.00-Prop area=730.00-Prop area UOM=Sq.Feet-oth Prop ID=PAN-AADFV5093M-oth Prop Name=VINAYAK DEVELOPERS-			
Total		9,49,100.00	Amount In	Nine Lakh Forty Nine Thousand One Hundred Rupees 0		
Payment Details		IDBI BANK	Words	nly		
FOR USE IN RECEIVING BANK						
Cheque/DD Details		Bank CIN	Ref. No.	748043337		
Cheque/DD No.		Bank Date	RBI Date	09/10/2024-18:43:24		
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			

Department ID : 9198927780
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 खदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी खदर चलन लागू नाही.



(Signature)

(Signature)

दुय्यम निबंधक : सह. दु.नि. ठाणे 2
 इम्न क्रमांक : 27777/2024
 नोंदणी :
 Regn:63m

सूची क्र.2



17/10/2024

गावाचे नाव : माजिवडे

विवेकाचा प्रकार	क्रमांक
(1) विवेकाचा प्रकार	13129050
(2) मोबदला	11280392.5
(3) बाजारभाव(भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1) पानिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सवतिका नं: 201, माळा नं: 2ग,विल्डिंग नं 1, इमारतीचे नाव. इकाईल,ग्रांजेंट महावीर स्थिर, जर्नांक नं: माजिवडे, रोड नं: ठाणे, इतर माहिती: क्षेत्र 59.12 चौ मी कार्पेट तगंच अंटेच एरिया 8.68 चौ मी एकूण क्षेत्र 67.80 चौ मी कार्पेट म्हणजेच 730 चौ फुट कार्पेट तगंच 1 नोंदर ग्रांड क्लॉई कार पार्किंग स्पेस(मुक्तिक 6/24 3ड4) ((Survey Number : 280/1A, 1B, 4, 289/2A, 2B, 415 ;))
(4) भू-मापन, पॉट्रिग्राफ व चक्रमांक(अमल्यास)	1) 67.80 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-मे विनायक डेव्हलपर्स चे भागीदार वसंतलाल डी शाह तर्फे कबुली जावावा करिता रु मु अनिल ग. वाळवणकर वय:-40; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: मेघदूत , कल्लम वाग लॅन , जर्नांक नं: घाटकोपर , रोड नं. मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AADFV5093M
(7) दम्नगोवज करन देणा-या/निहून ठेवणा-या पक्षकागचे नाव किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्रद्धा गजौर - - वय:-32; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 2बी/74, कल्पतरू हिल्स, जर्नांक नं: मानपाडा, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-CDSR4418Q
(8) दम्नगोवज करन देणा-या पक्षकागचे व किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-वैभव विबुरकर - - वय:-33; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 2बी/74, कल्पतरू हिल्स, जर्नांक नं: मानपाडा,, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ATNPV6943R
(9) दम्नगोवज करन दिल्याचा दिनांक	17/10/2024
(10) इम्न नोंदणी केल्याचा दिनांक	17/10/2024
(11) अनुक्रमांक, खड व पृष्ठ	27777/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	919100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	

