



Industrial Development Bank of India Limited

Customer Copy  
Deposit Br. Name  
St. No. 2947  
Date: 21/12/09

idbi bank A/C Stamp duty

Special Adhesive

Rs. 162,600

Rs. 16

Rs. 1,62,810

Name and address of stamp duty paying party

Bhavanu Das. N. Datta

Alpup5715B

FRANKED ON

03 DEC 2009

FROM COUNTER No. 10

Signature of purchaser  
Date:  
Branch Name & ENI

Use Sign the declaration printed behind

For Industrial Development Bank of India Ltd.

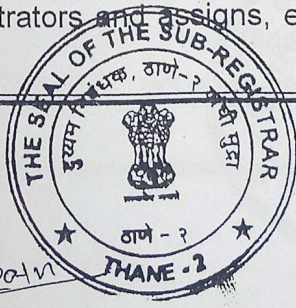
Authorised Signatory

Industrial Development Bank of India Ltd.  
Annal House, Ghantoli Road,  
Opp. Chantalli Mandir, Thane-400 602

### AGREEMENT FOR SALE

This Agreement for Sale is made, entered and executed at Thane, on this 04<sup>th</sup> day of Dec. 2009, BETWEEN **M/S. MAHAKALI DEVELOPERS**, a proprietary concern, having its office address at Shop No. 9, Kaalika Tower, Opp. Pratap Cinema, Kolbad Road, Kolbad, Thane (West) - 400 602 through its Proprietor **MR. SANJAY SHRINATH PANDE** hereinafter referred to as "THE DEVELOPER" (which expression shall unless it be repugnant to the context and meaning thereof, be deemed to mean and include his, heirs, successors, executors, administrators and assigns, etc.) of the **ONE PART.**

Pan No. AIUPP5715B



भारत 81554  
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SPECIAL ADHESIVE  
DEC 03 2009  
INDIA STAMP DUTY MAHARASHTRA  
Rs. 0162600/-PB5367  
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तर्जान - 2  
दस्तावेज क्रमांक 99966 / 2009  
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AND

MR./MRS. BHANUDAS KARAYAN DALVI &  
MRS. SUVARNA B. DALVI, Age: 36/32 years,  
Occ.: Service R/lat: B/S Mangalammal Corp.  
Hsg. Soc. Ganeshwadi, Panchpakhadi, Thane (W) - 400601

hereinafter referred to as the " **THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their heirs, successors, executors, administrators and assigns, etc.) of the OTHER PART.

WHEREAS Thane Municipal Corporation ( hereinafter referred to as the "TMC" ) is the owner of all that piece and parcel of land together with the structures standing thereon bearing Final plot No. 366 in Thane Town Planning Scheme No. 1, admeasuring about 8839 Sq. Mtrs. , situated at Almeida Baug, Chandanwadi, Panchpakhadi, Thane (West), Taluka and District Thane ( hereinafter referred to as the "SAID PROPERTY" ). The said property was occupied by several unauthorized slum structures.

AND WHEREAS the Government of Maharashtra in its policy decision has decided to uplift the standard of living of occupants of the slum dwellers and hence the Government has introduced the Slum Re-Development Scheme and implemented the same in all over Maharashtra ( hereinafter referred to as the "SAID SCHEME" ). The Thane Municipal Corporation has decided to implement the said Scheme up on the said property by



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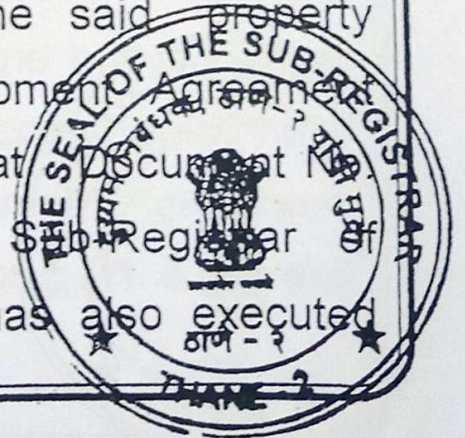
तनम-२
दस्ता क्रमांक ११५६० / २००९
३ / ५६



Resolution No. 112 dated 01/11/2004 for the benefits of the occupants of the said property. The TMC has accorded its sanction to the occupants of the said property to form their co-operative housing society and accordingly the occupants/slumdwellers formed a Society viz. Shivanjali Co-operative Housing Society Ltd. registered as per the provisions of Maharashtra Co-operative Societies Act, 1960 and Rules framed thereunder bearing Registration No. T.N.A.(T.NA)/HSG/(T.C.)/16089 DATED 14/03/2005 (hereinafter referred to as the "SAID SOCIETY").

