78/4069 पापती Original/Duplicate Tuesday, March 28, 2023 नींदणी के. :39म 11:10 AM ्रावसी हं∷ 4502 दिसांक: 28/03/2023 गायाचे नायः चिखलोली दसाऐथजाचा अनुक्रमांकः उहन२-4069-2023 वस्त्रऐवनाना प्रकार: करारतामा भादर करणा वाचे नायः प्रतिक पंडित वायकवार नोंदणी फी दस्त हाताळणी फी ₹. 1200.00 पृष्ठांची संख्या: 60 म्कूण: ₹. 24050.00 आपणास मूळ दस्त , पंदनेन प्रिट, सूची-२ जंदाजे Sub Rupleter Ulhaenegu 2 11:25 AM स्वा चेकेश मिकेस.

वश्यार गुरुब: रु.2110000 /-मोनवला रु.2284875/-भरतेले मुद्रांक शुल्क : रु. 137100/-

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·उत्हासनगर-०

1) देगकाचा प्रकार: DHC रक्षम: र.1200/-डीडी/सनादेश/मे ऑर्डर फार्गफ: 2703202316949 दिनांक: 28/03/2023

वैंकेचे नाव य पता: 2) देवकाचा प्रकार: eChallan रहाग: रु.22850/-बीडी/बनादेश/पे ऑर्डर क्रमांकः MH017574143202223E दिनांकः 28/03/2023 मैंकेचे साव व पत्ता:

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September of the septem

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CHALLAN MTR Form Number-6



GRN MH017574143202223E	MH017574143202223E BARCODE UHUBURUH I IMITUH INITUH I		III Dat	e 27/03/2023-16:49 21	Form ID 25.2		
Department Inspector General Of Registration			Payer Details				
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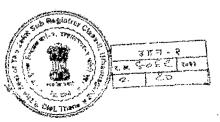
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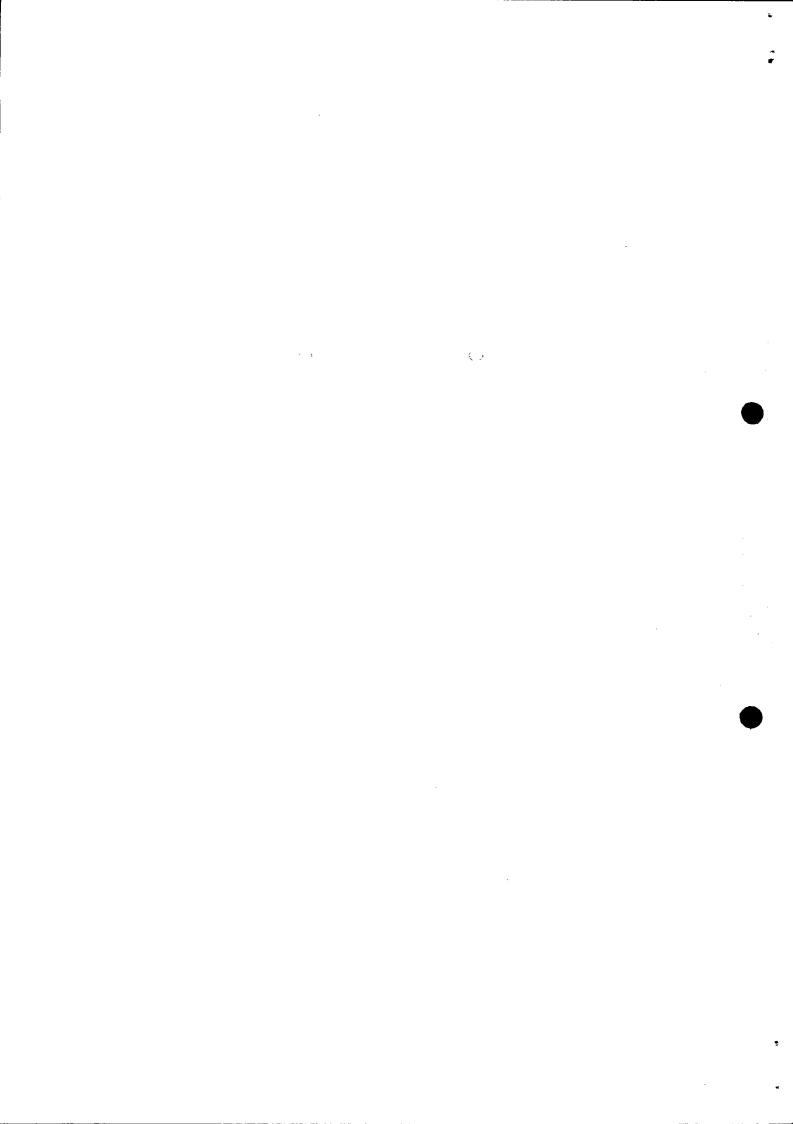
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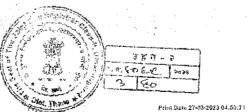
CHALLAN MTR Form Number-6



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Department iD Market No. তেওঁকেন্দ্ৰ স্থান বিশ্ব বিশ্র বিশ্ব বিশ



िर्धायम् नहता देशितासम्बद्ध

THE SUI RESIDERS OF THE SUIT O

Ward No :-

Village : :- CHIKBLOLI.

Flat Area :-Rera Carpet Area + Exclusive Balcony = Total Carpet

In Sq. Mirs + In Sq. Mirs = Area in Sq. Mirs

29.37 + 7.15 = 36.52

Market Value :- 21. 10,000/7 Actual Value :- 22,84,875/7

Stamp Duty :- 137,100/-

AGREEMENT FOR SALE

THIS ARTICALES OF AGREEMENT made at CHIKHLOLI Teluka Amburaath. Dist France; on this 2-8 th day of March 2023

Buikwest.

ी परिताशास्त्रकातार

M/S. SAREE SWAMI SAMARTH ENTERPRISES Through its Partner MR. AJAY MADHUKAR THANEKAR, Age 53 veins, Daving Office As Thanekar Civic, Survey No.133/2 Behind Tharwani Ariana vein No.133/2 Behind Tharwani Ariana vein No.133/2 Behind Tharwani Ariana vein No.133/2 Gaon, Chikhloli, Badlapur (W) Tal. Ambernath, Dist. Thane. Hereinafter called and referred to as the Promoters/ Builders (which expression shall unless if be repugnant to the context or meaning thereof and include the partners or pertner 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

A N D

1)MR/MRS. Pratik Pandit Graikwad Age 27
Year, Occu. Pan Card CFSPG7765R
2)MR/MRS. Vandana Pandit Graikwad
Age 50 Year, Occu. PanCard BHZPG-0721R
3)MR/MRS.
Age Year, Occu. PanCard BHZPG-0721R
3)MR/MRS.
Age Year, Occu. PanCard
Residingati-93 Stadbanth Nagar, Near South Inclian
College Chikblati Jambhut Road Ambernath (W)-421505.
Hereinafter referred to as "The FLAT PURCHASERVS" (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-56K-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 Situated at Village CHIKHLOLL, Taluka - Ambernath Dist - Thane within local limit of Ambernath Municipal Council & Sub Registrar Ulhasnagar-3 at Ambernath.

AND WHEREAS Sale Deed on dt. 27/10/2016 duly registered at the at the Office of Sub-Registrar Ulhasnagar -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, 3) Mr. Ravindra Kanhu Karale, 3) Mr. Sanjay Madhukar Thanekar (As a Purchasers) for land bearing Survey No. 153 Hissa No. I/A(P) Area Admeasuring III-00R-0P Out of Total area admeasuring situated at Villege CHIKHLOLI, Taluka- Ambernath Dist-Thane

Ruikwuf

वंद का दर्शन गणतक्षेत्र

AND WHEREAS Mutation entry no. 1788 certified by Tatathi Saja Morivati. According to the said mutation entry; as per the Release Deed on dated 05/09/2018 doly registered at the office of Sub-Registrar Ulhamagar -3 at serial no. 7184/2018 between Mrs Shree Swami Somarch infraprises. Through his

Partners 1) Mr. Ravindra Kaohu Karale. 2) Mr. Sanjay Madhukar Thanckar (Releaser) and M/S. Shree Swami Samarth Enterprises Through Its Partners 1) Mr. Ajay Madhukar Thanckar 2) Mr. Advait Ajay Thanckar 3) Vatshali Ajay Thanckur (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,Stilk + Seventh Floor,Wing. C Stilk i Fourth Floor,Wing. F-Stilk(P) + Ground Floor(P) + Wing. G-Stilt+ Seventh Floor, Club Flouse — Ground Floor, Residential, Meter Room, Gynt, 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 Register, the said lands more particularly described in the First, Second, Schedule written, thereinafter for the sake of brevity the above land shall be referred as "

The entropy of the 7/12 Extress showing the name of the owner as the Owner of the said

On aND WELLIAS Prinforer Seventified and enjoined upon to construct buildings on the

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 hearing 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 Situated at Village CHIKIILQLI, Taluka - Ambernath Dist - Thane within local limit of Ambernath Municipal Council & Sub Registrar Ulbasnagar-3 at Ambernath.

AND WHEREAS while sanctioning the said Plans, has land 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 5⁴⁴ Floor, Wing B Urbong, complex Known As "THANEKAR CIVIC" (hereinafter referred to as the "SAID COMPLEX") which is to have Carpet area of 2937Sq. Mirs + Exclusive Area 7.15 Sq. Mirs.

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AND WHEREAS the Promoter has entered in a Standard Agreement will an Architects 7 ? registered with the Council of Architects and Sight Agreement is as nor the Agreement Prescribed by the Council of Architects;

AND WHEREAS the Promoter has registered the Project under the project on of the Act with the Real Estate Regulatory Authority at Kokan District from P\$ 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 Agreement's 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 Mis. 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 authoritizated 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 Amexure C-2.

AND WHEREAS the authenticated copies of the plans (Floor Plan) of the Flat agreed to be purchased by the Alloitee, as sanctioned and approved by the local authority have been annexed and marked as Amesure 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 of Company Certificate of the said Building.

AND WHEREAS while sanctioning the seid 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

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completion or occupancy cartificate 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 buildings in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allottment of Blat No. 505 on 550 Ploor, Wing Allothomb situated in the project known is "THANEKAR CIVIC" being constructed in the said Project.

AND WHEREAS the carpet area of the said Flat is 29.3.7 square meters in Exclusive Area 7.1.5. Sq. Mins. 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 appurrenant to the said Flat 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 Elat.

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 assumpting 2.74.875 Rupees. Two Lake Seventy Four Mousemble 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 basance of this sale consideration in the magner hereinafter appearing.

ND WHEREAS undersetion Lands said Act the Promoter is required to execute a said Act the Promoter is required to execut

Dist Hangle inflance with the terms and conditions set out in this Agreement 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 BUThane, of Carpet Area admeasuring 995 sq. Mtrs + Exclusive

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सद्भा प्रांडित व सावाड

	7.15 sq.Mtrs on 5th Floor of complex known as "THANEKAR
_	C" as shown in the Floor plan thereof hereto annexed and marked
Anne:	sures 12 for the consideration of 2.84.878 Rupees Twenty Two lath Eighty four Thousand
11.5	Hundred Seventy Form Ordy
(ii) T	ac Allottoe hereby agrees to purchase from the Promoter and the Promoter
herch	y agrees to sell to the Allottee Flat bearing Nos. 505 situated at
CHIE	CHLOLI for the consideration of Rs. 29,84,875 (Rupees
114	senty 1100 lakh Fighty four Thousand Fight
tlund	red Seventy Live only-
(ii)Th	e Allottee herby agrees to purchase from the promoter and the promoter
herby	agrees to sell to Allottee covered parking spaces bearing No.
Wing	Situated at Ground/Stilt and Emper floor being
Const	ructed in layout for consideration of Rs.
(Rup	ees
*******	Only)
1.815,50.8675	e total aggregate consideration amplifit for the that (Apartment) including
Cover	
	(Rupces
	Oilly
	R. 2.74.875/Rupes Tuzo (ath Seventy four Thousand
	Hundred Seventy Fore, Only 1-
~	Purchaser hereby agrees to pay to that Promotes the balance amount of Rs
	200 ARupres Twenty lath Ten Thousand
	214Only) in the following manner :-
	V '
i.	20% of the total consideration to be paid to the Promoter after the
· .	execution of Agreement.
, ji.	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.
iu.	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.
iv.	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.
v,	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.
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	18 Caumar

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- 10% of the total consideration to be paid to the Promoter on completion of the Sanitary fittings, stancases, lift wells, lighbies upto the floor level of the said Flat.
- vii. 5% of the total consideration to be paid to the Prometer on completion of the HiRs, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paying of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the hullding or wing in which the said Flat's Located.
- viii. 5 % against and at the time of handing over of the passession of the 1 hit (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 Fromoter 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).

The Promoter shall confirm the final carpet area that has been allotted to the Mottee after the construction of the Building is complete and the occupancy confidence is granted by the competent authority, by furnishing details of the charges, if any is the carpet area, subject to a variation cap of three percent. The total fire persublement the carpet area shall be recalculated apon confirmation by the Promoter. If there is any reduction in the carpet area shall be recalculated apon Allottee within forty-live 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 monecary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

- 1(t) 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.
- 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).

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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").

The Promoter hereby declares that the Fluor Space Index available as on date in respect of the project land is \$640, 50 meters only and Promoter has planned to utilize Floor Space Index of 1915 by available of TDR or FSI or Special FSI available on payment of premiums of FSI available as incentive - o FSI by implementing various scheme as mentioned in the percognaction Control Regulation or based on experiation of increased 751 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.

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.

Without prejudice to the right of promoter to charge interest in terms of sunclause 4.1 above, on the Affortee committing default in payment on due date of any amount due and payable by the Affortee 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:

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Provided that, Premeter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the andress 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.