मुल्यांकनासाठी विभाग घेतलेला तपशील:-

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



गणेश
 सह दुय्यम निबंधक वर्ग - २
 ठाणे क्र. २

२ न न - २

दस्ता क्रमांक २०००५२०२४

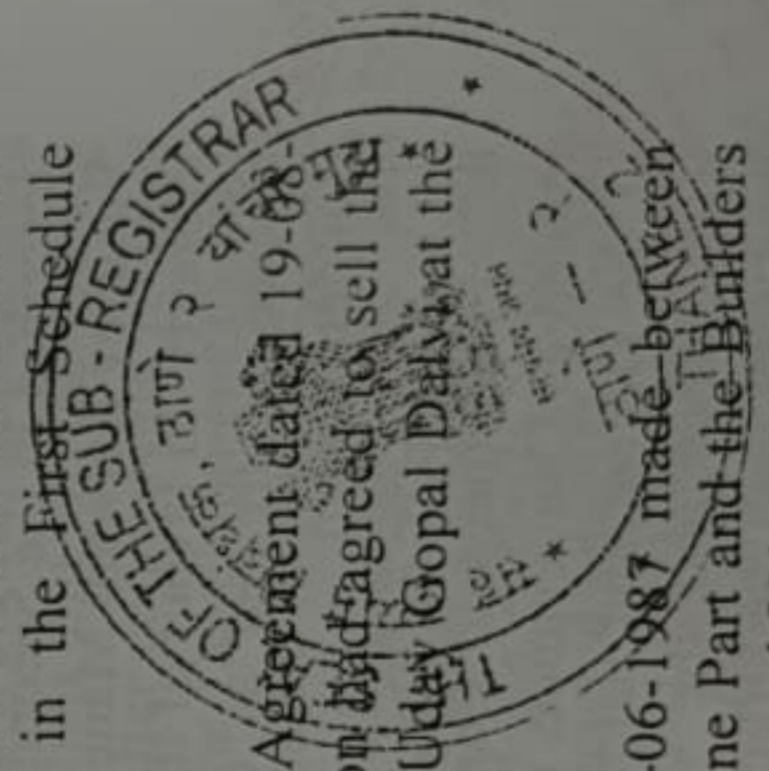
२ / एल

17TH day of OCT १९८८

ARTICLES OF AGREEMENT made at Thane this 17TH day of OCT 1987 between **Vinayak Developers** a firm registered under the Indian Partnership Act 1932 having their principal office at Meghdoot, Vallabh Baug Lane, Ghatkopar (East), Mumbai - 400 077, PAN No. AADFV5093M, hereinafter referred to as the "**BUILDERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the Firm their survivors or survivor) of the ONE PART, & (1) **MR./MRS./M/S Shradha Rathore** (PAN CDSPR4418Q) & (2) **MR./MRS./M/S Vaibhav Vinchurkar** (PAN ATNPV6943R) having its registered residence address at 2B/74, Kalpataru Hills, Manpada, Thane (West)- 400610 herein after referred to as the "**PURCHASER**", (which expression shall unless repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their respective heirs, executors & administrators, the survivors or survivor of them & the heirs, executors & administrator of the last such survivor & in the case of firm/company or any other organization, the said organization, their partners/directors/ Owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns, the members for the time being of the Hindu Undivided Family and the respective heirs executors administrators and assigns of such last survivor) of the OTHER PART.

WHEREAS :-

1. Originally M/s. Arkay Land Development Corporation was seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land, hereditaments and Plot situate lying and being at Village Majiwade, district Thane bearing Survey No.280, Hissa No.1 (part), Survey No.280, Hissa No.1 (part), Survey No. 4, Survey No.289, Hissa No.2 (part), Survey No. 289, Hissa No. 2 (part), Survey No. 415 (part) and Survey No. 415 (part) admeasuring 54,392 sq. mts. (53620 sq. mts as per 7/12 extracts) alongwith buildings and structures standing thereon, hereinafter referred to as the said "**Larger Property**" more particularly described in the First Schedule hereunder written.
2. By an Agreement dated 2-4-1987 as modified by Agreement dated 19-08-1987 the said M/s. Arkay Land Development Corporation had agreed to sell the said Larger Property to one Vasudev Balwant Mane and Uday Gopal Dalvi at the price and on the terms and conditions therein mentioned.
3. By a Memorandum of Understanding dated 05-06-1987 made between Vasudev Balwant Mane and Uday Gopal Dalvi of the One Part and the Builders herein of the Other Part, the said Vasudev Balwant Mane and Uday Gopal Dalvi agreed to sell and transfer the said Larger Property alongwith the benefits of the said Agreement dated 02-04-1987 & Agreement dated 19-08-1987 to the Builders on the terms and conditions therein contained.
4. Trustees of Diwalibai Mohanlal Charitable Trust claimed to be the Owners of about 7 acres and 13 gunthas out of the said Larger Property and have agreed to



