

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 9307/2024

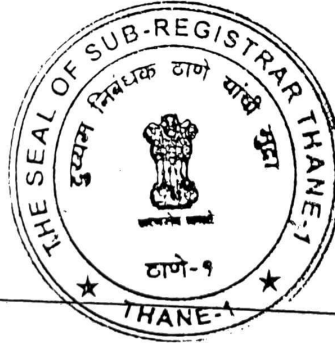
नोंदणी :

Regn:63m

20/12/2024

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13613764
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9414092.6
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका क्रमांक 301,3 रा मजला, वी विंग, टॉवर 1, शेठ झुरी, विवियाना मॉल जवळ, ईस्टर्न एक्सप्रेस हायवे, ठाणे सदनिकेचे क्षेत्र 60.74 चौ मी कार्पेट, (सध्या लागू असलेल्या विकास नियमांनुसार)(रेरा प्रमाणे 57.10 चौ.मी कार्पेट), ((Survey Number : सर्वे नं 81/1/अ, 83/2, 83/5, 85/1/ड, 85/2, 85/3, 85/4 व 85/5. ;))
(5) क्षेत्रफळ	1) 60.74 चौ.मीटर
(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:-मान्यता देणार व्होल्टास लि तर्फे कु.मु. म्हणून मे.शेठ डेव्हलपर्स प्रा.लि.चे संचालक आश्विन एन शेठ यांचे तर्फे कु मु. म्हणून दिलीपकुमार यादव - वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: व्होल्टास हाऊस ए, , ब्लॉक नं: डॉ. बाबासाहेब आंबेडकर रोड, , रोड नं: चिंचपोकळी मुंबई, , महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:-AAACV2809D 2): नाव:-मे.शेठ डेव्हलपर्स प्रा.लि.चे संचालक आश्विन एन शेठ यांचे तर्फे कु मु म्हणून दिलीपकुमार यादव - - वय:-; पत्ता:-प्लॉट नं: -, माळा नं: तळमजला ब 3 रा मजला, , इमारतीचे नाव: प्रीअस इंफिनीटी, , ब्लॉक नं: विलेपार्ले, , रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AAACS9943H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोष राजु पाटसकर - - वय:-36; पत्ता:-प्लॉट नं: हाऊस क्रं. 16, माळा नं: -, इमारतीचे नाव: 271, हुसैन मिस्त्री चाळ, ब्लॉक नं: प्रगती मित्र मंडळ, आंबेडकर चौक, रोड नं: कुर्ला प. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-BMJPP0929H 2): नाव:-धनश्री संतोष पाटसकर - - वय:-32; पत्ता:-प्लॉट नं: हाऊस क्रं. 16, माळा नं: -, इमारतीचे नाव: 271, हुसैन मिस्त्री चाळ, ब्लॉक नं: प्रगती मित्र मंडळ, आंबेडकर चौक, रोड नं: कुर्ला प. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-BBTPT9437P
(9) दस्तऐवज करून दिल्याचा दिनांक	20/12/2024
(10) दस्त नोंदणी केल्याचा दिनांक	20/12/2024
(11) अनुक्रमांक, खंड व पृष्ठ	9307/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	952980
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



सह दुय्यम निबंधक वग-१
ठाणे-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Thane this 20th day of December 2024

BETWEEN Voltas Limited, having CIN No. L29308MH1954PLC009371, (PAN AAACV2809D a company incorporated under the provisions of the Indian Companies Act, 1913 and having its registered office at Voltas House "A", Dr. Babasaheb Ambedkar Road, Chinchpokli, Mumbai – 400 033, hereinafter called "the Owner" (which expression shall, unless it be repugnant to the context or meaning thereof, include its successors and assigns) of the **First Part AND**

SHETH DEVELOPERS PRIVATE LIMITED, having CIN No. U45200MH1993PTC070335, a Company duly incorporated under the provisions of the Companies Act, 1956 and having its registered office at 3rd Floor, Prius Infinity, Subhash Road, Paranjape B Scheme, Vile Parle (E), Mumbai – 400 057 hereinafter referred to as "the Developer" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors in title and assigns) of the **ONE PART**

AND

Mr/Mrs/Miss/Messrs. SANTOSH RAJU PATASKAR
DHANSHRI SANTOSH PATASKAR

_____ of Indian
Inhabitant(s) residing at HOUSE NO 16, 271, HUSSAIN MISTRI CHAWL,
PRAGATI MITRA MANDAL, AMBEDKAR CHOWK, KURLA WEST 400070..

