

78/4069

पापती

Original/Duplicate

Tuesday, March 28, 2023

11:10 AM

नोंदणी क्र.: 394

Regn.: 394

पापती क्र.: 4502 दिनांक: 28/03/2023

पायाचे नाव: सिद्धलोदी
दस्तावेजनामा अनुक्रमांक: उहल2-4069-2023
दस्तावेजनामा प्रकार: कसतनामा
मादर करणाऱ्याचे नाव: प्रविण संविठ भायकडार

नोंदणी फी ₹. 22850.00
दस्त हाताळणी फी ₹. 1200.00
पृष्ठांची संख्या: 60

एकूण: ₹. 24050.00

आपणास मूळ दस्त, पॅकेज प्रिंट सूची-र अंदाजे
11:25 AM ला वेळेत मिळेल.

Sub Registrar-Uttaraugur 2

भाजार मूल्य: ₹. 2110000/-

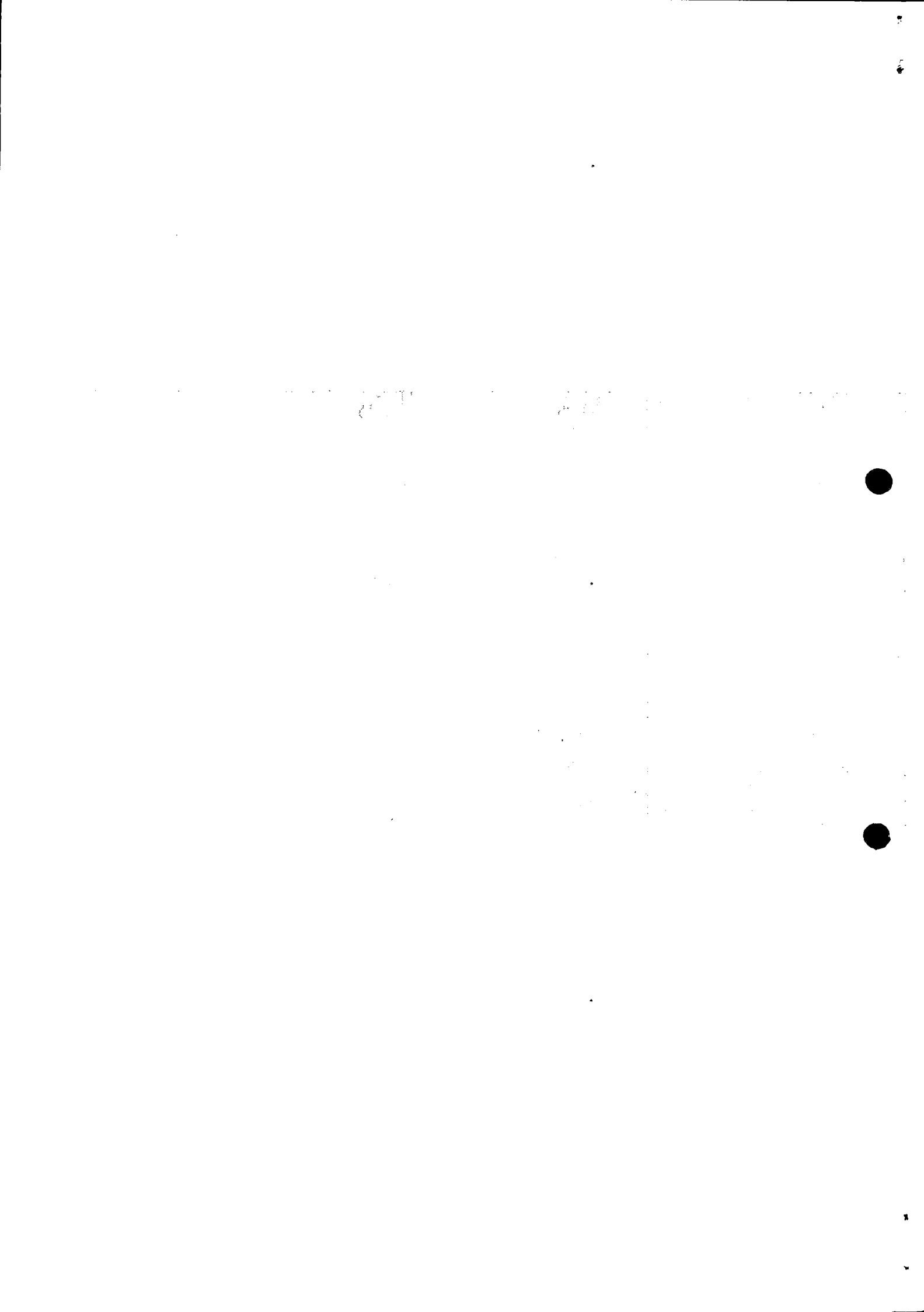
मोबलता ₹. 2284875/-

भरलेले मुद्रांक शुल्क: ₹. 137100/-

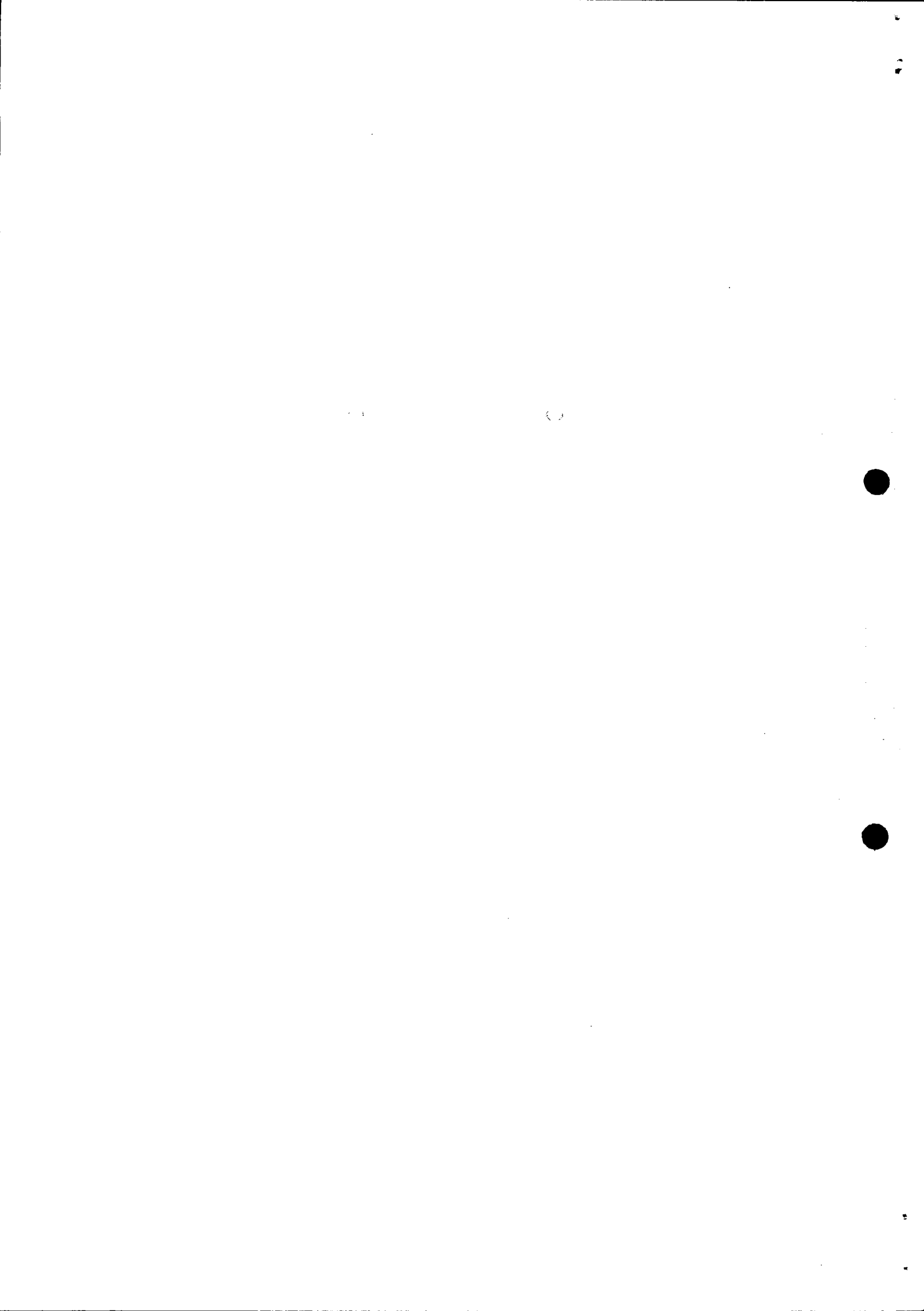
उत्तरासंगर-२
उत्तरासंगर-२

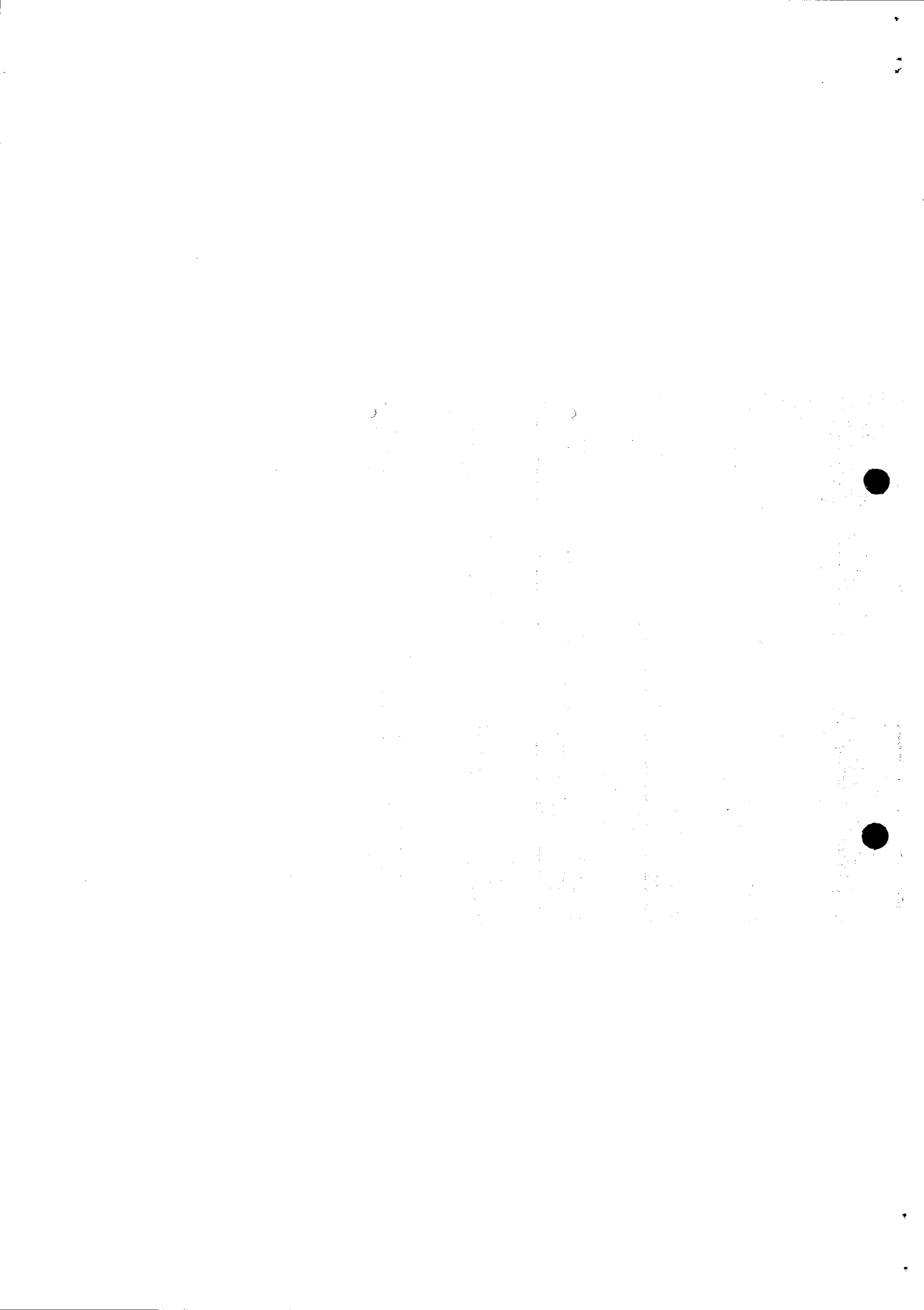
- 1) देयकाचा प्रकार: DHC रकम: ₹. 1200/-
डीडी/समादेश/पे ऑर्डर क्रमांक: 2703202316943 दिनांक: 28/03/2023
पॅकेजे गाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 22850/-
डीडी/समादेश/पे ऑर्डर क्रमांक: MH017574143202223E दिनांक: 28/03/2023
पॅकेजे गाव व पत्ता:

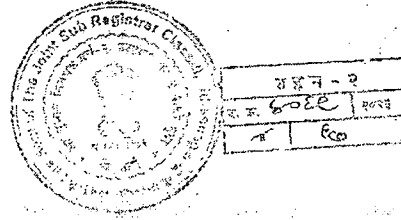
Pravin











Ward No :-
Village :- CHIKHALOLI
Flat Area :- Rera Carpet Area + Exclusive Balcony = Total Carpet
In Sq. Mtrs + In Sq. Mtrs = Area in Sq. Mtrs
29.37 + 7.15 = 36.52
Market Value :- 21,10,000/-
Actual Value :- 22,84,875/-
Stamp Duty :- 1,37,100/-

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at CHIKHALOLI Taluka
Ambarnath, Dist Thane; on this 28th day of March 2023

(Signature)
०१/०३/२०२३

(Signature)

The following information is being provided to you for your information only. It is not intended to be used as a substitute for professional advice. The information is based on the information provided to us by the client and is subject to change without notice.

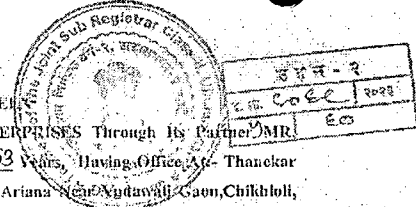
The information is provided to you for your information only. It is not intended to be used as a substitute for professional advice. The information is based on the information provided to us by the client and is subject to change without notice.

The information is provided to you for your information only. It is not intended to be used as a substitute for professional advice. The information is based on the information provided to us by the client and is subject to change without notice.

The information is provided to you for your information only. It is not intended to be used as a substitute for professional advice. The information is based on the information provided to us by the client and is subject to change without notice.

The information is provided to you for your information only. It is not intended to be used as a substitute for professional advice. The information is based on the information provided to us by the client and is subject to change without notice.





BETWEEN

M/S. SHREE SWAMI SAMARTH ENTERPRISES Through Its Partner/MR
AJAY MADHUKAR THANEKAR, Age 53 Years, Having Office At- Thanekar
Civic, Survey No.133/2 Behind Tharwani Ariana Near Vydavali Gaon, Chikhlioli,
Badlapur(W) Tal. Ambernath, Dist. Thane. Hereinafter called and referred to as the
Promoters/ Builders (which expression shall unless it be repugnant to the context or
meaning thereof and include the partners or partner for the time being of the said firm,
the survivor of them and their heirs, executors and administrators of the last survivor and
their / his or her assigns of the ONE PART. COMPANY PAN - ACAFS7974D

AND

- 1)MR./MRS. Pratik Pandit Gaikwad Age 27
Year.Occu. _____ Pan Card CFSPG7765R
- 2)MR./MRS. Vandana Pandit Gaikwad
Age 50 Year.Occu. _____ Pan Card BH2PG0721R
- 3)MR./MRS. _____
Age _____ Year.Occu. _____ Pan Card _____

Residing at- 93 Siddhant Nagar Near South Indian
College Chikhlioli Jambhul Road Ambernath(W)-421505.

Hereinafter referred to as "The FLAT PURCHASERS" (Which expression shall unless
the context does not so admit includes his/ her/ their heirs, executors, administrators and
assigns) of the

WHEREAS :

AND WHEREAS Land Bearing Gat No. 133, Hissa No. 2 Area Admeasuring 0H-56R-
40P Asst. 1Rs.-83Paise out of total land admeasuring 7H-16R-0P P.K 0H-85R-0P in the
name of M/S. SHREE SWAMI SAMARTH ENTERPRISES Through Its Partners 1) Mr.
Ajay Madhukar Thanekar 2) Mr. Advait Ajay Thanekar 3) Mrs. Vaishali Ajay Thanekar
Situating at Village CHIKHLOLI, Taluka - Ambernath Dist - Thane within local limit of
Ambernath Municipal Council & Sub Registrar Ullhasnagar-3 at Ambernath.

AND WHEREAS Sale Deed on dt. 27/10/2016 duly registered at the at the Office of
Sub-Registrar Ullhasnagar -3) at serial no. 10658/2016 between 1) Smt. Jyoti Prakash
Bhoir, 2) Mr. Suraj Prakash Bhoir, 3) Mr. Kiran Prakash Bhoir, 4) Roshani Prakash
Bhoir, 5) Mr. Ashok Balu Dayre Through Power of attorney Holder M/s Shree Swami
Samarth Enterprises Through Its Partners 1) Mr. Ajay Madhukar Thanekar, 2) Mr.
Ravindra Kanhu Karale, 3) Mr. Sanjay Madhukar Thanekar (As a Vendors) M/s Shree
Swami Samarth Enterprises Through Its Partners 1) Mr. Ajay Madhukar Thanekar, 2)
Mr. Ravindra Kanhu Karale, 3) Mr. Sanjay Madhukar Thanekar (As a Purchasers) for
land bearing Survey No. 133 Hissa No. 1/A(P) Area Admeasuring 1H-00R-0P Out of
Total area admeasuring situated at Village CHIKHLOLI, Taluka- Ambernath Dist-
Thane

Pratik

अजय मधुकर थानेकर

AND WHEREAS Mutation entry no. 1788 certified by Talashi Raja Morivali. According to the said mutation entry as per the Release Deed on dated 05/09/2018 duly registered at the Office of Sub-Registrar Ulhasnagar -3 at serial no. 7134/2018 between M/s Shree Swami Samarth Enterprises Through its

Partners 1) Mr. Ravindra Kachhu Karale, 2) Mr. Sanjay Madhukar Thanekar (Releaser) and M/S. Shree Swami Samarth Enterprises Through its Partners: 1) Mr. Ajay Madhukar Thanekar 2) Mr. Advait Ajay Thanekar 3) Vaishali Ajay Thanekar (Releasee)

AND WHEREAS Building Construction Permission granted by Ambernath Municipal Council by order bearing No. ANP/NRV/BP/19-20/406/8935/23, on dated 11/07/2019. And thus, the said authority have granted construction permission for Wing A,B,Stilt + Seventh Floor,Wing C Stilt + Fourth Floor ,Wing - F-Stilt(P) + Ground Floor(P) + Wing G- Stilt+ Seventh Floor ,Club House - Ground Floor , Residential, Meter Room, Gym, Society Office.

AND WHEREAS Revised Building Construction Permission granted by Ambernath Municipal Council by order bearing No. ANP/NRV/BP/19-2021-22/276/9157/33, on dated 14/06/2021. And thus, the said authority have granted construction permission for Wing A, B, C Stilt + Thirteen Floor Residential.

