



10/02/2025

सूची क्र.2

दुय्यम निबंधक: सह दु.नि.पनबंध

दम्न क्रमांक : 2686/2025

नोदंगी :

Regn:63m

गावाचे नाव : करंजाडे

(1)विलेखाचा प्रकार	करगरनामा
(2)भोंवतळा	3300000
(3) वाजाराभाव(भाडेपट्ट्याच्या वायतनपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद्र करणे)	2427075
(4) भू-मापन,चोटहिन्सा व धरक्रमांक(अमल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: विभाग क्रमांक. 27.1 दर 69000/- प्रति चौ.मी. घटकिका क्रमांक. 303,तिमरा मजला,"ओमकारा हिल्स को-ऑपरेटिव्ह ड्रॉयिंग सोसायटी लिमिटेड",प्लॉट नं. 60,सेक्टर नं. 6,करंजाडे,तालुका. पनवेल,जिल्हा. रायगड,क्षेत्रफळ - 20.369 चौ.मी. कारपेट एरिया + 6.893 चौ.मी. बाल्कनी एरिया + 3.840 चौ.मी. ओपन टेरेस एरिया( ( Plot Number : 60 ; SECTOR NUMBER : 6 : ) )
(5) क्षेत्रफळ	1) 20.369 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगवज करन देणा-या/विद्दून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मयूर भिमसेन ताजणे वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नॉर्लिटेर स्पेस विल्डिंग, रूम नं. ५०३, पाचवा मजला, सेक्टर नं. ६, करंजाडे, नवी मुंबई, ता.तुका. पनवेल, जिल्हा. रायगड, महाराष्ट्र, राईसाहू:(०). पिन कोड:-410206 पंत नं:-AMJPT9237F 2): नाव:-भायथी मयूर ताजणे - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नॉर्लिटेर स्पेस विल्डिंग, रूम नं. ५०३, पाचवा मजला, सेक्टर नं. ६, करंजाडे, नवी मुंबई, ता.तुका. पनवेल, जिल्हा. रायगड, महाराष्ट्र, राईसाहू:(०). पिन कोड:-410206 पंत नं:-AZYPT8041K
(8)दम्नगवज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राहुल गजानन देशमुख वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी/७, पारिजात सायन -ट्रॉम्बे रोड, ए. ई. सी.एन.नं. ५, न्यू मंडळा मुंबई, अणुशक्ती नगर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400094 पंत नं:-BOKPD3699M 2): नाव:-धनश्री राहुल देशमुख वय:-23; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी/७, पारिजात सायन -ट्रॉम्बे रोड, ए. ई. सी.एन.नं. ५, न्यू मंडळा मुंबई, अणुशक्ती नगर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400094 पंत नं:-GGCPD3872F
(9) दम्नगवज करन दिल्याचा दिनांक	07/02/2025
(10)दम्न नोंदणी केल्याचा दिनांक	07/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	2686/2025
(12)वाजाराभावाप्रमाणे मूद्रांक शुल्क	198000
(13)वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

दस्तासोबत देण्यात आलेली सूची क्र. २

सह दुय्यम निबंधक वर्ग २, पणजे क्र. २

मुल्यांकनासाठी विचारात घेतलेल्या तपशील:-

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

मूल्यांकन पत्रक ( प्रभाव क्षेत्र - बांधीव )

Valuation ID 202502078364

07 February 2025,04:50:39 PM

पवल2

मूल्यांकनाचे वर्ष 2024  
जिल्हा रायगड  
तालुक्याचे नांव : पनवेल  
गांवाचे नांव : करंजाडे  
प्रमुख मूल्य विभाग : 27  
उप मूल्य विभाग : 27.1  
क्षेत्राचे नांव Influence Area

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर  
69000

मोजमापनाचे एकक  
चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र - 35.175चौ. मीटर  
बांधकामाचे वर्गीकरण - 1-आर सी सी  
उद्भवान सुविधा - आहे