AND WHEREAS the slum Re-habilitation Committee in its meeting dated 18/09/2006 has accorded the sanction to the said Scheme upon the said property and TMC thereafter issued letter bearing No. SRS/TMC/TDD/2530 dated 26/09/2006 in favour of the said Society. The TMC has also executed Lease Deed dated 20/04/2007 in favour of the said Society in respect of the said property, whereby granted a lease of the said property for a period of 30 years starting from the year 2007.

AND WHEREAS the said Society has appointed a Developer viz. M/S. Mahakali Developers to develop the said property and the said Society has executed a Development Agreement dated 05/05/2008 which is registered at Document TNN 1-02665-2008 dated 05/05/2008 at Sub Registrar of Assurances, Thane No. 1. The said Society has also executed



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AND WHEREAS MR. SACHIN B. VAISHAMPAYAN, an Advocate from Thane by his Certificate of Title dated 4/03/2009 has certified the title of the owner to the said property as clear, marketable and without any encumbrance and the Developer has got rights to develop the said property and to sell Flat/Shop/Office, therein to the prospective purchasers.

AND WHEREAS the Purchaser/s has demanded from the Developer and the Developer has given inspection to the Purchaser of all the documents of title relating to the said property, the orders, layout, plans and specifications.

AND WHEREAS being satisfied with the inspection of the said documents including the sanctioned plans, the Purchaser applied to the Developer for allotment of Flat/Shop/Office No. 902 admeasuring 607 Sq.Ft. (Carpet Area ) on 9th Floor, in Building No. A-1 in "KAALIKA HEIGHTS" constructed / to be constructed on the said property.

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

- 1) The Developer agrees to sell to the Purchaser/s and the Purchaser/s agrees to purchase from the Developer the said premises being Flat/Shop/Office No.



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टर्जन-२
दस्त क्र. ११५६० / २००९
६ / १६



admeasuring about 697 Sq.Ft. (Carpet area) on the 9th Floor in Building No. A-1 in "KAALIKA HEIGHTS", standing on Final Plot No. 366, situated at Mouje Panchpakhadi, Almeida Baug, Chandanwadi, Taluka and District Thane ( hereinafter referred to as the "SAID PREMISES" ) on ownership basis at or for the total price of Rs. 36,00,000/- (Rupees Thirty Six Lacs Only ) Carpet area includes balconies, cupboard area, wardrobe area, passages and other area which are inside the Flat/Shop/Office and premises. In case of shop having loft, 25% of the loft area will be added and calculated as carpet area to the shop area.

2) The Purchaser has paid Rs. 16,00,000/- (Rupees Sixteen Lacs Only ) as earnest amount and remaining part of the consideration the Purchaser/s will pay to the Developer as follows :-

a) Rs. 2,00,000/- (Rupees Two Lacs Only )

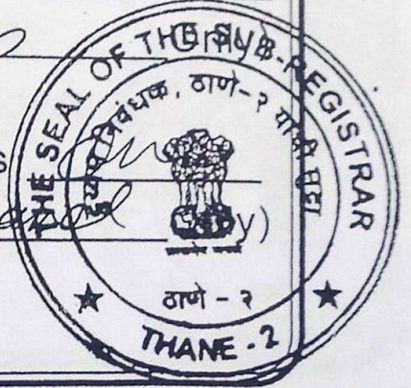
On completion of the Plinth.

b) Rs. 2,00,000/- (Rupees Two Lacs Only )

On casting of the First Slab.

c) Rs. 1,10,000/- (Rupees One Lakh Ten Thousand Only )

On casting of the Second Slab.



BdW

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SCHEDULE - I

ALL that piece and parcel of land together with the structures standing thereon bearing Final Plot No. 366 in Thane Town Planning Scheme No. 1, admeasuring about 8839 Sq. Mtrs., situated are Almeida Baug, Chandanwadi, Panchpakhadi, Thane (West), Taluka & District Thane, within the limits of Thane Municipal Corporation and within the Registration Sub-District and District of Thane.

SCHEDULE - II OF THE PROPERTY

Flat/Shop/Office No. 902 admeasuring 607 Sq. Ft. (Carpet) area on the 9<sup>th</sup> Floor, in the A-1 Building in "KAALIKA HEIGHTS", standing on part and piece of land bearing Final Plot No. 366 in Thane Town Planning Scheme No. 1, admeasuring about 8839 Sq. Mtrs., situated are Almeida Baug, Chandanwadi, Panchpakhadi, Thane (West), Taluka & District Thane, within the limits of Thane Municipal Corporation and within the Registration Sub-District and District of Thane.