In pursuance of the above Sale Deed to Developers/Promoter, the Developer got right to

own the said lands more particularly described in the First, Second, Schedule hereunder, written, (hereinafter for the sake of brevity the above land shall be referred as "

the said land")

The copy of the 7/12 Extract showing the name of the owner as the Owner of the said land is annexed hereto. 502 2022

AND WHEREAS Promoter is identified and enjoined upon to construct buildings on the said land in accordance with the recitals hereinabove;

AND WHEREAS the Promoter is in possession of the project land.

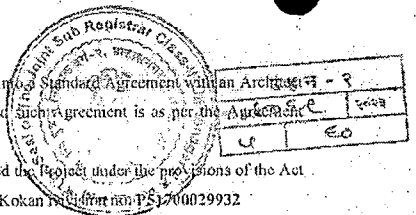
AND WHEREAS the Promoter has proposed to construct on the project land under their project named and marketed as "THANEKAR CIVIC" (hereinafter referred to as "the said Complex") on the said land bearing Gat No. 133, Hissa No. 2 Area Admeasuring 0H-56R-40P Aast. 1Rs.-33Paise out of total land admeasuring 7H-16R-0P P.K 0H-85R-0P Situated at Village CHIKILOLI, Taluka - Ambernath Dist - Thane within local limit of Ambernath Municipal Council & Sub Registrar Ulhasnagar-3 at Ambernath.

AND WHEREAS while sanctioning the said Plans, has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said land and the said buildings, which shall have to be duly observed and performed.

AND WHEREAS Allotted's is/are offered Flat bearing No. 505 on 5th Floor, Wing B) Urbano, complex known As "THANEKAR CIVIC" (hereinafter referred to as the "SAID COMPLEX") which is to have Carpet area of 2937 Sq. Mtrs + Exclusive Area 7.15 Sq. Mtrs.

Pinkal

24-08-2022



AND WHEREAS the Promoter has entered into a Standard Agreement with an Architect registered with the Council of Architects and such agreement is as per the prescribed by the Council of Architects;

AND WHEREAS the Promoter has registered the project under the provisions of the Act with the Real Estate Regulatory Authority at Kokan with registration number PS/200029932

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the Sale Deed the Promoter has sole and exclusive right to sell the Flats (Apartments) in the said building/s to be constructed by the Promoter on the project land and to enter into Agreements with the Allottee(s)/s of the Flats (Apartments) to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects M/s. Raj Associates and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the Advocate of the Promoter, authenticated copies of extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Flats (Apartments) are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the sanctioned plans of the building 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 have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans (Floor Plan) of the Flat agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the

[Handwritten signature]
[Handwritten signature]

completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of Flat No. 505 on 5th Floor, Wing B/Urbano situated in the project known as "THANEKAR CIVIC" being constructed in the said Project.

AND WHEREAS the carpet area of the said Flat is 29.37 square meters + Exclusive Area 7.15 Sq. Mtrs and "carpet area" means the net usable floor area of Flat (Apartment), excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Fla. for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 2,74,875/- (Rupees Two Lakh Seventy Four Thousand Eight Hundred Seventy Five Only) being part payment of the sale consideration of the Flat agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 17 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat (Apartment) with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

IN WITNESS WHEREOF the Parties have hereunto set their hands and seals and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Flat and the garage/covered parking (if applicable) NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter shall construct the said building/s consisting of Building on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. 505, Wing B/Urbano of Carpet Area admeasuring 29.37 Sq. Mtrs + Exclusive

Perikwal

24-11-2022

Area 7.15 Sq. Mtrs on 5th Floor of complex known as "THANEKAR CIVIC" as shown in the Floor plan thereof hereto annexed and marked

Annexures _____ for the consideration of Rs. 22,84,875/- (Rupees Twenty Two Lakh Eighty Four Thousand Eight Hundred Seventy Five Only)

(i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat bearing Nos. 505 situated at CHIKHOLI for the consideration of Rs. 22,84,875/- (Rupees Twenty Two Lakh Eighty Four Thousand Eight Hundred Seventy Five Only)

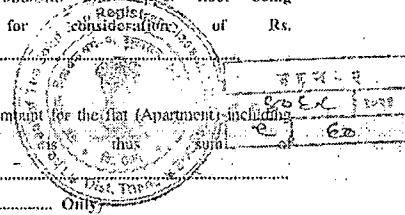
(ii) The Allottee hereby agrees to purchase from the promoter and the promoter hereby agrees to sell to Allottee covered parking spaces bearing No. _____ Wing _____ Situated at Ground/Still and _____ floor being Constructed in layout for _____ of Rs. _____ (Rupees _____ Only)

(b) The total aggregate consideration amount for the flat (Apartment) including Covered parking spaces is Rs. _____ (Rupees _____ Only)

(c) The Allottee has paid on or before execution of this agreement a sum of Rs. 274,875/- (Rupees Two Lakh Seventy Four Thousand Eight Hundred Seventy Five Only)

And Purchaser hereby agrees to pay to that Promoter the balance amount of Rs. 20,10,000/- (Rupees Twenty Lakh Ten Thousand Only) in the following manner :-

- 20% of the total consideration to be paid to the Promoter after the execution of Agreement.
- 15% of the total consideration to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Flat is located.
- 25% of the total consideration to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Flat is located.
- 10% of the total consideration to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat (Apartment) is located.
- 10% of the total consideration to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Flat.



[Handwritten signature]

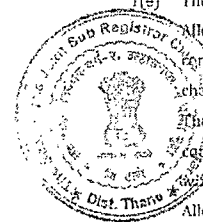
[Handwritten signature]

अंश-1 अंश-2 अंश-3 अंश-4 अंश-5

- vi. 10% of the total consideration to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat.
- vii. 5% of the total consideration to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Flat is located.
- viii. 5 % against and at the time of handing over of the possession of the Flat (Apartment) to the Allottee on or after receipt of occupancy certificate or completion certificate.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Flat (Apartment).

1(e) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. ~~The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.~~



1(f) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

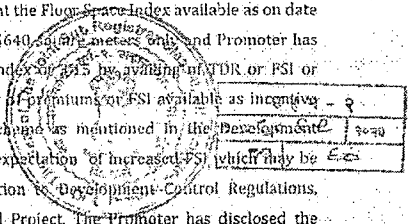
2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat(Apartment) to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat(Apartment).

Beetuvil

[Signature]
 27/11/2019

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Flat (Apartment) to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 5640 and the promoter and Promoter has planned to utilize Floor Space Index of 3.15 by availing of TDR or FSI or Special FSI available on payment of premiums or FSI available as incentive or FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 3.15 as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Flat (Apartment) based on the proposed construction and sale of Flats (Apartments) to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only. The Promoter/ Builder have full right to utilize future increase FSI on the said land on constructed area the purchaser shall not object for same.



4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Flat (Apartment) to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

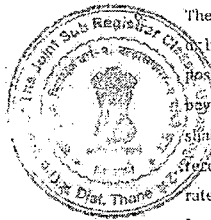
[Handwritten signature]

Beikwal

बरेली पंडित शास्त्री काल्ड

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Flat (Apartment) which may till then have been paid by the Allottee to the Promoter.

- 5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range to be provided by the Promoter in the said building and the Flat (Apartment) as are set out in Annexure 'E', annexed hereto.



The Promoter shall give possession of the Flat (Apartment) to the Allottee on or before 9th day of April 2024. If the Promoter fails or neglects to give possession of the Flat (Apartment) to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable or bound to refund to the Allottee the amounts already received by him in respect of the Flat (Apartment) with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat (Apartment) on the aforesaid date, if the completion of building in which the Flat (Apartment) is to be situated is delayed on account of

- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, modification of the Government and/or other public or competent authority/court.

And Promoter shall be entitled for completion of project as per date mentioned in Rera Authority and if the any delay for completion of project the promoter have full right for grace period.

- 7.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of

Beitwal
[Signature]
29/01/24

the Flat (Apartment), to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the Flat (Apartment) to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer ~~the~~ the Allottee in writing within 7 days of receiving the ~~occupied~~ certificate of the Project.

7.2 The Allottee shall take possession of the Flat (Apartment) within 15 days of the written notice from the Promoter to the Allottee intimating that the said Flats (Apartments) are ready for use and occupancy.

15	2
93	20

7.3 Failure of Allottee to take Possession of Flats/Shops (Apartments) : Upon receiving a written intimation from the Promoter as per clause 7.1 the Allottee shall take possession of the Flat (Apartment) from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Flat (Apartment) to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Flat(Apartment) to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Flat (Apartment) or the building in which the Flats/Shops (Apartments) are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the Flat (Apartment) or any part thereof or permit the same to be used only for purpose of *residence/office/show-room/godown for carrying on any industry or business. (*strike of which is not applicable) The promoter will allot open parking to the allottee on first come first basis the promoter has all the rights to allot open parking without any consideration and the society will not object or raise any issues related to the allotment of open parking to the future.

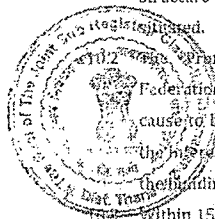
9. The flat purchaser/ allottee do hereby agrees that, if the flat purchaser do not get the parking space, then the flat purchaser will not object for the same and the flat purchaser will not create any nuisance or shall lodge any complaint or file any litigation regarding the same against the promoter.

10. The Allottee along with other allottee(s) of Flats (Apartments) in the building shall join in forming and registering the Society or Association or a Limited

Handwritten signatures and notes at the bottom of the page, including the name "Bairavul" and some illegible scribbles.

Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

10.1 The Promoter shall, within one year of registration of the Society or Association or Limited Company, and after receiving completion certificate from local authority, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the building or wing in which the said Flat (Apartment) is



~~The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.~~

Within 15 days after notice in writing is given by the Promoter to the Allottee that the Flat (Apartment) is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share [i.e. in proportion to the carpet area of the Flat (Apartment)] of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs 1000/- per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a

Prakwal

Handwritten signature and text

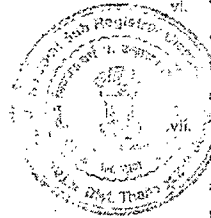
conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

11. The flat consideration amount is included of all charges i.e. 1) Share money, application entrance fee of the Society or Limited Company/Federation/Apex body, 2) Formation and registration of the Society or Limited Company/Federation/Apex body, 3) Proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/Apex body, 4) Deposits towards Water, Electric, and other utility and services connection charges, 5) Electrical receptacle and Silt Station provided in Layout. The legal costs including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.
13. It is agreed by the purchaser that the amenities of Club House, Gymnasium and Garden and other common amenities provided, will be shared by both i.e; residents of building constructed by M/s Thanekar Construction and of building constructed by M/s Shree Swami Samarth upon said land.
14. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER
The Promoter hereby represents and warrants to the Allottee as follows:
- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

दिनांक १२/०८/२०१८

Gurukul

- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected.
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Flat (Apartment) which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat (Apartment) to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification



B. K. W.

Handwritten signature and text, possibly 'L. K. W.' and 'L. K. W.' with a date '24/11/19'.

(including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

15. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Flat (Apartment) may come, hereby covenants with the Promoter as follows :-

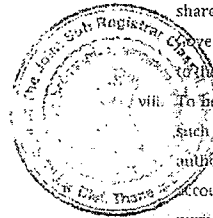
- i. To maintain the Flat (Apartment) at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the Flat (Apartment) is taken and shall not do or suffer to be done anything in or to the building in which the Flat (Apartment) is situated which may be against the rules, regulations, bye-laws or change/alter or make addition in or to the building in which the Flat (Apartment) is situated and the Flat (Apartment) itself or pay thereof without the consent of the local authorities, if required.
- ii. Not to store in the Flat (Apartment) any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat (Apartment) is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat (Apartment) is situated, including entrances of the building in which the Flat (Apartment) is situated and in case any damage is caused to the building in which the Flat (Apartment) is situated or the Flat (Apartment) on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Flat (Apartment) and maintain the Flat (Apartment) in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat (Apartment) is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Flat (Apartment) or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat (Apartment) or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat (Apartment) is situated and shall keep the

Reshwar

अज्ञान अज्ञान अज्ञान

portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat (Apartment) is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Flat (Apartment) without the prior written permission of the Promoter and/or the Society or the Limited Company.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat (Apartment) is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat (Apartment) in the compound or any portion of the project land and the building in which the Flat (Apartment) is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection ~~of the building in which the Flat (Apartment) is situated.~~
- viii. ~~To bear and pay increase in~~ local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority ~~and/or Government~~ and/or other public authority, on account of change of user of the Flat (Apartment) by the Allottee for any purposes other than for purpose for which it is sold.
- ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat (Apartment) until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flats/Shops (Apartments) therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat (Apartment) in the Building and shall pay

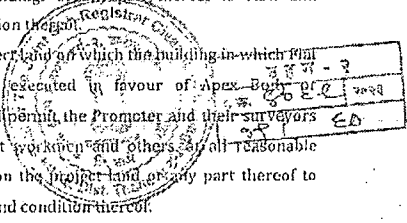


Butkwell

10/10/2018

and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- xi. Till a conveyance of the structure of the building in which Flat (Apartment) is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Flat (Apartment) is situated is executed in favour of Apex Body Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
- xiii. Architectural projections that extends beyond the face of an exterior wall of a building, including without limitation a roof overhang, unenclosed exterior balcony, such space should never be enclosed by the Allottee.



16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flats/Shops (Apartments) or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Flat (Apartment) hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the [Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/plot].

18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when

Handwritten text in Hindi: 'संकेतित और मंजूर' (Marked and approved)

Handwritten signature and initials.

intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

20. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

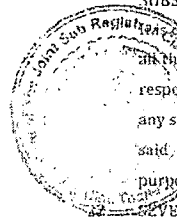
It is hereby understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in



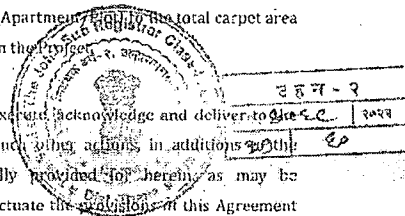
Prakash

20.02.19

proportion to the carpet area of the [Apartment] in the total carpet area of all the Flats/Shops (Apartments) in the [Project]

24. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to each other such instruments and take such other actions in addition to the instruments and actions specifically provided for herein as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.



25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Sub-Registrar Office Ulhasnagar 1/2/3/4 at Ambernath/ Badlapur.

26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Pratik Pandit Gaikwad

Name of Allottee *Nandana Pandit Gaikwad*

(Allottee's Address) *93, Siddharth Nagar Near South Indian College, Chikhli, Jambhul Road, Ambernath (W) - 421505.*

Notified Email ID:

M/S. SUREEF SWAMI SAMARTH ENTERPRISES through its Partner

MR. AJAY MADHUKAR THANEKAR,

Having Office At:- Thanekar Civic, Survey No.133/2 Behind Tharwani Ariana Near Vadawali Gaon, Chikhli, Badlapur (W) Tal. Ambernath, Dist. Thane.

Notified Email ID: customerservice@thaneekar.org

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

Pratik

२०२३ ०९ २१

28. **JOINT ALLOTTEES**

That in case there are joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

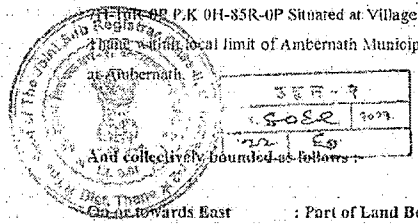
29. **Dispute Resolution** - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

30. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Civil courts will have the jurisdiction for this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

That piece of land lying being and situated at Village CHIKHLOLI Taluka-Ambernath, District - Thane, Maharashtra; within the local limit of Ambernath Municipal Council bearing Flat No. 505 on 5th floor, Wing B of Building, Urban of complex known as "THANEKAR CIVIC" which is to have Carpet area of 29.37 Sq. Mtrs + Exclusive Area 7.15 Sq. Mtrs, constructed on Cat No. 133, Hissa No. 2 Area Admeasuring 0H-5GR-40P Asst. 1Rs.-8?Paise out of total land admeasuring 0H-5GR-40P Situated at Village CHIKHLOLI, Taluka - Ambernath Dist - Thane within local limit of Ambernath Municipal Council & Sub Registrar Ulhasnagar-3



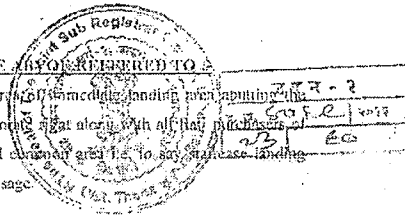
- And collectively bounded as follows:
- Go or towards East : Part of Land Bearing S.No.133
 - On or towards West : Part of Land Bearing S.No.133/1
 - On or towards South : 9 Mtrs wide & 12 Mtrs wide road .
 - On or towards North : Part of Land Bearing S.No.133

Prithvi

५९-११ २३/८/२०२३

THE SECOND SCHEDULE

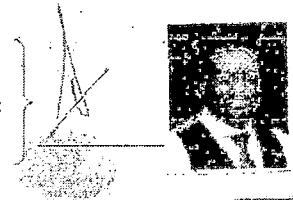
Proportionate common area and facilities are provided for the use of the flat purchaser, including the main door after landing on the said floor provided that along with all Hall, passages, staircase, landing, the premises in the said property in limited common area be to say, staircase, landing, entrance hall Terrace, Compound lobbies passage.



IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

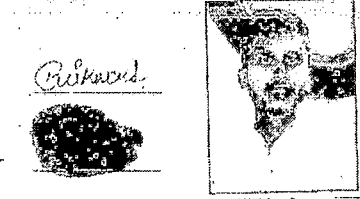
SIGNED & DELIVERED BY

The Within named PROMOTERS/ BUILDER
M/S. SHREE SWAMI SAMARTH ENTERPRISES
MR. AJAY MADHUKAR THANEKAR,
COMPANY PAN - ACAFS7974D



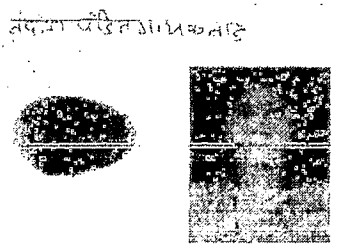
SIGNED & DELIVERED BY

The Within named THE FLAT PURCHASER/S
1) MR./MRS. Pratik Pandit Gaikwad
Pan Card No. CFSPG 776SR
2) MR./MRS. Vandana Pandit Gaikwad
Pan Card No. BHZPG 0721R
3) MR./MRS. _____
Pan Card No. _____



Witness:-

Sign: [Signature]
1. Name: Pratik Gaikwad
Rat: Mr. Suddhanta Raju Chikhali
Arave, Path (w) 42/107



Sign: [Signature]
2. Name: Vandana Gaikwad
Rat: Mr. Suddhanta Raju Chikhali
Arave, Path (w) 42/107

RECEIPT

RECEIVED of from the Flat Purchaser / Allottee above named the sum of Rs.

2,74,875/- (Two Lakh Seventy Four Thousand Eight Hundred Seventy Five Only) in the following manner.

