



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 :  
P51700053195

Project: Sector 2A - Wing F, Plot Bearing / CTS / Survey / Final Plot No.: S No 66,68,69 of village Penkarpada at Mira-Bhayandar (M Corp.), Thane, Thane, 401107.

1. Eversmile Properties Private Limited having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 401104.
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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;
  - o 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 receivable of the project is less than the estimated cost of completion of the project.
  - o The Registration shall be valid for a period commencing from 17/10/2023 and ending with 30/06/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o 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 Armanand Prabhu  
(Secretary, MahaRERA)  
Date: 17-10-2023 17:39:19

Dated: 17/10/2023

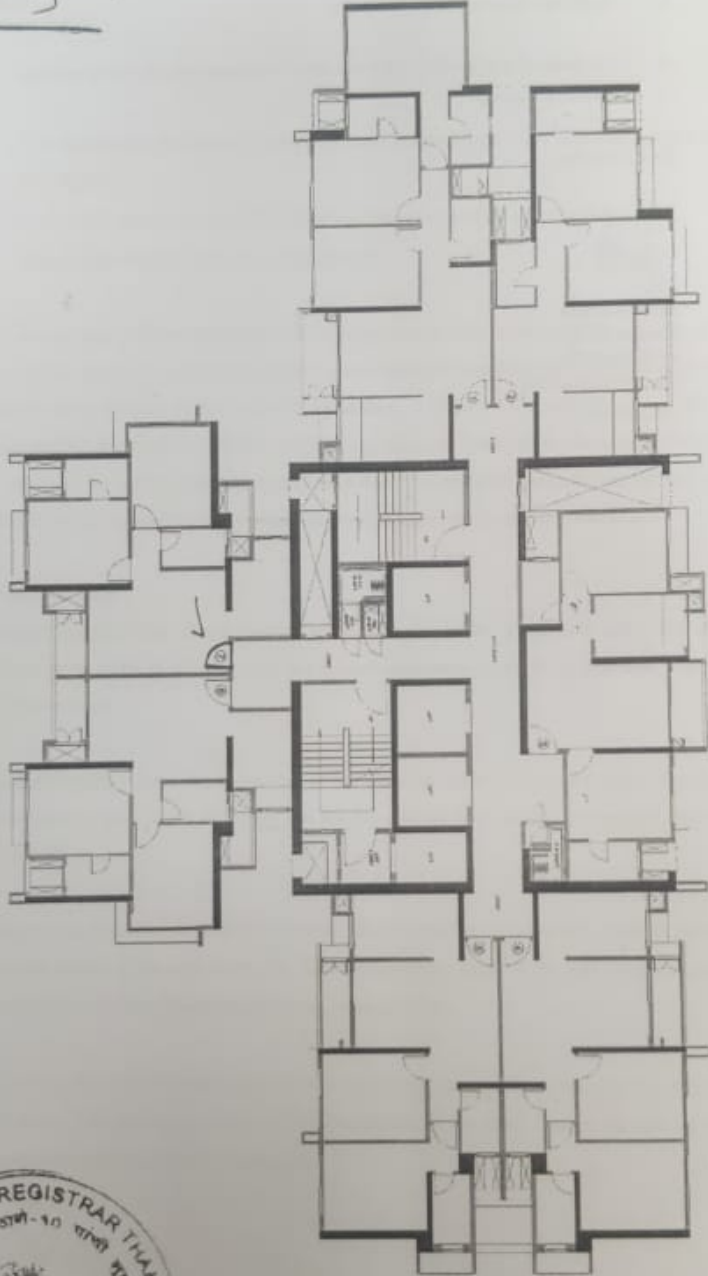
Place: Mumbai

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



टनन - १०	
१००७	/२०२४
६८	१२५

Annexure 'G-1'  
Typical floor plan



WING F - 2ND TO 5TH, 7TH TO 10TH, 12TH TO 15TH, 17TH TO 20TH,  
22ND TO 25TH & 27TH TO 30TH, 32ND & 33RD FLOOR PLAN



NOT TO SCALE

Apartment No. 1507 on 15th habitable floor of the Project Sector 2A - Wing F

*Beharlan*  
*Beharlan*

टनन - 90

9000 / 2028

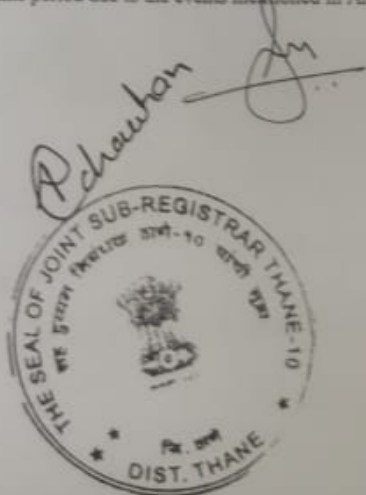
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Annexure 'H'

APARTMENT AND ALLOTTEE/S DETAILS

Sr.	Particular		
1)	Whole Project	"Srishti Sector 2A"	
2)	Project	"Sector 2A - Wing F" as per Maharashtra RERA Registration No. P51700053195	
3)	Apartment	Apartment bearing No. 1507, on 15th habitable Floor of the Project, admeasuring about;	
		Square Meters	Square Feet
	Carpet Area (RERA) of Apartment	57.63	620
	Balcony (open) area attached to the Apartment	2.34	25
4)	Parking Space/s	1 (One) vehicle parking spaces in the Project	