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दस्त क्रमांक ११५६० / २०





Certificate No. 107

# THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

## SANCTION OF DEVELOPMENT

## PERMISSION / COMMENCEMENT CERTIFICATE

Amended

V. P. NO. 2006/137 TMC / TDD 359 Date 09/09/2008

To, Shri/Smt. Aniruddha P. Gurjar (Architect)  
M/s. Archit Consultants (Architect)  
Shri. Shivanjali CHS Ltd. (Owners)  
Shri. Thane Municipal Corporation (Lessor)

With reference to your application No. \_\_\_\_\_ dated \_\_\_\_\_ for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. \_\_\_\_\_ in village andhapalgaon Sector No. 2 Situated at Road / Street Almedia S.No. / C.T.S. No. / F.P. No. 366, T.P. scheme No. 1 Road

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land situated in the public area and the commencement of the set back line shall form part of the public area.
- 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 from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

Permission / C.C. ) B1 - Stilt GR (P) to 1st floor only  
) B2 - Stilt GR (P) to 1st floor only

Permission ) A1 - Stilt GR (P) to 1st floor only  
) A2 - Stilt GR (P) to 1st floor only

Permission / C.C. ) A1 - Stilt GR (P) to 1st floor only  
) A2 - Stilt GR (P) to 1st floor only

- 5) The relevant conditions mentioned in permission (TMC/TDD/497, dated 08/11/2006) shall remain binding on you.
- 6) C.F.O. NOC shall be submitted before C.S. of work.
- 7) Rectification in already executed lease deed shall be done before to C.C. of Sale Wing.

**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.**

कलन-२
वस्तु क्रमांक ७७९६७ /२००६
३८ / १६

Office No. \_\_\_\_\_

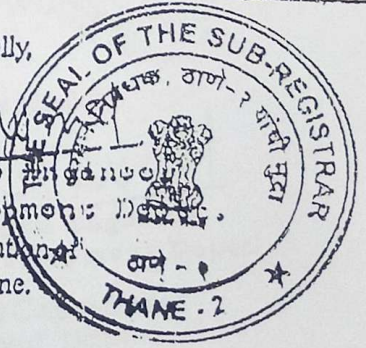
Office Stamp \_\_\_\_\_

Date २२/०९/०८



Yours faithfully,

[Signature]  
Executive Engineer,  
Town Development Department,  
Municipal Corporation,  
the city of, Thane.



महाराष्ट्र राज्य शासन  
नगरपालिका  
मुंबई



1156774

21-06-2022

Note:-Generated Through eSearch  
Module. For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक ठाणे 2

दस्त क्रमांक : 11567/2009

नोंदणी :

Regn:63m

गावाचे नाव : पाचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.3600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 3554000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव इतर वर्णन : फायनल प्लॉट नंबर 366 टीपी नंबर 1 - कालीका हाईटस्, सदनिका क्र. 902, 9वा मजला, बिल्डींग नं. ए-1, पांचपाखाडी, ठाणे
(5) क्षेत्रफळ	56.41 चौ मी कार्पेट
(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 महाकाली डेव्हलपर्स तर्फे प्रोप्रा संजय श्रीनाथ पांडे पांचे कु मु मोहम्मद नईम एसा खान AIUPP५७१५B - - वय -44पत्ता --पिन कोड --पॅन न --
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	2): नाव:-भानुदास नारायण दळवी - - वय -36पत्ता --पिन कोड --पॅन न -ALIPD5634J 3): नाव -सुवर्णा भानुदास दळवी - - वय -32पत्ता --पिन कोड --पॅन न -ARAPD0016C
(9) दस्तऐवज करून दिल्याचा दिनांक	04/12/2009
(10) दस्त नोंदणी केल्याचा दिनांक	04/12/2009
(11) अनुक्रमांक, खंड व पृष्ठ	11567/2009
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	162600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	-