एन एच - ४
एन एच ३०२४

THE SECOND SCHEDULE ABOVE REFERRED TO:
ALL THAT piece or parcel of land hereditament and plot bearing S. No. 280 Hissa No. 1(A), S. No. 280 Hissa No. 1(B), S. No. 280 Hissa No.4, Survey No.4/1, Survey No.289 H. No. 2 /2/4, Survey No.289 H. No. 2 (B), and Survey No. 415 415 H. No 1/4 and 415 H. No 1/5 situate, lying and being at village Majiwada, Taluka and District Thane and in the Registration District and Sub-District of Thane and measuring in all 33386 sq. mtrs. or thereabouts situated at Majiwada, Taluka and District Thane, and in the Registration District and Sub-District of Thane and within the limits of the Thane Municipal Corporation.

THE THIRD SCHEDULE ABOVE REFERRED TO:
bearing S. No. 280 H. ALL THAT portion admeasuring 12147.68 sq.mtrs. bearing S. No. 280 H. No. 2/4/2, Survey No. No.4/1, Survey No.289 H. No. 2 /2/4, Survey No.289 H. No. 2 (B), and Survey No. 415 415 H. No 1/4 and 415 H. No 1/5 situate, lying and being at village Majiwada, Taluka and District Thane and in the Registration District and Sub-District of Thane and within the limits of the Thane Municipal Corporation.

- THE FOURTH SCHEDULE:
(Description of Common Areas)
1 Common passages and lobbies
2 Water tanks and pump rooms
3 Lifts
4 Staircases
5 Lobbies
6 Landings

THE FIFTH SCHEDULE:
Payment Schedule for Consideration for the allotment of the Flat/ Shop Premises in **Fatih/ Daffodils** of the Real Estate Project namely "MAHAVIR SPRING"

<u>%</u>	<u>Payment Schedule</u>	<u>AMOUNT (In Rs.)</u>
5%	10-Jun-2024	6,56,453/-
15%	30-Jun-2024	19,69,357/-
20%	30-Jul-2024	26,25,810/-
20%	1-Jan-2025	26,25,810/-
20%	1-Oct-2025	26,25,810/-
10%	1-Mar-2026	26,25,810/-
10%	Common Passages	13,12,905/-
10%	Common Lobbies	13,12,905/-
TOTAL		1,31,29,050/-



Builder

Signature

३

३

give the same on lease to the Society for Helpers of Mary and Ma Niketan on the terms and conditions contained in the Agreement dated 19-02-1972.

5. Trustees of Diwalibai Mohanlal Charitable Trust and The Society of Helpers of Mary and Ma Niketan filed a Suit being Special Civil Suit No.212 of 1987 against M/s. Arkay Land Development Corporation & Others inter alia for Declaration that they are owners of the portion of the said Larger Property admeasuring 7 acres and 13 gunthas. The said Suit was dismissed and Appeal came to be filed by them in the Hon'ble High Court of Judicature at Bombay being First Appeal No.985 of 1989.

6. Disputes and differences between the Trustees of Diwalibai Mohanlal Charitable Trust and Ma Niketan of the One Part and M/s. Arkay Land Development Corporation and others of the Other Part were mutually settled and Consent Terms came to be filed in the First Appeal No.985 of 1989 whereby Arkay Land Development Corporation and others with the consent of the said Vasudev Balwant Mane and Uday Gopal Dalvi and the Builders herein have conveyed part of the said Larger Property admeasuring 20,234.34 sq. mts or thereabout to Diwalibai Mohanlal Charitable Trust and accordingly the said area was recorded on the 7/12 extract of land bearing Survey No.280/1A (P) admeasuring 1546.68 sq. mtrs Survey No.415/P admeasuring 18260.84 sq. mtrs and Survey No.289/2A admeasuring 426.48 sq. mtrs and thus M/s. Arkay Land Development Corporation was left with the remaining portion of the said Larger Property admeasuring 34,392 sq. mts or thereabouts hereinafter referred to as the "Balance Property" as more particularly described in the Second Schedule hereunder written and shown on the Plan thereof hereto annexed surrounded by boundary line.