5)	Purchase Price	Rs. 1,11,99,000/- (Rupees One Crore Eleven Lakhs Ninety Nine Thousand Only)	
6)	Date of Offer of Possession of the Apartment*	On or before 30th June 2027	
7)	Date of Project Completion*	On or before 30th June 2028	
8)	Postal address of the Allottee/s	Flat No 301, 302, A - Wing, Yamuna Tower, Jangid Complex, Near J.K Bank, Mira Road East, Thane - 401107, Maharashtra, India	
9)	Postal address of the Promoter	Block No. 75, Old Block Factory Compound, Sector 1, Srishti Housing Complex, Penkarpada, Mira Road (East), District and Taluka: Thane.	
10)	E-mail address of the Allottee/s.	captsunil.chauhan@gmail.com	
11)	E-mail address of the Promoter.	servicesupport@kalpataru.com	
12)	Permanent Account Numbers of the Promoter	AAACE1576C	
13)	Permanent Account Numbers of the Allottee/s	Mr. Sunil Kumar Chauhan - APCPC5886M Mrs. Arpana Chauhan - APCPC5885J	

\*The dates mentioned herein above table is subject to additional period of twelve months (as grace period) and any extended time period due to the events mentioned in Article 15.11.1(d) of this Agreement.



Handwritten signature of Arpana Chauhan.



01/02/2024

दस्त गोपवारा भाग-2

दनन 10 5 27 19 24  
दस्त क्रमांक: 1907/2024

पक्षकाराचा नाव व पत्ता  
पक्षकाराचा प्रकार  
लिहून घेणार  
वय :- 49  
स्वाक्षरी:-

पक्षकाराचा प्रकार  
लिहून घेणार  
वय :- 45  
स्वाक्षरी:-



पक्षकाराचा नाव व पत्ता  
पक्षकाराचा प्रकार  
लिहून घेणार  
वय :- 45  
स्वाक्षरी:-

पक्षकाराचा प्रकार  
लिहून घेणार  
वय :- 45  
स्वाक्षरी:-

दस्तावेजात त्रुटी करारनामा चा दस्त ऐवज करुन दिव्याचे कबुल करतात.

दस्तावेजात त्रुटी करारनामा चा दस्त ऐवज करुन दिव्याचे कबुल करतात.

पक्षकाराचा नाव व पत्ता  
पक्षकाराचा प्रकार  
लिहून घेणार  
वय :- 45  
स्वाक्षरी:-

पक्षकाराचा प्रकार  
लिहून घेणार  
वय :- 45  
स्वाक्षरी:-



पक्षकाराचा नाव व पत्ता  
पक्षकाराचा प्रकार  
लिहून घेणार  
वय :- 45  
स्वाक्षरी:-

पक्षकाराचा प्रकार  
लिहून घेणार  
वय :- 45  
स्वाक्षरी:-

खालील पक्षकाराची कबुली उपलब्ध नाही.