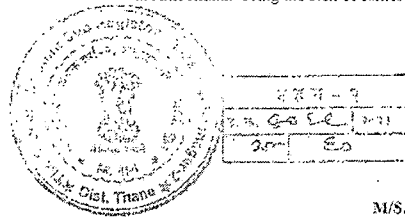
Date	Amount	Cheque No./Cash	Name of Bank
30-01-2013	51,000/-	089756	State Bank of India
23-03-2013	2,23,875/-	RTGS	State Bank of India

in Regarding Flat No. 505 on 5th floor, Wing B of Building Urbano complex known as "THANEKAR CIVIC" which is to have Carpet area of 29.37 Sq. Mtrs + Exclusive Area 7.15 Sq. Mtrs constructed on Gat No. 133, Hissa No. 2 Area Admeasuring 0H-56R-40P Asst. UKs-83Paise out of total land admeasuring 7H-16R-0P P.K 0H-85R-0P Situated at Village CHIKHOLI, Taluka - Ambarnath Dist - Thana within local limit of Ambarnath Municipal Council & Sub Registrar Ulhasnagar-3 at Ambarnath. being the sum of earnest part payment paid to us as within mentioned.

Rs. 2,74,875/-

I say Received

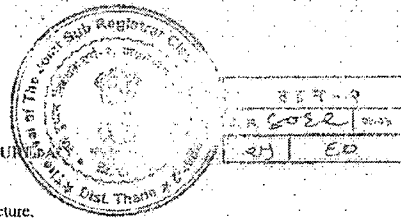
Sign



M/S. SHREE SWAMI SAMARTH ENTERPRISES
MR. AJAY MADHUKAR THANEKAR,

Witness:-

Sign Dimple Ankusaraj1.Name- Dimple AnkusarajR/au- 93 Siddheshwar nagar chikholi
Ambarnath (W) 421505Sign Santa Ankusaraj2.Name- Santa AnkusarajR/au- 93 Siddheshwar nagar chikholi
Ambarnath (W) 421505

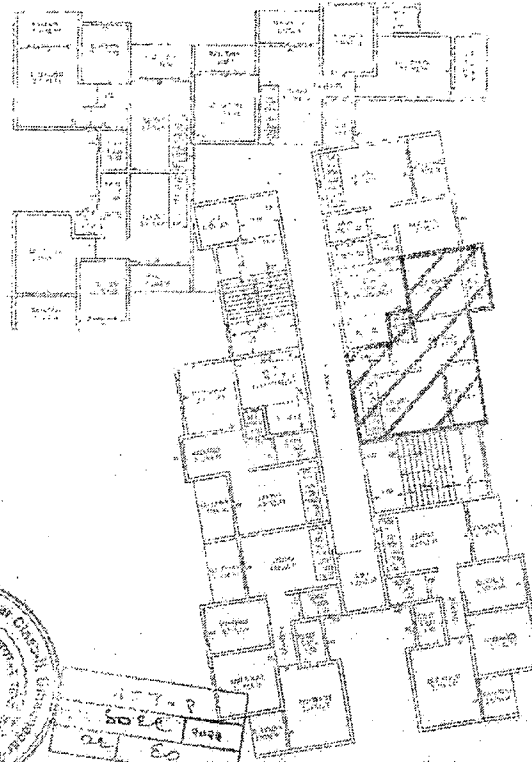


ANNEXURE

1. Building will be R. C. C. Frame Structure.
2. Granite Kitchen Platform with Stainless Steel Sink
3. Full height glazed tiles up to window top level
4. Good Quality CP fittings & Sanitary ware
5. Distemper paint on internal wall & semi acrylic paint on external wall
6. Full Glazed Tiles in bathroom & W. C.
7. Concealed copper wiring with adequate electric points.
8. Advanced fire fighting & detecting system
9. Vitrified flooring in all rooms
10. Laminated wooden flush door for Main door & Bedroom Doors
11. Aluminum Powder coating slide window & Bath & WC Doors
12. Well designed lift lobbies
13. Branded lift with Generator Backup
14. Play Zone Area for Kids
15. Multipurpose Hall, Gym, Swimming Pool & Indoor Games.

Perkwal

சென்னை தலைநகரம்



BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



177-8
20 DEC 1998
20 DEC 1998

1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH FLOOR PLAN
WING 1

CARPET AREA STATEMENT (M ² & Sq. Ft.)				
FLOOR	Room No.	AREA (M ²)	AREA (Sq. Ft.)	TOTAL
1ST FLOOR	101	12.50	135.00	147.50
	102	12.50	135.00	147.50
	103	12.50	135.00	147.50
	104	12.50	135.00	147.50
	105	12.50	135.00	147.50
	106	12.50	135.00	147.50
	107	12.50	135.00	147.50
	108	12.50	135.00	147.50
	109	12.50	135.00	147.50
	110	12.50	135.00	147.50
	111	12.50	135.00	147.50
	112	12.50	135.00	147.50
TOTAL		150.00	1600.00	1750.00

बंद ना वलर बाभर नास

(Handwritten signature)
Cankwal

ወይም ሌላ (ሰነድ ህግ) አስፈላጊ ማሳደግ ስለሚችል ስለሆነ ለሌሎች ሰነድ ለመስጠት ይቻላል።
ይህ ሰነድ ለሌሎች ሰነድ ለመስጠት ይቻላል።

ወይም ሌላ ሰነድ ለመስጠት ይቻላል።
ወይም ሌላ ሰነድ ለመስጠት ይቻላል።

ወይም ሌላ ሰነድ ለመስጠት ይቻላል።
ወይም ሌላ ሰነድ ለመስጠት ይቻላል።

ወይም ሌላ ሰነድ ለመስጠት ይቻላል።
ወይም ሌላ ሰነድ ለመስጠት ይቻላል።

- ገጽ -

ወይም ሌላ ሰነድ ለመስጠት ይቻላል።
ወይም ሌላ ሰነድ ለመስጠት ይቻላል።

ወይም ሌላ ሰነድ ለመስጠት ይቻላል።
ወይም ሌላ ሰነድ ለመስጠት ይቻላል።

የቀን	የሰዓት
2023	03

ወይም ሌላ ሰነድ ለመስጠት ይቻላል።
ወይም ሌላ ሰነድ ለመስጠት ይቻላል።



1-14-72

1-14-72

DATE	TIME	LOCATION	PERSONS	REMARKS
1-14-72	10:00	...	...	...
1-14-72	11:00	...	...	...
1-14-72	12:00	...	...	...
1-14-72	13:00	...	...	...
1-14-72	14:00	...	...	...
1-14-72	15:00	...	...	...
1-14-72	16:00	...	...	...
1-14-72	17:00	...	...	...
1-14-72	18:00	...	...	...
1-14-72	19:00	...	...	...
1-14-72	20:00	...	...	...
1-14-72	21:00	...	...	...
1-14-72	22:00	...	...	...
1-14-72	23:00	...	...	...
1-14-72	00:00	...	...	...

1-14-72

1-14-72	10:00	...	...	...
1-14-72	11:00	...	...	...
1-14-72	12:00	...	...	...
1-14-72	13:00	...	...	...
1-14-72	14:00	...	...	...
1-14-72	15:00	...	...	...
1-14-72	16:00	...	...	...
1-14-72	17:00	...	...	...
1-14-72	18:00	...	...	...
1-14-72	19:00	...	...	...
1-14-72	20:00	...	...	...
1-14-72	21:00	...	...	...
1-14-72	22:00	...	...	...
1-14-72	23:00	...	...	...
1-14-72	00:00	...	...	...

1-14-72



KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2690069

Office at:- Trinarth Apartment, First Floor, Near Karavati Chawl, Opp. Haruti Temple,
Gandhi Chowk Kurlgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503
E-mail id :- kiranbanote12@gmail.com

Ref.

Date:- 21/06/2021

TITLE CERTIFICATE

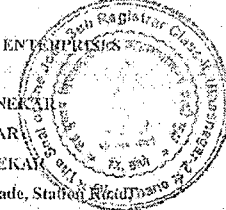
To,

M/S. SHREE SWAMI SAMARTH ENTERPRISES

Through Its Partners

- 1) MR. AJAY MADHUKAR THANEKAR
- 2) MR. ADVAIT AJAY THANEKAR
- 3) MRS. VAISHALI AJAY THANEKAR

Having Office At:- Mahalaxmi Arcade, Station Road, Thane
Kulgaon, Badlapur (E), Tal. Ambernath, Dist. Thane.



DISCRPTION OF PROPERTY:-

Land Bearing Gat No. 133, Hissa No. 2 Subject to Title of Area Admeasuring 0H-56R-40P Asst. 1Rs.-51Paise out of total land admeasuring 7H-16R-0P P.K 0H-85R-0P in the name of M/S. SHREE SWAMI SAMARTH ENTERPRISES Through Its Partners 1) Mr. Ajay Madhukar Thanekar 2) Mr. Advait Ajay Thanekar 3) Mrs. Vaishali Ajay Thanekar Situated at Village CHIKHLOLI, Taluka - Ambernath Dist - Thane within local limit of Ambernath Municipal Council & Sub Registrar Ujhasnagar-3 at Ambernath.

TRACING OF TITLE :-

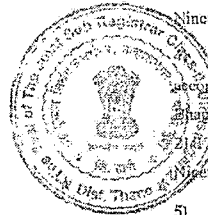
A DOCUMENTS PERSUED :-

- 1) Read 7/12 extract of Survey No. 133 Hissa No. 2, Area Admeasuring 7H-16R-00P P.K. 0H-85R-0P Total Area Admeasuring 8H-01R-00P Asst 23Rs. 24 Paise in the name of 1) Ravindra Kanha Karale (For Area Admeasuring 0H-80R-0P), 2) M/s Tharvani Realty Through Its Proprietor (For Area Admeasuring 0H-40R-0P), 3) Jyoti Prakash Bhoir, Suresh Prakash Bhoir, Kiran Prakash Bhoir, 4) Roshani Prakash Bhoir (For Area Admeasuring 3H-51R-0P P.K. 0H-85R-0P), 5) Mangala Prabhakar Choudhari (For Area Admeasuring 0H-20R-0P), 6) Suresh Mahalaxmi Builder and developers Through its Partner Sangappa Basatraj Sajjan. (For Area Admeasuring 0H-57R-0P), 7) Shree Mahalaxmi Associates Through its Partner Trigunatayan Yashomath Tripathi, (For Area Admeasuring 0H-09R-0P), 8) Vijaykumar devchand Patil (For Area Admeasuring 0H-20R-0P), 9) Shree Mahalaxmi Builder and developers Through its Partner Sangappa Basatraj Sajjan & Nitin Harishchandra Bhoir (For Area Admeasuring 0H-39R-0P), 10) M/S.

SHREE SWAMI SAMARTH ENTERPRISES Through its Partners 1) Mr. Ajay Madhukar Thanekar 2) Mr. Aayath Ajay Thanekar 1) Mrs. Vaishali Ajay Thanekar (For Area Admeasuring CH-56R-60P) and 1) M/S. THANEKAR CONSTRUCTION COMPANY 1) MR. AJAY MADHUKAR THANEKAR. 2) MRS. VAISHALI AJAY THANEKAR. (For Area Admeasuring CH-43R-60P).

2) Read Mutation entry no. 124 certified by Talathi Saja Ambernath on dt. 13/05/1942. Partition Deed has been made between 1) Shri. Bhagwan Prabhakar Oak 2) Son. Indirabai Bhagwan Oak 3) Shri. Vidyasagar Bhagwan Oak 4) Shri. Vidyananad Bhagwan Oak Guardian no. 2 on dt. 23/10/1948 & 08/11/1948 in respect of said land and other land mentioned in the said entry and the said land therefore the land bearing Survey No. 128/1 came to the share of Shri. Vidyananad Bhagwan Oak by partition.

3) Read Mutation entry no. 149, certified by Talathi Saja Ambernath, according to the said mutation entry. The Land Owner i.e Mr. Vidyasagar Bhagwan Oak has sold the land to Mr. Laxman Daji Bhoir by Sale Deed dated 21/12/1961, for consideration of Rs.4,419/- (Rupees Four Thousand four Hundred Nineteen Only).



Read Mutation entry no. 250, certified by Talathi Saja Ambernath, according to the said mutation entry. The Land Owner i.e Mr. Vidyasagar Bhagwan Oak has sold the land to Mr. Vitthal Daji Bhoir by Sale Deed dated 21/12/1961, for consideration of Rs.4,419/- (Rupees Four Thousand four Hundred Nineteen Only).

5) Read Mutation Entry No. 586 certified by Circle Officer Ambernath. The said mutation entry is related to Indian Enforcement Act, 1958, and Indian Coinage Act, 1955.

6) Read Mutation Entry No. 648 by Circle Office Ambernath, As per the taluka order bearing no. LAQ/WS/1185 dt. 20/10/1973 the some land of Village Chikholi Tal-Ambernath Dist-Thane. Was acquired for Barvi Project road & Pipe Line therefore the name of Maharashtra Industrial Development Corporation stood mutated 7/12 extract.

7) Read Mutation entry no. 672 certified by Talathi Saja Ambernath, the said land was in the name of Shri. Laxman Daji Bhoir, but said land & others land mentioned in mutation entry was cultivated by his sons namely Narndev Laxman Bhoir, Abhimanyu Laxman Bhoir, Krishna Laxman Bhoir, Prakash Laxman Bhoir. And therefore the family property had distributed to Narndev Laxman Bhoir, Abhimanyu Laxman Bhoir, Krishna Laxman Bhoir, Prakash Laxman Bhoir. And therefore the land bearing Survey no 133/FP area admeasuring 14 Acres 29 Guntha land stood in the name of Mr. Prakash Laxman Bhoir

Con

KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699869

Office at: Trinitri Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple,
Gandhi Chowk Kulgaoa Badlapur (E) Tal- Ambernath Dist. Thane, 421 503
E-mail Id :- kiranbanote12@gmail.com

Ref.

21/06/2021

8) Read Mutation entry no. 859 certified by Talathi Saja Ambernath on the date 25/1/1997. According to said mutation entry, 1) Mr. Niin Ramchandra Shete, 2) Mr. Ramchandra Pandharinath Shete, 3) Mr. Narendra Ramchandra Shete, 4) Mr. Navin Ramchandra Shete area admeasuring 0R-40R-0P Asst. ORs. - 58 Paise have purchased the said land bearing Survey No. 133 Hissa No. 2/A from Mr. Prakash Lakshuman Bhoir by Sale Deed on dated 10/09/1977 for the consideration amount of Rs. 1,16,000/- (Rupees One Lakh Sixteen Thousand only). And 1) Mr. Niin Ramchandra Shete, 2) Mr. Ramchandra Pandharinath Shete, 3) Mr. Narendra Ramchandra Shete, 4) Mr. Navin Ramchandra Shete hence the name of have carried out on 7/12 extract of the said land as owners

9) Read Mutation entry no. 860 1) Mrs. Mangala Prabhakar Chaudhary 2) Shri Digambar Dhanjay Chaudhary 3) Shri Purushotam Lakshman Rupe 4) Shri Devchandra Tukaram Patil have purchased from Mr. Prakash Lakshuman Bhoir by Sale Deed on dated 26/04/1996 area admeasuring 0H-60R-0P Asst. ORs. - 87 Paise the said land bearing Survey No. 133 Hissa No. 2/A for the consideration amount of Rs. 1,40,000/- (Rupees One Lakh Fourty Thousand only). AND 1) Mrs. Mangala Prabhakar Chaudhary 2) Shri Digambar Dhanjay Chaudhary 3) Shri Purushotam Lakshman Rupe 4) Shri Devchandra Tukaram Patil hence the name of have carried out on 7/12 extract of the said land as owner

10) Read Mutation entry no. 868 certified by Circle Officer Ambernath, according to the said mutation entry Mr. Ramchandra Pandharinath Shete and OTHER 3 has purchased the said land bearing Survey No. 133 Hissa No. 2/A area admeasuring 0H-40R-0P Asst. ORs. - 58 Paise from Mr. Prakash Lakshuman Bhoir by Sale Deed on dated 06/05/1970 as their name has been mutated by mutation entry no. 859. But in the said Sale Deed Survey number was wrong mentioned Survey No. 133 Hissa No. 2/A area admeasuring 0H-40R-0P Asst. ORs. - 58 Paise, hence to rectify the said mistake without consideration and Rectify and correct survey no. 133 Hissa no. 2/A and hence according to the said without consideration Rectification of Sale Deed the name of Mr. Ramchandra Pandharinath Shete and Other 3 was stood noted on the 7/12 extract of the said land as Owners.

11) Read Mutation entry no. 990 certified by Circle Office Ambernath on dtd 23/02/2000. According to the said mutation entry, owner of the said land i.e. Vitthal Daji Bhoir have expired on dated 16/05/1999 and he leaving behind his following legal heirs :

- A) Dhupada Vitthal Bhoir (Expired) - First Wife
 - 1. Harichandra Vital Bhoir -Son
 - 2. Tulsiram Vital Bhoir - Son
 - 3. Vatsala Ankush Bhoir -Daughter
 - 4. Shalik Vittal Bhoir - Son
 - 5. Vashudev Vittal Bhoir -Son
- B) Sakhubai Vittal Bhoir - Second Wife
 - 1. Nirmala Namdev Ayrekar -Daughter
 - 2. Ratna Ramchandra Ayrekar -Daughter
 - 3. Ramosh Vittal Bhoir - Son
- C) Thakubai Vittal Bhoir - Third Wife
 - 1. Sangeeta Vittal Bhoir -Daughter
 - 2. Datta Vittal Bhoir -Son

And hence the above legal heirs stood mutated in the record of rights of the 7/12 extract.



12) Read Mutation entry no. 946 certified by Circle Office Ambernath on dtd 07/04/2003. According to the said mutation entry, owner of the said land i.e. Vitthal Daji Bhoir have expired on dated 16/05/1999 and he leaving behind his following legal heirs :

- Dhupada Vitthal Bhoir (Expired)
 - 1. Harichandra Vital Bhoir -Son
 - 2. Tulsiram Vital Bhoir - Son
 - 3. Vatsala Ankush Bhoir -Daughter
 - 4. Shalik Vittal Bhoir - Son
 - 5. Vashudev Vittal Bhoir -Son

And hence the above legal heirs stood mutated in the record of rights of the 7/12 extract.

13) Read Mutation entry no. 957 certified by Circle Office Ambernath on dtd. 14/08/2007. As per the mutation entry case filed at sub divisional Uthasnagar bearing No. RTS NO. 23/2003 on dated 28/05/2004, declared regarding Vitthal Daji Bhoir have expired on dated 16/05/1999 and he leaving behind total 11 legal heirs as following

- 1. Harichandra Vital Bhoir -Son
- 2. Tulsiram Vital Bhoir - Son
- 3. Vatsala Ankush Bhoir -Daughter
- 4. Shalik Vittal Bhoir - Son
- 5. Vashudev Vittal Bhoir -Son
- 6. Nirmala Namdev Ayrekar -Daughter

(Handwritten signature)

KIRAN B. BANOTE

B.A.LL, B.

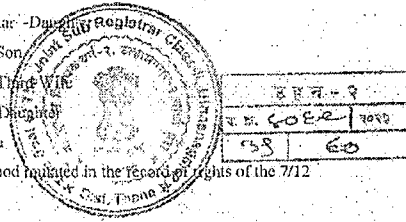
ADVOCATE HIGH COURT

Mobile No. 9124639187
Office No. 95251-2699069

Office at:- Tribhuvan Apartment, First Floor, Near Karunvali Chawl, Opp: Maruti Temple,
Gandhi Chowk Kulkarni Badlapur (E) Tal- Ambernath Dist- Thane. 421 803
E-mail Id :- kiranbanote12@gmail.com

Ref: .. 5 .. Date:- 21/06/2021

7. Ratna Ramchandra Ayrekar - Daughter
8. Ramesh Vitthal Bhoir - Son
9. Thakubai Vitthal Bhoir - Third Wife
10. Sangeeta Vitthal Bhoir - Daughter
11. Datta Vitthal Bhoir - Son



And hence the above legal heirs stood mutated in the record of rights of the 7/12 extract.