मिळकतीचा वापर - निवासी सदनिका  
मिळकतीचे वय - 0 TO 2वर्षे  
मजला - 1st To 4th Floor

मिळकतीचा प्रकार - बांधीव  
मूल्यदर/बांधकामाचा दर- Rs.69000/-

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी )  
= (69000 \* (100 / 100 ) )  
= Rs.69000/-

मजला निहाय घट/वाढ = 100% of 69000 = Rs.69000/-

Rules Applicable 3 , 19 , 18

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 69000 \* 35.175  
= Rs.2427075/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य खुली बाल्कनी - वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - तळघराचे मूल्य - मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी - स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 2427075 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.2427075/-  
= ₹ चोवीस लाख सत्तावीस हजार पंच्याहत्तर /-

Home

Print

पवल - २  
२९/१२/२०२५  
९ / ३५





CHALLAN  
MTR Form Number-6



GRN	MH015772489202425E	BARCODE			Date	07/02/2025-15:06:21	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BOKPD3699M			
Location	RAIGAD			Full Name	MR. RAHUL GAJANAN DESHMUKH AND OTHER ONE			
Year	2024-2025 One Time			Flat/Block No.	पवन - 3 Flat No. 308, Third Floor, OMKARA HILLS CHS			
Account Head Details			Amount In Rs.	Premises/Building	LTD., Plot No. 60			
0030046401	Stamp Duty		198000.00	Road/Street	Sector No. 6, Karadiade, Navi Mumbai			
0030063301	Registration Fee		30000.00	Area/Locality	Tal. Panvel, Dist. Raigad			
				Town/City/District	2 0 6			
				PIN				
				Remarks (If Any)	PAN2=AMJPT9237F--Second Party Name=MR. MAYUR SHIMSEN TAJANE AND OTHER ONE-CA=3300000			
Total			2,28,000.00	Amount In Words	Two Lakh Twenty Eight Thousand Rupees Only			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332025020715740	2913603476	
Cheque/DD No.				Bank Date	RBI Date	07/02/2025-15:08:10	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*[Handwritten signatures]*

**AGREEMENT FOR SALE**  
**(PART PAYMENT)**

This Agreement for Sale made and executed at Panvel on this 7<sup>th</sup> day of the month of **FEBRUARY** in the Year **2025**.

**BETWEEN**

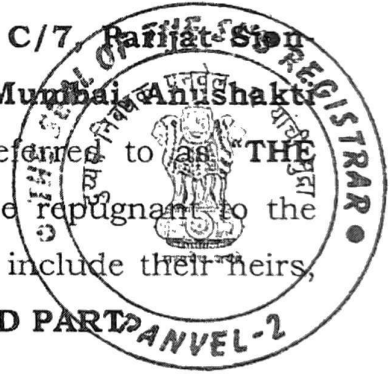
1)MR. MAYUR BHIMSEN TAJANE, PAN No. AMJPT9237F, Aadhaar No. 7049 7214 9976, Age 34 Years, 2)MRS. BHAGYASHRI MAYUR TAJANE, PAN No. AZYPT8041K, Aadhaar No. 5134 6110 7426, Age <sup>32</sup>35 Years, Both Indian Inhabitants, Residing at **Solitaire Space Building, Room No. 503, 5<sup>th</sup> Floor, Sector No. 6, Karanjade, Navi Mumbai, Tal. Panvel, Dist. Raigad 410206**, hereinafter called and referred to as "**THE SELLERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **FIRST PART**.

*Handwritten signatures and initials:*  
BTD  
Bhagyashri  
Mayur  
BTD

**AND**

1)MR. RAHUL GAJANAN DESHMUKH, PAN No. BOKPD3699M, Aadhaar No. 6355 0135 5884, Age 30 Years, 2)MRS. DHANSHRI RAHUL DESHMUKH, PAN No. GGCPD3872F, Aadhaar No. 8236 4338 4000, Age 23 Years, Both Indian Inhabitants, Residing at **C/7, Pariflat, Trombay Road, Near A.E.C.S. No. 5, New Mandala Mumbai, Anushakti Nagar, Mumbai 400094**, hereinafter called and referred to as "**THE PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**.