The fixtures and fittings with regard to the flooring and sonitary 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 Λnnexure 'E', annexed hereto.

The Promoter shall give possession of the Flat (Apartment) to the Allottee on before. The day of Apartment) to the Promoter falls or neglects to give possession of the Flat (Apartment) to the Allottee on account of reasons beyond his control and of his eigents by the aforesaid date then the Promoter shall the halfst or neutrant 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

- fi) war, civil commotion or act of God;
- (ii) any notice, order, rule, nodfication 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 dealy 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

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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 fulfilment 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 appropriate the Allottee in writing within 7 days of receiving the according to the Project.

7.2 The Allottee shall take possession of the flat (Argitiment) within 15 day soft - 2
the written notice from the Promoter in the Allottee infimating that the state of the Flats (Apartments) are ready for use and occupance:

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7.3 Failure of Allottee to take Possession of Flats/Sum: (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 Flot(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 Allotter 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 allotee 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 forure.

9. The flat purchaser/ "libtize 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.

 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

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Conspine to be known by such name as the Promoter may decide and for this purpose who from these to time 1.25 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 familial Company and for becoming a mamber, including the byelaws of the proposed Society and duly till 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 Co-operative Societies or the Registrar of Co-operative Societies or 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

Federation/apex bolly for the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation of the report of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation of the region of the Indian of

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 proportionale share life, 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 hill 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 of 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 1.57- 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

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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,

- 1. 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) Department of the Society or Limited Company/Federation/Apex body, 4) Department Water, Electric, and other utility and services connection charges 5) Electrical receiving and Site Station provided in Layout. The legal coats charges including the sessional costs of the Attorney-at-Law/Advocates of the Water in connection with formation of the said Society, or Limited Company. These Body or Federation and for preparing its rules, regulations and the cost of preparing and engrossing the conveyance or assignment of lease.
- 2. 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 layour of the Apex Body or Federation.
- It is agreed by the purchaser that the amenities of Club House, Gymnosium and Garden and other common amenities provided, will be shared by both ie; 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 amexed 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;

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- d. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvas from time to time to complote the development of the project;
- There are no encumbrances upon the project land or the Project except those disclosed in the little report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project occupit 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;

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.

The Promoter tast 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 solling 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 monles, 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 ardinance, order, notification

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(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 inaintain the Flat(Apartment) at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Flat (Apartment) is taken and shall not describe to be done anything in or to the building in which the requirement) as situated which may be against the rules, regulations of the laws or changevalter or make addition in or to the building in which the Flat(Apartment) is situated and the Flat(Apartment) itself or the part thereof will faint the composite of the local authorities, if required.
 - tt. Not to store in the Flat (Apartment) and goods which are of hazardous, combustible or dangerous nature or are so fleavy 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 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 Plat (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 hable for the consequences thereof to the concerned local authority and/or other public authority.
 - Not to demonsh or rause to be demonshed 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

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portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable 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 sirvated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC. Pardis or other structural members in the Flat (Apartment) without the prior written permission of the Promoter and/or the Society or the Limited Company.

- Not to do or pennit to be done any act or thing which may reader void
 or voidable any insurance of the project land and the building is 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 dut, rubbish, rags, garbage or other onuse 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 experiment or giving water, electricity or any other service connection which the Flat (Apartment) is situated.

viii. To bear and gov increase in local taxes, water charges, insurance and such other levies in any Which are imposed by the concerned local authority, and the increase and/or other public authority, on the count of change of user of the Plat (Apartment) by the Allottee for any nuriouses other than for purpose for which it is sold.

- ix. The Allottee shall not let, sub-let, tronsfer, 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 mendments 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

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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 ment thereof to view and
 examine the state and condition their of the state and condition the state and c
- xii. Till a conveyance of the project kind of which the building in which that

 (Apartment) is situated is executed in favour of Apax Boy of 1900

 Federation, the Allottee shall bonning the Promoter and their surveyors ED and agents, with or without working and others and it reasonable times, to enter into and upon the project hand are my 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.
- 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 /Pederation 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 REFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Fremoter 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 Flan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before they executed Sob-Registration as a 51 t beautiful.

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indinated by the Bromoter, If the Allottee(s) fidls 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 thorater, then the Promoter shad serve a notice to the Allottee for rectifying the default, which is not rectified within 15 (lifteen) 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 solid apartment/plut/huilding, 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

Resile transportations for all intents and so agreed by and between the Parties hereto that the project shall contained the obligations arising hereunder in respect of the Project shall containly be applicable to and enforceable against any subsequent afforces of the Intent (Plot), in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and

purposes.

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 Allottek(s) in Project, the same shall be in

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proportion to the carpet area of the [Apartment | Apartment | Apar

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24. FURTHER ASSURANCES

Both Parties agree that they shall exclude sections section of the continuous sections and take such siting actions in additions south:

Instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the statistics 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.

- 6. 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:

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Name of Allottee Vandara Pandit Grakwad

(Allottee's Address) 93, Siddharth Nagar Near South Indian College, Chikhlot, Lambhul Ruad, Ambernah (w) - 421505.

Notified Emzil ID:

MIS. SAIDER SWAMI SAMARTH ENTERPRISES through its Partner MR. AJAY MADRUKAR THANEKAR,

Having Office At:- Thanekar Civic, Survey No.133/2 Behind Tharwani Ariana Neor Vadawali Gaon, Chiltikoli, Badlapur(W) Tat, Ambernath, Dist, Thane. Netified Finall ID: customersory icethanekarcivic@gmail.com

It shall be the duty of the Albitan and the promoter to inform each other of any change in address subjects 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,

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That in case there are loint Allotrees 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.

- Dispute Resolution > Any dispute between parties shall be settled anneably. In case of failure to settled 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.
- GOVERNING LAW That the rights and obligations of the parties under or erising 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, Maharashira; within the local limit of Ambernath Municipal Council bearing Flat No. 505 on 5th Hoor, Wing 3, of Building, Uy barrouf complex known as "THANEKAR CIVIC" which is to have Carpet area of 2937 Sq. Mirs + Exclusive Area 7.15 Sq. Mirs, constructed on Gat No. 133, Hissa No. 2 Area Admeasuring 0H-56R-40P Asst, 1Rs.-83Paise out of total land admeasuring THE P.K. 0H-85R-0P Situated at Village CHIKHLOLI, Taluka - Ambernath Dist-

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And collectively bounded as follo

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: Port of Land Bearing S.No.133

On or towards West : Part of Land Bearing S.No.133/1

: 9 Mtrs wide & 12 Mtrs wide road . On or towards South

On or towards North : Part of Land Bearing S.No.133

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THE SECOND SCHEDULE ANOTHER TO

Proportionate common area and facilities are to the proportionate common area and facilities are to the common area. muin door offer landing on the said floor prome again along with all that the premises in the said property in limited changing area les, to 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 hereinshove 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) MRIMRS. Protik Pandit Graikwad

Pan Card No. CFSPC-7765R

2) MR.MRS. Yandana Pandit (raikwad)

Pan Card No. BHZPG0721R

3) MR/MRS.

Pan Card No.

Robburd



तंपांजा पंडित आग्रकताटु

Witness :-

I. Name : Perolit Azikarul

non- 92 soldbally pages obothers

- trate and the wife !



Sign Find and

2. Name: - Paila . Baikmail

Rate on Addata rague dishiply

RECEIPT

RECEIVED of from the Plat Purchaser / Affortee above general the sum of Rs.

2.74, 8.75 ranges Than Lakh Seventy Food Thousand Fight
Hundred Seventy Firequiry wing manner.

Date	Amount	Cheque	Name of Bank
	***	No./Cash	
30-01-2013	51,000	089756	State Bank of India
			State Bank of India

in Regarding Blat No. 505 on 5th Mar, Wing B of Building Urbano complex known as "THANEKAR CIVIC" which is to have Carpet area of 29.07 Sq. Mtrs + Exclusive Area 1.15 Sq. Mtrs constructed on Gat No. 133, Hissa No. 2 Area Admeasuring 0H-56R-40P Asst. TRs.-83Paise our of total land admeasuring 7H-16R-0P P.K 0H-85R-0P Situated at Village CHIKHLOLI, Tabika - Ambernath Dist -Thane within local limit of Ambernath Viunicipal Council & Sub Registrar Ulhasaugar-3 at Ambernath, being the sum of carnest part payment paid to us as within mentioned.

Rs. 274,875 ==

Lsay Received

M/S. SHIREE SWAMI SAMARTII ENTERPRISES MR. AJAY MADHUKAR THANEKAR,

1. Name: Throthy Andrews of Water 93 Siddhadh na far chikhteli Andrewsthile 1 42 170 5

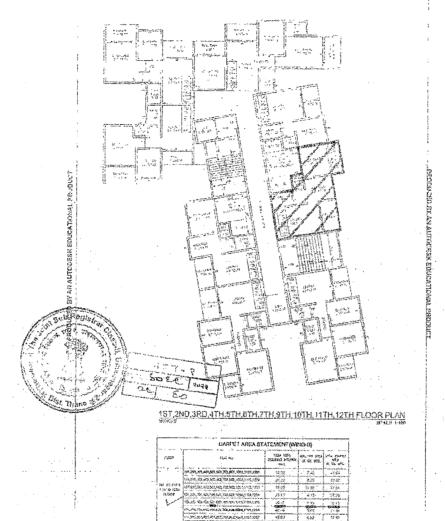
श्राम - १ 3, Gaselini



- Building will be R. C. C. Frame Structure.
- 2. Granite Kitchen Platform with Stainless Steel Sink
- 3. Pull height glazed tiles up to window top level
- 4. Good Quality CP tittings & Sanitary ware
- 5. Distemper paint on internal wall & semi acrylic paint on external wall
- 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. Aliminum 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.

Richwal

वंदना विहित्सामकवाड



РЯОРИСЕВ ВУ АИ AUTODESK EDUCATIONAL PRODUCT

. क्रामाल (miS al) क्रामाल क्या साथ अन्य अस्ति स्वाप्त क्षाम क्षा है क्षामाल (miS al) क्षामाल क्षाम अविका व शवहीव मन्ति तैव बोवशीन असः उक्कर संकर्षाय कर्यन् देशीनव विकास व्यक्ता नीजा मंदिर प्राम्योक्तरीय विवस्ती प्रमानमन्त्रोक । किया वर्तन क्षेत्र क्षेत्रक व्यक्तिक स्थित वर्तन वर्तन है द

. त्रिक्त करातम्बर्ध देख विभए ५.दिष्ट् डायाच्याच द्राज्योत् इत्ताप चिमायदेवय स्थाद विमाय स्थाप अप्टरंभ प्यामक्यक हुन्द्र पर रंज्य मन्त्रम र्वाट एट्स विर्केश किर्विटरं होने विद्यक्षितकानीयन्त्री पर स्वस्तिक क्षर्ना है १५००१/४०/०१ ,९००१४५०/७१ हिलामाना सिकानीस निर्माण क्रिस्ट सामान हिलामान है। १८००१८०० है। इस स्थाना क रहिएट कारक्रानंद विक्रम समाप निदेश स्थितक स्थितक स्थितक अद्याल्यांत्र प्राथनीय क्षित्रमय प्रिवामधी ११ - ५४वींक व्यक्तपृत्ध वनार्यनेन क्षित्रोताः एक्तिन क्रिक्षिक स्टिए स्ट्राट स्ट्र لا عاصل المالتا المالية المراه المالية المراه المالية المراه المراع المراه المراع المراه المراع المراه الم

हमाहार क्षिप्त भागान एरक्षे राप्तानरी स्टिप्ट स्व्याह्मार्थानम्बर एरक्ष्यत्व क्षेत्र प्रत्याव हि विकासक प्रविकार हार्या प्राप्तित आरब्यास यांचलाम बंद केली जाण्याची मारीचा अभिन शासन दांचलाम युरु दस्त्यास जो आदेश देहेल स्वाशादेशान्त क्षेत्रविद्यान होताहरू उपूरा: आर के लाध्ये स्टाहुस्ट मिहर्स कोश्याम क्रिक्स ग्रिम किलेखि कोम प्रतार पित शिव शिव शिव शिव होने २०१०८/६० । अधिक अर्थित १६०० १५०० अधि १९०५ १००५ १००५ अधि से अधिक सिक्स अनुवास

वे. संदर परवासनी क्रीसड-१५ विचानुच्या प्रतिवधात्ताः हवाययोजा संदर्भात राज्य शासान्या दि.१७(०.४/२०२०.

