



CHALLAN
MTR Form Number-6



GRN	MH016514542202425E	BARCODE			Date	20/02/2025-18:41:47	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty and Registration Fee together			TAX ID / TAN (If Any)				
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	FIFPP3384A			
Location	THANE			Full Name	PRAKASH VISHNU PATIL			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 1304, BUILDING NO. A,			
Account Head Details		Amount In Rs.		Premises/Building	CHANDRANGAN RESIDENCY PHASE IV			
0030046401	Stamp Duty	245000.00		Road/Street	DIVA SHIL ROAD, DIVA EAST			
0030063301	Registration Fee	30000.00		Area/Locality	THANE			
				Town/City/District				
				PIN	4	0	0	6 1 2
				Remarks (If Any)	PAN2=AAFFE4762Q~SecondPartyName=EKVEERA ENTERPRISES~			
				Amount In	Two Lakh Seventy Five Thousand Rupees Only			
Total			2,75,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332025022021986	2915903938			
Cheque/DD No.		Bank Date	RBI Date	20/02/2025-18:42:21	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 दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Handwritten signature

ट न न - २
दस्त क्र. ५३०५ / २०२५
१ / ६०



Handwritten signature



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Thane, on this 21st day of February in the Christian Year Two Thousand Twenty Five (2025).

BETWEEN

M/s. EKVEERA ENTERPRISES, PAN : AAFFE4762Q, A PARTNERHSHIP FIRM Through Its Partner and POA Holder MR. NILKANTHA YADAV BHAGAT Age : 48 Yrs. PAN NO. AKKPB9337M, having office at: Chandrangan Residency Phase – II B Wing Ground Floor Shop No. 1, Near G P Parsik Bank, (East) Tal & Dist-Thane 400612 hereinafter referred to as “PROMOTERS / DEVELOPERS” (which expression unless repugnant to the context or meaning thereof shall mean and include the said partnership firm, its present partner/s, partner/s who may continue/s as the partner of the firm and person/s who may be admitted as the partner of the firm on reconstitution of the firm and on dissolution of the firm, right and obligation under this instrument to whom allotted and partner/s heirs, executors, administrators, but does not include the partner/s who ceases to be the partner of the said firm and his heirs, executors, administrators etc.) **PARTY OF THE ONE PART.**

ट न न - २

A N D ५३०५ / २०२५

- 1) MR. PRAKASH VISHNU PATIL, PAN NO. FIFPP3384A, Age : 24 years,
- 2) MR. SHANKAR VISHNU PATIL, PAN NO. ERYPP6222E, Age : 28 years,
- 3) MRS. PILABAI VISHNU PATIL, PAN NO. DXVPP6623R, Age : 50 years

R/at: Indian Inhabitant/s, having address at **Chargiri Apartment, 19 Shantaram Nagar, Vitawa, Maharashtra - 400605**, hereinafter referred to as the “ALLOTEE/S” (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his/her/their heirs, executors, administrators and permitted assigns) of the **OTHER PART.**

WHEREAS originally Smt. Subhadra Anant Kalan & Anrs. were the owner, seized and possessed of and/or otherwise well and sufficiently entitled to land property being Survey No. 67 Hissa No. 4 having total


PROMOTER(S)




[1]



ALLOTEE (S)


admeasuring area of 0H-08R-60 P equivalent to 860 sq. mtrs., lying and situated at Revenue Village and Talathi Saja Diva, Taluka & District Thane as per Revenue Records and within the local limit of Thane Municipal Corporation and Registration District Thane and Sub-Registration Office at Thane (hereinafter referred to as the




AND WHEREAS thereafter, before the development plan to be approved by the Thane Municipal Corporation over the First Property its original owners namely Smt. Subhadra Anant Kalan & Smt. Chaya Kashinath Porji got expired leaving behind Smt. Sumitra Anant Kalan & Anr. as to be their only legal and lawful heirs to survive and succeed to their immovable and moveable land properties and therefore, after the demise of Smt. Subhadra Anant Kalan & Smt. Chaya Kashinath Porji were duly came to be recorded vide Mutation Entry No. 1554 in the revenue record over the First Property and therefore, they altogether have acquired legal & lawful right, title, interest, possession, occupation and etc. over the **FIRST PROPERTY.**

AND WHEREAS, thereafter, as an area equivalent to 12.65 sq.mtrs out of the First Property was affected under 10 mtr. D. P road as per the development plan of Thane Municipal Corporation and therefore, the aforesaid Mr. Nilesh N. Warekar as to the POA Holder of the land owners of the First Property had surrendered and conveyed a Deed of Transfer which is duly registered on 26.04.2017 before the Sub-Registrar Thane-9 being Document No. 2818/2017 in favor of Thane Municipal Corporation.