पक्षकाराचा नाव व पत्ता  
पक्षकाराचा प्रकार  
लिहून घेणार  
वय :- 45  
स्वाक्षरी:-



पक्षकाराचा नाव व पत्ता  
पक्षकाराचा प्रकार  
लिहून घेणार  
वय :- 45  
स्वाक्षरी:-

Type	Verification no/Vendor	GRN/Licence	Amount	Use At	Member	Deface Date
Challan	03006172024011700238	MH014095899202324M	784000.00	SD	0007824901202324	01/02/2024
DHC		0124310419428	500	RF	0124310419428D	01/02/2024
DHC		0124319219371	2000	RF	0124319219371D	01/02/2024
Challan		MH014095899202324M	30000	RF	0007824901202324	01/02/2024

[RF:Registration Fee] [DHC: Document Handling Charges]

1907 /2024



1907/2024  
 1907/2024

Summary 2  
 १९०७/२०२४

1907/2024  
 1907/2024

सुकरावें चव न पास  
 मंडळकाराचा प्रकार  
 विधान सभाग  
 मंडळ नं. : ५७  
 शाखी नं. :  
 मंडळ नं. : ३०१, ३०२, ५ : वि.स. सधुल टॉवर, जागीर कोमलेका,  
 मंडळ नं. : ५७  
 शाखी नं. :  
 मंडळ नं. : ३०१, ३०२, ५ : वि.स. सधुल टॉवर, जागीर कोमलेका,  
 मंडळ नं. : ५७  
 शाखी नं. :  
 मंडळ नं. : ३०१, ३०२, ५ : वि.स. सधुल टॉवर, जागीर कोमलेका,  
 मंडळ नं. : ५७  
 शाखी नं. :

मंडळकाराचा प्रकार  
 विधान सभाग  
 मंडळ नं. : ५७  
 शाखी नं. :  
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 शाखी नं. :  
 मंडळ नं. : ३०१, ३०२, ५ : वि.स. सधुल टॉवर, जागीर कोमलेका,  
 मंडळ नं. : ५७  
 शाखी नं. :



११:५६:०१ / ०३ / २०२४ ११ : ५६ : ५९ AM

११:५६:०१ / ०३ / २०२४ ११ : ५६ : ५९ AM

सुकरावें चव न पास  
 मंडळकाराचा प्रकार  
 विधान सभाग  
 मंडळ नं. : ५७  
 शाखी नं. :  
 मंडळ नं. : ३०१, ३०२, ५ : वि.स. सधुल टॉवर, जागीर कोमलेका,  
 मंडळ नं. : ५७  
 शाखी नं. :

शाखी



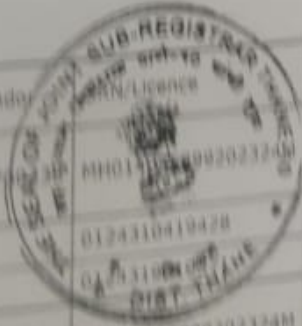
सुकरावें चव न पास  
 मंडळकाराचा प्रकार  
 विधान सभाग  
 मंडळ नं. : ५७  
 शाखी नं. :  
 मंडळ नं. : ३०१, ३०२, ५ : वि.स. सधुल टॉवर, जागीर कोमलेका,  
 मंडळ नं. : ५७  
 शाखी नं. :

शाखी

प्रमाणित करण्यात येतो की, हतार दस्त  
 पुस्तक क्रमांक.....  
 दिनांक:- १२/०२/२०२४

११:५६:०१ / ०३ / २०२४ ११ : ५६ : ०५ AM  
 ११:५६:०१ / ०३ / २०२४ ११ : ५६ : ४० AM

Amount	Used At	Default	...
784000.00			
500	RF	01243104194280	01/02/2024
2000	RF	01243192193710	01/02/2024
30000	RF	0007824901202324	01/02/2024



Sub Duty [RF:Registration Fee] [DHC: Document Handling Charges]