. महिन्नार क्षारम् अधारकार्या त्यारकार्या त्यारकार्य स्थारकार अधारकार . लड्डेर नाम्पप्रक निनाध नाम्मृतः ।। जादकाशक । प्राक्ती

कार्यापनी के क्यामधनी प्रभ्येतार कारमानीक किविद्य बनांत्री पीनाभ्या मीम प्रभी प्रमायक एउसीनान तेशक पानक्ष्याक किएक्ट बार तर्रम् । विनास्क्र विकास अस्त्र १.८.५ व्य प्रधानी श्रोतिशियामधी स्थाप्तर्थ व व्यवस्थी साकायी व्यक्तीत्रप् म्हा १५६ हिन्हें। सन्परीकाम एनके विस्त नेक्स कि नक्सांट दिनके काल । उन्हों व १५६० विके और मानवांट जारी अरही अरह स्थान अरह प्रमुख्य अरह होता होने का भी का भी का है। वह अरह अरह अरह अरह अरह स्थाप अरह ह, कांप्रकाम परकारण हिल्लामा हिल्ला मार्क क्ये याचे हेच असेर, नंतर पुर्वित वर्षाचाठी परक्षमा निर्माणक प्रकारण

. द्वीर कर्म कार्याच्या प्रमास विकास कार्याच कार्याच कार्याच क्षेत्रक १४ व्यवस्थ के ३३११ व्यवस्था

फिल्म में नेरा परने, रिस्तास वाम्हासाडी, यहि शिहीच्या इंपारितीच्या बांचन्त्रम पायत, गताराष्ट्र प्रविधित व मासरवना - कि. कि. कि एसी विभागाद-उत्तीवादं किरक्टू निएंद्र एडफी होगान एकिक्सिय एउंपह न्हेरा नेटसेंद्र मिल्य न्डिस्ट्र प्रकार कि. की. की. क्षाराजः स्रोतिक स्थान सरा साही क्रिक्कि व्याप्त स्थान होताको स्थानित स्थानका नार्यासेयर होसीनेवन १४४७ व कलान ६०८ अन्तर व नधाराक्ष्र आंदेशिक व नार्यरक्श असिन्वर १४६४ व कलान १२ अन्तर मुखेडाने क्षेत्र ५६४०.०० नी.मी. अस्मीहत जोपसम क्षेत्र १५८८४२५७ भी.मी. या मुखंडाचा विकास समारत ार द्वाराहें १६६३ मार स्वीतिक व्यान्त्रकंश अन्त्री स्वितिकायों स्वित विकास प्रशास विभाग अधिवित सन्त्रास हे स्वीतिकाय मेराज जागीगएटम् तमे ग्री-प्रा.आर.जंबाबा, बाखीशायकार, बद्धापूर यांचे गापत प्रादर केलेस अने महामाङ्

. त्रा किस्ट १६ १६०६/६०/६६ औ १५३११६ : केन्रेस

क्षियः स्कृतिकान्ने अध्यक्षियाः स्वापः ।

1500 D.303 शुं,एस:आर.खंबाबत, वास्तुशिल्यकार, बरलापूर् केंत्र मे.राज असमिस्टर्स तके

भागीदार औ. अजय पञ्चल उपोक्स वापेकर व युत्तर दोर क्षित्रं हिन्द्रियाल केंग्र छाईडायाउँ हो होगड कि है।

अंबरनाथ नगर्गमिराम बायोताय,

EE/201269/30/5/55-5905/12/16/16/1917#/1916:16

2 - 30 2 2

अम्प्रिस सम्माप्तवर, अस्प्रमाध



- ४.२ बॉचकामाच्या दिकाणी दिवस्थान येणात्मा प्रार्थेक आनतागांचे वमल गर्देत्या स्थल दानकारक करतो. आउचड्यतान दोन बेळा मर्च व्यानमारांची वैद्यकीय त्यारांची कहर प्रार्थी, त्यारा वर्णे आरोरीक दमल प्रांगात अलेल त्यांचाय धाम करण्याची मुन्त देण्यक यांची आजारी ब्यानवार्यकारी स्वारंप निकारीकारणांची व्यावस्था तथार विद्यांची.
- ४.३ बारकामार्थे जागेवरी गरी टब्झवो एसेच Social Distancing Protocal में क्राटकार ग्रन्स प्रत्य होंने व्यक्ती मध्ये क्रातिकारों अंतर र भीटर देवाने रुग्युंग हरुताराज्ञ वात्र्यण टा मध्य वेपाल ग्रह्मत.
- ७.४ कामगरीनी घेरण्याच्य स्थान्त भूतलेला कारण अनेवा भारक था वापर प्रतिने चिप्यकारक राहेका तहेव मरत्रपुत्रार हालगेले थ अँग्रन परिधान नेत्राता. हारामोले विधान गालण्याचे श्राद्धान.
- ४.५ हाताने चेहरा, डांलं, नाक, तींड बांस रगर्श कर नये.
- ४.६ वांस्कामावर कार्यरत असुणाऱ्या प्रजुरांनी च कृत्य कार्यवरी यांनी एक्टेकार्य भोवाईल फोन, अमाल, पाणी बॉट्टा, कृत्वर ख्लादी वार्का लागर नवेर अथवा ठावाळ, नवेट.
- ४७ ध्रमण्डानीच बाबर करतान शब्धतो सिक्ट पोनचा वातर कराजा. प्रमणध्यनीचा स्थापं प्रवक्ते गेहन्याला टळावा.
- ४.८ कामाध्या ठिकाणी त्या यस्तुंत यर्रवार क्षाति सार्थ डोण्याचा संभव आहे. अस्त नाची उत्ता प्रदेशहरू, सर्व दरकालाचे हैंडल, ताण्याचे मळ, स्वच्यता पूर, अवनार्थ सस्तेच कास्तुत्त्वा स्वयंगत स्वतः केलेले निवासपृत कराविक कास्त्राचित्तर १ % प्रमाणात सीडिल्म सेंग्योक्लीसपुंट अक्लेक्स विशेतकीज्ञान द्यारी अस्त्र करावेच
- ४६ काशगार किमेचारी थांचा जंबणगाव्यी आबच काम संभितंत्रक तसेच आवश्यक तीका हात पुणेसाठी सावण केंडवॉटा, एको व कामा दरम्यान निर्मतृत्वीकरणासकी संभिद्धायज्ञरको व्यवस्था करण्यात वासी केनिक काम संगर्लनंतर लगेच सावण व व्यवस्थ गाण्याने अंबोळ कारणवाच्या स्थाना मर्वाचा ग्राव्यात
- ४.१० बाहेरील व्यक्तींचा प्रवेश टाळण्यासाठी वेरिकेडची व्यवस्था कराची लागेल.
- ४.२१ वा परिपञ्चकान्यये देण्यात आलेली बांध्यक्षम पुरुस्ती परकानगी प्रत व कागगरांच्या प्रवासाच्या परवानगीची प्रतं स्थानिक गोलीस स्टेशनरकडे संसंपीत भाषकान कर्ते थांनी नाम करक्यात.
- ४.९२ सरद बांपकाल पुरस्त्यारी पीरिप्तितीत In Situ कालगारांद्वारे वसण्यात बावे. बारावी साईटबर नेमण्यात आसंत्या कर्मवाल्यां में कालगारांवी वारी संवंभीत ज्यवतंत्र्या आधार कार्टब्बा इंसेन्स्सर भगरपारं वेस एकदाच साइद करण्यात बावी. व स्थानंतर वा कामगारास कांप्रकालया साईटबर नावण चेपनवारक असंता करता सर्वेद्रास्त्रण कर्मचारी जारे इंक्रिनियर्ग पुरस्तावता है थे-का कर राजनीता वा प्रकाश वाधीक्रियानांत्रां या स्थानंत्रां वा प्रकाश कर्मचारी कर्म इंक्रिनियर्ग पुरस्तावता त्याची स्थानंत्रा च्याच प्रकाश क्षाच क्षाच प्रकाश करता वेस्कृत वाधीक्षित क्षाच क्षाच कर्मचारा वाधीक्ष्म कराये क्षाच क्षा
- <u>५.९५ सातनाते स शिकारिकार</u>ीकार्य यांनी यापुरे परित्त केलेले सर्व आदेश आप्रीआपच सदर प्रकल्पाच्या यांचकमास लागु क्रीतीला_र सहराद्याज्ञणार्थी कृता कंटीनमेंट ज्ञान मध्ये समाविष्ट आल्यास बाधकाम सात्काळ वंद कराने.
- ्रक्षप्त काम सुरू आमाना या कार्यालयातर्थे बोधकाम होत अससेस्या जागेवर भेट रेपवात देवेल. मोधाओकराता प्रतिकृतिक मुद्दाने मुद्दाने प्रतिकृति । अध्यक्षत अस्यास एरवानगी निसंबित अपना रह करण्यात थेवेल व संबंधीत क्षित्रालयात् हा अध्यक्ति व्यवस्थायन अधिनियम २००५ मधील कलम ५१ ते ६० अन्वयं भारतीय सावतो। नियंत्रण अधिनियम १८९७ व भारतीय दंड संहिता (४५ ऑफ १८५०) कलम १८८ नुसार दंडनीय कार्यदेशिर सारवाईस यूज राहील बाबी गोर्च प्राती.
- ४.१५ भारत सरकारच्या नियमाप्रपाणे योधकागाच्या दिकाणी काम करणाऱ्या प्रत्येक व्यवसीत लवकरत लवकर लसीकरण करून घेणे वंधनकारक आहे आणि ज्यांचे लसीकरण झालेले आहे, त्यांधेकडून आरटीपीसोआर टेस्टचे निगेटीक टेस्ट रिजल्ट मॉटीफिकेट प्राप्त करून येणे वंधनकारक रहील. स्वरत्ये सर्टिकिकेट हे १५ विवसांकरीता वैध
- नहराष्ट्र शासन् राजाक, महसूल च तन विभाग विजाक ५ जानेनारी, २०१७ रोजीक्यों राजाजातील निषम य तरातुरी आवेदकास /विकासकार कंश्मकारक राष्ट्रतील.
- ५.झ. आपणास सदस्यी परवानमी सुदर्शन को.ऑ.ऑसिंग सोसायटी लि. व्या दिनांक १०/०१/२०-११ रोजीच्या दाखल्याच्या ऑध्न राहन देण्याल येत आहे.
- ६. बांवकाम चालु करण्यापूर्वी (७) दिवस आधी नगरपरिवद कार्यालवास लेखी कलविण्यात यावे.
- ७. ही परवानगी आगल्या मालकीच्या कब्जातील जमीनी व्यक्तिरिवत जर्नानीवर व्यक्तिम अगर विकास करण्यास एक्क देत नाही.
- ८. बांघकाम सोयतच्या मंजूर केलेल्या मकाशा प्रमाणे आणि चालून दिल्लेच्या अटी प्रमाण करता वेद्ल. ओत्याचर्यत वांवयप्रम झाल्यानंतर चास्तुशिल्यकाराचे, मंजूर नकाशा प्रमाणे वांध्यप्रम केल्या वांवतचे प्रमाणपत्रा नगरपरिपदेस सादर करण्यात वांव त्यानंतरन जोत्यावरील वांगकाम करावे.
- ९. भूखंडाचे हडीत मांकळा सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्यही प्रकारचे बांथकाम करू नये.
- बांवकामात कोणत्याती प्रकारचा फेरफार पूर्व परवानमी धेतल्याशिवाय करु नये. तसे केल्याचे आहळून आल्यास सदस्वी योणकाम परवाननी रह आली आसे तस्त्रणयात थेईल.
- ११. इमारतीच्या बांधकामांच्या सुरक्षिततेची हमी (स्ट्रक्चरल सेप्टी) जबाददारी सर्वस्वी आपत्या वास्तुवित्यकार व स्थापल विशास्त्र धांचेवर राष्ट्रील.