AND WHEREAS, thereafter, the said Mr. Nilesh N Warekar & Anrs. due to their personal as well financial difficulties could not able to act and fulfill the terms and conditions of the Development


PRO


AUDIT

the n

PROMOTER/S

area of the said property and individual property rights were within the ceiling limits and no orders have been passed thereunder.

AND WHEREAS the land owners have surveyed the said property from the Office of T. I. L. R., Thane and accordingly the layout/Map (Gat Book Nakasha) of the said Property was duly sanctioned on 10714/22 Dated 11/05/2022 & 8262/16 Dated 12/05/2016 and which is annexed herewith.

AND WHEREAS the Collector Of Thane by and under Order dated 06.10.2023 had verified Non-Agricultural Tenure of the Said Property and granted permission for Non-Agricultural user of the Said Property and accordingly the Promoter have paid the Conversion Tax levied thereon.

AND WHEREAS Mrs. Kavita S. Shah, an Advocate from Kalyan, conducted the detailed search of the First Property since the year 1994 to 2023 and search of the Second Property since the year 1992 to 2023 accordingly by and under her Title Certificate dated 23.10.2023 & 15.10.2023 has certified the title and an authority of the Promoter to develop the Said Property;

AND WHEREAS thereafter by amalgamating the First Property and Second Property the Promoter initially has obtained from Thane Municipal Corporation (for short "TMC"), sanction plans for layout and building construction vide Commencement Certificate bearing V. P. No. TMCB/B/2023/APL/00778 Dated 12th July, 2023 read with Amended Commencement Certificate bearing to V. P. No. TMC/RB/2024/APL/00153 Dated 27th March, 2024 to construct the Residential Building to be known as "CHANDRANGAN RESIDENCY PHASE - IV" having a Residential Bungalow & Building as follows :

Sr. No.	Building No.	No. of Floors
1	Bungalow	Ground + First Floor & Second Floor (Residential)
2	Bldg. A	Ground Stilt + 1st Floor to 21st Floor (Residential).

(hereinafter referred to as the "SAID SANCTIONED PLAN") by consuming the available FSI of the Said Property.

AND WHEREAS the Promoter herein being developer of the Said Property alone; has/have the sole and exclusive rights to construct building on the Said Property in accordance with the recitals hereinabove and to sell, mortgage, give on lease and/or to deal therewith in any other manner as the







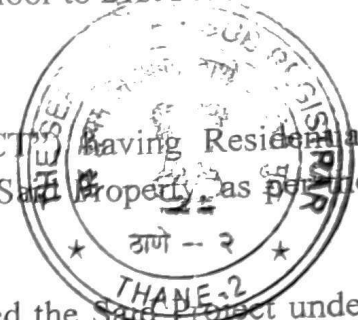


Promoter may deem, fit and proper, the premises in the building/s to be constructed by the Promoter on the Said Property and to enter into Agreements with the Allotees of the premises and to receive the sale price in respect thereof;

AND WHEREAS the Promoter has proposed to construct the Residential Building to be known as "CHANDRANGAN RESIDENCY PHASE - IV" having a Residential Bungalow & Building as follows:

Sr. No.	Building No.	No. of Floors	Building as follows:						
1	Bungalow	Ground + First Floor & Second Floor (Residential)	<table border="1"><tr><td colspan="2">ट न न - २</td></tr><tr><td>दस्तावेज</td><td>५३०५ / २०२५</td></tr><tr><td>ए</td><td>६०</td></tr></table>	ट न न - २		दस्तावेज	५३०५ / २०२५	ए	६०
ट न न - २									
दस्तावेज	५३०५ / २०२५								
ए	६०								
2	Bldg. A	Ground Stilt + 1st Floor to 21st Floor (Residential)							