1907/2024

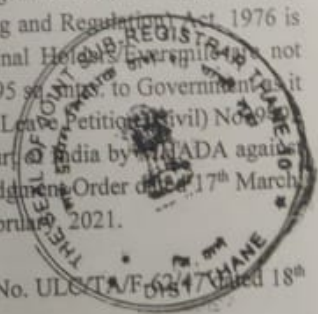
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 For feedback, please write to us at feedback.warna@gmail.com

as recorded therein. Pursuant to the mutual understanding arrived at between the Original Holders and the Promoter, the terms of the Development Agreement dated 22<sup>nd</sup> January, 1980 were from time to time modified under the First Supplemental Agreement dated 13<sup>th</sup> May, 1980, the Second Supplemental Agreement dated 6<sup>th</sup> February, 1984, the Third Supplemental Agreement dated 30<sup>th</sup> March, 1988 and the Agreement dated 2<sup>nd</sup> September, 1993. The said Original Holders also had executed in favour of the Promoter, the Powers of Attorney dated 6<sup>th</sup> February, 1984, 30<sup>th</sup> March, 1988 and 2<sup>nd</sup> September, 1993 in respect of the development of the said Larger Land and under the Consent Decree dated 27<sup>th</sup> August, 2008 passed by the Hon'ble Court S.D.Thane in Special Civil Suit No.289 of 1997, registered under Affidavit cum Declaration dated 12<sup>th</sup> August, 2015 with the Joint Sub-Registrar of Assurances at Thane-10, under Serial No.11854 of 2015, the aforesaid agreements are binding upon the said Original Holders;

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C. The Promoter, submitted in the names of the Original Holders, an application under Section 21(I) and Section 22 of the then existing ULCR Act (since repealed by the Urban Land (Ceiling and Regulation) Repeal Act, 1999 ("Repeal Act") as adopted in Maharashtra with effect from 23<sup>rd</sup> November 2007), to the Government of Maharashtra, for permission to develop portions of the said Larger Land. The Collector and Competent Authority No.3, Thane Urban Agglomeration ("Competent Authority"), granted permission by passing Orders as under:

- (i) Orders under Section 21 of the ULCR Act:
  - (a) Order No: ULC/TA/F-62/SR-143 dated 28<sup>th</sup> March, 1984;
  - (b) Order No: ULC/TA/F-62/SR-144 dated 11<sup>th</sup> April, 1984;
  - (c) Order No: ULC/TA/F-62/SR-142 dated 16<sup>th</sup> April, 1984;
  - (d) Amended Order No: ULC/TA/F-62/SR-143 dated 27<sup>th</sup> February, 1985;
  - (e) By composite development permission Order No: ULC/TA/F-62/SR-142, 143 & 144 dated 10<sup>th</sup> August, 1994 the Government of Maharashtra merged the aforesaid Orders;
  - (f) Vide Notice dated 5<sup>th</sup> February, 2008 issued by the Competent Authority to Shri Saihas Saiprasad Pradhan (since deceased), Smt. Swati Saiprasad Pradhan (since deceased), Smt. Sneha Shrinath Navalkar (since deceased), Smt. Smitachandra Shrikant Navalkar and Shree Atulchandra Shrinath Navalkar to handover 39,647.95 sq. mtrs. of land in Old Survey No. 231, 232, 233, 235 and 240/2 (New Survey Nos. 63, 65, 66, 68 and 64/2) ( which actually bears old Survey No. 233(p), 235(p) (New Survey Nos. 66(p), 68(p) admeasuring 32,649.95 sq.mtr. and old Survey No. 220(p), 219(p), 218(p), 217(p) (New Survey Nos. 52(p), 51(p), 50(p), 49(p) admeasuring 6,998.00 sq.mtr.), to Maharashtra Housing and Area Development Authority ("MHADA"). Eversmile along with Original Holders filed Writ Petition No. 929 of 2008 before the Hon'ble Bombay High Court against the Additional Collector and the Competent Authority, Thane & Ors. challenging the said Notice. In the meanwhile, Notification dated 5<sup>th</sup> December 2018 was issued by Urban Development Department of State of Maharashtra interalia declaring that the excess land exempted under Section 21 have gone out of the purview of the ULC Act. The said Notification also states that to develop/redevelop such lands, NOC of the Competent Authority is not required. In pursuance to the aforesaid Writ Petition, the Hon'ble High Court of Bombay passed an Judgement dated 17<sup>th</sup> March, 2020 holding that, Section 21 of the Urban Land (Ceiling and Regulation) Act, 1976 is not saved under the Repeal Act and hence Original Holders/Eversmile are not required to handover the land admeasuring 39,647.95 sq. mtrs. to Government as it does not vest with the State Government. A Special Leave Petition (Civil) No. 49 of 2020 was filed before the Hon'ble Supreme Court of India by MHADA against Original Holders and Eversmile challenging the Judgment Order dated 17<sup>th</sup> March, 2020, which was dismissed vide Order dated 8<sup>th</sup> February, 2021.
- (ii) Order under Section 22 of the ULCR Act bearing No. ULC/TA/F-62/47 dated 18<sup>th</sup> March, 1984;