- जीवतान संस्थानो रहे सिक्षी असे संसव्यवस्थि देहेरा
- - . मुक्त के अने मांकास मोजनात के मान करता करता करता का निर्माण के के मान हो।
- मान्यांच स्क्रेमाञ्चार अर्थेर व्यवस्था प्राप्त हिन्द्र होत्या होता होता होता होता होता होता है जो होता है । उ
- हा. हे यह समित आपन्या मालकीया राज्याहोल दर्मानी कोहीरिक होनीय बायकाम अपर विकास करण्याम हरक्त देत नाही. . क्रांपना नाजू करज्वादेखें (o) दिनस अली भारपरितद कार्यातासास मेसी क्रम्यिकवात याचे
 - वहुन दुन्दाव दुव शाहे:
- महीति क्रमान्या प्रायमित १८०५/१०/०१ क्या दिवाकी स्थापन स्थापन स्थापन स्थापन स्थापन स्थापन स्थापन स्थापन स्थापन अविदेशम (ब्रह्मारीकारी बेर्यनकारक राहतील:
 - दिगुरार प्र मननी र्जाहराएक इस्त्रीचर्च ४१०५ होन्डिनार २ कोन्डी गासकी तर ध ल्यूनडार, स्थायह मसाए प्रसारक्ष ५
- जह त्यांकारिक देख स्वितिक मान करने हैं है जिस्सा महर प्रतिक महर स्वाप्त हैं है है जिस्सा कर है है है है जिस्सा ७५८५ आशीमीआर म्युक्तिक ज्ञार किताइ एउक्किन ब्रोस्ट ज्याद कार्यक्रिक क्रायम्बर्क विव स्त्रक एउक्कार्यक प्रतास क्राप्तकार स्त्रीत्रक वर्कप्र प्राध्नायक माल विष्कृत क्राप्तकार विविधानम् । प्रतास्थार क्राप्तकार स्थाप
- द्याए प्रदेशकान प्राथिकाव्यक्षित्रके प्राप्त २८१ संस्कृष्ट (०३८१ स्थार १८८) मात्रीस रहे एतिसार व ४१८१ स्परनीयीह एएड्रोरी एरिशाह महिहार केवन ७, है १४ एएड्ड छिएए २००९ एफ्नीडीफ स्मान्यस्ट सिराह स क्रेसाईड्री tilibity to right moores by upone symbles forgues of the proper the proper plane to the
- हारिकविराजीय कोर्थ कामर्थ उसे प्रतिवाद क्रिकेसिंह क्षित्र मान्यवाद कीर्मायक्षीय कि व्यवस्था वर्ष मान 🗆 🗴 🛪 . क्राप्त के इस अस्त्रात मान्यात क्राप्त होने केल स्वाहिक द्वारकार वासकार अस्त्र कर्म क्राप्त केल स्वाहिक स्वाह
- ए ४३ र अस्तानाने व जिल्लारिकारी, हाथे वसने वापूर्व केए इंदिल केए किए के पार्ट केल जिल्ला के किल्लार के जिल्लार . ज़िल प्राप्त क्रियम प्रजामको मिश्राद ज़िल्डक काम्यान म रुद्देन काम्प्रक क्र काल्का मेलने लिखें किये विम्नाकाम महत्त्व प्रसार भारत होते स्थान कि स्थान कि स्थान कि स्थान कि स्थान कि स्थान स्थान कि स्थान स्थान कि स छ विद्यालाहरू होति। यह उन्हरीत विद्यालकार्यक क्लिक विद्यालकार्यक कि विद्यालकार होते विद्यालकार
- दिश्य विश्वेमामक्रियार किये मार्च क्रम सन्दर्भ में आद्रायकार्य अभिवाद स्थापिक हमन् न्याना यात्री व त्याना मा नामाम्या मार्थानाच्या सार्थानाच्या व विद्या वार्याच्या व विद्या विद्याप्त क्ष्म कान्निक प्रदेशनेत्राप्त नामानाने विकास क्षेत्रक प्राथम कान्निकार क्षेत्रक दिवा क्षित्रक प्राथम । विकास कान्यक विकास क्षेत्रक विकास कान्यक का ४.११ . सदर बायकाम कुल्लाहो प्रिरियमीत In Situ क्रामगाहिते व्हाण्यका भाव भावनात
- , हाएकारक प्रमुष्ट किया प्रिकासिक प्रकार है कार है अपने स्थाप किया है कि स्थापन स्यापन स्थापन स्यापन स्थापन हार विशिन्ताहार एकाप्राक्षा क्रियोगामान ह हार रिप्तानाए हिस्सू पहलांक क्रिकार छाएपई डेब्स्काटणीए ए 💎 🤧 ४
 - . रुर्गमञ् क्षित्रक प्रमञ्जय किरुक्तीर्वे क्षिप्रायणकाड एर्वम क्षित्रक रुत्रीतील 💎 ०१.४ अनुन सानात न स्थल तीतवान वाताच्य व्यवताच्या भैतनी तिवाना साववानः
- क्रान्तिकांत्र मान्न म्होन्द्रै क्षिण काष्रकार विश्वयक्षकारिको शिक्षाण्यक्षिकोर्वन सारक्ष्य विवासी हिल्ला सारक
- क्रिया दिवासके मात्र क्षेत्रक क्षेत्रकार क्षेत्र प्रकासिक मान क्षेत्र हिंगावर्थ प्राप्त क्षेत्रक साम १.४
- दरवांचार हेड्स, पण्याचे नक्ष, स्वच्यता गृह, अवचार तथेच खापुरत्या स्वक्पत तथार केलेने निवासमूह स्वाधिक कम जार्राष्ट्री कि किया । विश्व किया है कि किया कि किया है किया है कि किया है किया है
 - ४.७ छाम्यस्य होता अस्तान अस्तान हेन्यस् हेन्यस् हेन्यस् हेन्यस् होताः अनुस्रस्य होताः अस्ताना वृद्धाः त्रीयन, कुमारा विषय कोम कोम कामा विषय होगा ,गाउँ वि
- The principle for the control of the Fig. 50.50 From Postas and I hand the Market of the Market of the Same of the
- - विनायप्रक्रामित्राज्ञे रत्तेच्यः विमान्नामामाक निर्मावाहः विनार निरम्भ विनायप्रका मान व्यानीय निर्मार
- जिएए । । अपन्न क्रिक्रिय क्रिक्र विक्र क्रिक्र क्र क्ष्राप्त क्ष्राक्षमध्ये विद्रक मिक्स लोग क्षेत्रातमक कर्रिय क्षिनावर ताप्रमात्रको विगल्ही प्रवामाक्ष्यांत्र ६ ४

- १३. बांभ्याम चाल् करम्पपूर्वी :गार भूमान्त ऑफ्कारी/भूमि अभिलेख खाल्यकडून जागेणी आद्यणी करम पंग्यात वार्वी आगि तक्षा ताडला नगरपरिषदेकडे स्मर केल्यानंतर बांधकार मुठ करात्रे.
- १४. नकाशात दार्खावलेल्या भाळवंच्या संख्येमध्ये ह्र नियोजनान्य्ये पूर्व वरवाननी शियाय वरण वारु नये.
- १५. त्योन झाएतीस भंबूद ककारो प्रमाणे सेप्टीक टेक पाहिले व रहिसास मिनिय काळात पाठळाचा मलिन्सारण मिलिकेन स्टाक्चिन नगरपरिषद अभियंता यांचे परधानगीने जोडगे आसम्यक पाहील सेप्टीक टेक कमीत कमी ५० कृट अंतरावर असणे आतरथक आहे.
- १६. स्तंत्रगाण्याचे च मार्गळ्याचे पार्का नमस्परिषदेच्या गरारीस स्वत्वचीनं नगरपरिपर अभिवंता यांचे पसंतीत्माणे सांडाधे लागेत्व. सांड्याच्याच्या बाक्सीत क्लान्तरसारण विमागाचे प्रमाणस्या असल्यात्रिच्या यारर परचाना रोज्यात येणार नारी.
- १७. बांपकामाच्या वेळी निरुपयोगी माल (मटेरियल) नगरपरिषद संगेल ला ठिकाणी स्वख्वधीने वाहून टाकाल पारिजे.
- अंककामण्या सभीवताली सोडल्ल्या खुल्या अगित कातिकामी १) मशीक २) गुलबीहर, २) निर्लारिरी, ४) कांण इ.घेकी एकुण दहा झाडे लावून त्यांची जोगाराना केली गहिले तसेच संज्या अस्तित्यात असलेली झाडे तीडण्यापूर्वी परवानगी घेणे वधनकारण अगेते.
- १९. नव्यसात दाखिक्याप्रेनाणे चांचळामाया वागर पत्रत रिवास वागरासाठी उपयोग वासाम
- नागरी जमीन कमाल मर्कारा अधिनयम १९७६ मधील तरतुरी प्रमाण जांगा वामीत होत असल्याम त्याची सर्वस्थी जनव्यारी अधिलय राहीत.
- ९५ नागेतुन किया जाने ज्यळ्न अतिदाव तिदृहताहिनी जात असत्यास योधकाम फरण्यापूर्वी संबंधीत खत्याकडून ना हरञ्जत े पदाखला घेतला पहिले
- २३: जुमा महामार्ग किया रेल्वे मार्गास समुख लागून किया जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापूर्वी ना
- ्रविध्वास सुद्धा निकास पुरात विद्धा जाएका येक्वाच्या मार्गाची जवावदारी संपूर्णण्ये आपलेकडे स्त्रील. बांधकाम परवानमा निकास सुद्धा सुक्ता पुरात विद्धा अस्त्रीत्वाच स्था रहताचे काम नगरपरिषयेच्या सोबीप्रमाणे व प्राधान्यतेप्रमाणे केले जाईल तथा रस्ता शुरू मर्पाद्धी आस्त्रिकेट्ट जाण्या पृथ्याच्या मार्गाची जवाबदारी संपूर्णपणे आपलेकडे सहोल.
- २४. जागेत जुने माडेकठ असल्यास स्याच्या यावत योग्य ती व्यवस्था करावयाची जवावदारी मालकाची राहील व मालक पाडेकठ पानच्ये काही याद असल्यास किंवा निर्माण आल्यास त्याचे नियारण मालकाचे यरणे आवश्यक राहील व त्यावावतीत
- रू. सरर जागेतृन पाण्याचा नैसर्गिक निचरा होत असल्यात तो इकडील परंजनांगी शिवाध नळवू अथवा बंद करू नये. हु. पूरर प्रकारणी चुकीची अपूर्ण माहिसी विंक्ती असल्यास सरर बांधकाम परवानांगे रह करणेत येहेल.
- २० अदर <u>जानेत वितीर असल्यास इकडील पर</u>प्रामणी शिवास वृज्ञवू नये.
- ९८ नामकीम पूर्च इसरनार्द्धिपायार्द्ध वाण्याचे कृतंत्रतन संस्क्रण्यानारीता स्तरपरिषदेवर जवानवारी राहणार नाही किया विण्याच्या ही | पोष्पुरस्का समस्योत्त्वर इसी वर्षम् सुबद्ध
- ुर्र भीपनी जाक संत्रप्रनरिक्षामण्डिरराज्य ०६/८९३६/२३ दि ११/०७/२०१९ सम्यवे वायकाम परवानगी रेण्यात आलीली
- ्रियोधिय प्रविद्याला पाण्याचा निचरा होणेकतीता नगरमियदेच्या गटारास जोडचेकाटी पक्क्या स्वरूपायी गटार बांधावीत. १९. कांधकगासाठी य पिण्याच्या पाण्यासाठी नळाचे कनेवरान फिळणार नाही. त्यासाठी बोआसेक्सचे काम कराचे तानेक.
- ३२. भखंडासमोरील रस्ता प्रक्रमा स्वरूपात गरारासह तयार वेद्रयाखेरीज वापर परवारा मिळणार नाही.
- ३३. मंतूर नकाशनुसार सांचकाम न करणे तसेच विकास निवंत्राण नियमावतीनुसार आहारच त्या परवानाया न पेता बांककाम / व्यापर करणे महाराष्ट्र प्रावेशिक व मगररचना अधिनेत्रमाचे कलम ५२ अनुसार दरहलपात्र गुन्हा आहे.स्यासाठी जास्तीत जास्त ३ वर्षे केंद्र च रू.५०००/- वंड होऊ शंकतो.
- ३४. इमारतीच्या मोकळ्या आवारात कवत कुंडीची व्यवस्था करावी.
- ३५. मेजूर नकाशाबायत जागेवर प्रारंभ प्रमाण पत्राचा क्रमांकादिनांक आणि इतर मोहिती लिहन फलक लावाबाः
- ३६. मुळमुखस्यार पत्र धारक /भाडेकर /माळेशारक/मुळ मालक योच्यात फाही बार निर्मण झाल्यास त्याची सर्वस्थी जनावरारी बारतुशिल्यकार /मिकारकर्ता गांचेयर रातील.
- ३७. विस्थाधिन जागेलरील बांधकाम करतांना आय.एस.११२०-१९९३ मुकाररोधक आर.णे.सी.डिझाईननुसार घटकांचे नियोजन आहतांग्राप्त नोंदणीकृत स्ट्रमचरल ग्रॅंजिनिकर, पांचेकड्ना करून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे अंधकाम पूर्ण करणे अर्वदार्यीकासकतो ग्रांचेकर संध्यकारक सहीत.
- ३८. महाराष्ट्र प्रारेशिक व नगररचना अधिनयार १९६६ चे कलम १५६(३) नुसार पूंबई महानगर प्रदेश विकास प्रायिकरणाने प्रदान केलेल्या विकास निवंत्राण व जमीन वापर या वाधतचे अधिकरास अधीन राहन है. परवानगी रेण्यात येत आहे.
- ३९. गर भुखंडाचे क्षेत्र फळात व हृद्दो सध्ये फरक आउळल्यास सुधारीत गरवाननी घेणे वंधनकारक राहील.
- ४०. सदरहू बायकाम परवानगी जांतर्गताचा भुखंड एकत्रित क्षेत्रगाँकी असल्याने एकुण क्षेत्रप्रमाणे ठवीति क्षेत्रामध्ये लागू तस्तृतीनुसार खुली जागा प्रस्तानित करणे आवश्यक राहील.





भूत मानवा संस्था स्थापन क्षिति होता स्थापन क्षित स्थापन स्यापन स्थापन स्यापन स्थापन स

४, अरवेस: भन्तना व प्रमंक्त विमा मध्रे कावर एक्स्ट्रीरिवशर् ब्रस्तावे.

अर. इमारतीव्या होम्सेटमच्ये हो स्मेल्यूम प्रमुख सिस्टमची मापर वरण्यात यात्र

. क्रीय १५००१क नेक्रमें उकारांत्र उकारक नामुन्यकारक १७७,४३१ मिनिकार (१८)

४८ उराह १ इसम्बर्ट रिमान मुक्क तब्दक्षीनक तमाए पिएंह एराक्न्य सम्बन्धित हो मानासीक्रमार्थ विमायन हाना २४

क्षित्रान्तरमार तरमङ् त्रोकार ३१११ मधनीशीर प्रकार मिलायाम्बर प्राप्तात महिल्ला प्राप्त व कामार आमूनायोगी नागार अन ार्रहेश, कामकानके प्राणमाठ मिट्ट प्रस्तान देखा मात्राम है निर्माण है । ४८ एटनेनेक्स विकास निर्दाण व प्रोत्सार मेस्समान्तीयो तस्तुदी नृहार इमारतीयो उसी १४.०० मी.पेहा जारत असरयास,

.ाजुर्डोर ज्ञायानामार ३५ सिम्बान्त्राय भूरवास्र उत्पर्ध १६१वेश समस्यास्य १० विवस्ताच्या ज्यात् भएवं ज्याच्यास्य संदर्भारतः ११६५४ त्राच्या भिर्मात्

मांकित महरवानी कावण स्थानी चवताथा करावी व रेसा नवाशामध्ये जामा निवित्या सरम उसकार्य हर्याचारे. सहाच $n_{\mu\nu}$ क त्रमुर श्लीतः त्रर्गतः १८०५ स्तर्भतिः सप्ताप् स्थाप्तः प्राप्तः श्रिम्तः स्त्रिः स्त्राप्तः ।

. क्रीहर कम्प्रकापक पिएक क्रामानाह ज्ञाएकका एकपार आकेंक्टी क्रियनक क्रीहर नगरक क्राफ नगरक प्रमान नम ३४ नीतर शाय्यक मिन्दिश्रां से अवस्था अस्ति स्वायन स्वायन स्वायन स्वायन स्वायन स्वायन स्वायन स्वायन स्व

माध्यक्षे मुख्य प्रकार क्षांत्रीम विक्रिमोर्गिष विक्षांभाषपाल पाकर्जाव विष्यव्हें विक्षांत्र क्षांत्रक रहे व्याप्त है है

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अ९०६ क्षांभिक्ष हे कोमझे विवास के कामझ स्थापक स्थापक है। इस है के स्थापक स्थापक है। इस है है है है है है है है

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KIRAN B. BANOTE

ADVOCATE HIGH COURT

No. 9324639187 Office No. 95251-2699069

Office at: Trinurti Apartment, First Floor, Near Karuavat Class, Opp-Maruti Temple, Gaudhi Chowk Kutgoon Bailapur (E) 7al- Ambernath Dist-Thane, 421 503

E-nial 1d - Siranhanout/2@pmail.com

Ref.