सूची क्र 2

दुय्यम निबंध - भाग ६ रि. ठाणे ६

एन क्रमांक - 3448/2023

नंदाणी

Regn 63m

गावाचे नाव : पांचपाखाडी

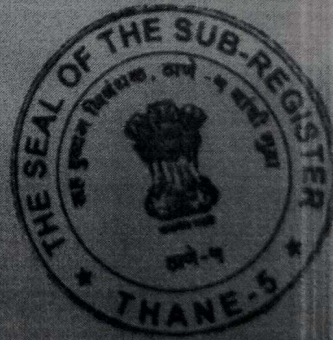
(1) विन्यायाचा प्रकार	करनामा
(2) मोहरणा	9800000
(3) बाजारभाव(भांडावटपाण्या बाबत विन्यायाचा आकारणी देणे ही पुरवठा व नमुने करणे)	10405306.8
(4) न-भाषण, पाटशिल्पा व चरित्रांचे प्रकाशन	1) पात्रिकेचे नाव ठाणे म. न. पा. इतर वर्णन : इतर माहिती: मोत नं 5/19/4 5क कोट पांचपाखाडी, ना. रि. ठाणे, दुय्यम नमुने देण्याप्रमाणे मदतिका नं 902,9का मजला, विन्हीम नं १-१, काविका हार्डटम, अल्बेरा बाग, चंद्रनवाडी, पांचपाखाडी ठाणे(प), एकाच अचक्र 607 ची पुर. कार्येद. (( C.T.S. Number : अविम पत्र नं. ३६३ दिनांक २१/०३/२०२३ ))
(5) खचरज	1) 607 ची पुर
(6) आकारणी किंवा नुडी देण्याचे प्रमाण नव्हा.	
(7) दुय्यम नमुने देणे-चाविहून देणे-या पध्दतीचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्यास, प्रविष्टादिचे नाव व पत्ता	1): नाव-मानुष्य नागावण इळवी -- बय-49; पत्ता-प्लॉट नं. फर्न नं. १-२, माळा नं. १, काविका हार्डटम, अल्बेरा बाग, चंद्रनवाडी, पांचपाखाडी ठाणे (प), मजरागट, ठाणे. पिन कोड -400602 पिन नं.-AILPD5634J 2): नाव-मुवणी वी इळवी -- बय-45; पत्ता-प्लॉट नं. फर्न नं. १-२, माळा नं. १, काविका हार्डटम, अल्बेरा बाग, चंद्रनवाडी, पांचपाखाडी ठाणे (प), मजरागट, ठाणे. पिन कोड -400602 पिन नं.-ARAPD0016C
(8) दुय्यम नमुने देणे-या पध्दतीचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्यास, प्रविष्टादिचे नाव व पत्ता	1): नाव-नमता कानडे -- बय-34; पत्ता-प्लॉट नं. टी-३, माळा नं. १, इमाणीचे नाव, पीटर टी बला बाळ, अल्बेरा बाग, चंद्रनवाडी, पांचपाखाडी ठाणे (प), मजरागट, ठाणे. पिन कोड -400042 पिन नं.-BMXP00397J
(9) दुय्यम नमुने देणे-या दिनांक	03/03/2023
(10) दुय्यम नमुने देणे-या दिनांक	03/03/2023
(11) अनुक्रम क्र. व पुर	3448/2023
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	730000
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शंग	

सह दुय्यम निबंधक, ठाणे क्र.५

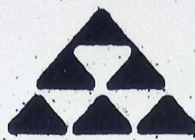
मुद्रांक शुल्क आकारणाऱ्या विभागात घेतलेला नमुना

मुद्रांक शुल्क आकारणाऱ्या निवडनेला अनुषंगाने :-

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







**MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY**  
(excluding the Brihan-Mumbai Municipal Corporation Area)

No.:SRA/ENG/V.P.No.2006/137

Date : 15 DEC 2021

To,  
Shri.Nilesh D. Sawant (Architect)  
M/s. Nexstep Consultant  
Ashar Bellezza 'A' Wing-303, 3<sup>rd</sup> floor  
Road No.16, Wagle Estate  
Thane (West) - 400 604.

**Sub :- Part OCC of Sale Bldg.A1 and A2 for Gr. to 7<sup>th</sup> floors only in the S.R. Scheme on plot bearing F.P.No. 366, T.P. Scheme No.1, Village Panchpakhadi, Almeda Road, Thane, for "Shivanjali CHS Ltd."**

**Ref :- Your application dtd.26/10/2021.**

Gentlemen,

Reference to your letter mentioned above, it is to inform you that the Sale Building A1 & A2 comprising of Gr. to 7<sup>th</sup> floors in the attached plans is completed under the supervision of the Architect Mr.Nilesh Sawant of M/s.Nexstep Consultant (License No.CA/98/22503) consulting Structural Engineer Mr.Ajay Mahale (Reg. No. STR/957 of TMC) is hereby granted subject to the following conditions :-

- 1) That the LOI/IOA conditions shall be complied with.
- 2) That the condition mentioned in the Permission Certificate issued under no. TMC/TDD/442 dtd. 10/05/2016 shall be complied with.
- 3) That the condition mentioned in the Amended Permission Certificate issued under No.SRA/ENG/V.P. No.2006/137 dtd.29/07/2019 shall be complied with.
- 4) That you shall submit Revise MOEF NOC before asking for full OCC of Sale Building A1 & A2.
- 5) That the condition mention in the Fire NOC issued under No.TMC/CFO/146/146, dtd.13/12/2021 is binding upon the Developer and compliance shall be done within stipulated time period.