14) Mutation Entry No. 992 certified by Circle Officer, Ambernath, according to the said mutation entry, 1) Harishchandra Vitthal Bhoir, 2) Tulshiram Vitthal Bhoir, 3) Shalok Vitthal Bhoir, 4) Vasudev Vitthal Bhoir, 5) Vatsala Ankush Patil as Plaintiffs have filed suit against 1) Ramesh Vitthal Bhoir, 2) Nirmala Namdev Ayrekar, 3) Ratnala Ramchandra Ayrekar, 4) Thakubai Vitthal Bhoir, 5) Datta Vitthal Bhoir, 6) Sangita Namdev Ganesh before Hon'ble Civil Judge J.D., at Ulhasnagar for partition of the land bearing Survey No. & Hissa No. 122/2, 123, 133/1P. As settlement took place between plaintiffs & defendants. Therefore, as per Order dt. 22/03/2005 the name of defendant i.e. 1) Ramesh Vitthal Bhoir, 2) Nirmala Namdev Ayrekar, 3) Ratnala Ramchandra Ayrekar as per their share mutated on the 7/12 extract of the said above mentioned land as owners.

15) Read Mutation entry no. 1050 Mr. Ravindra Kanhu Karale have purchased the said land bearing Survey No. 133 Hissa No. 1/A Area Admeasuring 1H-00R-00P from Thakubai Vitthal Bhoir, Sangeeta Vitthal Bhoir, Datta Vitthal Bhoir by Sale Deed on dated 03/02/2009, duly registered at the office of Sub-Registrar Uthasnagar - 3 by serial no 913/2009, for the consideration amount of Rs. 33,00,000/- (Rupees Thirty Three Lakhs only). And hence the name of Mr. Ravindra Kanhu Karale, carried out on 7/12 extract of the said land as owner

16) Read Mutation Entry No. 1127 certified by Circle Officer Ambernath. According to the said mutation entry, Co-owner of the said land i.e. Prakash Laxman Bhoir have expired on dated 06/08/2003 and he leaving behind his following legal heirs :

(Signature)

- 1) Jyoti Prakash Bhoir - Wife
- 2) Suraj Prakash Bhoir - Son
- 3) Kiran Prakash Bhoir - Son
- 4) Roshani Prakash Bhoir - Daughter.

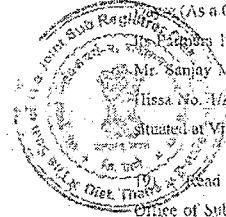
And hence the above legal heirs stood mutated in the record of rights of the 7/12 extract.

17) Read Mutation Entry No. 1343 certified by Circle Officer Ambernath. According to said mutation entry, the Dist. Collector passed an order for the said land area admeasuring 12006 Sq. Mtrs was converted into Non- Agriculture wide Order No. Rev/K-1/T- 1/NAP/SR/192/2011 situated at Mouje Chikhloli, Tal Ambernath Dist. Thane.

18) Read Agreement For Sale (Sahe Karar) on dt. 27/12/2011 duly registered at the at the Office of Sub-Registrar Uhasnagar -3 at serial no. 6623/2011 between 1) Smt. Jyoti Prakash Bhoir, 2) Mr. Suraj Prakash Bhoir, 3) Mr. Kiran Prakash Bhoir, 4) Roshani Prakash Bhoir, (As a Vendors) & Mr. Ashok Balu (As a Confirming Party) & M/s Shree Swami Samarth Enterprises Through (As Purchasers) 1) Mr. Ajay Madhukar Tharekar, 2) Mr. Ravindra Kanhu Karale, 3) Mr. Sanjay Madhukar Tharekar (As a Purchasers) for land bearing Survey No. 133 Hissa No. 1/A(P) Area Admeasuring 11-00R-0P Out of Total area admeasuring situated at Village CHIKHLOLI, Taluka- Ambernath Dist- Thane.

19) Read Power of Attorney on dt. 27/12/2011 duly registered at the at the Office of Sub-Registrar Uhasnagar -3 at serial no. 6627/2011 between 1) Smt. Jyoti Prakash Bhoir, 2) Mr. Suraj Prakash Bhoir, 3) Mr. Kiran Prakash Bhoir, 4) Roshani Prakash Bhoir, 5) Mr. Ashok Balu Daye (As a Principal) M/s Shree Swami Samarth Enterprises Through Its Partners 1) Mr. Ajay Madhukar Tharekar, 2) Mr. Ravindra Kanhu Karale, 3) Mr. Sanjay Madhukar Tharekar (As a Power of attorney Holders) for land bearing Survey No. 133 Hissa No. 1/A(P) Area Admeasuring 11-00R-0P Out of Total area admeasuring situated at Village CHIKHLOLI, Taluka- Ambernath Dist- Thane.

20) Read Mutation entry no. 1398 certified by Circle Officer Ambernath on dt. 05/11/2012. According to said mutation entry, M/s Tharvani realty Sole proprietor Through Sole proprietor Anil Hardas Tharvani have purchased the said land bearing Gat No. 133 Hissa No. 1/A Area Admeasuring 0H-40R-00P from Mr. Ravindra Kanhu Karale by Sale Deed on dated 25/09/2012, duly registered at the office of Sub-Registrar Uhasnagar - 3 by serial no 4975/2012, for the consideration amount of Rs. 2,15,00,000/- And hence the name of M/s Tharvani



61

KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639167
Office No. 95251-2699669

Office at: Trinurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple,
Gandhi Chowk, Kulkarni Baidapur (E) Tal. Ambernath Dist. Thane. 421 503
E-mail Id :- kiranbanote12@gmail.com

Ref.

Date:- 21/06/2021

7.

reality Sole proprietor Through Sole proprietor of 701/1 Jadas Tharvani have carried
out on 7/12 extract of the said land as owners

21) Read Mutation entry no. 1421 certified by Circle Officer Ulhasnagar (Ath In) did 14/05/2013. According to said mutation entry, 1) Bhimrav Pundalik Bramhane, 2) Dr. Harish Nijamsingh Shrivarti, 3) Sunita Ajun Najgolkar, 4) Sadhana Suresh Shimpi, 5) Devghar Baghinath Dive, 6) Rekha Motiram Bhatia, 7) Smita Nandkumar Falke, 8) Sindhu Balkrushna Ghogre, 9) Vijaya Pradip Yakmi, 10) Vijay Amrutlal Pawar, 11) Narendra B. Jadhav, 12) Alaknanda Bhure, 13) Mahipalsingh Gangasing Rajkumar, 14) Dr. Jagdish G Pawar, 15) Jaywant Baburao Shimpi have purchased the said land bearing Gat No. 133 Hissa No. 1/A from Prakash Jaxman Bhoir by Sale Deed on dated 09/04/1999, duly registered at the office of Sub-Registrar Ulhasnagar - 3 by serial no 888/1999, for the consideration amount of Rs. 1,50,000/- And hence the name of 1) Bhimrav Pundalik Bramhane, 2) Dr. Harish Nijamsingh Shrivarti, 3) Sunita Ajun Najgolkar, 4) Sadhana Suresh Shimpi, 5) Devghar Baghinath Dive, 6) Rekha Motiram Bhatia, 7) Smita Nandkumar Falke, 8) Sindhu Balkrushna Ghogre, 9) Vijaya Pradip Yakmi, 10) Vijay Amrutlal Pawar, 11) Narendra B. Jadhav, 12) Alaknanda Bhure, 13) Mahipalsingh Gangasing Rajkumar, 14) Dr. Jagdish G Pawar, 15) Jaywant Baburao Shimpi have carried out on 7/12 extract of the said land as owners.

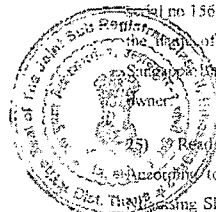
22) Read Mutation entry no. 1466 certified by Circle Officer Ambernath on did 26/11/2013. According to said mutation entry, 1) Tukaram Barku Mhare, 2) Sachin Harishchandra Bhoir have purchased the said land bearing Gat No. 133 Hissa No. 1/A from 1) Bhimrav Pundalik Bramhane, 2) Sunita Ajun Najgolkar, 3) Sadhana Suresh Shimpi, 4) Devghar Baghinath Dive, 5) Rekha Motiram Bhatia, 6) Smita Nandkumar Falke, 7) Vijaya Pradip Yakmi, 8) Vijay Amrutlal Pawar, 9) Narendra B. Jadhav, 10) Alaknanda Bhure, 11) Jagdish J. Pawar 12) Jaywant Baburao Shimpi by Sale Deed on dated 20/06/2013, duly registered at the office of Sub-Registrar Ulhasnagar - 3 by serial no 3707/2013, for the consideration amount of Rs. 45,44,000/- And hence the name of 1) Tukaram

Ed

Barku Mhatre, 2) Sachin Harishchandra Bhoir have carried out on 7/12 extract of the said land as owners.

20) Read Mutation entry no. 1488 certified by Circle Officer Ambarnath on dtd 21/01/2014. According to said mutation entry, A per the will on dtd 15/09/2006 of Purushottam Laxman Supe he bequeath the said property Gat No. 133 Hissa No. 1/A, (P) Area Admeasuring 011-20R-0P to his son Narendra Purushottam Supe by registered will dated 15/09/2006 registered bearing no 4578/2006 therefore the said property is mutated on Narendra Purushottam Supe as a owner.

24) Read Mutation entry no. 1616 certified by Circle Officer Ambarnath on dtd 05/07/1916. According to said mutation entry, Shri Mahalaxmi Builders and Developers Through Its Partner Sanguppa Basavanna Sajjan have purchased the said land bearing Gat No. 133 Hissa No. 1/A/1 Area Admeasuring 011-37R-0P from 1) Tukaram Barku Mhatre, 2) Sachin Harishchandra Bhoir by Sale Deed on dated 04/10/2016 duly registered at the office of Sub-Registrar Ulhasnagar - 3 by Serial no 1560/2016, for the consideration amount of Rs. 2,25,00,000/- And hence the name of, Shri. Mahalaxmi Builders and Developers Through Its Partner Sanguppa Basavanna Sajjan have carried out on 7/12 extract of the said land as



owner. 25) Read Mutation entry no. 1617 certified by Circle Office Ambarnath. According to the said mutation entry, Co-owner of the said land i.e. Harishchandra Shrivati have expired on dated 29/06/2008 and he leaving behind his following legal heirs :

- 1) Kiran Harish Shrivatri - Wife
- 2) Yashashri Harish Shrivati - Daughter

And hence the above legal heirs stood mutated in the record of rights of the 7/12 extract.

26) Read Mutation Entry No. 1624 certified by Circle Officer Ambarnath on dated 24/03/2016. According to the said mutation entry, by utilizing E-Mutation Project under edit modul by virtue of Government Gazzete No. ४. ३१. १४. ३३. १८०/१४-१, dated 07/05/2016, for comparing Handwritten and Computerized Revenue Record exactly, the Tahsildar Prashant Ganpat Joshi Dist. Thane, by Order dated 23/08/2016 passed an order for amendment in computerized 7/12 extract of the said land and other lands situated at Chikhholi.

27) Read Mutation entry no. 1634 certified by Circle Officer Ambarnath on dtd 06/12/2016. According to said mutation entry, Shree Mahalaxmi Associates Through Its Partner Triguninarayan Yadunath Tripathi have purchased the said

Handwritten signature or mark.

KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324637187
Office No. 95251-2599000

Office at:- Tithurli Apartment, First Floor, Near Karnaval Club, Opp. Maruti Temple,
Gandhi Chowk Kulkarni Badlapur (E) Tal- Ambernath Dist- Thane. 421 503
E-mail Id :- kiranhbanote12@gmail.com

Ref.

Date:- 21/06/2021

.. 9 ..

land bearing Gat No. 133 Hissa No. 1/A/1 Area Admeasuring 800 Sq. Mtrs from
1) Sindhu Balkrushna Ghoge, Kiran Harish Sarvagade, Harish Shrivati,
Mahipalsingh Gangasingh Rajkumar by Sale Deed on dated 21/09/2015 duly
registered at the office of Sub-Registrar Uhasnagar by serial no 9296 for the
consideration amount of Rs. 80,00,000/- And hence the name of Shree
Mehalaxmi Associates Through its Partner, Triganirayon Yadavani
have carried out on 7/12 extract of the said land as owner.

28) Read Sale Deed on dt. 27/10/2016 July registered at the at the Office of
Sub-Registrar Uhasnagar at serial no. 10658/2016 between 1) Smt. Jyoti
Prakash Bhoir, 2) Mr. Suraj Prakash Bhoir, 3) Mr. Kiran Prakash Bhoir, 4)
Roshani Prakash Bhoir, 5) Mr. Ashok Balu Dayre Through Power of attorney
Holder M/s Shree Swami Samarth Enterprises Through Its Partners 1) Mr. Ajay
Madhukar Thanekar, 2) Mr. Ravindra Kanhu Karale, 3) Mr. Sanjay Madhukar
Thanekar (As a Vendors) M/s Shree Swami Samarth Enterprises Through Its
Partners 1) Mr. Ajay Madhukar Thanekar, 2) Mr. Ravindra Kanhu Karale, 3) Mr.
Sanjay Madhukar Thanekar (As a Purchasers) for land bearing Survey No. 133
Hissa No. 1/A/1 Area Admeasuring 1H-00R-0P Out of Total area admeasuring
situated at Village CHIKHLOLI, Taluka- Ambernath Dist- Thane

29) Read Search Report on dated 10/12/2017, 25/09/2018 issued by Searcher
Mr. Umesh Rane of land bearing Gat No. 133, Hissa No. 2 Area Admeasuring
1H-51R-00P + P.K 0H-85R-0P out of total Admeasuring Area 8H-01R-00P Assi.
23Rs. 24Paise, situated at Village CHIKHLOLI, Taluka - Ambernath Dist -
Thane for the period 30 years i.e. 1988 to 2018. There is no adverse entry on the
Index-II of the said lands except mentioned above.

30) Read Mutation entry no. 1642, certified by Talathi Suja Morivali,
According to the said mutation entry, M/s Shree Swami Samarth Enterprises
Through Its Partners Mr. Ajay Madhukar Thanekar, Mr. Ravindra Kanhu Karale,
Mr. Sanjay Madhukar Thanekar have purchased the said land bearing Gat No. 133
Hissa No. 1/A/1 Area Admeasuring 1H-00R-00P from Mr. Kiran Prakash Bhoir,
Mrs. Jyoti Prakash Bhoir, Roshani Prakash Bhoir, Mr. Suraj Prakash Bhoir
Through Its Power of Attorney Holder M/s Shree Swami Samarth Enterprises

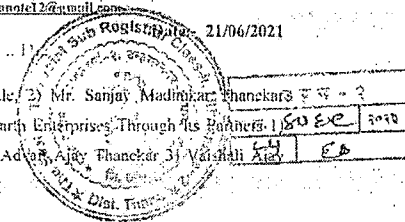
(Signature)

KIRAN B. BANOTE
B.A.LL, B.
ADVOCATE HIGH COURT

Mobile No. 932469187
Office No. 93251-109069

Office at:- Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple,
Gandhi Chowk Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503
E-mail id :- kiranbanote12@gmail.com

Ref.



Partners 1) Mr. Ravindra Kanhu Karale, 2) Mr. Sanjay Madhukar Thanekar & Co. (P) (Releaser) and M/S. Shree Swami Samarth Enterprises Through Its Partners 1) Mr. Ajay Madhukar Thanekar 2) Mr. Advait Ajay Thanekar 3) Vaishali Ajay Thanekar (Releasee)

35) Read Mutation Entry No. 1865 Certified by Circle Officer Ambernath on dated 16/02/2018. According to the said mutation entry, As per Maharashtra Government & Forest Department notification on dated 05/01/2017 the Letter of Sub-Divisional Kokan Commissioner bearing No. 5/पुनर्वास/महाराष्ट्र/परिवार/2017 on dated 19/06/2017 & Maharashtra Land Revenue Code 1966 Sec. 42 (B) & (C), & Sec. 2 of Maharashtra Regional Town Planning 1966, finally published in Development Scheme/Regional Scheme published by state Government, the land Owner have paid Converted Tax and Non Agriculture Tax of amount Rs. 34400/- by Challan No. MH009226967201920M on dated 24/07/2017. And therefore, the said land was converted into non-agriculture use.

36) Read Building Construction Permission granted by Ambernath Municipal Council by order bearing No. ANP/NRV/BB/19-20/406/8935/23, on dated 11/07/2019. And thus, the said authority have granted construction permission for Wing A,B, Stilt + Seventh Floor, Wing C- Stilt + Fourth Floor, Wing F- Stilt (P) + Ground Floor (P) + Wing G- Stilt +Seventh Floor, Club House – Ground Floor, Residential, Meter Room, Gym, Society Office.

37) Read Revised Building Construction Permission granted by Kulgaon Badlapur Municipal Council by order bearing No. ANP/NRV/BB/19-2021-22/276/9157/33, on dated 14/03/2021. And thus, the said authority have granted construction permission for Wing A,B,C Stilt + Thirteen Floor Residential.

28) Read Mutation entry no. 1907, certified by Talathi Saja Merivali on dated 18/03/2021. According to the said mutation entry, M/S. THANEKAR CONSTRUCTION COMPANY 1) MR. AJAY MADHUKAR THANEKAR, 2) MRS. VAISHALI AJAY THANEKAR, have purchased the said land bearing Gat No. 135 Hissa No. 2 Area Admeasuring 4360 Sq. Mtrs from M/S. Shree Swami Samarth Enterprises Through Its Partners 1) Mr. Ajay Madhukar Thanekar 2) Mrs.

Vaishali Ajay Thanekar by Sale Deed on dated 12/02/2021, duly registered at the office of Sub-Registrar Ulhasnagar - 3 by serial no 2641/2021, for the consideration amount of Rs. 2,54,19,000/- And hence the name of M/s. Shree Swami Samarth Enterprises Through Its Partners 1) Mr. Ajay Madhukar Thanekar 2) Mrs. Vaishali Ajay Thanekar have carried out on 7/12 extract of the said land as owners.

39) Read Search Report on dated 25/02-2021 issued by Searcher Mr. Satish Anand Farad of land bearing Gat No. 133, Hissa No. 2 Area Admeasuring 311-51R-00P + P.K 0H-85R-0P out of total Admeasuring Area 8H-01R-00P Asst. 23Rs.-24Paise, situated at Village CHIKHLOLI, Taluka - Ambarnath Dist - Thane for the period 04 years i.e. 2018 to 2021, There is no adverse entry on the Index-II of the said lands except mentioned above.

It is further observed from the document submitted before me that M/S. SHREE SWAMI SAMARTH ENTERPRISES Through Its Partners 1) MR. AJAY MADHUKAR THANEKAR 2) MR. ADVAIT AJAY THANEKAR 3) VAISHALI AJAY THANEKAR having absolute rights and authority to sale the said properties or carry out development activities on the said property as per the plan and permission granted by Ambarnath Municipal Council and Concern Authority and sale the Flats on ownership basis as per the provisions of Maharashtra Ownership Flat (Regulations of Promotions of Constructions, Sale, Management and Transferred) Act, 1962 and rules made thereon.