7. Certain disputes and differences had arisen between M/s. Arkay Land Development Corporation of the One Part and the said Vasudev Balwant Mane and Uday Gopal Dalvi and the Builders herein of the other part. The Builders herein alongwith the said Vasudev Balwant Mane and Uday Gopal Dalvi filed a Suit for specific performance against M/s. Arkay Land Development Corporation being Special Civil Suit No.403 of 1994 in the Court of Civil Judge, Senior Division Thane which came to be settled and Consent Terms came to be filed therein on 24-06-1994 whereby the said M/s. Arkay Land Development Corporation agreed to specifically perform the said Agreements dated 2-04-1987 and 19-08-1987 in respect of the said Balance Property more particularly described in the Second Schedule hereunder written and at the request of the said Vasudev Balwant Mane and Uday Gopal Dalvi agreed to convey the said Balance Property in favour of the Builders. The said Consent Terms further provided that Decree be treated as Conveyance of the Balance Property in favour of the Builders herein.

8. As the said Consent Terms dated 24-06-1994 provided that Decree be treated as Conveyance, the Builders filed a Declaration along with certified copy of the Decree and paid the requisite stamp duty required to be paid therein as Conveyance and the said Declaration along with copy of the Decree as registered with the Office of the Sub Registrar of Assurance at Thane under serial no. YNN2-9577 of 2004.

9. The Collector has by an Order dated 17-08-1964 and by Order dated 17-08-2004 converted the part of area from agricultural to non-agricultural on the

[Signature]

Builder

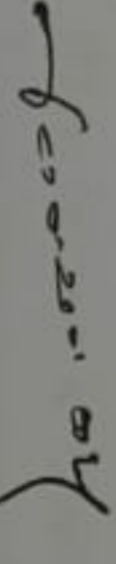
[Signature]

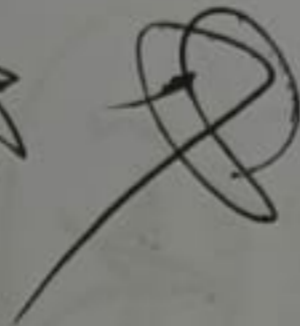
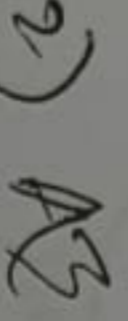
रतन कर्माकर	रतन कर्माकर
दस्तावेज क्रमांक	२७७७७७/२०२४
दिनांक	२५ / ०५

RECEIPT

RECEIVED of and from the withinnamed Purchaser/s, **MR./MRS./M/S Shraddha Rathore & MR./MRS./M/S Vaibhav Vinchurkar** a sum of **Rs. 1,00,000/- (Rupees One Lakhs only)** in through **RTGS/NEFT/IMPS/UPI** vide transaction id. - **AXNPM14709187281** dated: **25 May 2024** being the Amount of earnest money paid on or before execution hereof.

WE SAY RECEIVED


Vinayak Developers
 Builder

- 1) 
- 2) 



SIGNED, SEALED AND DELIVERED
by the withinnamed "BUILDERS"
Vinayak Developers through its Partner
Mr. Vasantlal D. Shah