_____ a partnership firm registered under the Indian Partnership Act 1932 and carrying on Business at _____

_____ a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 having its registered office at _____

_____ a Company registered under the Indian Companies Act 1913/ Companies Act 1956 having its registered office at _____

hereinafter called "the Purchaser(s)" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an **Individual(s)**, his or her or their heirs, executors, administrators, successors and permitted assigns, in the case of a **Partnership Firm/LLP**, the partner or partners for the time being of the said Firm, the survivors or survivor of them and the heirs, executors, administrators and permitted assigns of the last surviving partner, in case of a **HUF** the members of HUF from time to time and

(Signature of the Developer)

Pataskar
(Signature of the Purchaser)

Dhanshri

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the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF, in case of a Company/Society/Body Corporate, its successors in title and permitted assigns, and in case of a Trust, the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns) of the OTHER PART.

WHEREAS:

- i. By and under an Indenture of Conveyance dated 22nd April 1965 made by and between Hoshi Burjorji Karanjia and other therein referred as "the Vendors" of the First Part and Voltas Ltd., a company registered under Company Act 1913 therein referred to as the "Purchaser" and hereinafter referred as "the Owner" of the Second Part and registered in the office of Sub-Registrar of Assurances at Thane at serial no. THN/609 of 1965, the Vendors therein sold transferred and conveyed various properties bearing Survey No. 81/1P situated in village Panchpakhadi Taluka and District Thane, within the limits of Thane Municipal Corporation which also incorporate in it survey no. 81/1/p admeasuring 1215.00 sq. mts. un to the said Owner for the consideration and in the manner stated therein. (hereinafter referred to as "Freehold Land 1")
- ii. By and under an Indenture of Conveyance dated 26th June, 1968 registered in the office of Sub-Registrar of Assurances at Thane at serial no. THN-672/1968 made by and between Kashibai Rama Kabadi therein referred to as "the Vendor" of the First Part and Jagannath R. Kabadi, Ramchandra R. Kabadi, Kisan R. Kabadi therein collectively referred as "the Confirming Parties of the Second Part, and the Owner therein referred as "the Purchaser" of the Third Part, the Vendor therein sold, transferred and conveyed various properties bearing Survey No. 85/1 admeasuring 6910.00 sq. mtrs and 83/5 admeasuring 2560.00. sq. mtrs. or thereabout situated at village Panchpakhadi Tal. & Dist. Thane within the limits of Thane Municipal Corporation to the Owner. (hereinafter referred to as "Freehold Land 2").
- iii. By and under an Indenture of Conveyance dated 26th June 1968 which is registered in the office of Sub-Registrar Thane under serial no. THN-671 of 1968 made between Kisan R. Kabadi as "the Vendor" therein and Jagannath R. Kabadi, Ramchandra R. Kabadi and Kashibai R. Kabadi referred therein as "the Confirming Parties" and the Owner therein referred as "the Purchaser" of the Third Part, the Vendor sold, transferred and conveyed various properties bearing Survey No. 83/2 admeasuring 770 sq. mtrs. situated at village Panchpakhadi Tal. & Dist. Thane within the limits of Thane Municipal Corporation to the Owner. (hereinafter referred to as "Freehold Land 3").
- iv. By an Indenture of Conveyance dated 14th March 1969 registered in the office of Sub- Registrar of Assurances at Thane under serial no. THN/241 of 1969 made between Joana Mary Aguiar as "the Vendor" therein as the First Party and the Owner as the Purchasers of the Other Party, the Vendor sold, transferred and conveyed to the Owner various pieces and parcels of the land bearing Survey No. 85/2 admeasuring 3590.00 sq. mts. and 85/5 admeasuring 720.00. sq. mts. or thereabout situated at village Panchpakhadi of Tal. & Dist. Thane within the limits of Thane Municipal Corporation. (hereinafter referred to as "Freehold Land 4").
- v. Gopikabai Jagannath Satghare and 17 other were seized and possessed of various properties in village Panchpakhadi of Tal. & Dist. Thane. By and under an Indenture of Conveyance dated 10th November, 1969 registered

(Signature of the Developer)

(Signature of the Purchaser)

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issued Redeemable, Non-Convertible Debentures aggregating to Rs. 66,00,00,000/- (Rupees Sixty Six Crore Only) on the terms and conditions which are more specifically set out in the Debenture Trust Deed dated 7th July 2021.