VERIFICATION OF TITLE :-

In the aforementioned circumstance I am of the Opinion that Property bearing Survey No.133 Hissa No. 2, Area Admeasuring 0H-56R-40P Asst.Re.- Paise 3-25 out of 7H-16R-00P P.K. 0H-85R-0P Total Area Admeasuring 8H-01R-00P Asst 23Rs. 24 Paise which is name of M/s. Shree Swami Samarth enterprises through its partners 1) Mr. Ajay Madhukar Thanekar 2) Mr. Advait Ajay Thanekar 3) Vaishali Ajay Thanekar situated at Village CHIKHLOLI, Taluka - Ambarnath Dist - Thane has good marketable title and free from all encumbrance.



Signed under my hands and seal on this 21st June, 2021.

SEARCHED	INDEXED
SERIALIZED	FILED
JUN 21 2021	
ULHASNAGAR - 3	

Sign,

Shri. K. B. Banote
(Advocate High Court)

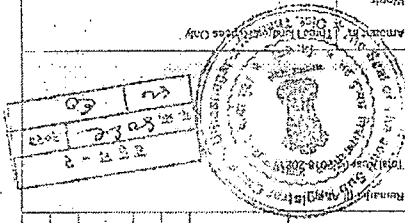
ADV. KIRAN B. BANOTE
(B.A.B.L.B.)

Office : Trimurti Apt., 1st Floor,
near Karnawat Class, Opp. Metruji Temple,
Gandhi Chowk, Badlapur, (E) 421503,
Tal. Ambarnath, Dist. Thane

CHALLAN
MTR Form Number-6



QRN	AH012222236302021E	BARCODE	MTR012222236302021E	Date	25/02/2021-15:33:25	Form ID
Department	Inspector General Of Registration					
Search Fee	TAX ID / TAN (if Any)					
Type of Payment	Other Items					
Full Name	Smt. Ajay Ladnaker, Thakara Through S. A. Farad					
Year	2020-2021 One Time					
Account Head Details	Amount In Rs.	Premises/Building				
003007201 SEARCH FEE	300.00	road/street				
Address/locality	Chkhachi	Town/City/District				
Pin						
Remarks						
Total	300.00	Words				
Payment Details	IDBI BANK					
Payment Details	FOR USE IN RECEIVING BANK					
Bank Name	IDBI BANK					
Bank Branch	IDBI BANK					
Bank Date	25/02/2021-15:33:15	Bank Date	25/02/2021-15:33:15			
Bank CIN	691033332021022623432	Bank CIN	691033332021022623432			
Branch	2661287400					
Account No.	Not Verified with RBI					
Branch	Not Verified with RBI					
Department ID	58494930345					



NOTE: This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unrecd document.
 एक चेक/कॉपी अथवा बैंक में एक प्रेषित/प्रेषित किया गया है, एक प्रेषित/प्रेषित बैंक अथवा प्रेषित/प्रेषित किया गया है।

SATISHA JAFAD
 Mas Smard/Ward Ho.4, Vengal (B)
 In Ambemethi, Dist. Thane

Mobile No:-9822825660

**MR. SATISH ANAND FARAD
SEARCHER**

Office At:-Vikas Smaruti, Ward No. 4, Kadanagar, Vangani (2)
Tal- Ambarnath Dist- Thane

Ref.

Date:-25/02/2021

SEARCH REPORT

DESCRIPTION OF PROPERTY :-

Old Survey No. 133 Hissa No. 1/A/1, New Survey No. 133 Hissa No.2
Admeasuring Area 7H-16R-0P P.K. 0H-85R-0P Total Admeasuring Area 8H-
01R-0P Asst. 23Rs.-24Paice Situated at Village CHIKHLOLI Tal- Ambarnath
Dist-Thane. Within local limit of Ambarnath Municipa. Council and Sub Register
Ulhasnagar -2 & 3 at Badlapur.

I have taken the Search in respect of above mentioned property and he
have gone through available Index II Registered kept in the office of Sub-
Registered Ulhasnagar-II & III for the period of 04 years i.e. 2018 to 2021 (Up to
25/02/2021)

Search Report as under:-

Year	Transaction
2018	Transaction
2019	Nil
2020	Nil
2021	Transaction

Nature of Transaction For Year 2018:-

Nature of Transaction :- Declaration Deed

Actual Value of Rs.0.00/-

Market Value of Rs. 1.00/-

Description of Property:- 1) Survey No. 133, Hissa No.1 (Part) Admeasuring
Area 16,000 Sq.Mtrs.2) Survey No. 133, Hissa No.1/A (Part) Admeasuring Area
4,000 Sq.Mtrs. Total Admeasuring Area 20,000 Sq.Mtrs. Situated at Village
CHIKHLOLI Tal- Ambarnath Dist- Thane.

M/s. Tharvani Reality Through Proprietor

Shri. Anil Hardas Tharvani

.... Declarant

Through Power Of Attorney Holders

Shri. Sunil Ramchandra Hindurao

Date of Execution :-04/04/2018

Date of Registration:-04/04/2018

Register Document No:-2800/2018

Stamp Duty Paid of Rs.-500/-

Register Charges of Rs.- 100/-

2) Transaction for Year 2018:-

Nature of Transaction:- Release Deed

Actual Value of Rs. 75,05,000/-

Market Value of Rs. 1,31,17,500/-

Description of Property :- Survey No. 133 Hissa No. 2 Total Admeasuring Area
11I-00R-0P Out Of Saleable Area 0H-25R-0P i.e. 25 Gunthe Asst. 8Rs. 97Paice
Situated at village CHIKHLOLI Tal -Ambarnath Dist-Thane.

Mobile No:-9822825660

MR. SATISH ANAND FARAD
SEARCHER

Office At:-Vikas Smruti, Ward No. 4, Kalaanagar, Vangani (E)
Tal- Ambernath Dist- Thane

Ref.

Date:-25/02/2021

..2..

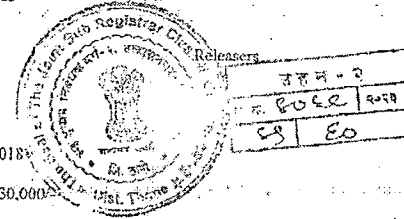
M/s. Shree Swami Samarth Enterprises
Partnership Firm Through Partners
1) Shri. Sanjay Madhukar Thanekar
2) Shri. Ravindra Kanhu Karale

Release

A N D

M/s. Shree Swami Samarth Enterprises
Partnership Firm Through Partners
1) Shri. Ajay Madhukar Thanekar
2) Smt. Vaishali Ajay Thanekar
3) Shri. Avadhut Ajay Thanekar

Date of Execution:-05/09/2018
Date of Registration:-05/09/2018
Registration Document No:-7184/2018
Stamp Duty Paid of Rs. 6,55,500/-
Registration Charges paid of Rs. :-30,000/-



3) Transaction For Year 2018:-

Nature of Transaction :- Sale Deed

Actual Value of Rs.3,70,00,000/-

Market Value of Rs. 2,27,37,000/-

Description of Property:- Old Survey No.135 Hissa No. 1/A/1, New Survey No. 133 Hissa No.2 Admeasuring Area 7H-16R-0P P.K. 0H-85R-0P Total Admeasuring Area 8H-01R-0P Out of Salable Area 0H-39R-0P i.e. 3900 Sq. Mtrs Asst. 23Rs-24Paise Situated at Village CHIKHLOLI Tal- Ambernath Dist- Thane.

Shri. Premnarayan Vijaynarayan Sukhla

Vendor

A N D

Shree Mahalaxmi Builders & Developers
Partnership Firm Through Partners
1) Shri. Nitin Harishchandra Bhoir
2) Shri. Sangappa Basavraj Sejjan

Purchasers

Date of Execution :-05/10/2018
Date of Registration:-16/10/2018
Register Document No:-8110/2018
Stamp Duty Paid of Rs.:-22,20,000/-
Register Charges of Rs.:- 30,000/-

4) Transaction for Year 2021:-

Nature of Transaction:- Sale Deed

Actual Value of Rs. 2,54,19,000/-

Market Value of Rs. 2,54,19,000/-

Description of Property :- Survey No. 135 Hissa No. 2 Total Admeasuring Area 1H-60R-0P Out Of Salable Area 0H-43R-60P i.e. 4360 Sq. Mtrs Asst. 3Rs-25Paise Situated at Village CHIKHLOLI Tal -Ambernath Dist-Thane.

Mobile No:-9822825600

MR. SATISH ANAND FARAD SEARCHER

Office At:-Vileas Smruti, Ward No. 4, Kalsanagar, Vangani (B)
Tal- Ambernath Dist- Thane

Ref.

Date:-25/02/2021

3.

M/s. Shree Swasti Samarth Enterprises
Partnership Firm Through Partners
1) Shri. Ajay Madhukar Thanekar
2) Shri. Aaydhet Ajay Thanekar
3) Smt. Vaishali Ajay Thanekar

Vendors

A N D

M/s. Thanekar Construction Company Through
Partners 1) Shri. Ajay Madhukar Thanekar
2) Smt. Vaishali Ajay Thanekar

Purchasers

Date of Execution:-12/02/2021
Date of Registration:-12/02/2021
Registration Document No:-2641/2021
Stamp Duty Paid of Rs. 10,16,800/-
Registration Charges paid of Rs. 1-30,000/-

Search GRN No:- MH012262236202021K
Search Application No:-0030072201/2021

Searcher

SATISH A. FARAD
Vileas Smruti, Ward No. 4, Vangani (B)
Tal. Ambernath, Dist. Thane

HENCE THIS SEARCH REPORT

Date :-25/02/2021

Note:-

At the time of taking search it was found that

- a) Pages of some of the Index II Register, were in torn condition and some of the pages were in lost condition.
- b) No Index is kept for power of attorney in the office hence, the said report is excluding the entry of any power of attorney.
- c) The Index II from 2018 to 2021 is not properly bindel hence the report is also subject to said condition, search is taken as per available record.
- d) This Property is developed and many flat sale agreement was registered in Sub-registrar Office of Ulhasnagar-2 & 3 during 2018 to 2021, entry of Flat Sale Agreement is not mentioned in this Search Report.



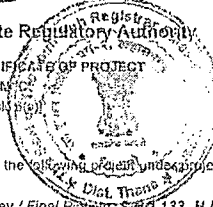
2641-2
10/02/2021
40
EP



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
[Sec rule 6(a)]



3377-2
20/02/2022
EA

This registration is granted under section 5 of the Act to the following project under project registration number : PS1700029932.

Project: **THANEKAR CIVIC**, Plot Bearing / CTS / Survey / Final Plan No. NO 133, H NO 2at Badapur (M Cl), Ambarnath, Thane, 421503.

1. Shree Swami Samarth Enterprises having its registered office / principal place of business at Tehsil: Ambarnath, District: Thane, Pin: 421503.
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 scheduled 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.

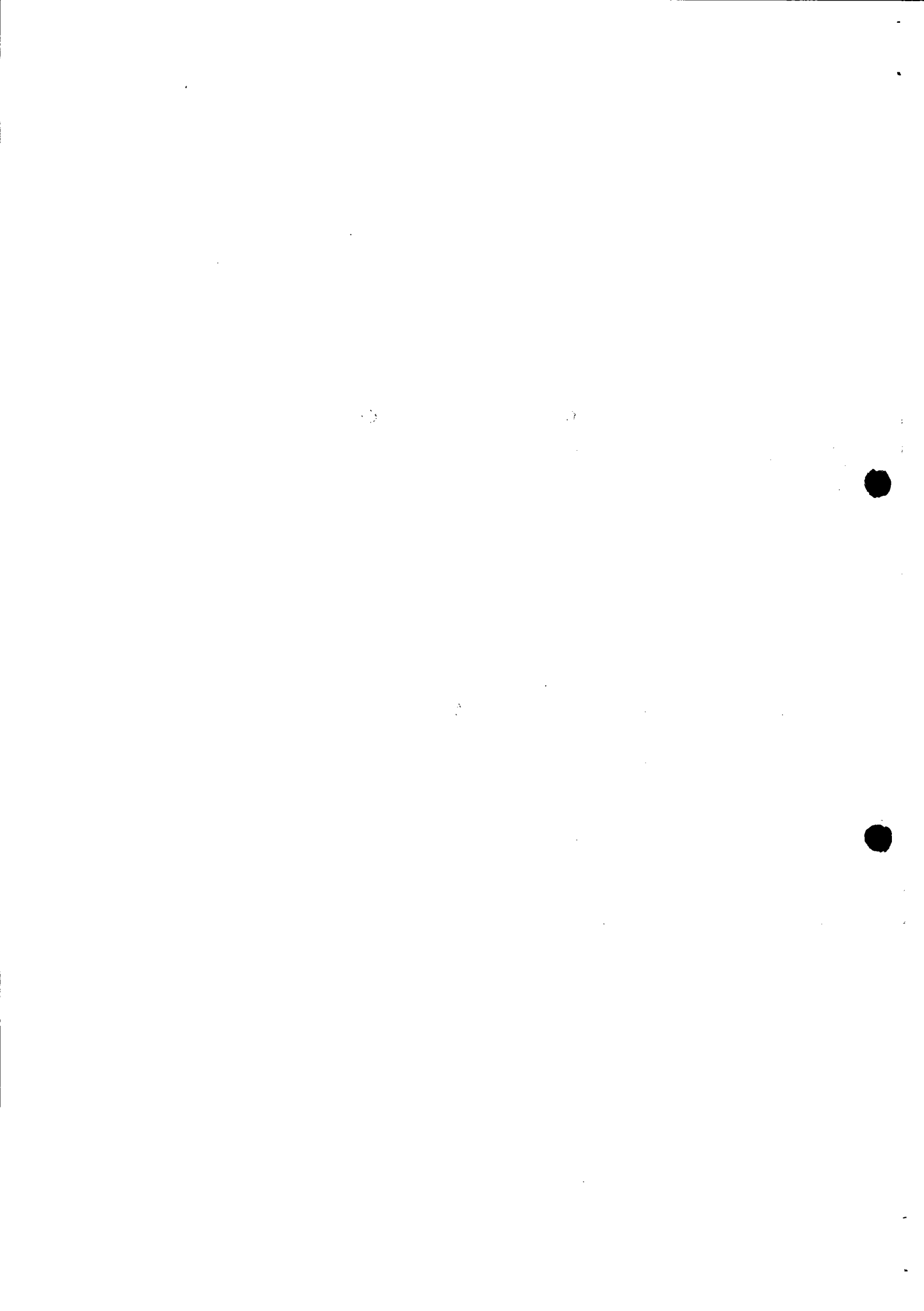
 - The Registration shall be valid for a period commencing from 15/07/2021 and ending with 09/04/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and 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



Dated 15/07/2021
Place: Mumbai

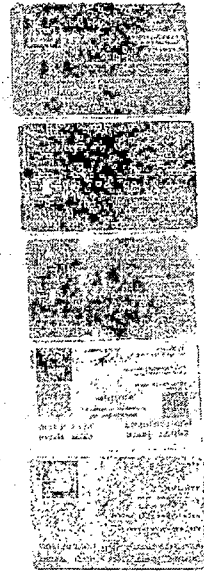
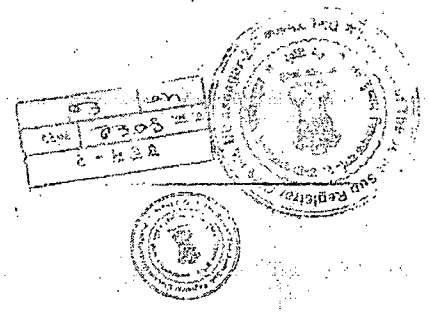
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



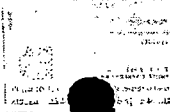
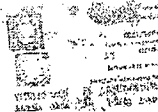
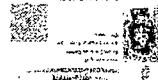


1. Nombre del paciente: _____
 2. Edad: _____
 3. Sexo: _____
 4. Fecha de ingreso: _____
 5. Diagnóstico: _____
 6. Tratamiento: _____
 7. Evolución: _____
 8. Pronóstico: _____
 9. Firma del médico: _____
 10. Fecha: _____

1. Nombre del paciente: _____
 2. Edad: _____
 3. Sexo: _____
 4. Fecha de ingreso: _____
 5. Diagnóstico: _____
 6. Tratamiento: _____
 7. Evolución: _____
 8. Pronóstico: _____
 9. Firma del médico: _____
 10. Fecha: _____



Fecha	Temperatura	Pulsos	Presión Arterial	Frecuencia Respiratoria	Saturación de Oxígeno	Signos Vitales	Observaciones



घोषणापत्र / शपथपत्र



उ.ह.न. - २
२०१३
५६ ६०

मी/ आम्ही खालील करणार मा. नोंदणी महाविभागाचे व मुद्रांक नियंत्रक, म. रा. पुणे यांचे ३०.११.२०१३ रोजीचे परिपत्र वाचून असे घोषित करतो की, नोंदणी साठी सदर केलेले दस्तऐवजांमधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तावील लिहून देणार/कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून घ्या दस्तासोबत दोन प्रत्यक्ष ओळखापत्रे इतके घेऊन आलो आहे.

सदर नोंदणीचा दस्ताऐवज निष्पादीत करताना नोंदणी प्रक्रीयेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तावील मिळकतीचे मालक/वास्तव हक्कदार/कच्चेदार हितसंबंधीत व्यक्ती याची मालकी (title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्याधारक (P.A.Holder) लिहून देणार हयात आहे व फक्त कुलमुखत्यार अदापारी अस्तित्वात आहे. व ते आजपावेतो रद्द झालेले नाही. याची मी/ आम्ही देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही. व मिळकतीतील इतर हक्क, कर्ज, ढँक भोजे, शासन भोजे व कुलमुखत्याधारकांनी केलेल्या व्यवहाराचा अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्ताऐवज साक्षीदारासमक्ष निष्पादीत केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रीयेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/ शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने, उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्ताऐवजांमधील मिळकतीचे मालक कुलमुखत्याधारक यांची मालकी व दस्ताऐवजांची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांस पूर्णपणे जाणीव आहे.

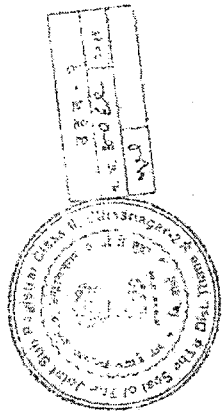
स्वावर मिळकती विषय सध्या होत असलेली फसवणूक/ दबावदीकरण/ संगनमत व त्या अनुषंगाने पोलिस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्ताऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/ आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/ आम्ही व दस्ताऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी/ आम्ही नोंदणी प्रक्रीयेमध्ये कोणत्याही प्रकारचा गुन्हा घडणार झाल्याने केलेले नाही. जर भविष्यात कायद्यानुसार कोणतेही गुन्हे घडल्यास मी/ आम्ही नोंदणी अधिनियम १९०८ चे कलम ९३ व भारतीय दंड संहिता १८६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणून जोडत आहे.