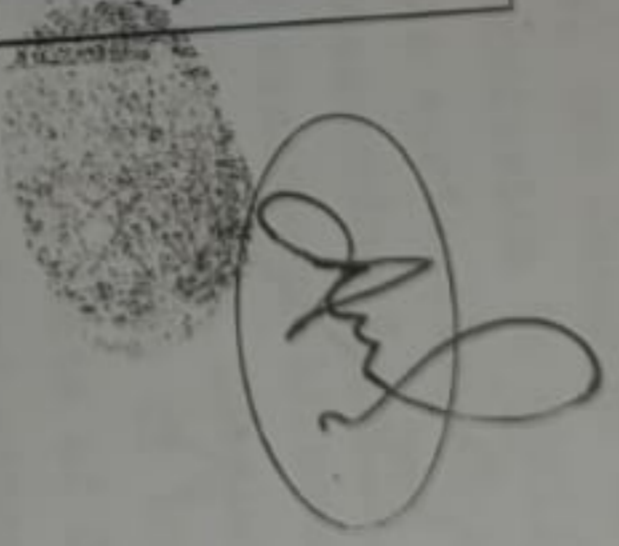
FOR VINAYAK DEVELOPERS

Vasantlal D. Shah
Signature PARTNER

in the presence of

1. Rajesh more
2. Amit Bunde

SIGNED, SEALED AND DELIVERED
by the withinnamed "PURCHASER/S"
MR./MRS./M/S Shradha Rathore



Shradha Rathore
Signature

- in the presence of witness
1. Rajesh more
 2. Amit Bunde

SIGNED, SEALED AND DELIVERED
by the withinnamed "PURCHASER/S"
MR./MRS./M/S
Vaibhav Vinchurkar

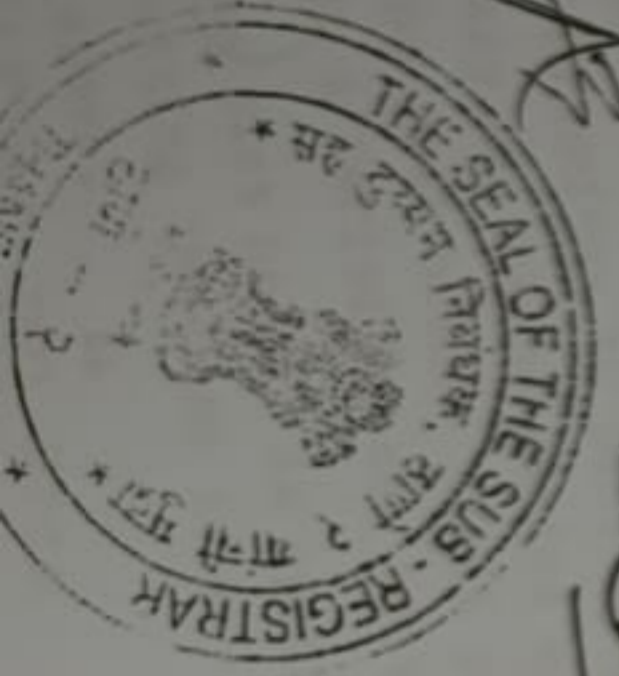


- in the presence of witness
1. Rajesh more
 2. Amit Bunde

Signature
Datta

३३१ - २
२००००/२०२४
२२ / ११

Datta



50/-	In
50/-	
50/-	
50/-	
50/-	
50/-	
50/-	
50/-	
50/-	
50/-	
50/-	
50/-	
50/-	

ANNEXURE-4

Certificate No.

4269



सुधारीत परवानगी :-
 इमारत क्र.१-बेसमेंट+ लोअर ग्राऊंड+अपर ग्राऊंड १
 अपर ग्राऊंड २+अपर स्टिक्ट २+१ ते १९ मजले

इमारत क्रमांक २७७७७/२०२४
 ७७७ / ९८

THANE MUNICIPAL CORPORATION, THANE
 (Registration No. 3 & 24)
 SANCTION OF DEVELOPMENT
 PERMISSION/ COMMENCEMENT CERTIFICATE

PERMISSION/ COMMENCEMENT CERTIFICATE + १ ते ३८ मजले

इमारत क्र. २- इन्टॅन्ट+ लोअर ग्राऊंड+ अपर ग्राऊंड १+ अपर ग्राऊंड २ +अपर स्टिक्ट + १ ते ३८ मजले (एलिव्हेटेड आर.जी. मध्ये)

फिटनेस सॅटर : इमारत क्र.१ व २ च्या अपर स्टिक्ट मजल्यावर, कनव हाऊस : तळ + १ मजला (एलिव्हेटेड आर.जी. मध्ये)