By Deed of Release dated 24.08.2021, registered with the Sub-Registrar of Assurances at Thane-2 bearing Registration No. TNN-2-16378 of 2021 executed by and between the Catalyst Trusteeship Limited being referred as the Debenture Trustee of the First Part therein, SDPL being referred as Company/Issuer/Mortgagor of the Second Part therein and Mr. Ashwin Sheth being referred as the Promoter of the Last Part therein, the Debenture Trustee has issued its No Dues and Release Letter on 12th July, 2021, consequent to the fulfillment of all the obligations and payments of all the outstanding amounts by the Company under Debenture Trust Deed dated 2nd February, 2018 and that the Debenture Trustee re-conveyed, re-assign and release the Charge created on the Mortgage Properties, description of which is more particularly set out in the Deed of Release dated 24th August 2021.

xviii. Presently, the Developer intends to construct and develop a portion of Larger Property admeasuring 15164.45 sq mtrs ("**the Layout Property**") as more particularly described in the **FIRST SCHEDULE** hereinafter written. The portion of Layout Property falls under reservation of Municipal Housing, an area admeasuring 6065.78 sq mt being 40% of the Layout Property, has to be handed over to the TMC as reserved area for municipal housing (hereinafter referred to as the "**Reserved Area**").

Accordingly, the actual extent of Layout Property available for development of the Layout Project to the Developer is admeasuring 9098.67 square meters situate, lying and being at Village of Panchpakhadi, Taluka & District- Thane (hereinafter referred to as the "**Balance Property**"), more particularly described in the **SECOND SCHEDULE** hereunder written. It is however, clarified that the FSI attributable to the Reserved Area shall be available to be utilized for the development of the Layout Project;

xix. The Developer has contemplated development of the Balance Property to be known as "**Sheth Zuri**" in phasewise manner by consuming thereupon Floor Space Index (FSI) and/or Transferable Development Rights (TDR) and/or fungible FSI and/or parking FSI and/or premium FSI and/or FSI/TDR of howsoever and whatsoever name called arising/generated in whatsoever and howsoever form and manner from the Layout Property or TDR from outside properties ("**Layout Project**") and accordingly through their Architects submitted the layout plans in respect of the Balance Property to Thane Municipal Corporation ("**TMC**") for sanction thereof and the said plans have been amended and approved from time to time;

xx. In the layout project, the Developer is proposing to develop three buildings i.e Building No. 1, Building No. 2 and Building No. 3 with two wings each (i.e Wings A and B for Building No.1; Wings C and D for Building No. 2 and ;Wings E and F for Building No.3) as "**Sheth Zuri**" on a Balance Property Comprising of Basement+stilt/Ground floor + Podium 1 to 6 + 1st Floor to 28th Floor and more upper floors (hereinafter referred to as the said Building) and proposed as an independent "real estate project" ("**Project**"). The Project has been registered with the Real Estate Regulatory Authority ("**Authority**"), under section 5 of the Real Estate (Regulation and Development) Act, 2016 read with the rules and regulations made thereunder ("**Act**") and received Certificate of Registration bearing No. **P51700007274** dated **09/09/2021**.

(Signature of the Developer)

(Signature of the Purchaser)

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further undertakes that he/she/they shall execute such documents as may be necessary for the execution of this Agreement and shall execute the same in the format provided by the Developer, if so required.