*Handwritten notes in a box:*  
पवेल - २  
२६/२  
२०२५  
३५

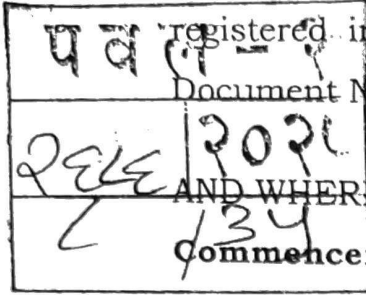


**WHEREAS :-**

The Promoter **M/s. OMKARA BUILDERS & DEVELOPERS**, a Registered Partnership Firm, duly registered under the Indian Partnership Act, 1932, having its Registered Office at 607, Monarch Plaza, Plot No. 56, Sector 11, CBD Belapur, Navi Mumbai 400614, have sold and transferred a Residential Premises bearing **Flat No. 303, on Third Floor**, admeasuring about **20.369 Sq.Mtrs. Carpet Area + 6.893 Sq.Mtrs. Exclusive Balcony Area + 3.840 Sq.Mtrs. Open Terrace Area**, in the Building Project and the Registered Society known as "**OMKARA HILLS Co-operative Housing Society Ltd.**", constructed on **Plot No. 60, in Sector No. 6**, allotted under 12.5% GES, being situated and lying at **Karanjade, Tal. Panvel, Dist.**

*Handwritten signatures:*  
Mayur  
Bhagyashri  
Rahul  
Dhanshri

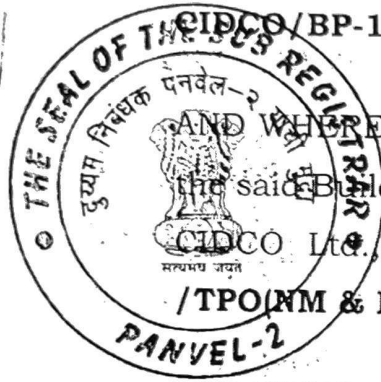
**Raigad, Navi Mumbai**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad (hereinafter referred to as "the said Flat") in favour of **1)MR. MAYUR BHIMSEN TAJANE, 2)MRS. BHAGYASHRI MAYUR TAJANE** (being the Original Purchasers of the said Flat herein and the Sellers, hereing), vide an Agreement for Sale



registered in the Office of Sub-Registrar of Assurances, Panvel under Document No. PVL-3-7521-2018, dated 11/07/2018.

AND WHEREAS the Corporation granted Development Permission, issued **Commencement Certificate** and approved plans for the construction of Residential cum Commercial Building, vide its Letter bearing No.

**CIDCO/BP-15096/TPO (NM & K)/2016/1463 Dated 16/03/2017.**



AND WHEREAS the said Promoters have completed construction work of the said Buildings on the said Plot vide **Occupancy Certificate** issued by CIDCO Ltd., dated **23/01/2019** under Ref. No. **CIDCO/BP-15096 /TPO(NM & K)/2016/3811, Unique Code : 20160302102035701.**

AND WHEREAS the Sellers are now fully seized and possessed of and/or otherwise well and sufficiently entitled to free from all encumbrances of any nature whatsoever, the said Flat as owner thereof.

AND WHEREAS the Purchasers are interested in purchasing the said Flat, they approached the Sellers and a talk regarding Sale and purchase of the Flat took place between the parties.

AND WHEREAS the Sellers have offered to the Purchasers the sale/ transfer/ assignment of all their rights, title and interest, in the said Flat and benefits under the said Agreement pertaining thereto at or for a total consideration of **Rs.33,00,000/- (Rupees THIRTY THREE LAKH Only)** being the Sale Price and Purchasers have agreed to purchase the said Flat the rights, title and interest of the Sellers therein and benefits accruing to the Sellers under the said Agreement, in consideration of **Rs.33,00,000/- (Rupees THIRTY THREE LAKH Only)** which amount of consideration shall be paid by the Purchasers to the Sellers at the time and in the manner subject to the terms and conditions stated herein below.