Mr. Sunil Kumar Chauhan & Mrs. Arpana Chauhan Indian Inhabitant/s having his/her address at Flat No 301, 302, A - Wing, Yamuna Tower, Jangid Complex, Near J.K. Road, Road East, Thane - 401107, Maharashtra, India, [or] limited liability partnership, constituted under the Limited Liability Partnership Act, 2008, its registered office at \_\_\_\_\_ represented herein by its duly authorised partner \_\_\_\_\_, a partnership firm, registered under the Indian Partnership Act, 1932, having its principal place of business at \_\_\_\_\_, represented herein by its duly authorised partner \_\_\_\_\_, [or] \_\_\_\_\_, a company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at \_\_\_\_\_, HUF, a Hindu Undivided Family, having its address at \_\_\_\_\_, represented herein by its karta and manager \_\_\_\_\_, [or] \_\_\_\_\_, a private trust constituted under the Deed of Trust/Settlement dated \_\_\_\_\_, their/its address at \_\_\_\_\_, [or] \_\_\_\_\_ Trust, a public trust registered under the Trust Act, 19 \_\_\_\_\_, having its registered office at \_\_\_\_\_, represented herein by its trustees; hereinafter referred to as the "Allottee/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of a/an: (i) individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns; (ii) limited company, or limited liability partnership, its successors and permitted assigns; (iii) partnership firm, the partners from time to time of the firm and the heirs, legal representatives, executors and administrators, of its last surviving partner its or their successors and permitted assigns; (iv) hindu undivided family, the karta and manager and the coparceners from time to time thereof and the survivors or survivor of them and the heirs, legal representatives, executors and administrators, of the last survivor of them, its or their successors and permitted assigns and (v) the trustees for the time being and from time to time of the trust and the survivors or survivor of them and its/their successors and permitted assigns) of the OTHER PART.

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*Chauhan*  
*A. Chauhan*

The Promoter and the Allottee/s are hereinafter, wherever the context may so require, individually referred to as "Party" and collectively referred to as "Parties".

**WHEREAS:**

A. Shri Saihas Saiprasad Pradhan since deceased), Smt. Swati Saiprasad Pradhan (since deceased), Smt. Sneha Shrinath Navalkar (since deceased), Smt. Smitachandra Shrinath Navalkar and Shree Atulchandra Shrinath Navalkar and Atmaram Patil & Ors. (hereinafter collectively referred to as the "Original Holders") were seized and possessed of or otherwise well and sufficiently entitled to the contiguous pieces and parcels of the leasehold land bearing Survey old Nos. 75/2, 175, 187, 207, 217 to 220, 228 to 236, 238, 239, 240/2, 241, 251 and 255 to 258 corresponding New Survey Nos. 19/2, 4, 79, 39, 49 to 52, 60/1, 60/2, 62, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 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595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2





टनन - 90	
9006	/2024
3	924

Acharya



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Thane this 30<sup>th</sup> day of January in the Christian Calendar Year, Two Thousand and Twenty Four.

