



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 :
RS1700049954

Project: EMERALD , Plot Bearing / CTS / Survey / Final Plot No.: 88/14A & 88/15 at Sonarpada, Kalyan, Thane,
421201;

1. Apr Realty having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421201.
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 06/03/2023 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
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: 06/03/2023

Place: Mumbai

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

दस्तावेज क्र. १२३९२/२०२४
३३/५०

Ward No. :

Village : Sonarpada

Apartment area : 36.38 Sq. meters (carpet) + 2.52 Sq. meters (carpet)
Balcony + 1.1 Sq. meters (carpet) F.B + 3.32 Sq.
Meters (carpet) A.P.

Mkt. Value : Rs./-

Actual Value : Rs. 36,30,000/-

Stamp Value : Rs. 2,54,100/-

AGREEMENT FOR SALE

This Agreement is made and entered into at Dombivli

On this 30th day of September, 2024

BETWEEN

M/S. APR REALTY (PAN NO. ABKFA6059L), (RERA PROJECT NO. P51700049954), a partnership firm constituted under the provisions of Indian Partnership Act, 1932, having its office at:- Room no. 19, Rukmini CHS Ltd., Manpada Road, Dombivli (East), Dist Thane., hereinafter called and referred to as "The Promoter" (which expression shall unless repugnant and contrary to the context or meaning thereof be deemed to mean and include all the partners or partner for the time being of the firm, the survivors or survivor of them and their heirs, executors and administrators of the last surviving partner) of the one part.

AND

MR. GANESH NIVRUTTI BERADE (PAN - FJOPB9249C) Age - 22 years.
Both R/at: Nivrutti Berade, Room No.163/16/29, Himmat Nagar, Mumbai
Mumbai City Maharashtra - 400037., (hereinafter called and referred to as
"THE PURCHASER /ALLOTTEE" (which expression shall, unless repugnant to
the context and meaning thereof, mean and include heir / his/ her heirs,
executors, administrators, and assigns) of the Other Part.



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१८३९२/२०२४
४/३०

WHEREAS Shri. Atul Dinkar Davre and others are seized, possessed of and
property bearing i.e. Survey no. 88, Hissa no. 14 A admeasuring area 1697.5
Sq. meters, & Survey no.88, Hissa no. 15. Area Admeasuring 1070 sq.mtrs.
total admeasuring area 2767.5 Sq. meters, lying, being and situated at Village.

Handwritten signature/initials

Handwritten signature: Ganesh

All the piece and parcel of N.A. land bearing the property bearing Land / property bearing i.e. Survey no. 88, Hissa no. 14 A admeasuring area 1697.5 Sq. meters. & Survey no.88, Hissa no. 15, Area Admeasuring 1070 sq.mtrs, total admeasuring area 2767.5 Sq. meters, lying, being and situated at Village. Sonarpada, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, Taluka – Kalyan, Dist- Thane bearing and being bounded as follows:

- On or towards the EAST : AS PER RECORD OF RIGHT
- On or towards the WEST : AS PER RECORD OF RIGHT
- On or towards the SOUTH : AS PER RECORD OF RIGHT
- On or towards the NORTH : AS PER RECORD OF RIGHT

SECOND SCHEDULE
DESCRIPTION OF THE PROPERTY

All the piece and parcel of N.A. land bearing the property bearing Land / property bearing i.e. Survey no. 88, Hissa no. 14 A admeasuring area 1697.5 Sq. meters, & Survey no.88, Hissa no. 15, Area Admeasuring 1070 sq.mtrs, total admeasuring area 2367.28 Sq. meters,, and sanction area including FSI i.e. 4163.18 Sq. meters, lying being and situate at Mouje-Sonarpada, Dombivli (East), within limits of Kalyan Dombivli Municipal Corporation, Taluka – Kalyan, Dist- Thane bearing and being bounded as follows:

- On or towards the EAST : AS PER RECORD OF RIGHT
- On or towards the WEST : AS PER RECORD OF RIGHT
- On or towards the SOUTH : AS PER RECORD OF RIGHT
- On or towards the NORTH : AS PER RECORD OF RIGHT

THE THIRD SCHEDULE OF THE PROPERTY

(APARTMENT / FLAT ALLOTTED TO THE ALLOTEE)