*[Handwritten signature]*

*[Handwritten signature]*

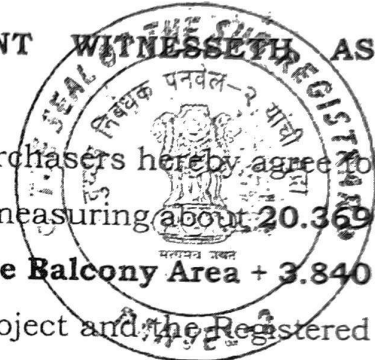
AND WHEREAS the party of the First Part, is in actual possession of the said Flat with existing all amenities and the transaction of the purchase of the said Flat on ownership basis is completely by the party of the First Part from their own funds and therefore it is self-acquired property nobody else have any right, title and interest in the said property. The party of the first part has got full right and absolute authority to sell, disposed off and transfer all their right, title and interest in the said Flat as their self-acquired property.

पं.वे.ल - २	
२६६	२०२५
६/२५	

AND WHEREAS other terms and conditions are mutually settled and agreed between the parties are as appearing herein below.

**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :-**

1. The Sellers hereby agree to sell and the Purchasers hereby agree to purchase said **Flat No. 303, on Third Floor**, admeasuring about **20.369 Sq.Mtrs. Carpet Area + 6.893 Sq.Mtrs. Exclusive Balcony Area + 3.840 Sq.Mtrs. Open Terrace Area**, in the Building Project and the Registered Society known as "**OMKARA HILLS Co-operative Housing Society Ltd.**", constructed on **Plot No. 60, in Sector No. 6**, allotted under 12.5% GES, being situated and lying at **Karanjade, Tal. Panvel, Dist. Raigad, Navi Mumbai**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad.



2. The area of the Flat hereby agreed to be sold is admeasuring **20.369 Sq.Mtrs. Carpet Area + 6.893 Sq.Mtrs. Exclusive Balcony Area + 3.840 Sq.Mtrs. Open Terrace Area** and it is shown by red boundary line on the plan attached herewith.

3. The CONSIDERATION for the transfer of the said Flat in the name of the Purchasers, is settled and agreed between the parties is **Rs.33,00,000/- (Rupees THIRTY THREE LAKH Only)**, and the said amount of consideration is agreed to be paid by the Purchasers to the Sellers in the following manner.

*[Handwritten signatures]*

## FIRST SCHEDULE OF PROPERTY - PLOT

ALL THAT PIECE OR PARCEL of the land bearing **Plot No. 60**, admeasuring **749.90 Sq.Mtrs.**, in **Sector No. 6**, situated at **Karanjade, Tal. Panvel, Dist. Raigad, Navi Mumbai**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad, and bounded as follows :

On or towards the North by :- Plot No. 61

On or towards the South by :- 15.00 Mtrs. wide Road

On or towards the East by :- Plot No. 78 & 79

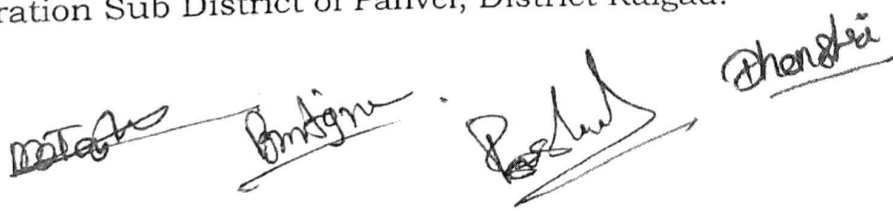
On or towards the West by :- 15.00 Mtrs. wide Road