- xxv. The Purchaser(s) has/ have prior to the execution of this Agreement has/have visited and inspected the site of construction of the Project and has/have at its own, cost, charge and expense carried out due diligence in respect of the title of the Developer to the Larger Property and after satisfying himself/herself/themselves/itself about the title of the Developer thereto and the Purchaser(s) having accepted the same, has/have entered into this Agreement with the Developer and the Purchaser(s) hereby agrees not to further investigate the title of the Owner and/or the Developer and/or raise any requisitions or objections of any nature whatsoever and howsoever in respect of the title of the Owner and/or the Developer to the Larger Property at any time in future;
- xxvi. The Purchaser is aware that the marketing collaterals provided by the Developer to the Purchaser in respect of the Project contained materials / pictorial depictions in the nature of artists' impressions and the same would differ on actual basis. The Purchaser undertakes not to raise any objections with respect to any difference in the Project from such marketing collaterals;
- xxvii. After conducting all due diligences and being satisfied with the same, the Purchaser has approached the Developer and applied for allotment of Flat No. 301 / in Wing B / admeasuring 60.74 square meters carpet area (as per presently applicable development norms) and 57.10 square meters carpet area, as per the Real Estate Regulation and Development Act, 2016 ("**RERA and/or the Act**") along with - square meters of balcony on the 3rd floor (hereinafter referred to as "**the Flat**") in the Project and more particularly described in the **SECOND SCHEDULE** hereinafter written;
- xxviii. The Purchaser hereby expressly confirms that he/she/they, has/have entered into this Agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the documents, plans, orders, schemes including the rights and entitlements available to and reserved by the Developer contained in this Agreement;
- xxix. The rights of the Purchaser under this Agreement, unless otherwise specified, are restricted to the Flat hereby agreed to be purchased by the Purchaser from the Developer as stipulated herein;
- xxx. Under Section 13 of the Act, the Developer is required to execute a written agreement for sale of the Flat in favour of the Purchaser, being in fact this Agreement and also to get the same registered under the Registration Act, 1908 at the cost, charge and expense of the Purchaser(s) alone;
- xxxi. The Developer has informed the Purchaser that they have entered into/ are entering into/will be entering into similar separate agreements with the several other persons and parties for the sale of flat/ shop/ unit/ premises in the said Building(s) to be constructed on the said Property;
- xxxii. The Developer has fully disclosed to the Purchaser(s) the subsisting charge and mortgage in respect of the Flat to the satisfaction of the

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Purchaser(s). The Purchaser(s) shall not be entitled to raise any further requisitions on the Developer in this respect.

xxxiii. The parties hereto are desirous of recording the terms and conditions on which the Developer has agreed to allot the Flat to the Purchaser(s) in the manner hereinafter appearing.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same are set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.

2. AGREEMENT:

2.1. The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser, Flat No. 301 in Wing B admeasuring 60.74 square meters carpet area (as per presently applicable development norms) and 57.10 square meters carpet area (as per RERA) along with 57.10 square meters of balcony on the 3rd floor in Wing B of Tower - I Building of the Project (hereinafter referred to as "the Flat") for the Total Consideration of Rs. 1,36,13,764/- (Rupees One Crore Thirty Six Lakh(s) Thirteen Thousand Seven Hundred Sixty Four only), subject to the terms and conditions mentioned herein. The said consideration amount is subject to deduction of Tax Deducted at Source (TDS) @ 1% or any other applicable rate as per the provisions of the Income Tax Act, 1961 to be paid by the Purchaser(s) to the Developer in the manner mentioned hereinafter. The Developer shall have an unpaid vendor's lien on the Flat for any amounts outstanding under this Agreement and/ or out of the Sale Consideration until the same is paid by the Purchaser(s) to the Developer and the Developer is in receipt of the same. The Purchaser(s) shall be liable and obliged to deposit the amount of TDS so deducted to the credit of the Developer with the income- tax department simultaneously on the same date when amount of TDS is deducted by the Purchaser(s) and the Purchaser(s) shall immediately provide proof of deposits of the amount of TDS to the Developer within 15 (Fifteen) days from the date amount of TDS is deducted by the Purchaser(s) failing which the Developer shall have an unpaid vendors lien on the said Premises for amount of TDS which are deducted and for which TDS Certificate is not provided by the Purchaser(s). Provided further that at the time of handing over the possession of the Flat, if any such certificate is not produced, the Purchaser shall pay equivalent amount as interest free deposit with the Developer, which deposit shall be refunded by the Developer on the Purchaser producing such certificate within [1] month of the possession. Provided further that in case the Purchaser fails to produce such certificate within the stipulated period of the [1] month, the Developer shall be entitled to appropriate the said deposit against the receivable from the Purchaser.