फीटनेस सॅटर : इमारत क्र.१ व २ च्या अपर स्टिक्ट मजल्यावर, कनव हाऊस : तळ + १ मजला (एलिव्हेटेड आर.जी. मध्ये)

V. P. No. S04/0100/16 (2002/81)

TMC / TDD / 3111 / 13

Date : 24/06/2019

To, Shri / Smt. रंकाडस आर्किटेक्टस अण्ड कन्सल्टंट्स(Architect)

Shri मे. आर. के. लण्ड डेव्हलपमेंट कोर्पोरेशन (Owners)
 मे. विनायक डेव्हलपमेंट भागिदार श्री. जयेश चंद्रकांत शहा व इतर २ (कुलमूखत्यारपत्रधारक)

With reference to your application No. १४८९६ dated १८/०३/२०१९ 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 or to erect building No. _____ in village _____ Sector No. _____ Situated at Road / Street _____ S. No. / C.S.T. No. / F.P. No. _____

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.

स. क्र. २८०/१अ, २८०/१बी, २८०/४, २८९/२अ, २८९/२बी व स. क्र. ४१५ मॉने मजिस्ट्रेट

- ५) टाप्पा/शिविवि/२२७१/१७दि.०५/०८/२०१७ रोजीच्या सुधारीत परवानगी मधील सर्व संबंधित अटी बंधनकारक राहतील.

- ६) उर्वरित सीसीपीएव्ही नोंदणीत Transfer Deed व चा फायनेस कर व इतर कर भरणे.
- ७) इमारत क्र.१ व २ च्या मजल्यावर व त्या मजल्यावर High Rise Committee कडून नोंदणीत टाप्पा व इतर कर भरणे.
- ८) काम तुरुक्यापूर्वी वरील कोणत्याही नोंदणीत टाप्पा घेणे आवश्यक राहिल.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNIZABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,

Municipal Corporation of

र न न - २
भारत क्रांति १७७७/२०२४
५३ / ए१

ANNEXURE-3

Certificate No. 3412



THANE MUNICIPAL CORPORATION, THANE

THANE MUNICIPAL CORPORATION, THANE
 Regulation No. 3 & 24)
 SANCTION OF DEVELOPMENT
 PERMISSION / COMMENCEMENT CERTIFICATE

PERMISSION / COMMENCEMENT CERTIFICATE
 इमारत टाईप A : Lower Ground + Upper Ground + Upper Stilt + १ ते ८ मजले,
 इमारत टाईप B : Lower Ground + Upper Ground + Upper Stilt + १ मजला,
 इमारत टाईप C : Lower Ground + Upper Ground + Upper Stilt + १ ते २९ मजले.
 इमारत टाईप D : Lower Ground + Upper Ground + Upper Stilt + १ ते २९ मजले.
 S04/0100/16 (2002/81) TMC / TDD | 2271 | 17 Date : 05/08/2024

V.P.No. _____
 To, Shri / Smt. १० फोर्ड्स आर्किटेक्ट्स अँड कन्सल्टंट्स (Architect)

श्री.भार.के. लॅण्ड डेव्हलपमेंट कॉर्पोरेशन (मालक) (Owners)
 मे. विनायक डेव्हलपर्सचे भागीदार श्री जयेश चंद्रकांत शहा व इतर २ (कुलमुखत्याधारक)

With reference to your application No. १२७० dated २१/०१/२०१७ 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 or to erect building No. _____ in village _____ Sector No. _____ Situated at Road / Street _____ S. No. / C.S.T. No. / F. P. No. _____

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.
 स.क्र.२८०/१अ, २८०/१ब, २८०/४, २८९/२अ, २८९/२ब व ४१५.