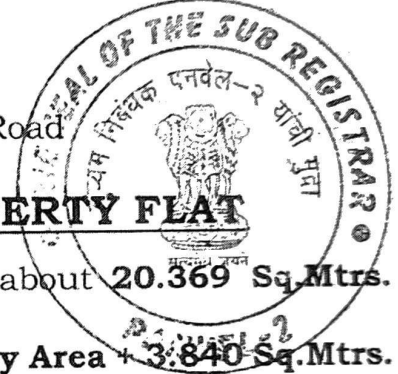
प व ल - ३	
२६६	२०२५
९५	३५

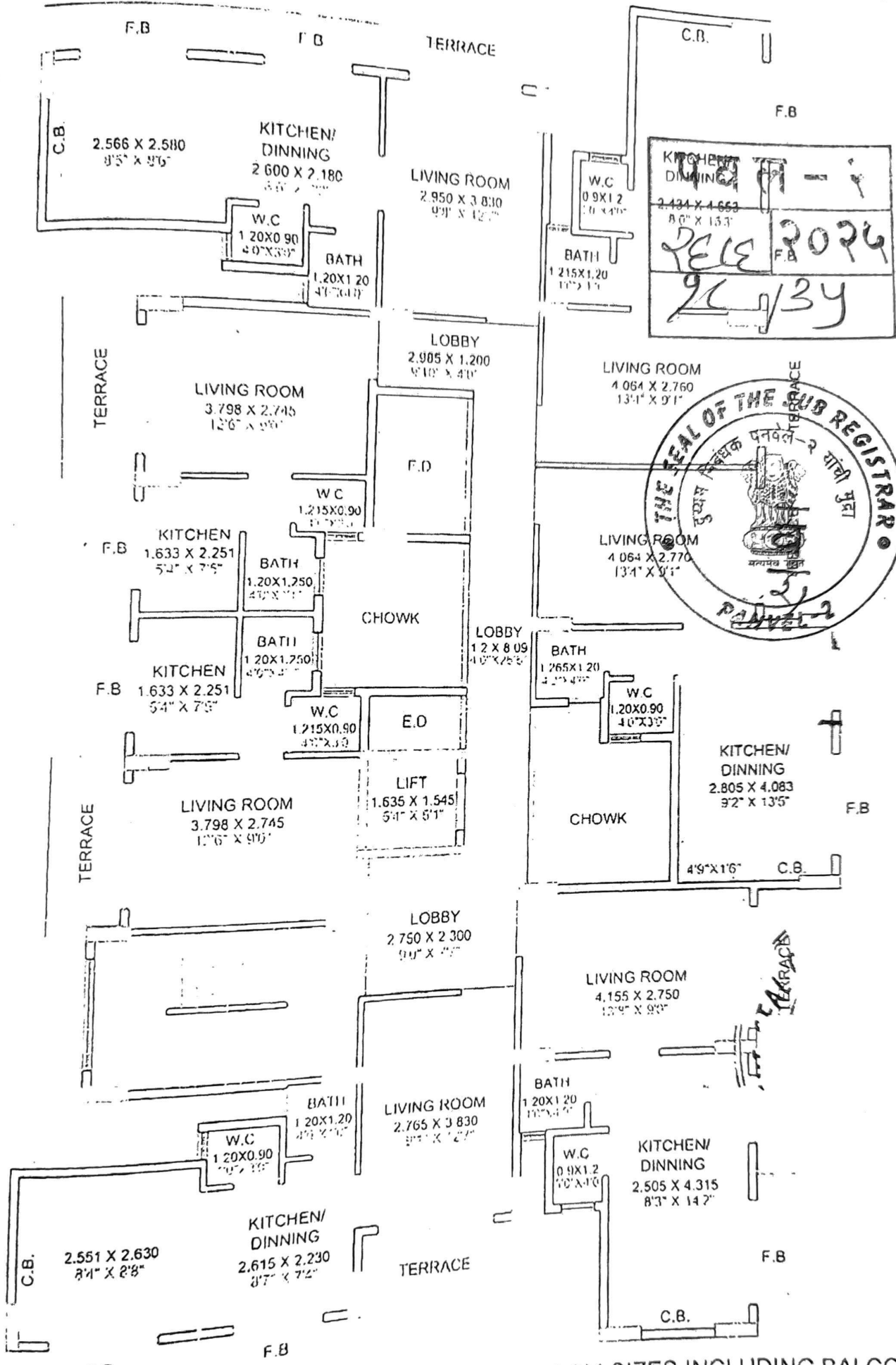
## SECOND SCHEDULE OF PROPERTY FLAT

**Flat No. 303, on Third Floor**, admeasuring about **20.369 Sq.Mtrs.** Carpet Area + **6.893 Sq.Mtrs. Exclusive Balcony Area + 3.840 Sq.Mtrs.**

**Open Terrace Area**, in the Building Project and the Registered Society known as "**OMKARA HILLS Co-operative Housing Society Ltd.**", constructed on **Plot No. 60**, in **Sector No. 6**, allotted under 12.5% GES, being situated and lying at **Karanjade, Tal. Panvel, Dist. Raigad, Navi Mumbai**, within the limits of CIDCO Ltd., in the Jurisdiction of Registration Sub District of Panvel, District Raigad.







NOTE : ROOM SIZES INCLUDING BALCONY

THIRD FLOOR PLAN

PLOT NO.60, SEC-06, KARANJADE

OMKARA BUILDERS



*Handwritten signatures and notes:*  
 - *Arjun* (signature)  
 - *Arjun* (signature)  
 - *Arjun* (signature)  
 - *Arjun* (signature)





**CIDCO**  
WE MAKE CITIES

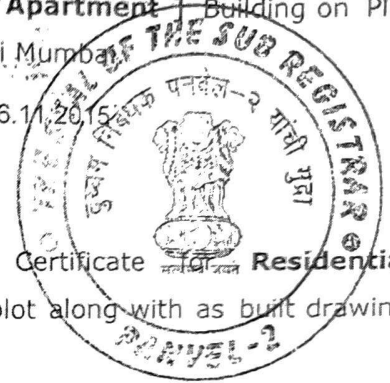
# OCCUPANCY COMPLETION CERTIFICATE

CIDCO/BP-15096/TPO(NM & K)/2016/3811  
Unique Code : 20160302102035701

To,  
M/s Omkara Builders and Developers through its  
Partners Mr. Prashant Arun Pingle and others  
Three  
at office no.607, Monarch Plaza, Plot no.56,  
Sector-11, CBD, Belapur, Navi Mumbai-400614  
PIN - 400614

Date: 23 January, 2019	
पवल - २	
२६६	२०२५
२९ / ३५	

Sub : Occupancy Certificate for **Residential [ Residential Bldg/Apartment ]** Building on Plot No. **60**, Sector **06** at **Karanjade 12.5 % Scheme Plot**, Navi Mumbai  
Ref : 1. Your Architects Online Application dated 16.01.2019  
2..Maveja NOC- CIDCO/ESTATE/12.5%/Karanjade/96/2015/3821DT.06.11.2015  
3. Provisional fire NOC- CIDCO/FIRE/HQ/SAP-87/2019 DT.16.01.2019



Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate **Residential [ Residential Bldg/Apartment ]** Building on above mentioned plot along with as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate section. CIDCO for their record, However, If the said premise is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society member shall be made aware of the said terms and conditions at the time of execution of conveyance deed.

The Developers / Builders shall take a note that, you have submitted as built drawing regarding change made at site. Hence as per condition mentioned in commencement certificate.

Your security deposit has been forfeited .  
Since, you have paid 100% IDC, you may approach to the office of Executive Engineer (W/S -I) to get the water supply connection to your plot.

Document certified by PATIL MITHILESH  
JANARDHAN <mithilesh.patil@gmail.com>.

Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO

Date : 23 January, 2019

CIDCO/BP-15096/TPO(NM & K)/2016/3811

Unique Code : 20160302102035701

## OCCUPANCY COMPLETION CERTIFICATE

I hereby certify that the development of Residential [ Residential Bldg/Apartment ] Building G+7 [ Total BUA = 1067.84Sq.mtrs , Residential BUA = 1067.84 Sq.mtrs , Commercial BUA = 0 Sq.mtrs , Any Other BUA = 0 Sq.mtrs Number of units = 48No. , No. of Residential Units = 48No. , Any Other Units = 0No. Ground+No. Of Floors = G+7 ] Plot No. 60 ,] , Sector - 06 at Karanjade 12.5 % Scheme Plot of Navi Mumbai completed under the supervision of SHEETAL PRASHANT NEMANE Architect has been inspected on 18 January, 2019 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 17 March, 2017 and that the development is fit for the use for which it has been carried out.

प्लॉट - 60	
22	34



Thanking you,

Yours faithfully,

Document certified by PATIL MITHILESH  
JANARDHAN <mithilesh.patil@gmail.com>

Name : PATIL MITHILESH  
JANARDHAN  
Designation : Associate  
Planner  
Organization : CIDCO  
ASSOCIATE PLANNER (BP)

## CIDCO COMMENCEMENT CERTIFICATE

To,  
M/s Omkara Builders and Developers through its  
Partners, Mr. Prashant Arun Pingle and others  
Three  
at office no.607, Monarch Plaza, Plot no.56,  
Sector-11, CBD, Belapur, Navi Mumbai-400614  
PIN - 400614

Sub : Development Permission for Residential [ Residential Bldg/Apartment ] Building on Plot No. 60, Sector 06 at Karanjade 12.5 % Scheme Plot, Navi Mumbai.

- Ref : 1) Your Architects online application dated 10/02/2016  
2) Final Transfer order No. CIDCO/Estate/12.5% Scheme/Karanjade/96/2015/1139, dtd. 27/08/2015  
3) Delay Condonation NOC No. CIDCO/Estate/12.5% Scheme/Karanjade/96/2016/4396, dtd. 19/01/2016  
4) Movea NOC No. CIDCO/Estate/12.5% Scheme/Karanjade/96/2015/3821, dtd. 06/11/2015  
5) Height Clearance NOC No. CIDCO/TPO(NM&K)/2015/973, dtd. 29/10/2015  
6) Fire NOC No. CIDCO/FIRE/HQ/455/2016, dtd. 04/11/2016  
7) 50% IDC Paid of Rs. 3,75,000/- vide Receipt No. 16215, dtd. 24/11/2016

Dear Sir / Madam,

Please refer to your application for Development Permission for Residential [ Residential Bldg/Apartment ] Building on Plot No. 60, Sector 06 at Karanjade 12.5 % Scheme Plot, Navi Mumbai.

The Development Permission is hereby granted to construct Residential [ Residential Bldg/Apartment ] Building on the plot mentioned above.

The Commencement Certificate as required under section 45 of Maharashtra Regional and Town Planning (MRTP) ACT 1966 is also enclosed herewith for the structures referred above.

The Developer / Individual plot Owner should obtain the proposed finished finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt , the finished stilt level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer, CIDCO prior to the commencement of the construction work.

You will ensure that the building materials will not be stacked on the road during the construction period.



# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

प व म - २	
RECEIVED	२०२५
२०	३५

This registration is granted under section 5 of the Act to the following project under project registration number : **P52000000692**

Project: **Omkara Hills**, Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 60, SECTOR 8, Panvel, Panvel, Raigarh, 410206;**

1. **Omkara Builders & Builders** having its registered office / principal place of business at **Tahsil: Panvel, District: Raigarh, Pin: 400614.**

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 **20/07/2017** and ending with **31/12/2019** 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 Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 7/20/2017 5:07:07 PM

Dated: 20/07/2017  
Place: Mumbai

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