3. PAYMENTS:

3.1. The Purchaser has paid to the Developer a sum equivalent to i.e. 10 % of the Total Consideration value of the flat being Rs. 13,61,376/- (Rupees Thirteen Lakh(s) Sixty One Thousand Three Hundred Seventy Six only).


(Signature of the Developer)


(Signature of the Purchaser)

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**FIRST SCHEDULE ABOVE REFERRED TO:
LAY OUT PROPERTY**


All that pieces and parcels of land lying being and situate at Panchpakhadi, within Taluka and District Thane in Maharashtra State and within the limits of the Thane Municipal Corporation admeasuring about 15164.00 sq.mtrs. and bearing Survey Nos. 81/1P, 83/2P, 83/5P, 85/1P, 85/2P, 85/3, 85/4P, 85/5.

**SECOND SCHEDULE ABOVE REFRRED TO:
(The Flat)**

Flat No. 301 in Wing B admeasuring 60.74 square meters carpet area (as per presently applicable development norms) and 57.10 square meters carpet area (as per ACT) along with - square meters of balcony on the 3rd floor in the Building No. Tower - I, known as "Sheth Zuri" to constructed and situated in the Layout Project out of the Larger Property.

IN WITNESS WHEREOF parties hereinabove named have set their respective and signed this Agreement for Sale at Thane (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DECLARED BY)
the withinnamed "Owner")
M/S. VOLTAS LTD through POA Holder)
M/S. Sheth Developers Pvt. Ltd through Director)
Mr. Ashwin N. Sheth)
M/S Sheth Developers Pvt. Ltd.
Through Authorized Signatory.


For Sheth Developers Pvt. Ltd

(Director)



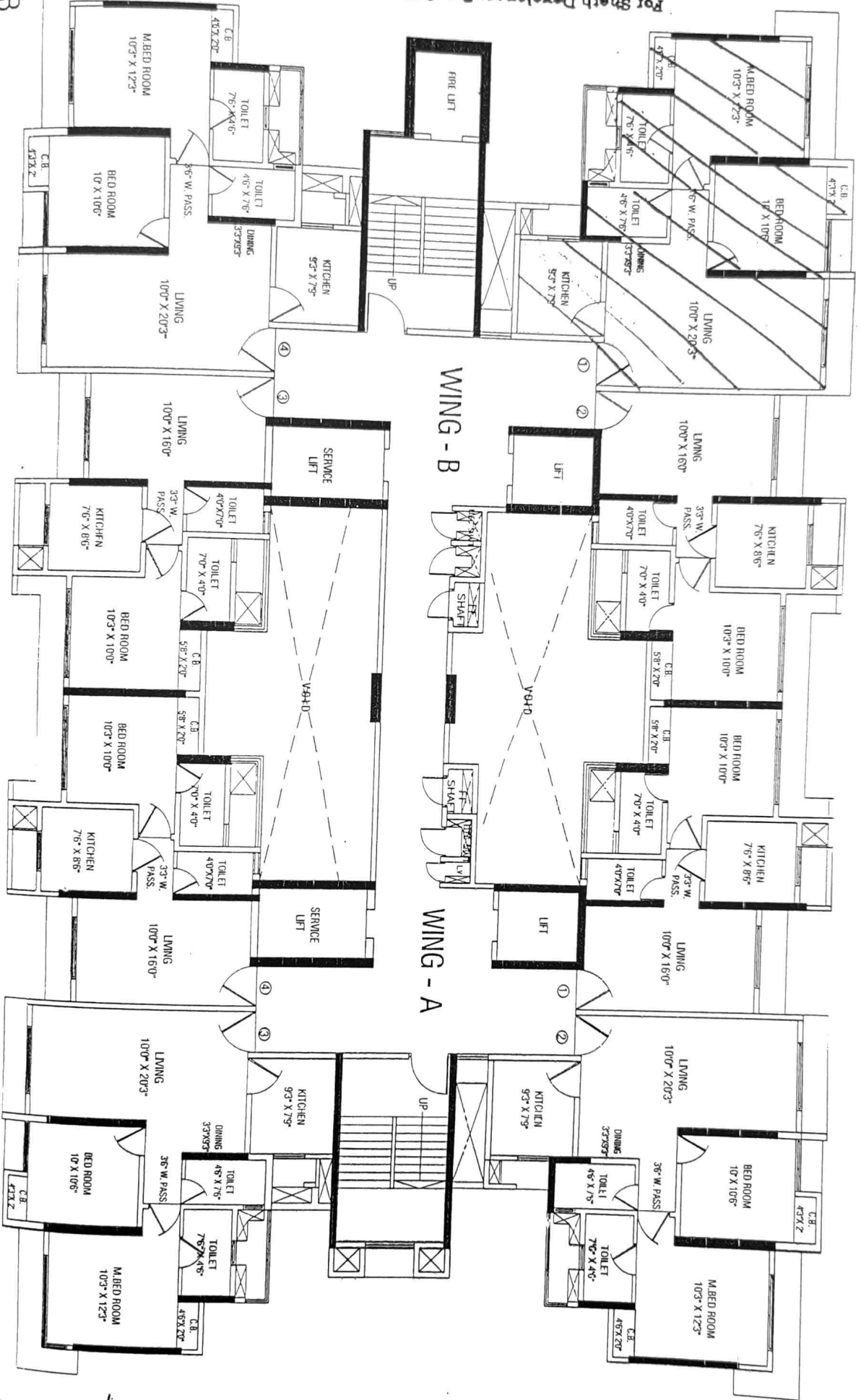
in the presence of)