लिहून देणार

लिहून घेणार

नोंदणी विहित शासकनाट



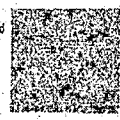
Two horizontal lines, possibly representing a signature or a set of initials, are drawn across the page.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CFSPG7765R



व्यक्ति का नाम
PRATIK PARDESHI GAIKWAD
स्थान का नाम
PANDIT GAIKWAD
व्यक्ति का पता
12/13/1258

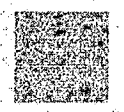
Pratik

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

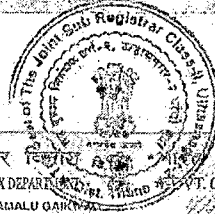


स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BJFYG3030H



व्यक्ति का नाम
BANDU RAJENDRA GAIKWAD
स्थान का नाम
NARDEV GAIKWAD

व्यक्ति का पता
15/20/1941



उपक्रम - २
म. नं. ६०६८
१०११

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PANDIT KAMALU GAIKWAD
KAMALU GAIKWAD

28/04/1971
Permanent Account Number
BFSPG0332J

Pandit Kamalu

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VANDANA PANDIT GAIKWAD
GULAB DATATRAY KIRVE

12/1/1973
Permanent Account Number
BHZPG0161R

Gulab



784069
दिनांक 28 मार्च 2023 11:10 बजे

पत्र संख्या 3972/4069/2023

वसूलि: रु. 21,10,000/-
भारत: रु. 22,84,875/-

वसूलि प्रमाणपत्र: रु. 1,37,100/-

श्री. ए. डी. सि. 3972 वसूलि प्रमाणपत्र

सं. 4069 वसूलि दि. 28-03-2023

दिनांक 11:03 बजे, 28 मार्च 2023

Barkud
वसूलि प्रमाणपत्र

पत्र संख्या 4069/2023
दिनांक 28 मार्च 2023

वसूलि प्रमाणपत्र

वसूलि प्रमाणपत्र संख्या: 28/03/2023

वसूलि प्रमाणपत्र संख्या: 22850.00

वसूलि प्रमाणपत्र संख्या: 1200.00

वसूलि प्रमाणपत्र संख्या: 24050.00

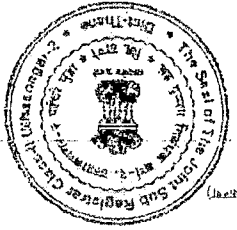
Sub Registrar Uhasnagar 2

Sub Registrar Uhasnagar 2

वसूलि प्रमाणपत्र संख्या: 28/03/2023

वसूलि प्रमाणपत्र संख्या: 28/03/2023

वसूलि प्रमाणपत्र संख्या: 28/03/2023

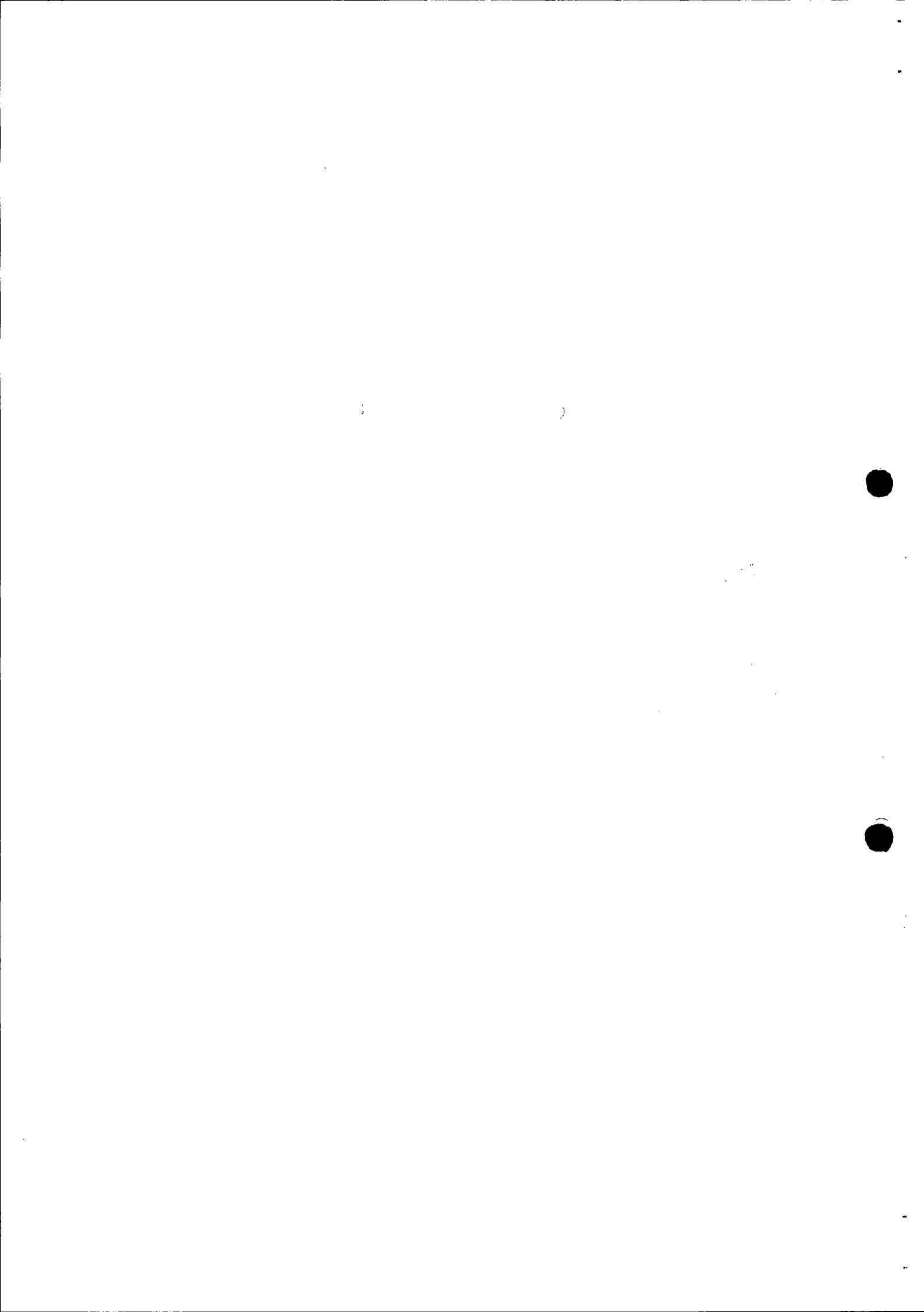


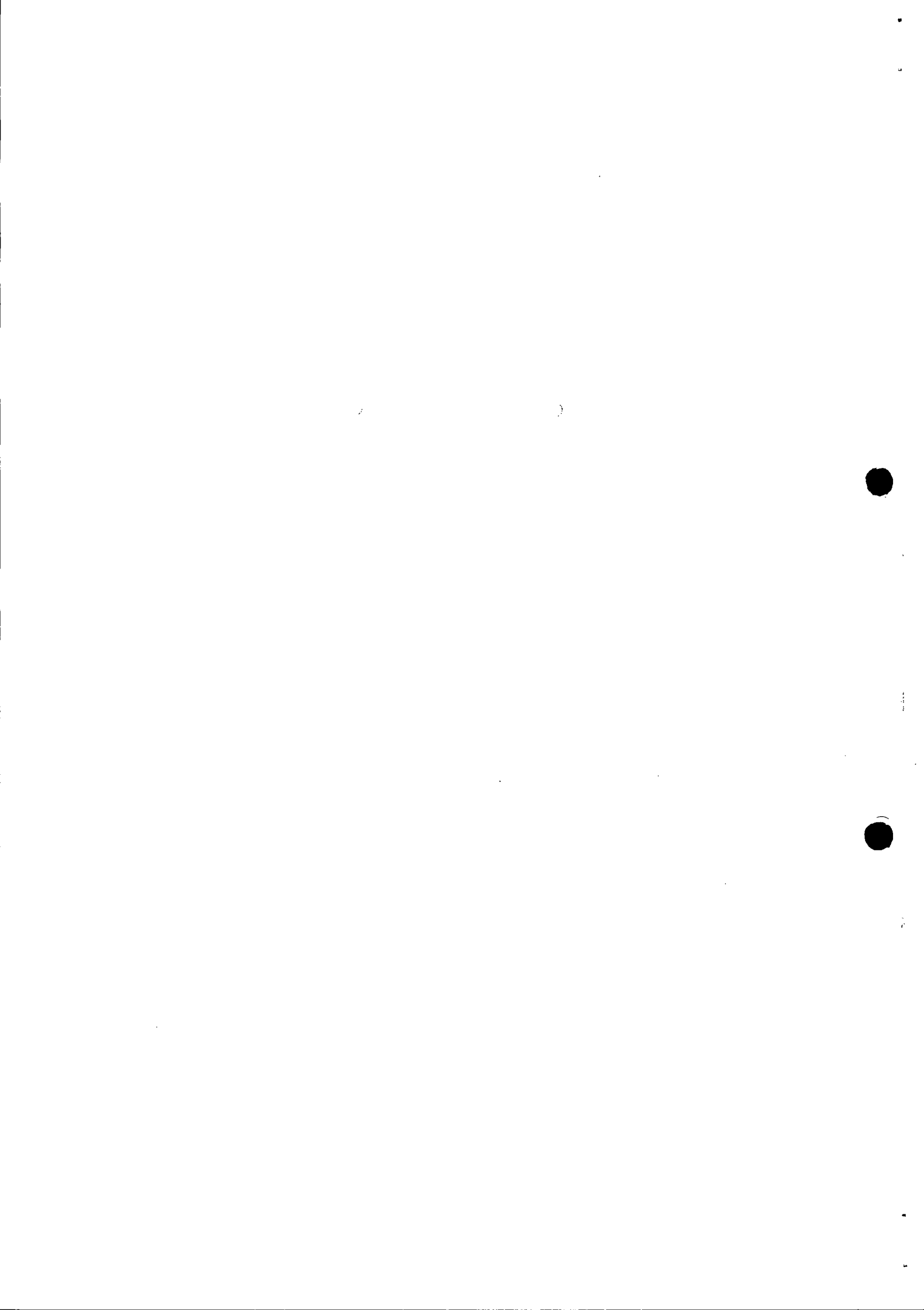
वसूलि प्रमाणपत्र संख्या: 28/03/2023
वसूलि प्रमाणपत्र संख्या: 28/03/2023
वसूलि प्रमाणपत्र संख्या: 28/03/2023
वसूलि प्रमाणपत्र संख्या: 28/03/2023