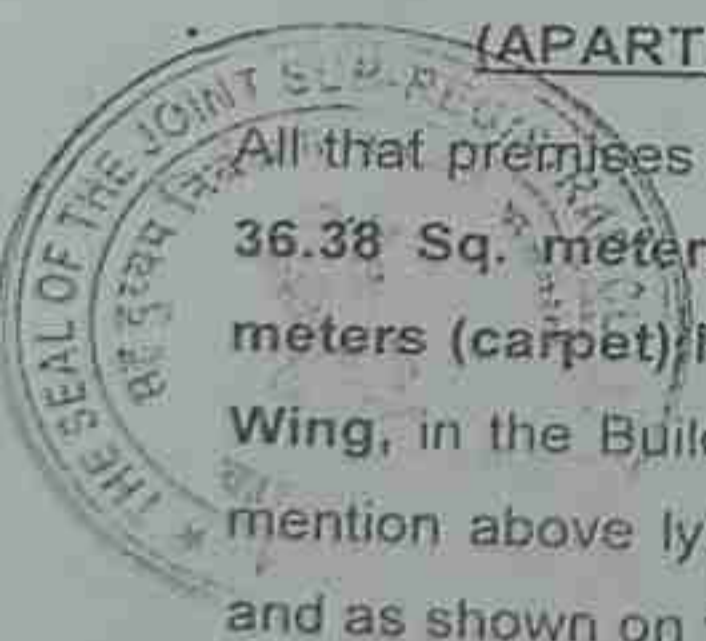
All that premises of Apartment / Flat No. A3 - 701 of carpet area admeasuring 36.38 Sq. meters (carpet) + 2.52 Sq. meters (carpet) Balcony + 1.1 Sq. meters (carpet) F.B + 3.32Sq. meters (carpet) A.P., on Seventh Floor, "A3" Wing, in the Building to be known as "Emerald A3", constructed on property mention above lying, being and situate at Mouje Sonarpada, Dombivli (East), and as shown on the floor plan thereof hereto annexed.

FOURTH SCHEDULE ABOVE REFERRED TO

Still parking, Lobby, Passage, Open Space, Staircase, Lift lobbies, Terraces, Duct Area, Refugee Area, Common entrance and exit of buildings, Play areas, Open parking areas, Common terrace spaces, installation of central services

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Handwritten signature: Ganesh



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Adv. S

गावाचे नाव : सीनारपाडा

दिवाचा प्रकार	करारनामा
नोंदणी	3630000
3) इमारतभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार करणी देणे की पट्टेदार ते नमुद करावे)	1731179
4) दुग्धापन,पोटहिस्सा व घरक्रमांक(असल्यास)	
5) इतरकर	
6) इमारती किंवा जुडी देण्यात असेल वेव्हा.	
7) दन्तएवज करन देणा-या/लिहून ठेवणा-या इतराचे नाव किंवा दिवाणी न्यायालयाचा तुलनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव पत्ता.	
8) दन्तएवज करन घेणा-या पक्षकाराचे व किंवा बाणी न्यायालयाचा हुकुमनामा किंवा आदेश नल्यास,प्रतिवादिचे नाव व पत्ता	
9) दन्तएवज करन दिल्याचा दिनांक	30/09/2024
0) दन्त नोंदणी केल्याचा दिनांक	30/09/2024
1) अनुक्रमांक, खंड व पृष्ठ	19312/2024
2) वाजारभावाप्रमाणे मुद्रांक शुल्क	254100
3) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
4) शेरत	

न्यायक्रमासाठी विचारात घेतलेला तपशील:-

राज्य शुल्क आकारताना निवडलेल्या अनुच्छेद :-

(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Signature

Receipt (pavti)

71/19312

Monday, September 30, 2024

12:52 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 20755 दिनांक: 30/09/2024

गावाचे नाव: सोनारपाडा

दस्तऐवजाचा अनुक्रमांक: कलन2-19312-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: गणेश निवृत्ती वेरडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:12 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

बाजार मूल्य: रु. 1731179/-

मोवदला रु. 3630000/-

भरलेले मुद्रांक शुल्क : रु. 254100/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0924306503058 दिनांक: 30/09/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008979726202425R दिनांक: 30/09/2024

बँकेचे नाव व पत्ता: IDBI

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मुळ दस्त परत मिळाले.