(hereinafter referred to as the "SAID PROJECT" having Residential premises, by using maximum potential FSI of the Said Property as per the D.C. Rules of the Sanctioning Authority;



AND WHEREAS the Promoter has registered the Said Project under the provisions of the Act with the Real Estate Regulatory Authority at Serial No. P51700056036 and the authenticated copy is attached herein;


AND WHEREAS the Promoter herein has entered into standard agreement with Architect **Rakesh Deshware & Associates** (for short "SAID ARCHITECT") - an Architect Firm duly registered with the Council of Architects, for Architectural work concerning development of Said Property including preparation of the layout and construction plan of the building and further has entered into standard agreement with RCC Structural Consultant/ Engineer M/s **Ajay Mahale & Associates** (for short "SAID STRUCTURAL ENGINEER") for preparation of structural designs and has accepted the professional supervision of the said Architect and said Structural Engineer or such other Architect/Structural Engineer as the Promoter may appoint and/or substitute from time to time, till the completion of the Said Project;

AND WHEREAS the Allotee/s is/are/has/have offered to purchase the Apartment **Flat** bearing No. 1304 lying on 13th Floor having admeasuring 29.89 sq. mtrs. (carpet area) alongwith flower-bed/balcony area of 0.00 sq. mtrs. (carpet area) totally admeasuring 29.89 sq. mtrs. (carpet area) in the Building No. A to be known as "CHANDRANGAN RESIDENCY PHASE - IV" (hereinafter referred to as the "SAID PREMISES") being constructed on the Said Property by the Promoter;

AND WHEREAS on demand from the Allotee/s, the Promoter has given inspection to the Allotee/s of all the documents of title relating to the


PROMOTER(S)



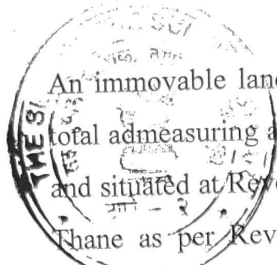

[5]



ALLOTEE (S)

27 FIRST SCHEDULE ABOVE REFERRED TO :	
26	30

FIRST PROPERTY



An immovable land property being Survey No. 67 Hissa No. 4 having total admeasuring area of 0H-08R-60 P equivalent to 860 sq. mtrs., lying and situated at Revenue Village and Talathi Saja Diva, Taluka & District Thane as per Revenue Records and within the local limit of Thane Municipal Corporation and Registration District Thane and Sub-Registration Office at Thane.

SECOND PROPERTY

An immovable land property being Survey No. 67 Hissa No. 2 having total admeasuring area of 0H-24R-80 P equivalent to 2480 sq. mtrs., lying and situated at Revenue Village and Talathi Saja Diva, Taluka & District Thane as per Revenue Records and within the local limit of Thane Municipal Corporation and Registration District Thane and Sub-Registration Office at Thane


SECOND SCHEDULE ABOVE REFERRED TO :

(SAID PREMISES)

ALL THAT premises being Residential Flat bearing No. 1304 lying on 13th Floor having admeasuring 29.89 sq. mtrs. (carpet area) alongwith flower-bed/balcony area of 0.00 sq. mtrs. (carpet area) totally admeasuring 29.89 sq. mtrs. (carpet area) in the Building No. A to be known as "CHANDRANGAN RESIDENCY PHASE - IV" being constructed on the Said Property and more particularly described in the First Schedule written hereinabove.


PROMOTER(S)




[26]



ALLOTEE (S)

IN WITN
HEREUNT
ON THE D

SIGNED A

withinnam

M/s. EKV

A PARTT

Through

MR. NI

SIGNE

withina

1) MR

2) M

3) M

In th

1) A

2) C

P

SCHEDULE 'A'

DETAILS OF THE UNIT / FLAT / OFFICE :

- a) Apartment / Flat : 1304
b) Building No. A /Name: CHANDRANGAN RESIDENCY PHASE - IV
c) Floor : 13th
d) Name of Project : CHANDRANGAN RESIDENCY PHASE - IV
e) Admeasuring Carpet Area : 29.89 sq. meter
f) Enclosed Balcony : 0.00 sq. meter
g) Adjacent Terrance Carpet Area : -----

ट न न - २	
दस्त क्र. ५३०५	२०२५
३०	८०

ANNEXURE - A

Title Report

ANNEXURE - B

Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature and the title of the Vendor/Lessor/Original Owner/Promoter to the project land.



