



22/04/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5
दस्त क्रमांक : 5114/2016
नोंदणी :
Regn:63m

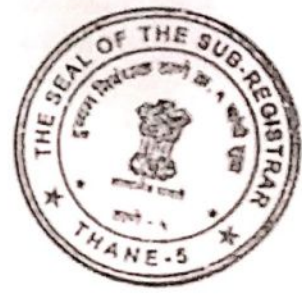
गावाचे नाव : 1) पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8458000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते मसुर करावे)	7624500
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 2306, माळा नं: 23,ए विंग, इमारतीचे नाव: दोस्ती विजेता विल्डींग,दोस्ती विहार, ब्लॉक नं: कोरस रोड, रोड : बर्तक नगर,पांचपाखाडी,ठाणे., इतर माहिती: मोंचे पाचपाखाडी स.न. 144अ/1(फै),145/5 (फै),146/5ब,6ब,148/1बी,3,7,8बी,149/2ब,149/3/2,4,4/1,3,150/2,4,5,152/4,165/4,165/5,166/1,169,170/1 ने 8,171/1(फै)ते9,172/1,2,173अ/1 झोन न 5/16/5क),((Survey Number : - ;)
(5) क्षेत्रफळ	1) 55.97 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले तब्बू.	
(7) दस्तऐवज करून देणा- या/सिद्दह ठेवणा-या पसकाराचे नाव किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ने. दोस्ती कॉर्पोरेशन (विहार) तर्फे अधिभूत सही करणार पंकरुज शाह तर्फे कु.मु. म्हणून सुरेश थोरवे -- वय:-49-वषा:-९९:नं:-276, माळा नं: 1, इमारतीचे नाव: लॉरेन्स आणि सेनो हाऊस , ब्लॉक नं. -, रोड नं: फोर्ट मुंबई., महाराष्ट्र, मुंबई. पिन कोड:-400001 सॅन नं:-AAGFD2146N
(8) दस्तऐवज करून घेणा-या पसकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अपूर्णा अतुल साठे --वय:-39; पत्ता:-प्लॉट नं: डी 1403, माळा नं: -, इमारतीचे नाव: सरोवर दर्शन टावर, ब्लॉक नं: -, रोड नं: पांचपाखाडी,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400601 सॅन नं:- 2): नाव:-अतुल पांडुरंग साठे - - वय:-47; पत्ता:-प्लॉट नं: डी 1403, माळा नं: -, इमारतीचे नाव: सरोवर दर्शन टावर, ब्लॉक नं: -, रोड नं: पांचपाखाडी,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400601 सॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	07/04/2016
(10) दस्त नोंदणी केल्याचा दिनांक	22/04/2016
(11) अनुक्रमांक, खंड व पृष्ठ	5114/2016
(12) बाजारभावाप्रमाणे मुदतक शुल्क	507700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-:मुद्रांक शुल्क आकारतांना निवडलेला
अनुच्छेद :-:(i) within the limits of any Municipality, Corporation or any Cantonment area annexed
to it.

सह दुय्यम निबंधक ठाणे क्र. १

टलन - ५
दस्तावेज क्रमांक ५९९४/२०१६
३/६६



AGREEMENT FOR SALE

PS [Signature] [Signature]

ARTICLES OF AGREEMENT made at Mumbai this 07TH day of APRIL in the Christian year 20 16

BETWEEN

MESSRS. DOSTI CORPORATION (VIHAR), a Partnership Firm registered under the provisions of Indian Partnership Act, 1932 and carrying on business as builders, building contractors, property developers, promoters of co-operative societies, etc. and having their office situated at Lawrence & Mayo House, 1st floor, 276, Dr. D. N. Road, Fort, Mumbai 400 001, hereinafter referred to as "the Promoters" (which expression shall unless repugnant to the context or meaning thereof be deemed to include the Partners for the time being of the said firm, the survivors or survivor of them and the heirs executors & administrators of the last survivor and their, his or her assigns) of the One Part.

PS [Signature] [Signature]

AND

५/६६

- 1) APARNA ATUL SANE.....
- 2) ATUL PANDURANG SANE..... &
- 3)

an/both/all Indian Inhabitant/s adult/s having his/her/their common address/s at

D. 1403.....

SAROVAR DARSHAN TOWER,.....

PANCHPAKHADI,.....