Date: 21/06/2021

387-2

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TITLE CERTIFICATE

To,

M/S. SHREE SWAMI SAMARTH ENTERPRISES

Through Its Partners

. I) MR. AJAY MADHUKAR THANEK TI

2) MR. ADVAIT AJAY THANEKAR 3) MRS. VAISHALI AJAY THANEKAI

Having Office At:- Mahalaxmi Arcade, Staffer Rigida

Kulgaon, Badlapor (E), Tal. Ambernath, Dist. Thane.

DISCRIPTION OF PROPERTY:

Land Bearing Gat No. 133, Itissa No. 2 Subject to Title of Area Admeasuring 0H-56R-40P Asst. 1Rs.-S1Paise 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 CRIKHLOLI, Taluka - Ambernath Dist - Thane within local limit of Ambernath Municipal Council & Sub Registrar Lihasnagar-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 Ital Area Admeasuring 8H-01R-00P Asat 23Rs. 24 Paise in the name of 1) Ravindra Kanhu Kerale (For Area Admeasuring 0H-80R-0P), 2) M/s Tharvani Realty Through Its Proprietor (For Area Admeasuring 0H-40R-0P).
3) Jyot. Prakash Bhoir. Surej Prakash Bhoir. Kiran Prakash Bhoir, 4) Roshani Prakash Bhoir (For Area Admeasuring 3H-51R-0P P.K. 0H-85R-0P),5) Mangala Prabbakar Choudhari (For Area Admeasuring 0H-20R-0P), 6) Siree Mahalaxori Builder and developers Through its Partner Sangappa Basatraj Sajjan. (For Area Admeasuring 0H-57R-0P), 7) Shree Mahalaxori Associates Through Its Partner Triguninatayan Yadonoth Tripathi, (For Area Admeasuring 0H-20R-0P), 8) Vijaykumar devehand Patil (For Area Admeasuring 0H-20R-0P), 9) Shree Mahalaxori Builder and developers Through Its Partner Sangappa Basatraj Sajjan & Nitin Harishchandra Bhoir (For Area Admeasuring 0H-39R-0P), 10) M/s.

- E39V

SHREE SWAMI SAMARTH ENTERPRISES—Through its Perinors I) Mr. Ajay Madhukar Thanekar 2) Mr. Advalt Ajay Thonekar 3) Mrs. Vaishali Ajay Thanekar (For Area Admeasuring 0H-56R-40P) and 11) Mrs. THANEKAR CONSTRUCTION COMPANY I) Mrs. AJAY MADULLKAR (HANEKAR, F) MRS. VAISHALLAJAY THANEKAR, (For Tria Admeasuring 0H-43R-60P).

- 2) Read Mutation entry no. 124 certified by Fatath Saja Ambernath on di. 13/05/1942. Partition Deed has been made between 15 Shri. Bhagwan Prabhakar Oak 2) Son, indirabai Bhagwan Oak 3) Shri. Vidyasagar Bhagwan Oak 4) Shri. Vidyasagar Bhagwan Oak 4) Shri. Vidyasagar Bhagwan Oak 60 Oardian no. 2 on dtd. 23/10/1948. & 08/11/1948 in respect of said land and other land mentioned in the said entry and the said fand therefore the land bearing Survey No. 128/1 same to the share of Shri. Vidyananad Bhagwan Oak by partition.
- 3) Read Mutation entry no. 249, certified by Talathi Saja Ambernath, according to the said mutation entry. The Land Owner i.e Mr. Vidhyasagar Bhagwan Oak has said 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 Shineteen Only).

Read Mutation entry no. 250, certified by Talathi Saja Ambernath, egypting to the said invitation entry. The Land Owner i.e. Mr. Vidhyasagar hugiwat Dak has soft the mark to Mr. Vithal Daji Bhoir by Sale Deed dated 10 1965 to constitue on 18.4,419/- (Rupees Four Thousand four Hundred Section Only).

- Read Mutation Entry No. 586 certified by Circle Officer Ambernath. The esaid 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/1135 dtd. 20/10/1973 the some land of Village Chikhloli 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 Namdev Laxman Bhoir. Abhimanyu Laxman Bhoir. Krishna Laxman Bhoir, Prakash Laxman Bhoir. And therefore the family property had distributed to Namdev 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 muted in the name of Mr. Prakash Laxman Bhoir

-Conl

B.A.L., B. ADVOCATE HIGH COURT

Mobile No. 9324639187 Office No. 95251-2694869

Office al: Trimurti Apartment, Pirst Floor, Near Karnavat Class, Opp.Maruti Temple, Gaudhi Chowk Kulguon Badlapur (E) Tal-Ambernath Dist Thate. 421 503 E-mail (d :- Isrambanate 1240 mill coin

Ref.

Se 21/06/2021

8) Read Mutation entry no. 859 certified by Talathi Saja Ambernath-on-did 25/11/1997. According to said mutation chirk, V. Mr. Nitin Ramchandra Shette, 2) Mr. Ramchandra Pandharinath Shette, 3) Mr. Navarandri Ramchandra Shette area admeasuring 08. 40R-07 Assia 015 58 Palse have putchased the said land bearing Survey No. 133 Hissa No. 27A from Mr. Prakash Lakshuman Bhoir by Sale Deed on dated 10/09/1917 for the consideration amount of Rs. 1,16,000/- (Rupees One Lakh Sixteen Thousand only). And 1) Mr. Nitin Ramchandra Shette, 2) Mr. Ramchandra Pandharinath Shette, 3) Mr. Narendra Ramchandra Shette, 4) Mr. Navin Ramchandra Shette 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 Prabhakr Chaudhary 2) Shri Digambar Dhanjay Chaudhary 3) Shri Purushotan Laksham 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. 6Rs. 87 Paise the said land bearing Survey No. i33 Hissa No. 2/A for the consideration amount of Rs. 1,49,000/- (Rupees One Lakh Fourty Thousand only). AND 1) Mrs. Mongala Prabhaku Chaudhary 2) Shri Digambar Dhanjay Chaudhary 3) Shri Purushotam Laksham Rupe 4)Shri Devchatidra Tukaram Patil hence the name of have carried out on 7/12 extract of the said land as owner
- 10) Read Mutation curry 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. 0Rs.- 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. 0Rs.- 58 Paise, hence to rectify the said mistake without consideration and Rectify and correct survey no. 133 Hissa no. 1 A and hence according to the said without consideration. Rectification of Sale Deed the name of Mr. Ramchandra Pandharinath Shote and Other 3 was stood mated on the 7/12 extract of the said land as Owners.

- 11) Read Mutation entry no. 890 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 Namdov Ayrekar Daughter
 - 2 Ratna Ramchandra Ayrekar -Daughter
 - 3. Ramesh 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

Read Mutation entry no. 946 certified by Circle Office Ambernath on Ad 0.047.0032 According service said mutation entry, owner of the said land i.e. Yung Daji Bhojr have expired on dated 16/05/1999 and he leaving behind his

System was Brogs are expired of dated 10.00/1999 and he leaving des following lead heits:

Dhupada Vitthal Bhoir (Expired)

- 1. Harichandra Vital Bhoir -Son
- 2: Tulsiram Vital Bhoir Scu
- 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 Officer Ambernath on did.14/08/2007. As per the mutation entry case filed at sub divisional Ullianagar bearing No.RTS NO. 23/2003 on dated 28/05/2004, declared regarding Vithal 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 Danghter
 - 4. Shalik Vittal Bhoir Son
 - 5. Vashadev Vittal Bhoir -Son
 - 6. Nirmala Namdey Ayrekar Daughter

- Coll

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

Mobile No. 9324639187 Office No. 95251-2699069

Office at: Trimurii Apartment, First Floor, Near Karnavat Class, Opp.Maruti Temple, Gandhi Chowk Kulgaon Badlepur (E) Tal-Ambiernath Dist-Tuane, 421 505 E-toali ld: -kiranbanci 12@mail.tech.

Ref.

Date: 21/06/2021

7. Ratna Rumchandra Ayrekar - Dangling Registra.

8. Rumash Vittal Bhoir - Son

9. Thakubai Vittal Bhoir - Dingling 10. Sangesta Vittal Bhoir - Dingling 11. Datta Vittal Bhoir - Son

And hence the above legal heirs stood multipled in the Tepercont rights of the 7/12 extract.

- 14) Mutation Entry No. 992 certified by Circle Officer Ambernath, according to the said inutation entry, 1) Haristichandra Vitthal Bhoir, 2) Tulshiram Vitthal Bhoir, 3) Shalik Vitthal Bhoir, 4) Vasudev Vitthal Bhoir, 5) Vatsala Ankush Patil as Plaintiffs have filed suit against 1) Ramesh Vitthal Bhoir, 2) Nirmala Namdev Anyrekar, 3) Ratumala Ramchandra Anyrekar, 4) Thakubai Vitthal Bhoir, 5) Datta Vitthal Bhoir, 6)Sangita Namdev Gariesh before Hon'ble Civil Judge J.D., at Ulhasnagar for partition of the land bearing Survey No. & Rissa No. 122/2, 123, 133/1P. As sertlement took place between plaintiffs & defendants. Therefore, as per Order did. 22/03/2005 the name of defendant i.e. 1) Ramesh Vitthal Bhoir, 2) Nirmala Namdev Anyrekar, 3) Ratumala Ramehandra Anyrekar 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. Rayindra Kanhu Kurale have purchased the said land hearing Survey No. 133 Hissa No. 1/A Area Admeasuring 1H-00R-00P from Thakubai Vittal Bhoir, Sangeeta Vittal Bhoir, Datta Vittal Bhoir by Sale Deed on dated 03/02/2009, duly registered at the office of Sub-Registrar Ulhasnagar 3 by serial no 913/2009, for the consideration emount of Rs. 33,00,000/- (Rupees Thirty Three Lalds only). And hence the name of Mr. Rayindra Kanhu Karale, carried out on 7/12 extract of the said land as owner
- 16) Read Mutation Entry No. 1127 certified by Circle Office Ambernath. According to the said annexion entry, Co-owner of the said land i.e. Prakash. Laxman Bhoir have expired on dated 03/08/2003 and he leaving behind his following legal neits:

-- (35)

- i) Iyoti Prakash Bhoir Wife
- 2) Surai Prakash Bhoir -- Son
- 3) Kiran Prakash Bhoir Son
- 4) Rosbani Prakash Bitoir Daughte.

And hence the above legal 0 beins stood intitated in the record of rights of the 7/12 extract.

- 17) Read Mutation Entry No. 1343 certified by Circle Officer Ambornath. According to said mutation entry, the Dist, Collector passed an order for the said land area admeasuring. 12000 Sq. Mitrs was converted into Non-Agriculture virile. Order No. Rev.K-1/T- 1/NAP/SR/192/2011 situated at Mouje Chikhloli, Tal-Ambornath Dist, Thane.
- 18) Read Agreement For Sale (Sathe Karar) on dt. 27/12/2011 duly registered at the at the Office of Sub-Registrar Ulhasnogar -3 at serial no. 0623/2011 between t) Smr Jyoti Prakash Bhoir, 2) Mr. Suraj Prakash Bhoir, 3) Mr. Kiran Prakash Bhoir, 4) Reshani Prakash Bhoir, (As a Vendors) & Mr. Ashok Bala Ragilling (As a Confirming Party) & M/s Shice Swami Samarth Enterprises Through The Party of the Ashok Bala Ragilling (As a Confirming Party) & M/s Shice Swami Samarth Enterprises Through The Party of the Ashok Bala Ragilling (As a Confirming Party) & Mr. Sanjay Madhakar Thanekas (As a Purchasers) for fauld bearing Survey No Hissa No. 1/A(P) And Adaptasa in the GCR-OP Ont of Total area admissioning Street of Street Confirming Party of Thanks.

The Action of Attorney on the 27/12/2011 duly registered at the at the Office of Sub-Registrar Ulhasnagar -3 at serial no. 6627/2011 between 1) Smi Jyoti Prakash Bhoir, 2) Mr. Suraj Prakash Bhoir, 1) Mr. Kiran Prakash Bhoir, 4) Roshani Prakash Bhoir, 5) Mr. Ashok Balu Dayre (As a Principal) M/s Shree Swami Samarth Enterprises Through Its Partners 1) Mt. Ajay Madhukar Tharekar, 2) Mr. Ravindra Kanlır 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 1H-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 Ambernata on dtd 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/AArea 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 Ulhasnagar - 3 by serial no 4975/2012, for the consideration amount of Rs. 2,15,00,000/- And hence the name of M/s Tharvani

- GN

KIRAN B. FANOTE B.A.LL, B.

ADVOCATE HIGH COURT

Mothie No. 9324639167 Office No. 95281-2699069

Office at: Trimurti Apartment, First Floor, Near Karnavat Class, Opp.Maruti Tempfe, Gandhi Chowk Kulgaon Badlapur (R) Tal- Ambernath Ditt-Thane. 421 503

E-mail 1d :- Kiranbanntel (20gmall.com)

Ref.