- ५) सी.सी. पूर्वी कामगार कल्याणकारी उपकर भरणे आवश्यक.
- ६) सी.सी. पूर्वी पर्यावरण विभागाचा नाहरकत दाखला सादर करणे आवश्यक.
- ७) सी.सी. पूर्वी L.B.T. चा भरणे बाबत विकासकांचे हमीपत्र तसेच वार्षिक उलाढाल ५० कोटीपेक्षा कमी असल्याबाबत सनदी लेखापाल यांचे प्रमाणपत्र सादर करणे आवश्यक.
- ८) सी.सी. पूर्वी आर.सी.सी. तज्ञांचे स्वाक्षरीसह नकाशे व प्रमाणपत्र सादर करणे आवश्यक.
- ९) सी.सी. पूर्वी जागेवरील महिला कामगारांच्या संख्येबाबत व पाळणापराबाबत हमीपत्र सादर करणे तसेच कामगारसंक्रांता स्वच्छतागृह बांधणे आवश्यक.

नोंद: सी.सी. पूर्वी पर्यावरण विभागाचा भुखंडाकरीता भोगवटा व भार विनिश्चिती बाबत दाखला सादर करणे आवश्यक.

NOTE THAT THE DEVELOPMENT IN CONNECTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Office No. ५३/ए१/२०२४
 Office Stamp २०२४
 Date _____
 Issued _____

२११ - २
दस्तावेज क्रमांक २०००००/२०२४
६२ / २६

ANNEXURE-6



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
P51700022995

Project: **Mahavir Spring - Daffodils - Phase 2 Plot Bearing / CTS / Survey / Final Plot No. S No 280/4/1,415/1/4,289/2/2/4,289/2/4/2,415/1/5 at Thane (M Corp.), Thane, Thane, 400610.**

1. Vinayak Developers having its registered office / principal place of business at Tehsil: Kurda District Mumbai Suburban, Pin: 400077.

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

OR

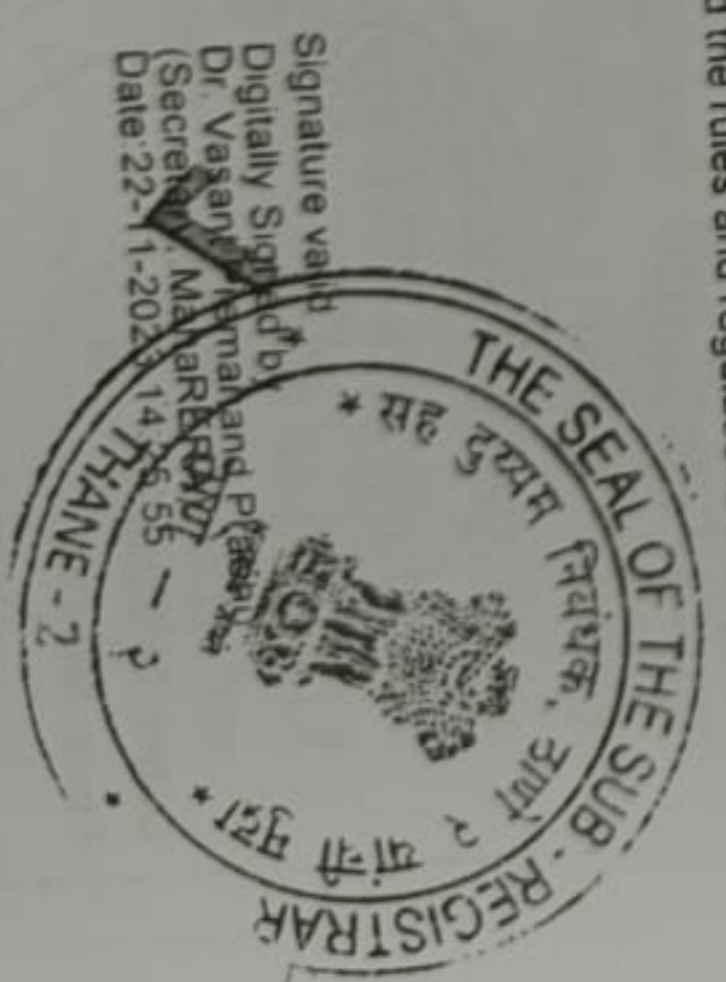
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose,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

◦ The Registration shall be valid for a period commencing from 08/11/2019 and ending with 30/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 22/11/2023
Place: Mumbai



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