THANE (W) - 400601.....

hereinafter collectively referred to as "the Purchasers" (which expression shall unless repugnant to the context or meaning thereof be deemed to include in case of individual, his/her/their legal heirs, administrators, executors, in case of Partnership Firm, its Partners, the survivors or survivor of them and the heirs, executors and administrators of the last survivor and in case of a Company its successors in law and permitted assigns) of the Other Part.

WHEREAS :-

(A) **DEVELOPMENT AGREEMENT** : The Indian Smelting and Refining Company Ltd. are the Legal Owners of the Property described in the **First Schedule** hereunder written. By a registered Agreement for Development dated 25th August, 2005, made between THE INDIAN SMELTING & REFINING COMPANY LTD., ("the Company") as the Owners of One Part and M/S. DOSTI CORPORATION, a registered partnership firm as the Developers of the Other Part, the said The Indian Smelting & Refining Company Ltd., as Owners gave development rights to the said Dosti Corporation in respect of all those pieces or parcels of freehold land belonging to them, admeasuring 64092 Sq. mtrs. and bearing Survey Nos. as detailed in the Second Schedule hereunder written together with buildings and structures standing thereon, situated at Village Panchpakhadi, Thane 400 606 and as more particularly described in the **Second Schedule** hereunder written and shown surrounded by Yellow Colour Boundary line on the Plan Annexed hereto as Plan "A" (herein after referred to as the said "entire land") at or for the consideration and subject to the terms and conditions as mentioned in the said Agreement for Development.

(B) **DEED OF RECTIFICATION** : By a registered Deed of Rectification dated 30th March, 2007 made between The Indian Smelting & Refining Co. Ltd as the Owners of the One Part and M/s. Dosti Corporation as the Developers of the Other Part, the parties therein rectified the mistakes which accrued due to oversight in the Agreement for Development dated 25th August, 2005 details



PS



THANE MUNICIPAL CORPORATION, THANE

टनन - ५
 दस्त क्रमांक ५९
 AMENDED
 लॉट नं. : श्री. सुशिलकुमार इमारत टाईप क्र. ६ व ई. क्र. १ :- तळघर + स्टिल्ट + पोटियम + २८ मजले
 इमारत-टाईप क्र. २ क्र. १४ :- तळघर + स्टिल्ट + पोटियम + २८ (पार्ट) मजले + २९ (पार्ट) मजले
 एम.एन.आर.डी.ए. इमारत क्र. १ ते ४: स्टिल्ट (पार्ट) + तळ (पार्ट) + ११ मजले + १२ मजला (पार्ट)

(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

V. P. NO. २००७/२३

TMC / TDD / 28

Date: 30/04/2013

To, Shri/Smt. आर्कोटाईप कन्सल्टंट्स (इं) प्रा. लि. (Architect)

Shri. वि. इंडीयन स्मेल्टिंग अॅन्ड रिफायनिंग कंपनी लि. (मालक) श्री. सुशिलकुमार मंडारी (मालक)
 में दोस्ती कॉर्पोरेशन (विहार) तपन सापरीदार श्री. दिग्विजय किशन गरोडीया (कुलमुखत्यारधारक)

With reference to your application No. १२१४/ dated ०४/०३/२०१३ 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. दोस्ती कॉर्पोरेशन in village दोस्ती Sector No. १३ Situated at Road / Street S.No. / C. S. No. / F.P. दोस्ती कॉर्पोरेशन

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 allowed to be occupied or permitted to be used by any person until local authority 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.

नविन सा. क्र. १७०/१, २७०/२, २७०/३, २७०/४, २७०/५, २७०/६, २७०/७, २७०/८

परवानगी / सा.सी./वि.प्र.क्र./२००७/२३ वा.म.पा./शा.वि.दि.२७७ दि.२३/०१/२०१३ मधील संबंधित परवानगीवर बंधनकारक राहतील.



WARNING PLEASE NOTE THAT THE DEVELOPMENT IN CONVICTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966.

सावधान

Office Stamp
 Office Stamp
 D
 Is
 प्लान दखलपत्र मुन्हा आहे. त्यासाठी जास्तीत जास्त रक्कम देव व रु. ५०००/- देव होऊ शकतो."



Yours faithfully,

 कार्यकारी अभियंता,
 शहर विकास विभाग,
 Municipal Corporation of the city of, Thane.