Date: - 21/06/2021

realty Sole proprietor Through Sole proprietor 351 Hardas Tharvani have carried out on 7/12 extract of the said land as owners 3

5 E 80 E P 2004

21) Read Mutation entry no. 1421 certified by Circle Officer A did 14/05/2013. According to said mutation carry, (4) Blamay Pundalik Bramhane, 2) Dr. Harish Nijamsingh Shrivarti, 3) Schille Africa Najgolkar, 4) Sadhana Suresh Shimpi, 5) Devghar Baghinath Dive, 6) Rekha Motiram Bhatia, 7) Smita Nandkumar Falke, 8)Sindhu Balkrushna Gioge, 9) Vijaya Pradip Yakmi, 10) Yijay Amnutlal Pawar, 11) Narendra B. jadhay, 12) Alaknanda Bhure, 13) Mahipalsingh Gangasing Rajkumar, 14) Dr. Jagdish G Pawar, 15) Jaywant Baburao Shimpi have purchased the said land hearing 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 Sul-Registrar Ulhasnagar - 3 by serial no 888/1999, for the consideration amount of Rs. 1,50,000/-. And hence the name of 1) Bhimray Pundelik Bramhane, 2) Dr. Harish Nijamsingh Shrivarti, 3) Sunita Arjun Najgolkar, 4) Sadhana Suresh Shimpi, 5) Devghar Baghinath Dive, 6) Rekha Mouram Bhatia, 7) Smita Nandkumar Falke, 8)Sindhu Balkrushna Ghoge, 9) Vijaya Pradio Yakmi, 10) Vijay Amrudal Pawar, 11) Narendra B. jadhay, 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 Mhatre, 2) Sachin Harishchandra Bhour have purchased the said land bearing Gat No. 153 Hissa No. 1/A from () Bhimray Pundahik Bramhane, 2) Sunita Arjun Najgolkar, 3) Sadhana Suresh Shimpi, 4) Devghar Baghinath Dive, 5) Rekha Motiram Bhatia, 6) Smita Nandkumar Falke, 7) Vijaya Pradip Yakmi, 8) Vijay Amrutlai Pewar, 9) Narendra B. tadhav, 10) Alaknanda Bhure, 11) Jagdish J. Pawar 12) Jagwam Bahurao Shimpi by Sale Deed on dated 20/06/2013, duly registered at the office of Sub-Registrar Ulhusnagar - 3 by serial no 3707/2013, for the consideration a mount of Rs. 45,44,000/- And hence the name of 1) Tukaram

Barky Mhaire, 2) Sachin Harishchaudra Bheir have ennied out on 7/12 extract of the said land as owners.

- 20) Read Mutation entry no. 1488 certified by Circle Officer Ambernath on did 21/01/2014. According to said mutation entry. A per the will on did 15/09/2006 of Purusnottain Laxman Supe he bequeath the said properly Gat No. 133 Hissa No. 1/A (P) Area Admeasuring 0H-20R-0P to his son Nerendra Purushottam Supe by registered will dated 15/03/2006 registered bearing no 4578/2006 therefore the said property is mutated on blacendra Purushouata Supe as a owner.
- 24) Rend Mutation entry no. 1616 certified by Circle Officer Ambarouth on did 05/07/1916. According to said northton entry. Shri Mahalaxmi Builders at di Developers Through La Partner Sangappa Basavariaj Sajjan have purchased the said land bearing Gat No. 133 Hissa No. 1/A/1 Area Admeasuring DH-37R-CP 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 =50.24 no 1560/2016, for the consideration amount of Rs. 2,25,00,000/- And hence

South Report of , Shri. Mahalaxmi Builders and Developers Through Its Pariner Surgarya Basavanraj Sajjan have carried out on 7/12 extract of the said land as

3 Read Minister Source Ma 161 certified by Circle Office Ambernata.

that the Shrivatt have expired on dated 29/06/2008 and he leaving hehind his fellowing legal heirs:

- 1) Kiran Harish Shrivetri 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 Ambernath on dated 24/08/2016. According to the said mutation entry, by utilizing E-Mutation Project under edit modul by virtue of Government Gazzete No. रा. भू. अ. / प्र.क्रं. १८०/ল-१, dated 07/05/2016, for comparing Handwritten and Computerized Revenue Record exactly, the Tahsildar Prashant Gangat 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 Chikhloli,
- 27) Read Mutation entry no. 1634 certified by Circle Officer Ambernath on did 06/12/2016. According to said mutation entry, Shree Mahniaxmi Associates Through Its Partner Triguninarayan Yadunath Tripathi have purchased the said

KIRAN B. BANOTE B.A.LL, B.

ADVOCATE HIGH COURT

Mabile No. 9324639187 Office No. 95251-2699869

Office art- Trinucti Apartment, First Floor, Near Kurnavat Class, Opp.Maruni Temple, Gandhi Chowk Kulgaon Badlapur (E) Tal- Ambernath Dist-Thane, 421 503

E-mail dt - kjumphrate (22)gmnil (co.)

Ref.

Date:- 21/06/2021

.. 9 ..

land bearing Gat No. 133 Hissa No. 1/A/1 Area Admeasuring 800 Sq. Mirs from

1) Sindhu Balkrushna Ghoge, Kiran Harish Son accordance Harish Shrivati,

Manipalsingh Gangasingh Rajkumar by Since Dect. on January 21/09/2013 duly
registered at the office of Sub-Registrar Ultuspingar (3 by serial no 2306 for the consideration amount of Rs. 80,00,001/L. And hence the name of shreet of San Mahalaxmi Associates Through Its Partier Triguminary on Yadusam Tripani)

bave carried on on 7/12 extract of the said Bushas owner.

- 28) Read Sale Deed on dt. 27/10/2016 duly registered-ar-the it the Office of Sub-Registrar Officianager 3 at serial no. 10658/2016 between 1) Smt. Tyoti Ptakash 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 Pertners 1) Mr. Ajay Madhukar Thanekar, 2) Mr. Ravindra Kanhu Karale, 3) Mr. Sanjay Madhukar Thonekar (As a Purchasors) for land bearing Survey No. 133 Hissa No. 1/A(P) Area Admeasuring 1H-00R-0P Out of Total area admeasuring situated 21 Village CHIKHLOCH, Taluka-Ambernath Dist. Thane
- 29) Read Search Report on dated 1C/12/2017, 25/09/2018 issued by Searcher Mr. Umesh Rane of land bearing Gut No. 133, Hissa No. 2 Area Admeasuring HI-51R-00P i P.K 0H-85R-0P out of total Admeasuring Area 8H-01R-00P Asst. 23Rs. 24Paise, situated at Village CHHGHLOLI, Taluke 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 Saja Morivali, According to the said mutation entry, M/s Shree Swami Samarth Enterprises Through Its Portners Vir. 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. Jyou Prakash Bhoir, Roshani Prakash Bhoir. Mr. Suraj Prakash Bhoir through Its Power of Attorney Holder M/s Shree Swami Samarth Enterprises

-101.

Through Its Partner Mr. Ajay Madhukar Thanekar, Mr. Ravindra Kanhu Kambi, Mr. Sanjay Madhukar Thanekar by Side Dood or, Jated 27/19/2016, duty registered at the office of Sub-Keçistrar Chassingur + 3 by terial no 10.053/2016. for the consideration amount of Rs. 5,00.00.000b/- (Ropers Pive Crore only). And hence the name of M/s Shree Swami Sameth Enterprises Through Its Partners Mr. Ajay Madhukar Thanekar. Mr. Ravindra Kanha Korale, Mr. Sanjay Madhukar Thanekar baye confect out on 7/12 extrement the said land as owner.

31) Read Matation entry no. 1666, corrified by Falahli Saja Morivali on did 22/06/2017, According to the soil matation entry. Premarayan Vijavnen, an Shukla have purchased the said land bearing Gat No. 133 Hissa No. UA/1 Area Admeasuring 3900 Sq. Mits from 1) Narendra Ranchandra Shete, 2) Navin Ramchandra Shete, 3) Nitin Ramchandra Shote, 4; Ramchandra Pandhrmath Shete by Sale Deed on dated 24/05/2017, duly registered at the office of Sub-Registrar Ulhasnagar - 3 by serial no 5508, for the consideration amount of Rs. 2,43,00,000/- And hence the name of Premnarayan Vijaynarayan Shukla have canied out on 7/12 extract of the said land as owner.

Mutation Entry No. 1700 certified by Circle Officer Ambernath
Beneficiation to the Mutation entry. Certified by Circle Officer Ambernath As per
Military and Mark 17712 issued by Tabuka Inspector of Land
Takkord Ambernati dated 1600 17018 the land bearing Survey No. 133/1 Asst.

1845 - 8 Philip Pressured in the 1/12 extract had mutated in new Survey
No. 370 and Admic Suring Sec. 165-09 Ptk. OH 85R-0P Total Area 84L-01R-0P
Asst. 2141 3 Pairs.

& Dec most

Read Mutation Entry No. 1720 Certified by Circle Officer Ambernath on did 16/02/2018. According to the said mutation entry, As per Mubarashtra Government & Forest Department notification on dued 05/01/2017 the Letter of Sub-Divisional Kukar Commissioner bearing No. Recent 5-28/88/88/2017 & Maharashtra Land Revenue Code 19/06/2017 & Maharashtra Land Revenue Code 19/06 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. 4212/by Challan No. MH005416711201718M on dated 25/10/2016. And therefore, the said land was converted into non-agriculture use.

34) Read Mutation entry no. 1788 certified by Talathi Saja Morivali, According to the said mutation entry, as per the Release Deed on dated 05/09/2018 duly registered at the at the Office of Sub-Registrar Ulhasnagar -3 at serial no. 7184/2018 between M/s Shree Swami Samarth Enterprises Through Its

KIRAN B. BANOTE B.A.LL, B.

ADVOCATE HIGH COURT

Modile No. 9324639187 Office No. 95251-2699069

21/06/2021

Office at: Trimurd Apartment, First Fluor, Neer Karnavat Class, Opp.Maruti Tempte, Candhi Chowk Kulgoon Badlapur (E) Tal. Ambernath Dist. Thane, 421 803

E-mail let: https://doi.org/10.1007/j.meil.com/

Ref.

Partners 1) Mr. Ravindra Kauhu Karale 2) Mr. Sanjay Madirakan thanekars v v ?

(Releaser) and M/S. Shree Swann Samarth Enterprises Through as Balaness 1) 80 800 3030

Mr. Ajay Madhukur Thanekar 2) Mr. Advis Ajay Thanekar 31 Variati 52 8 8

Thanekar (Releasee)

- 35) Read Mutation Entry No. 1865 Certified by Circle Officer Ambernath on dtd 16/02/2018. According to the said initiation entry, As per Maharashtra Government & Porest Department notification on dated 05/01/2017 the Letter of Sub-Divisional Kokan Commissioner bearing No. managed some manager for a contract 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/PP/19-20/406/8935/23, oil 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 Pennission granted by Kulgaon Badlapur Municipal Council by order bearing No. ANP/NRV/BP/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 Stift ~ Thirteen Floor Residential.
- 28) Read Mutation entry no. 1907, certified by Talethi Saja Merivali on did 18/03/2021. According to the said avuation entry, M/S. THANEKAR CONSTRUCTION COMPANY I) MR. AIAN MADHIIKAR THANEKAR, 2) MRS. VAISHALL AJAY THANEKAR, have purchased the said land bearing Gat No. 133 Hissa No. 2 Area Admeasuring 4360 Sq. Mirs from M/S. Spree Swomi Samarth Enterprises Through Its Partners I) Mr. Ajay Madhukar Thanekar 2) Mrs.

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Vaishali Ajay Thunekar by Sale Deed on dated 12 02/2021, daily registered at the office of Sub-Registrar Ulhasmagar - 3 by social no 2641/2021, for the consideration amount of Rs. 2,54,19,000%. And hence the name of MrS. Shree Swami Samarth Enterprises Through Its Pertners 1) Mr. Alay Madbukar 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 Fared of land bearing Oat 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 - Ambernath 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. ADVAH 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 pian and permission granted by Ambernath Municipal Council and Concern Authority and sale the Plats 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 :-

CARDER NOT THE COLUMN TO THE C

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

Signed water my hands and seal on this 21" June. 2021.

CO EC 7077 800

Sign,

(33ant Shri. K. B. Banote

(Advocate High Court)

ADV. KIRAN B. BANOYE

Office: Trimuiti Act., 1st Floor, Near Karnawat Class, Opp. Matuli Temule Gandhi Chowk, Badapur. (E) 421503. Tal Ambernath, Dist. Thane



МТВ Form Мифраг-6



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Mobile Not-9822825660

MR. SATISH ANAND FARAD SEARCHER____

Office Att-Visus Smruti, Ward No. 5, Halanagar, Vangoni (E)
Tal- Ambernath Dist- Thone

Ref.

Date: -25/02/2021

SEARCH REPORT

DESCRIPTION OF PROPERTY :-

Old Survey No. 133 Hissa No. I/All, New Survey No. 131 Hissa No.2 Admeasuring Area 7H-16R-0P P.K. 0H-55R-0P Total Admeasuring Area 8H-01R-0P Acct. 23Rs. 24Paise Situated at Villege CHIKHLOU Tel Ambarnach Dist-Thane. Within local limit of Ambernath Municipa. Council and Sub Register Ulbauragur -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 (Upto 255027021)

| No. | No.

That Frace action For Year 20181:

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) Admensuring Area 16,000 Sq.Mtrs. 2) Survey No. 133, Hissa No.1/A (Part) Admensuring Area 4,000 Sq.Mtrs. Total Admensuring Area 20,000 Sq.Mtrs. Situated at Village CHICHLO-LI Tal-Ambernath Dist-Thane.