ANNEXURE C-1

Authenticated copies of the plans of the Layout as approved by the concerned Local Authority

ANNEXURE C-2

Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project.

ANNEXURE D

Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allotee as approved by the concerned local authority

ANNEXURE E

Specification and Amenities

ANNEXURE F

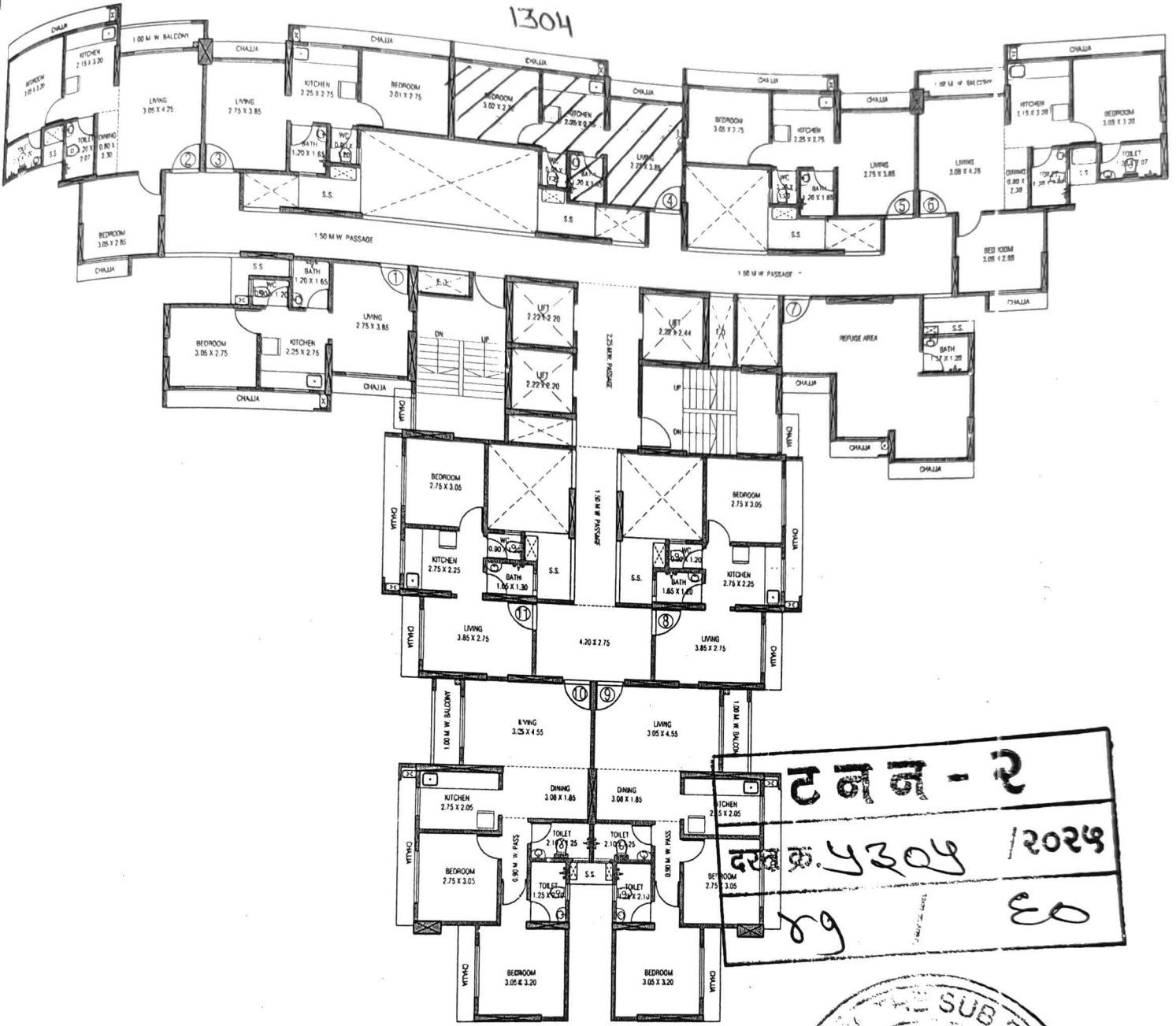
Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority

PROMOTER(S)

[29]



ALLOTEE (S)



ट न न - २

दस्तावेज क्र. ५३०४ / २०२५

४९

६०

REFUGE FLOOR PLAN
(8TH, 13TH & 18th)



PROJECT NAME - CHANDRANGAN RESIDENCY PHASE IV REFUGE FLOOR PLAN (8TH, 13TH & 18TH FLR.)
 PROJECT DETAILS - PROPOSED BUILDING ON PLOT BEARING S.NO 67, H.NO. 2 & S.NO 67, H.NO. 4
 LOCATION - DIVA, TALUKA & DISTRICT : - THANE.

DR. JOSHI DESHAWARE
 ASSOCIATES
 ARCHITECTS, PLANNERS
 4-31, A Wing, 8th Floor, Ashok II Park, Near Agriculture Office,
 Road No. 142, Pimple Saudagar, Pune, Maharashtra 411 004
 Phone : + 91 22 2542 1779 / 2552 9116
 E-mail: dr_joshi@joshiassociates.com, drjoshiassociates@gmail.com
 www.joshiassociates.com

Handwritten signature



Handwritten signature

Handwritten signature



Thane Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 252600
Proposal Code : TMCB-23-44727

Permit No. : TMCB/RB/2024/APL/00153
Date . 27/03/2024

Reference:- Building Permission No. : TMCB/B/2023/APL/00778
Approval date : 05/07/2023

Building Name :	BUNGALOW(Residential)	Floors :	STILT GROUND FLOOR,FIRST FLOOR,SECOND FLOOR
Building Name :	BLDG A(Residential)	Floors :	GROUND AND STILT FLOOR,1ST FLOOR, TYPICAL 2ND TO 7TH 9TH TO 12TH 14TH TO 17TH 19TH TO 21ST FLOOR ,REFUGE 8TH 13TH 18TH FLOOR

To,
i)Ekveera Enterprises, Anil Ganesh Bhagat,
S.NO.67/2 AND 67/4 AT DIVA THANE
ii) Rakesh Deshaware (Architect)

Sir/Madam,

With reference to your application No RTMCB202400031, dated 20-03-2024 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949 , to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. S.NO 67/2, DIVA,SNO. 67/4 DIVA, Final Plot No. -, Sector No. 10, Mouje DIVA situated at Road / Street 15.00 M, Society CHANDRANGAN PHASE 4 . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, 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.
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. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding 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 with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. 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.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. 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.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable

ट न न - २	
दस्त क्र.	५३०५ / २०२५
४२	६०





Thane Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 252600
Proposal Code : TMCB-23-44727

Permit No. : TMCB/RB/2024/APL/00153
Date : 27/03/2024

13. Authority will not supply water for construction.
14. 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.
15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
16. Installing of mechanical ventilation system should be completed before applying for O.C.

Signature valid

Digitally signed by SATISH P. MARINATH UGILE
Date: 2024.03.27 18:27:49
Reason: Approved Certificate
Location: Thane Municipal Corporation
Project Code : TMCB-23-44727
Application Number : TMCB202400031
Proposal Number : 252600
Certificate Number : TMCB/RB/2024/APL/00153



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Thane Municipal Corporation,

<p>रजि. - २</p>
<p>दस्ता क्र. ५३०५ / २०२५</p>
<p>४३ / ६०</p>



Permit Code
Building Name
Building Name
To,
1) Ekvveera E
S.NO. 67/2
2) Rakesh
Sir/Mada
With refer
Certificate
Municipal
no S.NO 6
Society C
the said A
1. The lan
2. No new
permis
3. The De
issue
4. This pe
5. This pe
the stat
such pe
6. Informa
7. If in the
DEVEL
of rights
8. All the p
9. Provisio
with cor
10. Lift Cert
11. Permiss
on the la
12. Authorit
13. Areas/c
drainag
certifica
14. The own
connect
15. Electric



Thane Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 193494
Proposal Code : TMCB-23-44727

Permit No. : TMCB/B/2023/APL/00778
Date : 12/07/2023

Building Name : BUNGALOW(Residential) Floors :	GROUND FLOOR,FIRST FLOOR,SECOND FLOOR
Building Name : BLDG A(Residential) Floors :	GROUND FLOOR,FIRST FLOOR,TYPICAL FLOOR 2ND AND 3RD