Barkud

वसूलि प्रमाणपत्र

वसूलि प्रमाणपत्र संख्या: 28/03/2023

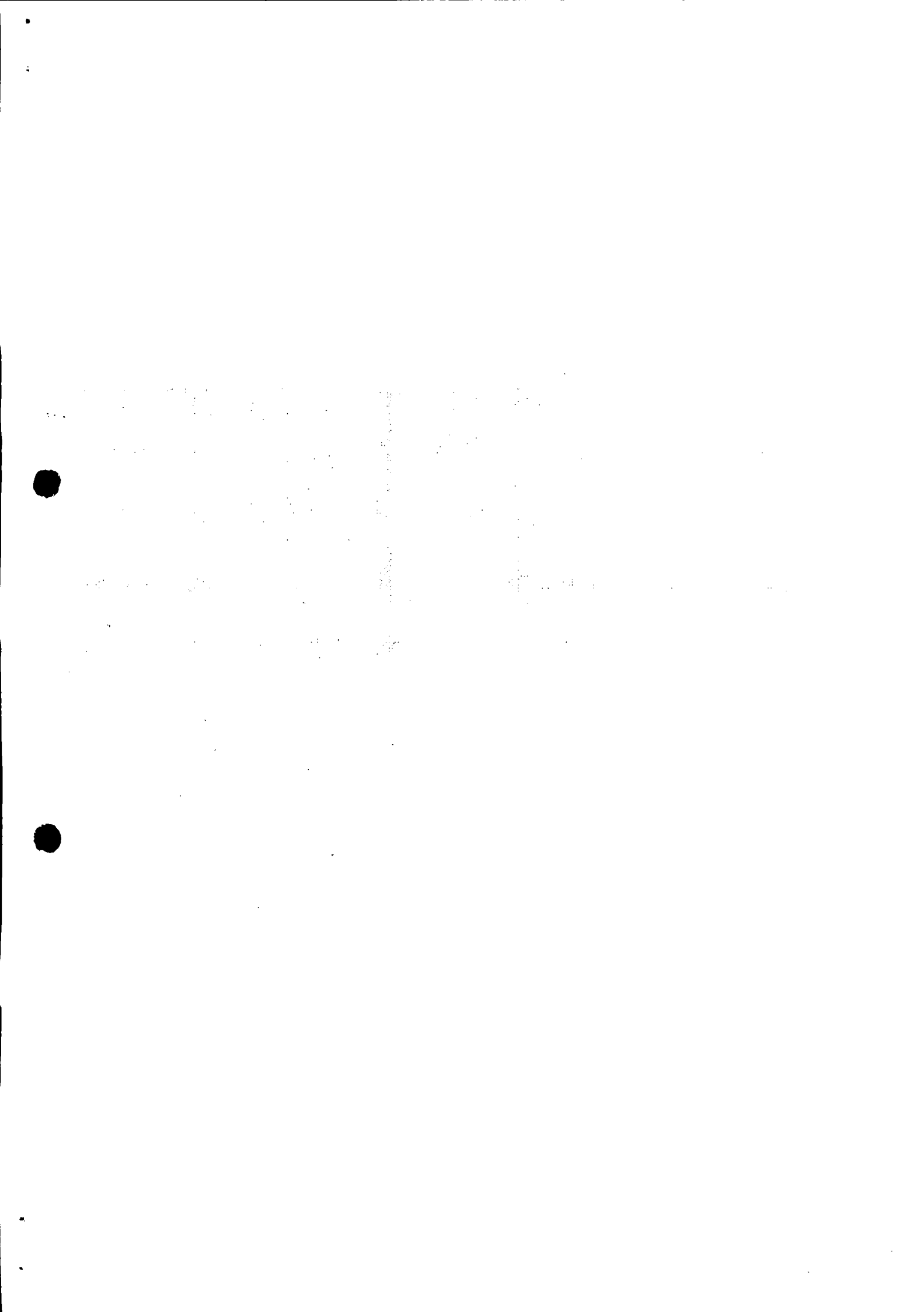


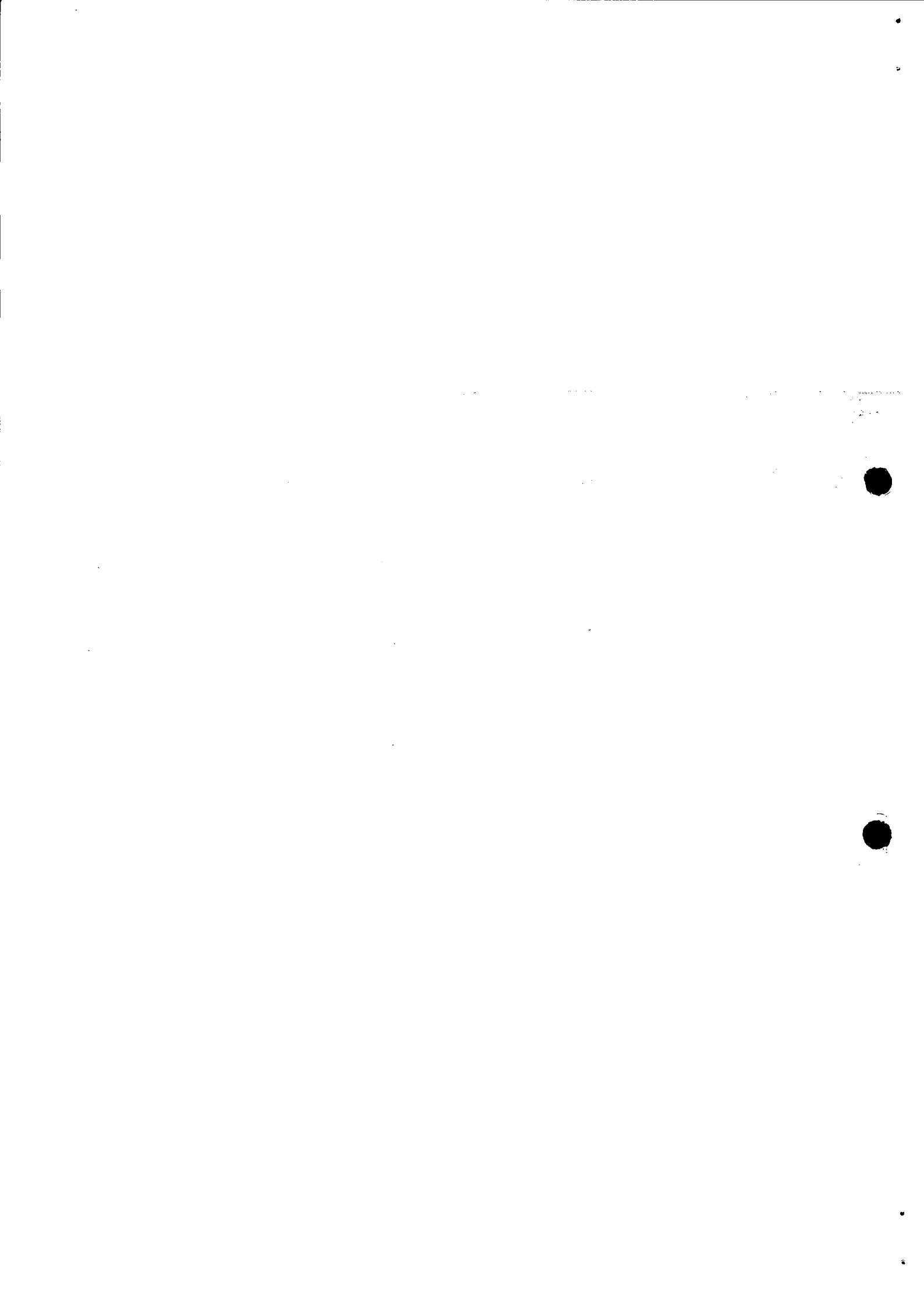


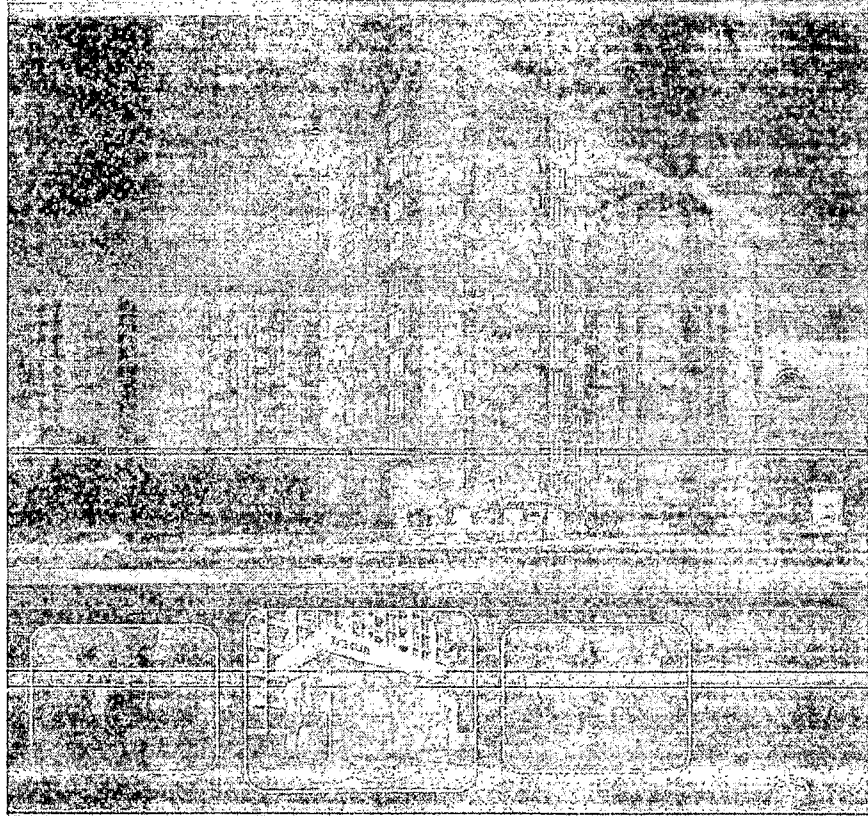


6

1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025



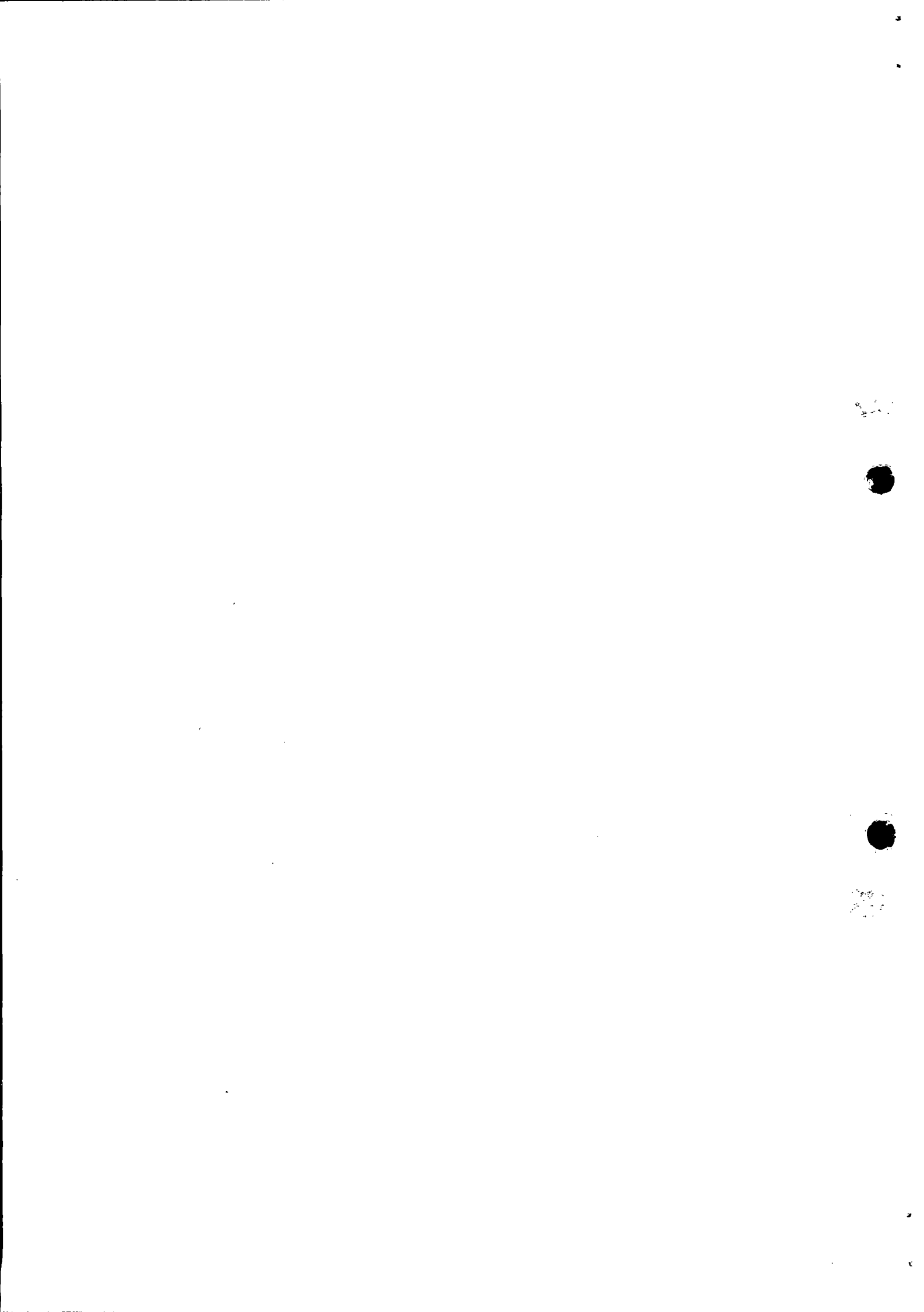




Site Address : Survey No. 133/2, Behind Tharwani Ariana,

Vadavali Gaon, Chikhli, Badlapur (W).

Mob.: 7700001361 / 7700001362 Website : www.thanekargroup.com



To:
The Assistant General Manager
State Bank of India
RACPC,

Dear Sir,

We Shree Swami Samarth Enterprises (Thanekar Civic), here by certify that :

1. We have transferable rights to the property described below, which has been allotted by us to Pratik Pandit Gaikwad & Vandana Pandit Gaikwad herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated 28th March 2023

Description of the property:

Flat No./ - 605

BldgName-B/Urbano

Street - VadvaliGaon

Locality Name - Chikhaloli

City Name-Badlapur

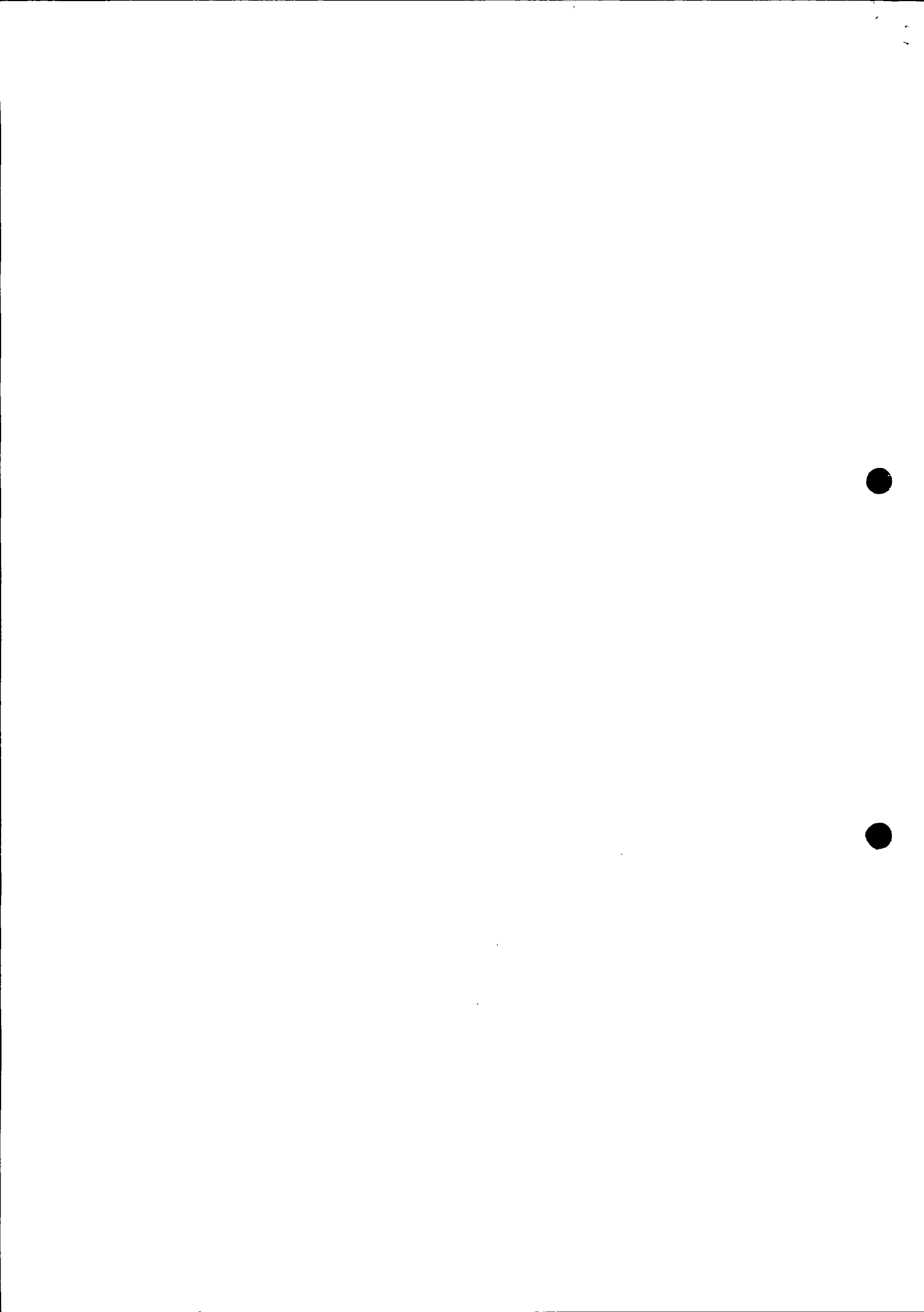
Pin Code - 421503

2. That the total consideration for this transaction is Rs. 22,84,875/- (Rs. Twenty Two Lakh Eighty Four Thousand Eight Hundred Seventy Five Only) towards sale document.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

5. We have borrowed (Ambernath Jai Hind Co.Op. Bank LTD) from financial institution for the purchase /development of the property and have created and will create encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/ to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.



6. After creation of proper charge/mortgage and after receipt of the copies thereof and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

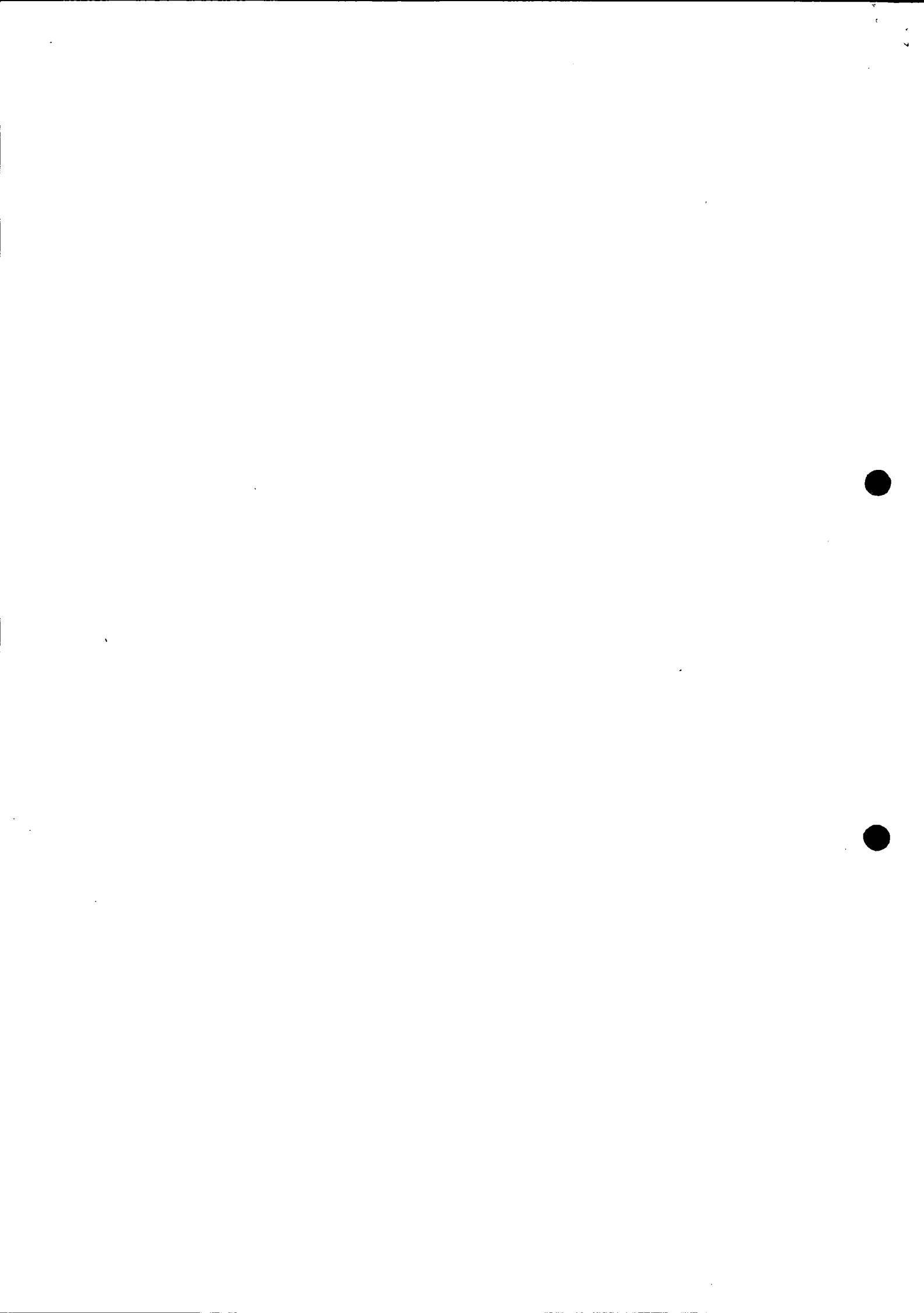
8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring " SHREE SWAMI SAMARTH ENTERPRISES , I.D.B.I Badlapur Branch , Account No. 0661102000012263

9. In case of cancellation of the sale-agreement for any reason, We shall refund the amount by crossed cheque favouring the Bank A/C Pratik Pandit Gaikwad & Vandana Pandit Gaikwad and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide (description of document of delegation of authority to the signatory.)

Yours faithfully,
Shree Swami Samarth Enterprises

Authorized Signatory. PARTNER
Name - Mr. Ajay M. Thanekar
Designation - Partner
Place - Badlapur
Date - 28/03/2023



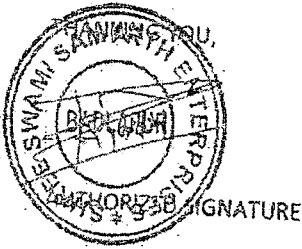
Date: -28/03/2023

To,
PRATIK PANDIT GAIKWAD
VANDANA PANDIT GAIKWAD
SUB: DEMAND LETTER FOR PAYMENT

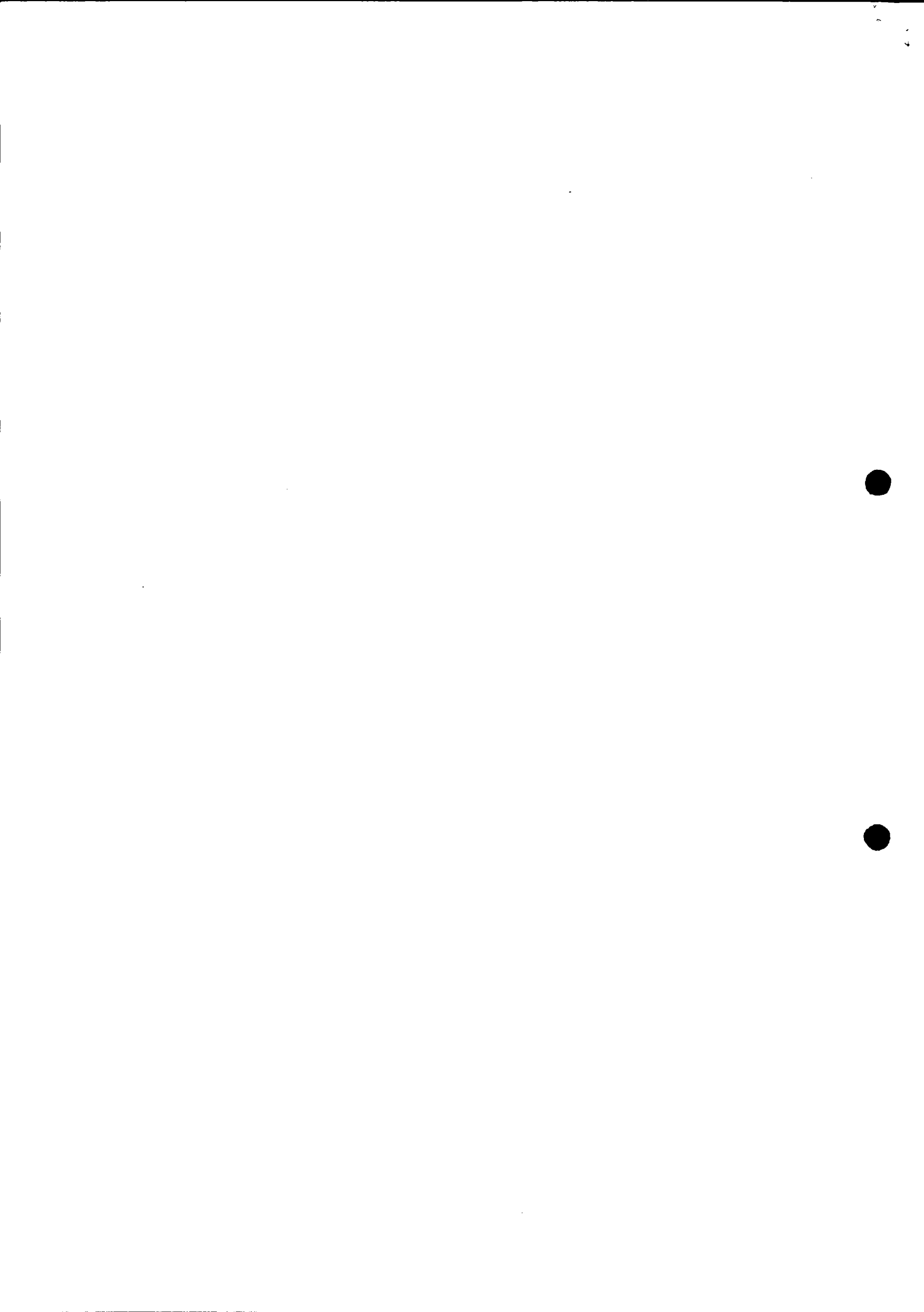
DEAR SIR,
BY THIS LETTER WE WANT TO INFORM YOU THAT YOU HAVE BOOKED A FLAT IN OUR PROJECT
"THANEKAR CIVIC", FLAT NO.505, ON 5TH FLOOR, WING -B/URBANO.

AS ON TODAY THE WORK COMPLETED IS 65% & AS PER THE WORK CERTIFY YOU HAVE TO PAY
PROPORTIONATE AMOUNT. SO WE WOULD LIKE TO INFORM YOU KINDLY PAY THE FOLLOWING
AMOUNT ON OR BEFORE 04/04/2023.

AGREEMENT VALUE OF FLAT:	22,84,875/-
65% WORK CERTIFY VALUE:	14,85,168/-
LESS Amount PAID: -	2,74,875/-
BALANCE AMT TO PAY: -	12,10,293/-



NOTE: CHEQUE SHOULD BE IN FAVOUR OF SHREE SWAMI SAMARTH ENTERPRISES. BANK NAME:
IDBI BANK. (BADLAPUR BRANCH) ACCOUNT NO. 0661102000012263. IFSC CODE: IBKL0006661.