M/s. Tharvani Reality Through Proprietor Shri. Anil Hardas Tharvani Through Power Of Attorney Holders Shri. Sunil Ramehandra Hindurao

Declarant

Date of Execution:-04/04/2018 Date of Registration:-04/04/2018 Register Document No:-2800/2013 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 III-00R-0P Out Of Salable Area 0H-25R-0P i.e. 25 Gunthe Asst. 8Rs. 97Paise Situated at Village CHIKILOLI Tal -Ambarnath Dist-Thane.



Mobile No:-9822825660

MR. SATISH ANAND FARAD ____SEARCHER___

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

Ref.

Date:-25/02/2021

M/s. Shree Swami Samarth Enterprises

- Partnersship Firm Through Partners

 1) Shri. Sanjay Madhukar Thanekar
- 2) Shri. Rovindra Kanhu Karale

Release

AND

M/s. Shree Swami Samarth Enterprises Partnersship Firm Through Partners 1) Shri. Ajay Madhukar Thanelar

- 2) Smt. Vaishali Ajay Thanckar
- 3) Shri, Aavdhet Ajay Thanckar

Date of Excention:-05/09/2018
Date of Registration:-05/09/2018
Registration Document No:-7184/2018
Stamp Duty Paid of Rs. 6;55.900/Registration Clierges paid of Rs. :-30,000



3) Transaction For Year 2018:-Nature of Transaction :- Sule Deed Actual Value of Rs. 3,70,00,000/-Market Value of Rs. 2,27,37,000/-

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 Out of Safable Area 0H-39R-0P i.e. 3900 Sq. Mrs Asst. 23Rs.-24Paise Situated at Village CHIKHLOLI Tal- Ambernath Dist-

Shri. Preamnarayan Vijaynarayan Sukhla

Vendor

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

Purchasers

Date of Execution:-03/10/2018 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/-Marker Value of Rs. 2,54,19,000/-

<u>Description of Property t-Survey No. 133 Hissa No. 2 Total Admeasuring Area 1H-00R-0P Out Of Salable Area 0H-43R-60P i.e. 4360 Sq. Mtrs Asst. 3Rs - 25Paisc Situated at Village CHIKHLOLI Tal -Ambamath Dist-Thane.</u>

Mobile No:-9822825660

BIR. SATISH ANAND FARAD SEARCHER

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

Ref.

Date:-25/02/2021

M/s. Shree Swapii Samonh Enterprises Partnersship Firm Through Partners

1) Shri. Ajay Madhukar Thanekar 2) Shri. Aavdhet Ajay Thanekar

3) Smt. Vaishali Ajay Thanckar

AND

M/s. Thanekar Construction Company Through Partners 1) Shri. Ajoy Madhukar Thanakar

2) Sint. Vaishali Ajav Thanekar

Purchasers

Vendors

Date of Execution:-12/G2/2021 Date of Registration: 12/02/2021 Registration Document No:-2641/2021 Stamp Duty Paid of Rs. 10,16,800/-

Registration Charges paid of Rs. :-30,000/-Search GRN No:- MH012262236202021E

Search Application No:-0030072201/2021

HENCE THIS SEARCH REPORT

Date: -25/02/2021

Sagrahai

SATISH A. FARAD Tikes Smrufi. World No.4. Voagani (5)
Tal. Ambamath, Tikst. Thans

Note:-

At the time of taking search it was found that

- Pages of some of the Index II Register, were in term condition and some of the pages were in last condition.
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- No Index is kept for power or automay at the other when, we recluding the entry of any power of automay. The index II from 2018 to 2021 is not properly binded hence the report is also subject to said condition, search is taken as per available record. This Property is developed and many flat sale agreement was registered in Subreighter Office of Ulbasingur 2. & 3 during 2018 to 2021, entry of Flat Sale registers Office of Ulbasingur 2. Agreement is not mentioned in this Search Report.





Maharashtra Real Estate Regulatory Authorit

REGISTRATION CERTIFICATE OF PROJECT

FORN(C) &

387-2 Co EC 2000

This registration is granted under section 5 of the Act to the voltament project indeastruct registration number:

Project: THANEKAR CIVIC, Plot Bearing / CTS / Survey / Final Piot No. 5 no. 133, H NO 2at Badlapur (M CI), Ambarneth, Thane, 421503;

- Shree Swami Samarth Enterprises having its registered office I principal place of business at Tensil: 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 alloltees;
 - 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, Ralas of Interest and Disclosures on Website) Rules, 2017:
 - The promoter shall debosit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

That entire of the amounts to be realised harcinafter 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 commonding from 15/07/2021 and ending with 09/04/2024 unloss 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 previsions of the Act and the rules and regulations made there under;
- . That the promoter shall take all the pending approvals from the competent authorities
- 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 Picco Mumbai Signature and seaf of the Authorized Officer Maharachtra Real Estate Regulatory Authority •

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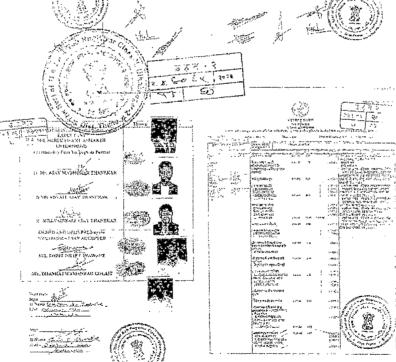
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भी। आरही खालील करणार मा. नोंदणी महानिर्मुक्षकुं व मुद्रांक नियंत्रक, म. रा. पुणे यांचे 30.11.2013 रोजीचे परिपन्न वाबुन असे पोषित करेती की, नोंदणी साठी सादर केलेले दस्ताप्रेवजामधील मिक्कत ही फासकुप्रकीव्यारे अथवा दुबार विकी होत नाही. बस्तासील लिहुन देणारा-फुलजुखत्वारपारक हे खरे असुन बाची आगही स्वतः खान्नी करून या दस्तासोवत दोन प्रत्यक्ष ओक्खणारे इसने घेऊन आलो आहे.

सदर नौंदणीचा दरताऐवज निष्पादीत करताना नोंदणी प्रकीयेनुसार आमध्या जानावदारीने मी/आन्ही दरतातील मिळवतीचे गालक/वारस हक्कदार/कब्जेदार हितसनंघीत व्यक्ती यांची गालकी (title) तरोंच मिळवतीचे सालकाने नेमुन दिलेल्या कुलमुखत्यारघारक (P.A.Holder) लिहुन देणार हयात आहे व फक्त कुलमुखत्यार अद्यापादी अस्तित्यात आहे. व ते आजपावेती रद्द झालेले नाही. यांची भी/ आर्मी देत आहोत. तसेच सदरची मिळवत शासन मालकीची नाही. व मिळवतीतील इतर हक्क, कर्ज, बँक बोजे, शासन बोजे व कुलमुखत्यारघारकांनी केलेल्या व्यवहाराया अधिन राहुन आम्ही आमचा आर्थिक व्यवहार पुर्ण करून दस्ताऐवज साक्षीदारासमक्ष निष्पादीत केलेला आहे.

या वस्तासोचत नोंदणी प्रकियेमध्ये जोडण्यात आलेले पूरक काणदपत्रे हे खरे आहेत द मिळकतीचा हस्तांतरणात्राबत कोणत्याही मा. व्यायालय/ शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 नुसार वाधित होत बाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम 1961 पे नियम 44 व वेळोवेळी न्यायालयाने, उच्च न्यायालयाने दिलेल्या निर्णयानुसार रस्तऐवनांग्रधील मिळकतीचे मालक कुलमुखत्यास्थारक वाची मालकी व दस्तऐवनांची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही यांची आम्हास पूर्णपणे जाणीव आहें.

स्थावर मिळकती विषय सध्या होत असलेली फसयणूक/ बनावटीकरण/ संजानमत व त्या अनुपंगाने पोलिस स्टेशन मध्ये दाखल होत असलेलें गुन्हें हे माझ्या दस्तऐवजातील मिळकती विषयी हों का ने म्हणून नेंदणी अधिनियम 1908 चे कलम 82 नुसार मी/ आम्ही व्यवहारात सुदांक शुल्क किंवा नोंदणी की कभी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास भी/ आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जवाबदार राहणार आहोत सावी आम्हीस पूर्ण कल्पना आहे.

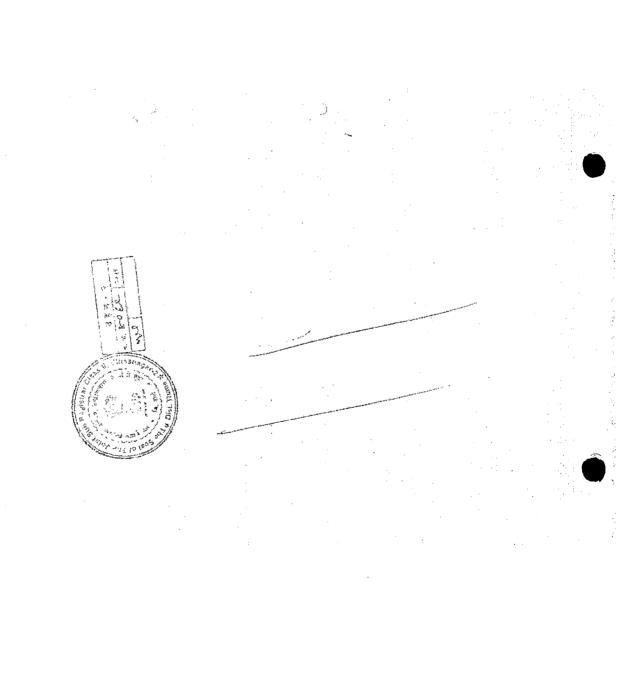
त्यामुके मी) आगही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारना गुन्हा घडणार कृत्ये केलेले नाही. जर भविष्यात कायहयानुसार कोणतेही गुन्हे घडन्यास मी/ आमही नोंदणी अधिनियम 1908 में कलम 83 व भारतीय दंड रहीत 1860 मधील नमूद असलेल्या 7 वर्षाच्या शिक्षेस आमही पात्र राहणार आहोत याची मला / आमहाला पूर्णपणे जाणीव आहे. त्यामुके हे मोषणापत्र शपथपत्र दस्ताचा भाग महणून जोडत आहे.

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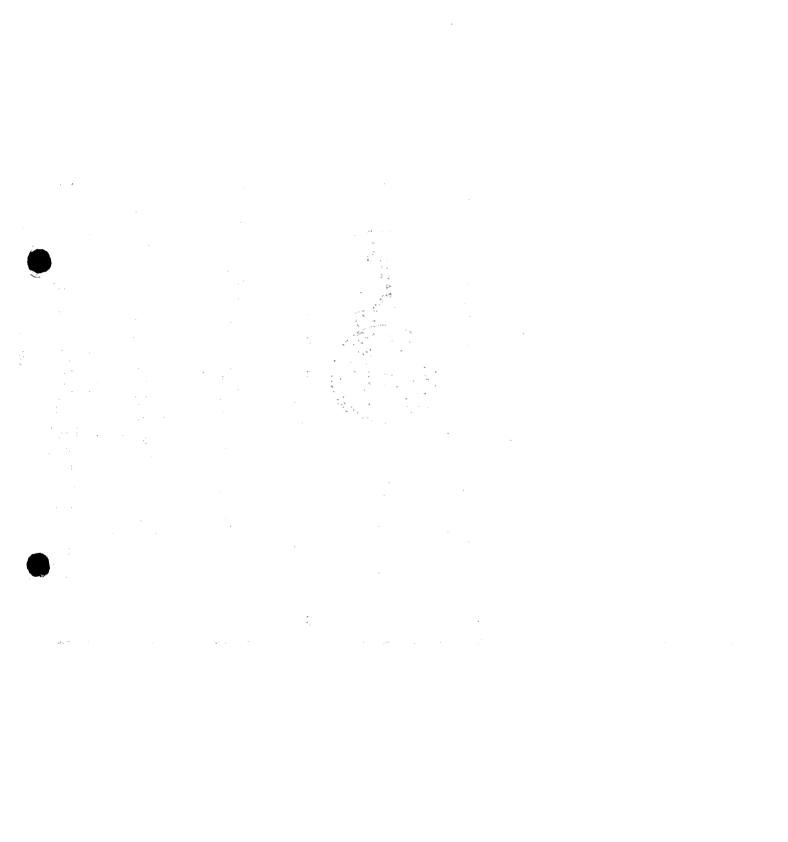
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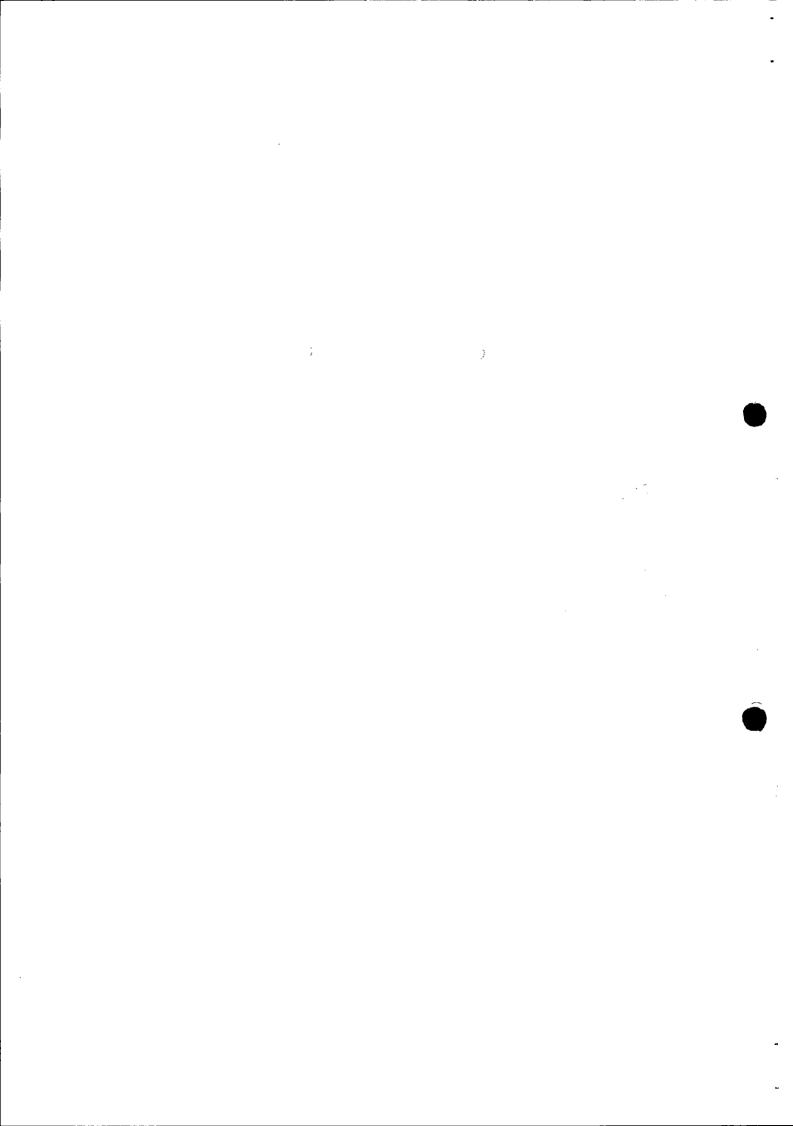
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भारत सरकार GOVI. OF INDIA