1. 
2. 

SIGNED AND DECLARED BY)
the withinnamed "Developer")
M/S. Sheth Developers Pvt. Ltd through Director)
Mr. Ashwin N. Sheth)
M/S Sheth Developers Pvt. Ltd.
Through Authorized Signatory.

For Sheth Developers Pvt. Ltd

(Director)

For Sheet Developers Ref. 1000
 (Director)



FLOOR NO.	3rd
FLAT NO.	301

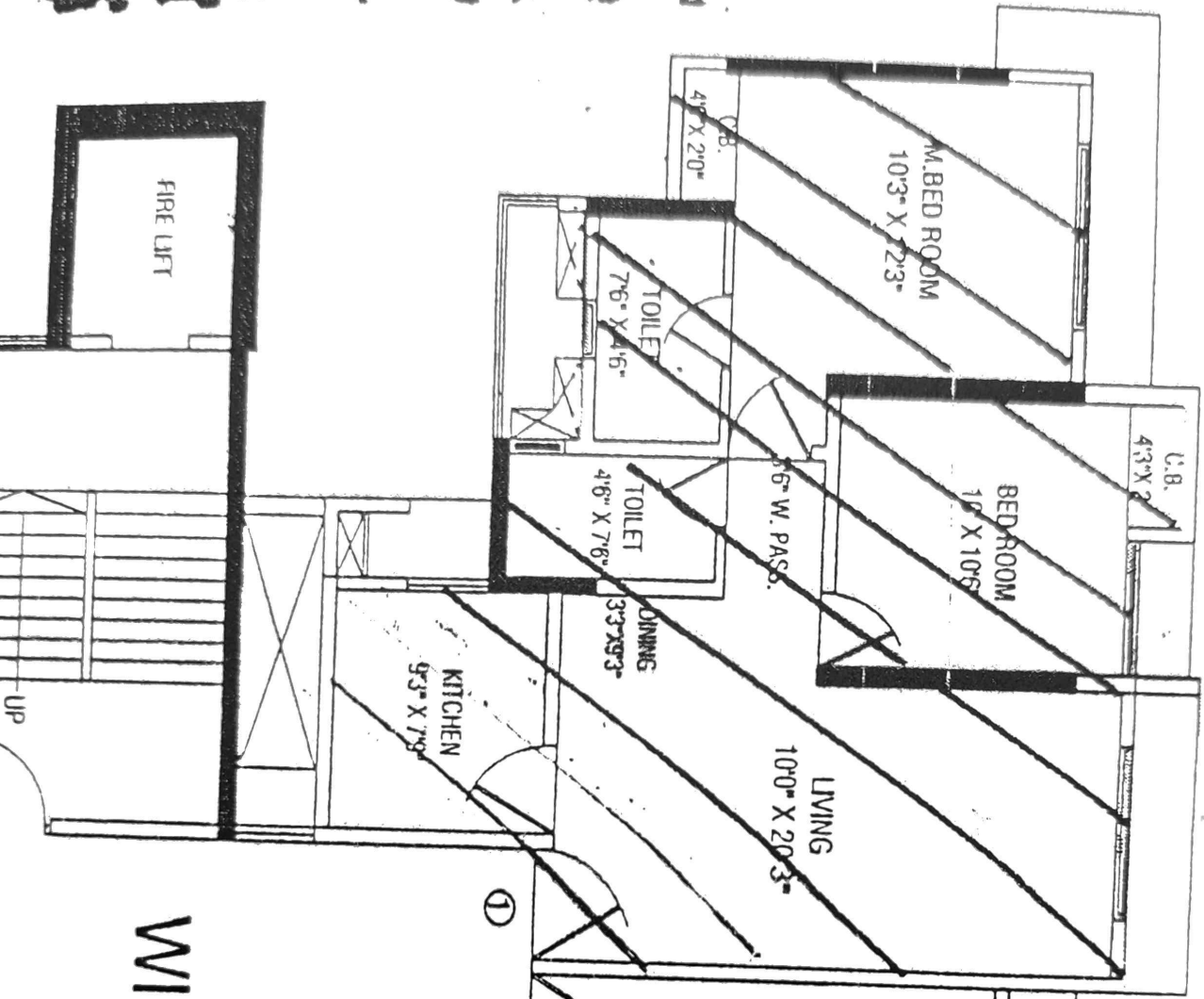
TYPICAL FLOOR PLAN

FLOOR NO.	WING - A
FLAT NO.	

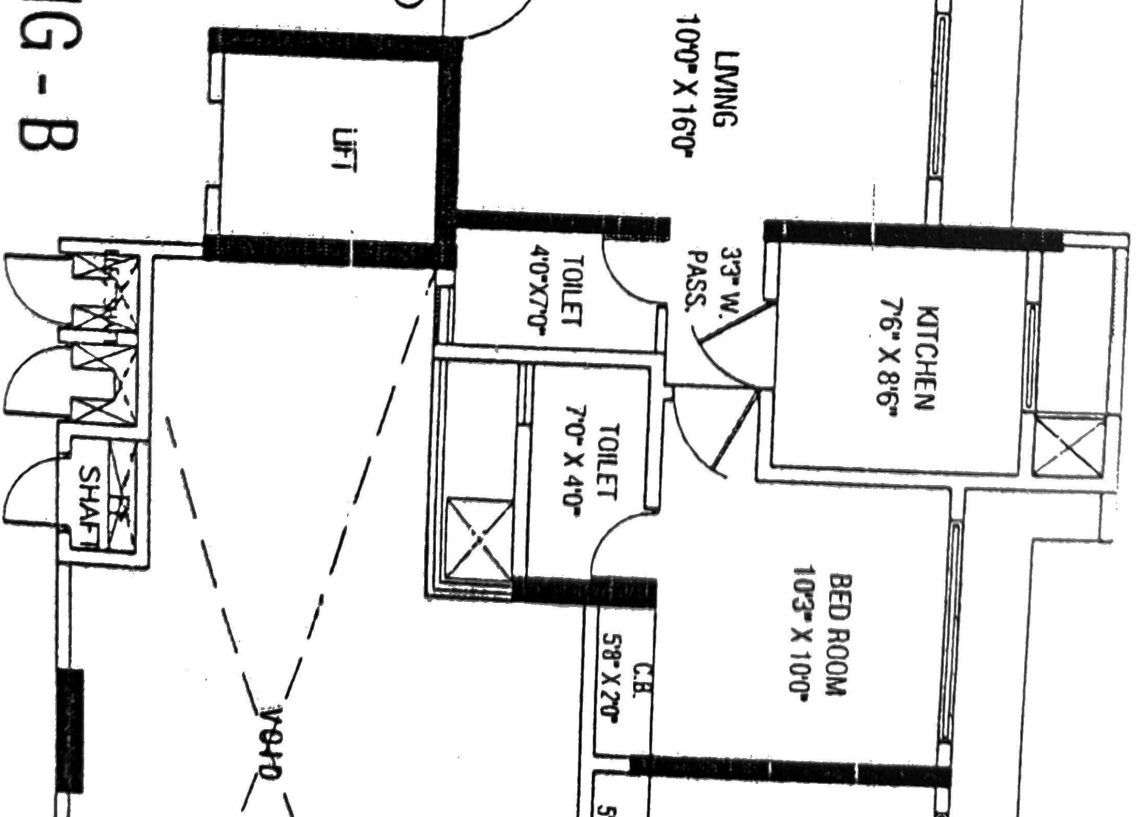
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For Sheth Developers Pvt. Ltd.