Site Address : Survey No. 133/2,
Behind Tharwani Ariona,
Vadavali Gaon, Chikhtoli, Badlapur (W).
Mob.: 7700001361 / 7700001362
Website : www.thanekargroup.com

RECEIPT

No. 845

Date : 29-03-2023

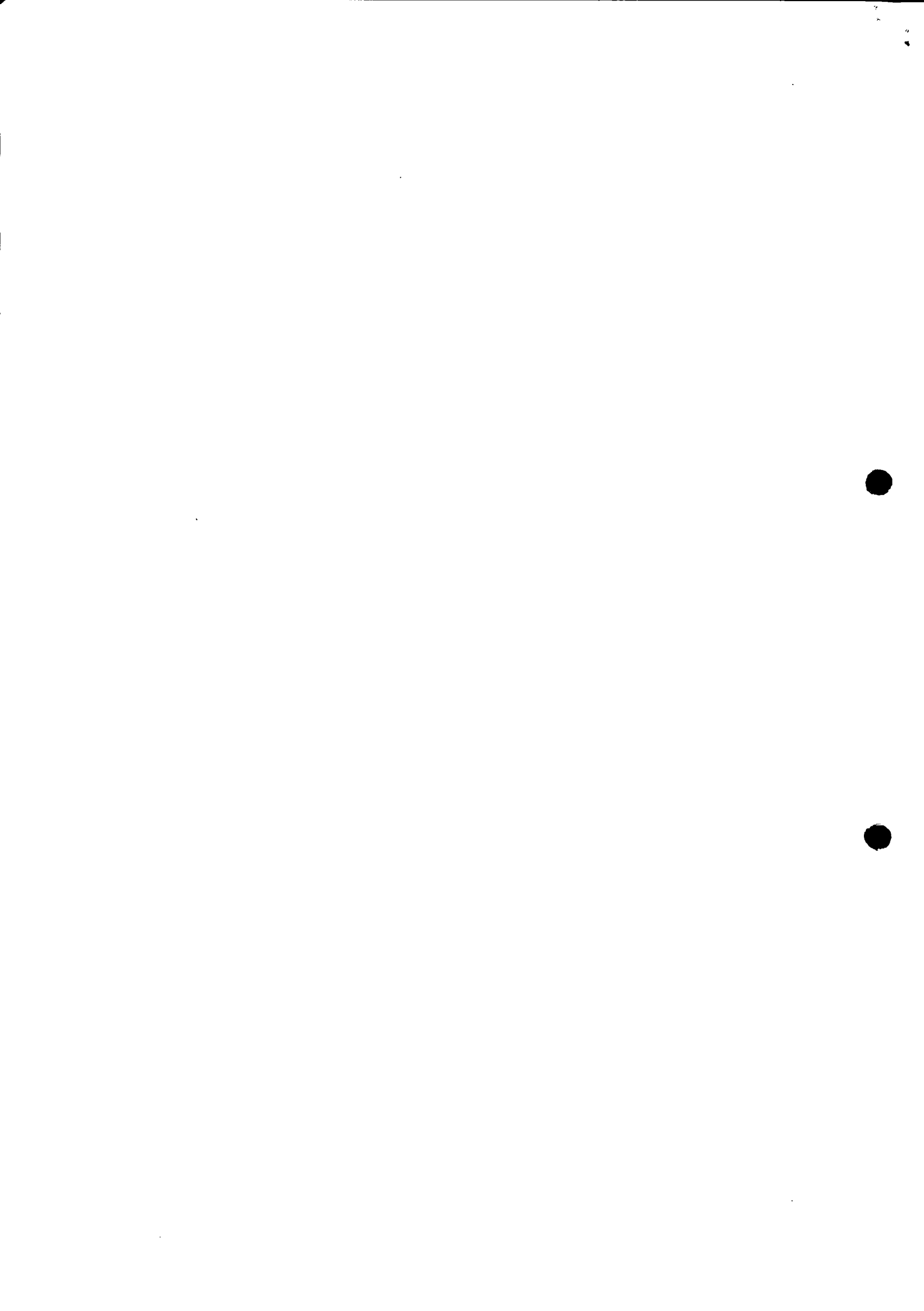
Received with thanks from Pratik Pandit Craikwood
the sum of Rupees Two Lakh Twenty Three Thousand Eight Hundred Seventy Five only/-
by Cash / Cheque / Draft No. RTGS Dated _____
Drawn on State Bank of India Branch _____
towards Booking / Installment of Flat No. 505 on 5th Floor
in 'B' Wing Urbano Building

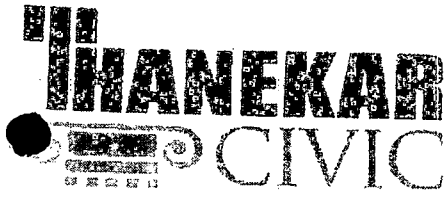
For SHREE SWAMI SAMARTH ENTERPRISES

₹ 2,23,875/-

CHEQUE SUBJECT TO REALISATION







Site Address : Survey No. 133/2,
Behind Therwani Ariana,
Vadavali Gaon, Chikhholi, Baramulla (W),
Mob.: 7700001961 / 7700001962
Website : www.shreeswamisamarthgroup.com

RECEIPT

No. 844

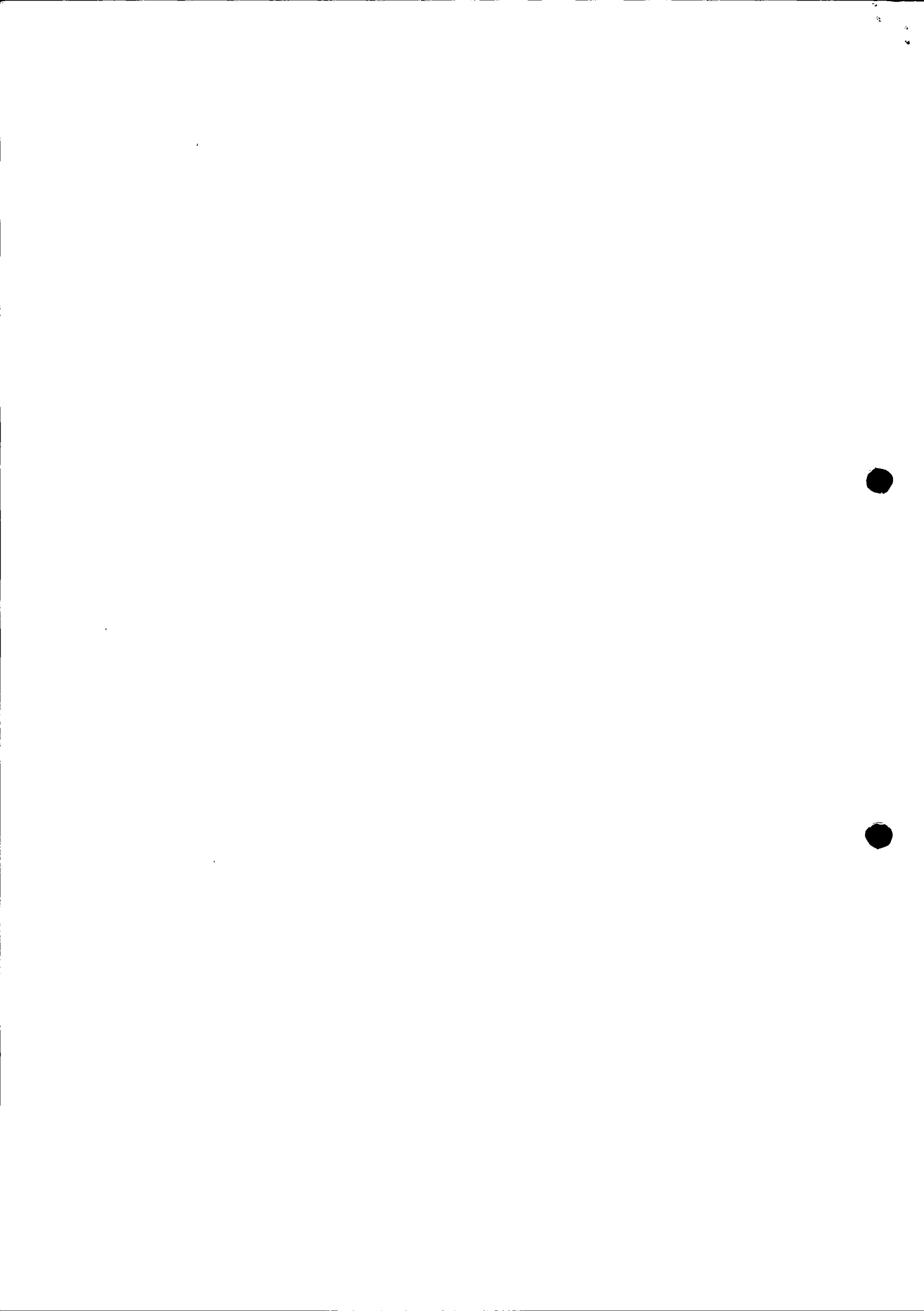
Date : 29-08-2023

Received with thanks from Pratik Pandit Gaikwad
the sum of Rupees Fifty One Thousand Only/-
by Cash / Cheque / Draft No. 089756 Dated 25-01-2023
Drawn on State Bank of India Branch —
towards Booking / Installment of Flat No. 505 on 5th Floor
in 'B' Wing Urbano Building

For SHREE SWAMI SAMARTH ENTERPRISES

₹ 51,000/-

CHEQUE SUBJECT TO REALISATION





AMBARNATH JAI-HIND CO-OP, BANK LTD., AMBARNATH
1st Floor, D-Wing, Ganesh Kripaprasad CHSL, Bazar Peth, Kulgaon Badlapur
(West), Pin: 421503,2676988,2675835.

Ref: AJHCL/BDL/NOC/2023-24/CC/87/

Date: 31st MARCH 2023

To,
M/S. Shree Swami Samartha Enterprises
Partners – Mr. Ajay Madhukar Thanekar,
Mrs. Vaishali Ajay Thanekar,
Mr. Advait Ajay Thanekar,
Survey NO 133/2, Hissa No. 2 (P), Behind Tharwani Aryana,,
Barvi dam Road, Village Chikhaloli, Wadavli Sec Ambarnath
MCI., Ambarnath-421501.

Dear Sir,

Reference: Your letter dated 31.03.2023 for issuance of NOC for sale of Mortgage flat.

Subject: Consent for Release of Mortgage over Flat No.505, 5th Floor having rera M/S Shree Swami Samartha Enterprises Mortgage over Flat No.505, 5th Floor wing B/Urban, Area of Flat 36.52 Sq.Mtrs. Thanekar Civic, Chikhaloli, Badlapur. being plot constructed on ' bearing Survey NO 133/2, Hissa No. 2 (P), Behind Tharwani Aryana, Barvi Dam Road, Village Chikhaloli, Wadavli Sec Ambarnath MCI., East, Taluka-Ambarnath, District – Thane. Herein After referred as "the said flat."

This is to confirm that, the property upon-which aforesaid premises is being constructed is currently mortgaged by M/s. Shree Swami Samartha Enterprises,(Partner – Mr. Ajay Madhukar Thanekar, Mrs. Vaishali Ajay Thanekar Mr. Advait Ajay Thanekar) to Ambarnath Jai Hind Co-op. Bank Ltd. Ambarnath vide Registered Mortgage deed dated .

You have informed us that, you have agreed to sell the said Flat to Mr. Pratik Pandit Gaikwad & Mrs. Vandana Pandit Gaikwad booking with Agreement cost of Rs. 22,84,875/- of each flat.

You have requested us to release our Mortgage / Charge on the said Flat to enable sale of the said Flat to the present purchaser/s that is Mr. Pratik Pandit Gaikwad & Mrs. Vandana Pandit Gaikwad.

We state that Ambarnath Jai Hind co-op. Bank Ltd. Ambarnath hereby accord its consent to the release of Mortgage/ charge, over the said Flat and that Ambarnath Jai Hind co-op' Bank Ltd' Ambarnath shall have no Claim, right, title or interest in respect of the said Flat any more whatsoever subject to the following conditions viz:

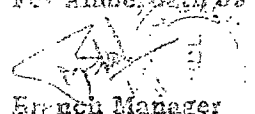
- 1) This consent hereby granted is restricted to release of Mortgage/ charge over the said Flat at the project known as "M/s. Shree Swami Samartha Enterprises,(Partner - Mr. Ajay Madhukar Thanekar, Mrs.Vaishali Ajay Thanekar Mr.Advait Ajay Thanekar), in order to enable for sale-of the Flat to the purchaser. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize "M/s. Shree Swami Samartha Enterprises,(Partner - Mr. Ajay Madhukar Thanekar, Mrs.Vaishali Ajay Thanekar Mr.Advait Ajay Thanekar) to sell any other Flat in the said project without applying to Ambarnath Jai Hind Co-operative Bank, Ambarnath for a fresh consent letter.

- 2) The consent hereby granted is subject to the purchaser/ss issuing /drawing cheques/ pay orders/demand drafts either of their own and/or issued by the financial-institutions and payable as consideration for purchase of said Flat in the Account No.
0661102000012263 favoring "M/s. Shree Swami Samartha Enterprises, (Partner - Mr. Ajay Madhukar Thanekar, Mrs.Vaishali Ajay Thanekar Mr.Advait Ajay Thanekar) IDBI Bank, Badlapur Branch.
As per MAHARERA guideline 30% of total consideration received by you is free to utilize by you, so we request you to transfer 30% of total consideration to Ambarnath Jai Hind co-operative Bank Ltd., Badlapur Kulgaon Branch, Cash Credit A/c. No. 1004022000087.

- 3) In the event the sale to the purchaser/s i.e. Mr.Pratik Pandit Gaikwad & Mrs. Vandana Pandit Gaikwad cancelled for any reason, the consent above accorded shall stand revoked for with and your company shall have to apply for fresh consent in relation to sale of the said Flat to any other person.

- 4) This Consent/NOC is valid for the period of one month from the date of issue i.e 31st March 2023.

Yours faithfully,
For Ambarnath Jai Hind Co.op. Bank Ltd., Ambarnath.


Branch Manager
Badlapur Kulgaon Branch



RAJ ASSOCIATES

ARCHITECT & ENGINEERS

Office No. 102 & 103, 1st Floor, Vighnaharta Arcade, Katrap, New D.P. Road, Near Sparidan Hospital, Badlapur (E) - 421 503
© rajandassociates@yahoo.com

Date : 02/12/2022

ARCHITECT'S CERTIFICATE

To,
M/s. Shree Swami Samarth Enterprises
Through Partner
Shri. Ajay Madhukar Thanekar & Two Others.
Address- Thanekar Civic, S.No.133/2,
Behind Tharwani Ariana,
Vadavali Gaon, Chikholi, Badlapur (West)421503.

Subject: Certificate of Percentage of Completion of Construction Work
Of Building name "Thanekar Civic" Of Building(s) 3 Wing-" A, B
& C" of the Project [MahaRERA Registration Number -
P51700029932] situated on the Plot bearing S. No.133, H.No.2, At
Village- Chikholi, Tal- Ambernath, Dist-Thane PIN 421503,
admeasuring Area of Plot (As per 7/12) 5640.00 sq. mtrs.
Including T.D.R. & F.S.I. Permissible Including Basic F.S.I.
Payment of premium & Ancillary Area Entitlement= 17902.96
Sq.Mtrs. Proposed Built Up Area =17884.57 Sq. Mtrs. area being
developed by M/s. Shree Swami Samarth Enterprises.

We M/s Raj Associates have undertaken assignment as Architect of
certifying Percentage of Completion of Construction Work of above said building.

The percentage of construction of building based on Site Inspection, with
respect to each of the Building/Wing of the aforesaid Real Estate Project, I
certify that as on the date of this certificate, the Percentage of work done for
each of the Building/Wing of the Real Estate Project as registered vide number
P51700029932 under MahaRERA is as per table A herein below.





RAJ ASSOCIATES

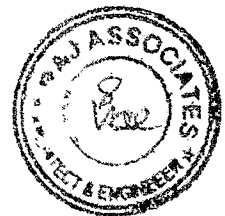
ARCHITECT & ENGINEERS

Office No. 102 & 103, 1st Floor, Vignaharta Arcade, Katrap, New D.P. Road, Near Spandan Hospital, Badlapur (E) - 421 503
© rajandassociates@yahoo.com

Table A

Phase-First, "Thanekar Civic" Wing- "A" (Stilt+13th Floor)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	One Number of Plinth	100%
3	Zero Number of Podiums	-
4	Stilt Floor	-
5	Fourteen Number of Slabs of Super Structure (Stilt+13= 14 Slabs) 14 th slab work has been completed	100%
6	Internal Walls & Outer wall work is in progress Internal Plaster work is in progress Floorings within flats/premises Doors and windows to each of the Flat/Premises work is in progress	20%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Well and lobbies at each Floor level connecting upto 13 th floor Staircases and Lifts work has been completed Overhead work yet not started and Underground Water Tanks work has been completed	75%
9	The External plumbing External plaster, elevation, completion of Terraces with waterproofing of the Building/Wing	0%
10	Installation of lifts, water pumps, fire fighting fittings and equipment as per CFO NOC, Electrical fittings to Common Areas, electro mechanical Equipment, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/wing, compound wall and all other requirements as may be required to Obtain Occupation/ Completion Certificate work is in progress.	0%





RAJ ASSOCIATES

ARCHITECT & ENGINEERS

Office No. 102 & 103, 1st Floor, Vighnaharta Arcade, Katrap, New D.P. Road, Near Spandan Hospital, Badlapur (E) 421 503
© rajandassociates@yahoo.com

Table A
Phase-First, "Thanekar Civic" Wing- "B" (Stilt+13th Floor)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	One Number of Plinth	100%
3	Zero Number of Podiums	-
4	Stilt Floor	-
5	Fourteen Number of Slabs of Super Structure (Stilt+13= 14 Slabs) 14 th slab work has been completed	100%
6	Internal Walls & Outer wall work is in progress Internal Plaster work is in progress Floorings within flats/premises Doors and windows to each of the Flat/Premises work is in progress	20%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Well and lobbies at each Floor level connecting upto 13 th floor Staircases and Lifts work has been completed Overhead work yet not started and Underground Water Tanks work has been completed	75%
9	The External plumbing External plaster, elevation, completion of Terraces with waterproofing of the Building/Wing	0%
10	Installation of lifts, water pumps, fire fighting fittings and equipment as per CFO NOC, Electrical fittings to Common Areas, electro mechanical Equipment, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/wing, compound wall and all other requirements as may be required to Obtain Occupation/ Completion Certificate work is in progress.	0%





RAJ ASSOCIATES

ARCHITECT & ENGINEERS

Office No. 102 & 103, 1st Floor, Vignaharta Arcade, Katrap, New D.F. Road, Near Spandan Hospital, Badlapur (E) - 421 503
@ rajandassociates@yahoo.com

Table A
Phase-First, "Thanekar Civic" Wing- "C" (Stilt+13th Floor)

Sr. No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	One Number of Plinth work is in progress	100%
3	Zero Number of Podiums	-
4	Stilt Floor	-
5	Fourteen Number of Slabs of Super Structure (Stilt+13=14 Slabs) 13 th slab work has been completed	90%
6	Internal Walls & Outer wall work is in progress Internal Plaster work is in progress Floorings within flats/premises Doors and windows to each of the Flat/Premises work is in progress	15%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Well and lobbies at each Floor level connecting Staircases and Lifts Overhead work yet not started and Underground Water Tanks Water work is in progress	5%
9	The External plumbing External plaster, elevation, completion of Terraces with waterproofing of the Building/Wing	0%
10	Installation of lifts, water pumps, fire fighting fittings and equipment as per CFO NOC, Electrical fittings to Common Areas, electro mechanical Equipment, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building/wing, compound wall and all other requirements as may be required to Obtain Occupation/ Completion Certificate work is in progress.	0%



Yours Faithfully,

For Raj Associates
Architect & Engineers