To,
i)Ekveera Enterprises, Anil Ganesh Bhagat,
S.NO.67/2 AND 67/4 AT DIVA THANE
ii) Rakesh Deshaware (Architect)

Sir/Madam,

With reference to your application No **TMCB202300226**, dated **09-06-2023** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949**, to carry out development work / Building on Plot No -, Revenue S.No. / Khasra no. / Gut no **S.NO 67/2, DIVA,SNO. 67/4 DIVA**, City Survey No -, Sector No. **10**, Mouje **DIVA** situated at Road / Street **15.00 M.** Society **CHANDRANGAN PHASE 4**. The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, 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.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules, it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. 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.
12. Authority will not supply water for construction.
13. 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.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
15. Electric Substation NOC from MSEB should be submitted before plinth intimation.

दस्तावेज - २
दस्तावेज क्र. ५३०५/२०२५
४४ / ६०



Validity unknown

Digitally signed by Thane Municipal Corporation
Date: 2023.07.12 09:27:23
Reason: Approved Certificate
Location: Thane Municipal Corporation
Project Code : TMCB-23-44727
Application Number : TMCB/B/2023/00226
Proposal Number : 193494
Certificate Number : TMCB/B/2023/APL/00778

ANNEXURE - F



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 :
P51700056036

Project: **CHANDRANGAN RESIDENCY PHASE-IV** Plot Bearing / CTS / Survey / Final Plot No.: **S.NO 67/2 DIVA**
SNO 67/4 DIVA, Sector No 10, Mouje Diva at Thane (M Corp.), Thane, Thane, 400612;

1. **Ekveera Enterprises** having its registered office / principal place of business at **Tehsil: Thane, District: Thane,**
Pin: 400612.

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 (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.

- ♦ The Registration shall be valid for a period commencing from **10/05/2024** 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.



ठाने - २	
दस्ता क्र.	५३०५ / २०२५
४६	६०

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 10-05-2024 15:37:59



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

Dated: 10/05/2024

Place: Mumbai



21/02/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 5305/2025

नोंदणी :

Regn:63m

गावाचे नाव : दिवा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3500000
(3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1654142.49
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 1304, माळा नं: 13वा मजला, बिल्डींग नं. ए. इमारतीचे नाव: चंद्रांगण रेसिडेन्सी फेज - IV, ब्लॉक नं: दिवा थिळ रोड, दिवा पूर्व, रोड नं: ता. व जि. ठाणे - 400612, इतर माहिती: सदनिकेचे क्षेत्रफळ 29.89 चौ. मी. कारपेट, झोन नं. 35/126/1-21अ ((Survey Number : 67/2 & 67/4 ;))
(5) क्षेत्रफळ	1) 29.89 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:-मे. एकवीरा एन्टरप्रायजेस तर्फे भागिदार व कुलमुखत्यार म्हणून निळकंठ यादव भगत . वय:-48; पत्ता:-प्लॉट नं: शॉप नं. 1, माळा नं: तळ मजला, बी - विंग, इमारतीचे नाव: चंद्रांगण रेसिडेन्सी फेज - 2, ब्लॉक नं: जी पी पारसिक बँक जवळ, रोड नं: दिवा पूर्व, ता. व जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AAFFE4762Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रकाश विष्णू पाटील . वय:-24; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: , ब्लॉक नं: ओमकारगिरी अपार्टमेंट, 19 शांताराम नगर, विटावा, ठाणे, रोड नं: , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-FIFPP3384A 2): नाव:-शंकर विष्णू पाटील . वय:-28; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: , ब्लॉक नं: ओमकारगिरी अपार्टमेंट, 19 शांताराम नगर, विटावा, ठाणे, रोड नं: , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ERYPP6222E 3): नाव:-पिलाबाई विष्णू पाटील . वय:-50; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: , ब्लॉक नं: ओमकारगिरी अपार्टमेंट, 19 शांताराम नगर, विटावा, ठाणे, रोड नं: , महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-DXVPP6623R
(9) दस्तऐवज करून दिल्याचा दिनांक	21/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	21/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	5305/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	245000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

(Handwritten Signature)

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