WING - B



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Certificate No. 4898



THANE MUNICIPAL CORPORATION, THANE

Amended

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/ COMMENCEMENT CERTIFICATE

Amended Permission: Sale Building no.1: Wing A & B: Base. + Ground (Pt) + St.(Pt) + Pod. 1st to 5th + 1st floor,
Sale Building no.2: Wing C & D: Base. + St.(Pt) + Podium + 1st to 5th floor + 1st to 28th floors. Sale Building
No.3 : Wing E & F: Base. + St.(Pt) + Podium. 1st to 5th + 1st to 20th floors. Fitness Centre & Club House.
Amended C.C.: Sale Building no.1: Wing A & B: Base. + Ground (Pt) + Stilt (Pt) + Podium 1st to 5th + 1st floor,
Sale Building No.2: Wing C & D: Base. + Stilt (Pt) + Podium - 1st to 5th + 1st to 28th floors. Sale Building no.3:
Wing E & F: Base. + St.(Pt) + Podium 1st to 5th + 1st to 18th floors. 4 Podium Level Fitness Centre & Club House.

V. P. No. S04/0090/16 TMC / TDD / 3932/22 Date : 11/03/2022

To, Shri / Smt. Sheth Architects and Consultants (Architect)

Shri _____ (Owners)

M/s. Sheth Developers Pvt. Ltd. Director of Shri. Ashwin Sheth (POAI)

With reference to your application No. 8295 dated 12/11/2021 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. As above in village Mauje Panchpakhadi Sector No. 4 Situated at Road / Street _____ S. No. / C.S.T. No. / F.P. No. As below

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. Mauje Panchpakhadi, Thane on Plot bearing S.No. 81/1A, 83/2, 83/5, 85/1/D, 85/2, 85/3, 85/4 & 85/5
- 5) This Permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Authority will not supply water for construction (Optional).
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 months from the Commencement Certificate.

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.

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8. P. 8) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 10) Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
 - 11) Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate (Optional).
 - 12) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
 - 13) Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before Occupation Certificate.
 - 14) N.O.C. from Water dept., Drainage dept. and Garden Dept. should be submitted before O.C.
 - 15) Conditions mentioned in CFO NOC dated 01/10/2021 from Fire Department shall be binding upon developer.
 - 16) Condition mentioned in Govt. Notification dt.14/01/2021 is binding upon Developer & for the same Affidavit dated 23/11/2021 submitted by Developer shall be binding upon them.
 - 17) It is mandatory to complete & obtain Occupation certificate for TMC building before any part Occupation for Sale buildings or before 31/12/2025 whichever is early.
 - 18) Condition mentioned in Rectification of Agreement for development of TMC building shall be binding upon Developer.
 - 19) Undertaking dated 24/12/2021 regarding survey No.526 shall be binding upon Developer.

सावधान

"संज्ञित न्यायानुसार बांधकाम न करणे तसेच विविध नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बांधल्याने, महासद्य प्रादेशिक व नगर स्थान अधिनियमाचे कलम ५२ अनुसार दण्डलयाज गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ घन कोटि रु. ३०००/- दंड होऊ शकतो"

Your's faithfully,



Town Development & Planning Officer,
Municipal Corporation of
The City of Thane



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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 : **P51700007274**

Project: **SHETH ZURI**, Plot Bearing / CTS / Survey / Final Plot No.: **OUT OF SURVEY NO 85/1P, 81/1A, 83/2, 83/5, 85/2, 85/3, 85/4P, 85/5 at Thane (M Corp.), Thane, Thane, 400601;**

1. **Sheth Developers Private Limited** having its registered office / principal place of business at Tehsil: **Andheri, District: Mumbai Suburban, Pin: 400057.**

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 (1) 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 **17/08/2017** and ending with **30/12/2024** 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 valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 09-09-2021 23:49:02

Dated: 09/09/2021
Place: Mumbai

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