BETWEEN

**EVERSMILE PROPERTIES PRIVATE LIMITED**, a company registered under the Companies Act, 1956 having its registered office at Block No. 75, Old Block Factory Compound, Sector I, Srishti Housing Complex, Penkarpada, Mira Road (East), District and Taluka: Thane, hereinafter referred to 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



393/1907

पावती

Original/Duplicate

Thursday, February 01, 2024

नोंदणी क्र.: 39म

10:55 AM

Regn.: 39M

पावती क्र.: 2021 दिनांक: 01/02/2024

माहितीचे नाव: पेचकरपाडा

दस्तऐवजाचा अनुक्रमांक: टनन10-1907-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सुनील कुमार चौहान -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2500.00

पृष्ठांची संख्या: 125

एकूण:

₹. 32500.00

आपणास मूळ दस्त, पॅबनेल प्रिंट, सूची-२ अंदाजे  
11:14 AM ह्या वेळेस मिळेल.

Joint Maharashtra State Taxane 10

बाजार मूल्य: ₹.7207600/-

मोबदला ₹.11199000/-

भरलेले मुद्रांक शुल्क : ₹. 784000/-

सह दुय्यम निबंधक कार्या-२

ठाणे क्र. १०

1) देयकाचा प्रकार: DHC रकम: ₹.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124310419428 दिनांक: 31/01/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124319219371 दिनांक: 31/01/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014095899202324M दिनांक: 17/01/2024

बँकेचे नाव व पत्ता:



2/1/2024



2/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 1907/2024

नोंदणी :

Regn-63m

गावाचे नाव : पेणकरपाडा

घेतलेल्याचा प्रकार	करारनामा
गोबदला	11199000
बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार रणी देतो की पट्टेदार ते नमुद करावे)	7207600
भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन ;, इतर माहिती: मौजे पेणकरपाडा,वॉर्ड क्र. पी,मीरा रोड(पूर्व),ठाणे येथील न्यु सर्व्हे नं. 66,68 आणि 69 या मिळकतीवर बांधण्यात येणाऱ्या सुष्टी या गृह संकुल मधील सेक्टर - 2A,विंग F मधील 15व्या मजल्यावरील 57.63 चौ. मी.रेरा कारपेट आणि 2.34 चौ.मी. क्षेत्रफळाच्या ओपन बाल्कनी सह निवासी सदनिका क्र. 1507 तसेच एक व्हॅइकल पार्किंग स्पेस सह हा या कराराचा विषय आहे.( Survey Number : न्यु सर्व्हे नं. 66, 68 आणि 69 ; )
क्षेत्रफळ	1) 57.63 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करून देणा-या/लिहून ठेवणा-या कराचे नाव किंवा दिवाणी न्यायालयाचा नामा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता.	1): नाव:-एकरस्माईल प्रॉपर्टीज प्रा. लि. तर्फे अधिकृत स्वाक्षरीकर्ता सचिन गोंधळी यांच्यातर्फे कबुती जबाबाकारिता कु. मु. म्हणून योगेश बांदेकर वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 75, जुनी ब्लॉक फॅक्टरी कंपाऊंड, सेक्टर - आय, सुष्टी हौसिंग कॉम्प्लेक्स, पेणकरपाडा, मीरा रोड, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAACE1576C
दस्तऐवज करून घेणा-या पक्षकाराचे व किवा गी न्यायालयाचा हुकुमनामा किंवा आदेश पास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनील कुमार चौहान - वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: फ्लॉट नं. 301, 302, ए - विंग, यमुना टॉवर, जांगीड कॉम्प्लेक्स, जे. के बँक जवळ, मीरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-APCPC5886M 2): नाव:-अर्पणा चौहान - वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: फ्लॉट नं. 301, 302, ए - विंग, यमुना टॉवर, जांगीड कॉम्प्लेक्स, जे. के बँक जवळ, मीरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-APCPC5885J
दस्तऐवज करून दिल्याचा दिनांक	30/01/2024
दस्त नोंदणी केल्याचा दिनांक	01/02/2024
अनुक्रमांक,खंड व पृष्ठ	1907/2024
बाजारभावाप्रमाणे मुद्रांक शुल्क	784000
बाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	



अनासाठी विचारात घेतलेला तपशील:-

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

सुनील चौहान  
सह दुय्यम निबंधक

सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र. १०