A set of completion plans is returned herewith.

Yours faithfully

*Sd/-*

Executive Engineer  
MMR Slum Rehabilitation Authority

Copy to -

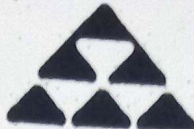
- 1) Developer : M/s. Mahakali Developers
- 2) Society :- Shivanjali CHS Ltd.
- 3) Assistance Commissioner, Naupada Ward Committee, TMC, Thane
- 4) ADTP, TMC, Thane.



*[Signature]*  
Executive Engineer  
MMR Slum Rehabilitation Authority



OC Copy II



**MUMBAI METROPOLITAN REGION SLUM REHABILITATION AUTHORITY**  
(excluding the Brihan-Mumbai Municipal Corporation Area)

No.:SRA/ENG/V.P.No.2006/137

Date : 17 MAR 2022

To,  
Shri.Nilesh D. Sawant (Architect)  
M/s. Nexstep Consultant  
Ashar Bellezza 'A' Wing-303, 3rd floor  
Road No.16, Wagle Estate  
Thane (West) - 400 604.

**Sub :- Part OCC of Sale Bldg.A1 and A2 from 8<sup>th</sup> to 15<sup>th</sup> floors only in the S.R. Scheme on plot bearing F.P.No. 366, T.P. Scheme No.1, Village Panchpakhadi, Almeda Road, Thane, for "Shivanjali CHS Ltd."**

**Ref :- Your application dtd.26/10/2021.**

Gentlemen,

Reference to your letter mentioned above, it is to inform you that the Sale Building A1 & A2 comprising of 8<sup>th</sup> to 15<sup>th</sup> floors only in the attached plans is completed under the supervision of the Architect Mr.Nilesh Sawant of M/s.Nexstep Consultant (License No.CA/98/22503) consulting Structural Engineer Mr.Ajay Mahale (Reg. No. STR/957 of TMC) is hereby granted subject to the following conditions :-

- 1) That the LOI/IOA conditions shall be complied with.
- 2) That the condition mentioned in the Permission Certificate issued under no. TMC/TDD/442 dtd. 10/05/2016 shall be complied with.
- 3) That the condition mentioned in the Amended Permission Certificate issued under No.SRA/ENG/V.P. No.2006/137 dtd.29/07/2019 shall be complied with.
- 4) That you shall submit Revise MOEF NOC before asking for full OCC of Sale Building A1 & A2.
- 5) That the condition mention in the Part Occupation Certificate issued under No.SRA/ENG/V.P.No.2006/137, dtd.15/12/2021 shall be complied with.

A set of completion plans is returned herewith.

Note: This permission is issued without prejudice to action, if any, under M.R. & T.P. Act 1966.

Yours faithfully

sd/-  
**Executive Engineer**  
**MMR Slum Rehabilitation Authority**

Copy to -

- 1) Developer : M/s. Mahakali Developers
- 2) Society :- Shivanjali CHS Ltd
- 3) Assistance Commissioner, Naipada Ward Committee, TMC, Thane
- 4) ADTP, TMC, Thane.



17/3/2022  
**Executive Engineer**

**MMR Slum Rehabilitation Authority**



Home loan

Do agree

Tick

CIF No.	TAL	
Existing SBI A/C No.	Tie up	
LOS Reference No. :	Take Over	

Applicant Name : Namrata V. Kanade  
 Co - Applicant Name :  
 Contact (Resi.) Mobile : 9870611538

Loan Amount : 50.00 lacs.	Tenure :
Intrest Rate :	EMI :
Loan Type :	SBI LIFE : YES / No
Hsg . Loan _____ Maxgain _____	
Realty _____ Home Equity _____	

Property Location :  
 Property Cost :  
 Name of Developer / Vendor :

Branch :- S.B.I. Kanjurmarg Branch (06249)  
 Name of Branch Manager / HLST Naveen Chifara - 9004013392  
 Name of Dealing Officer at : J.P. Gupta - 7977984685  
 Phone No.of Dealing officer :

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	04/03/23 Vas+Ukalel	SITE VERIFICATION	
VALUATION - 2			



**STATE BANK OF INDIA**  
**KANJURMARG BRANCH**