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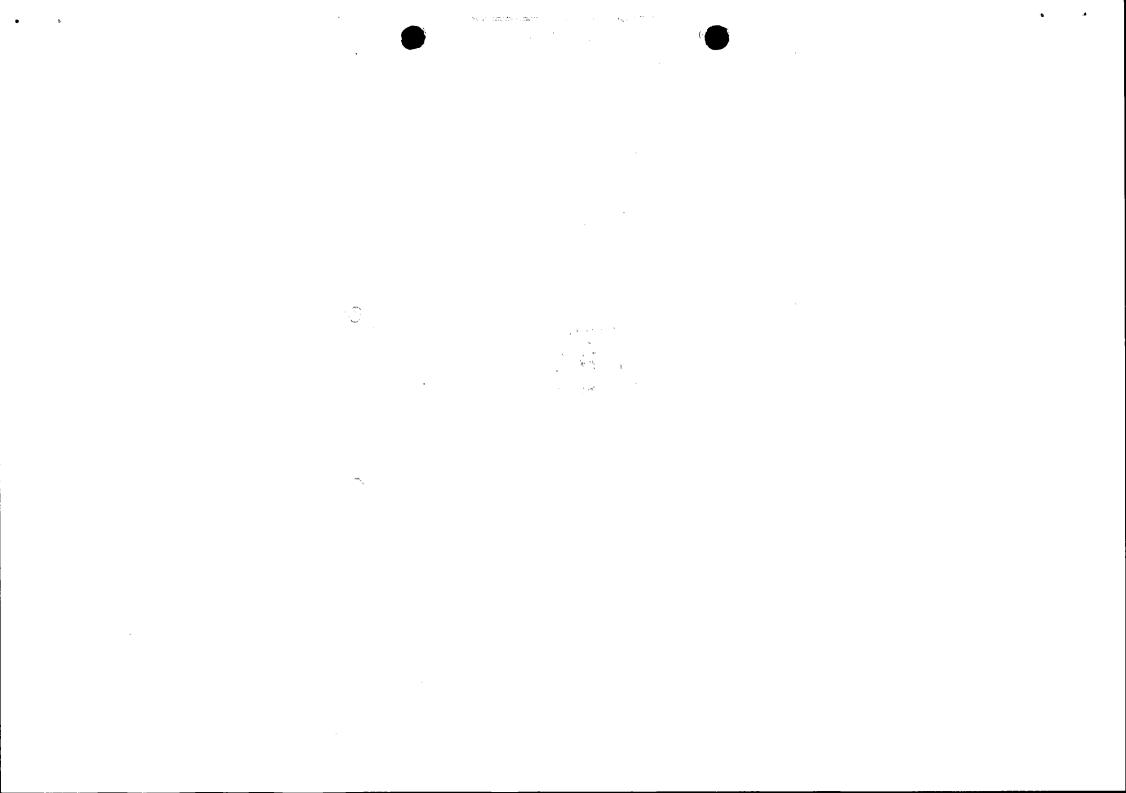
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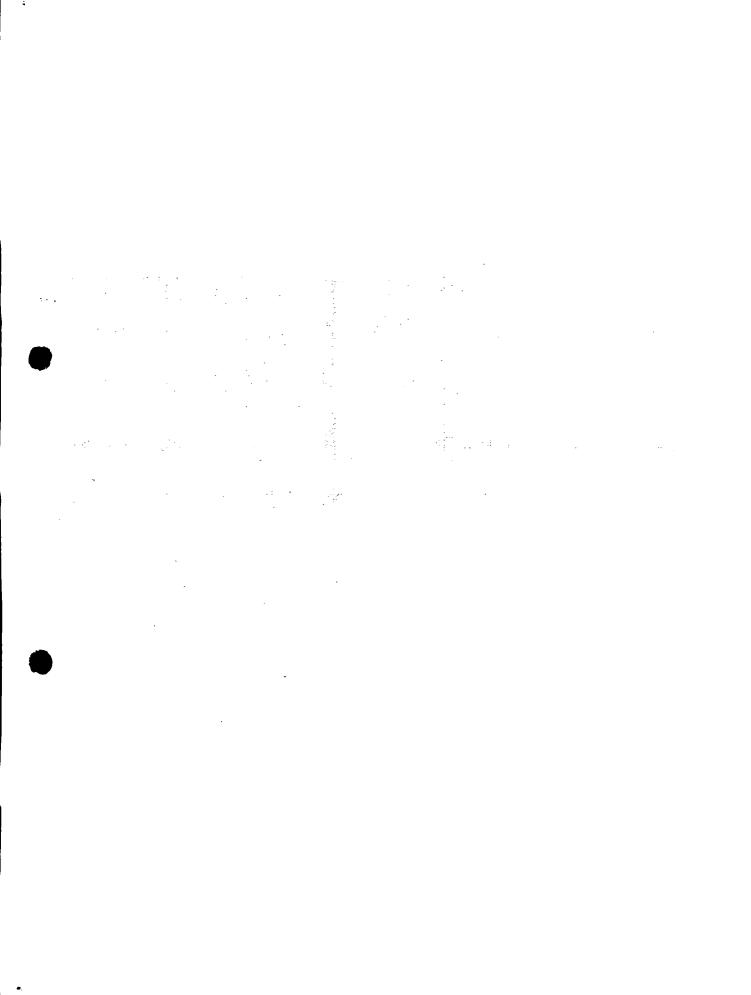
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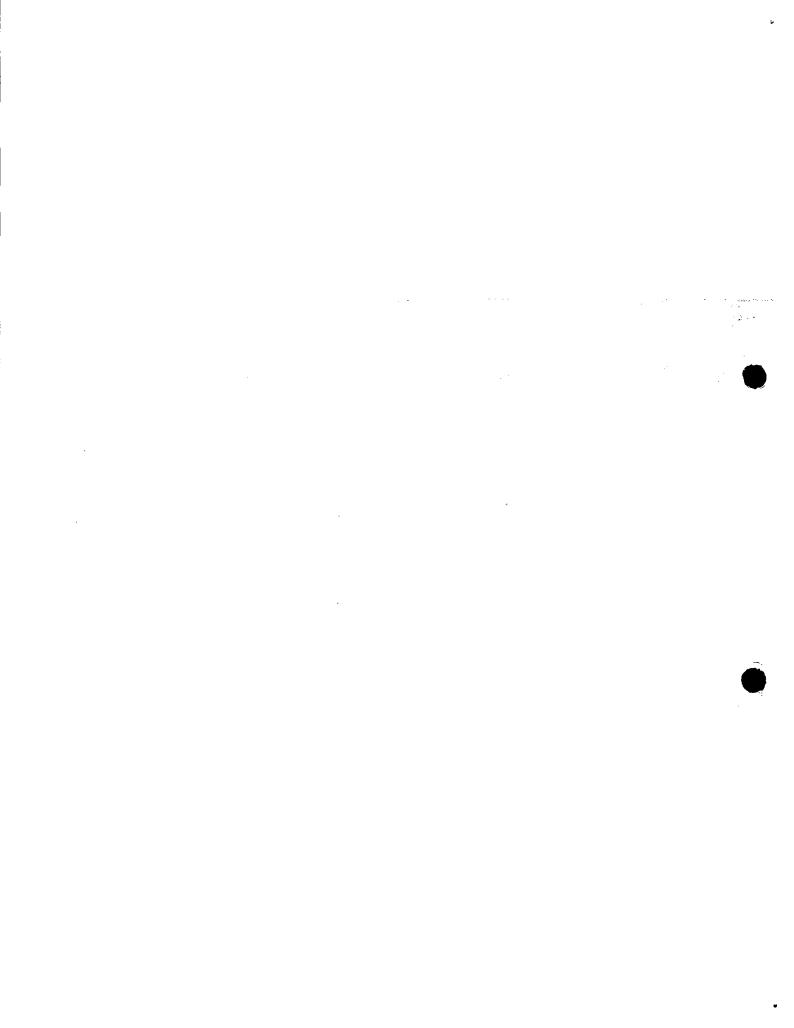
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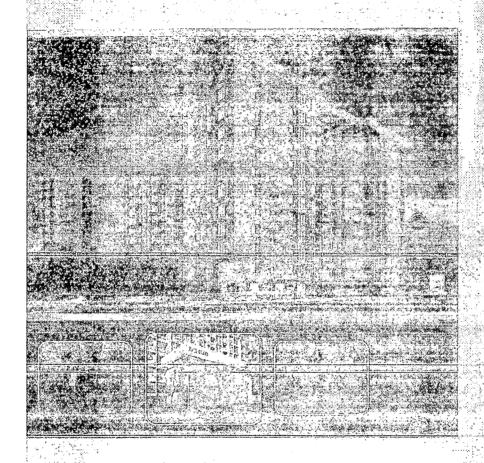
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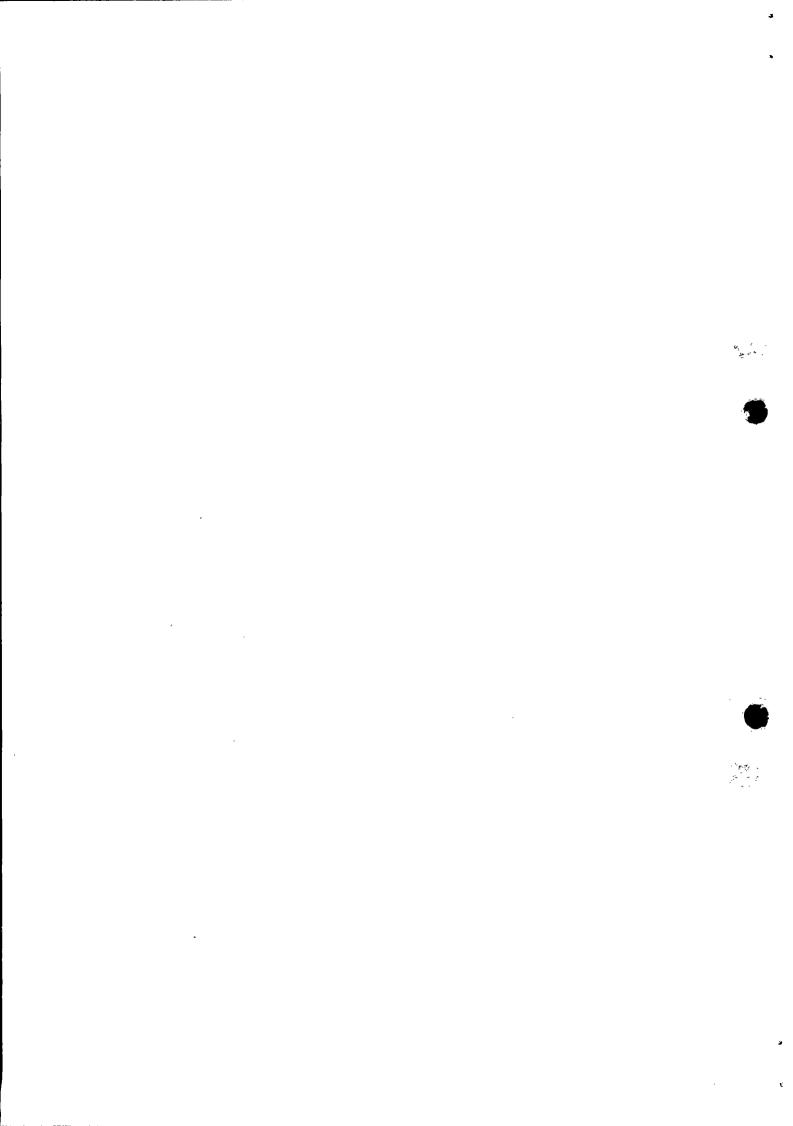






Site Address : Survey No. 133/2, Beland Therwool Arisna,
Vadavali Geon, Chikhleli, Bedlapur (W).

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







(M/s. Shree Swam! Samorth En Highlises)

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

Dear Sir.

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

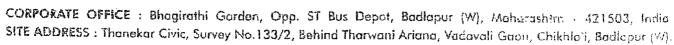
1.We have transferable rights to the property described below, which has been allotted by us to Pratik Pandit Gaikwad & Vandana Pandit Gaikwad herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement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

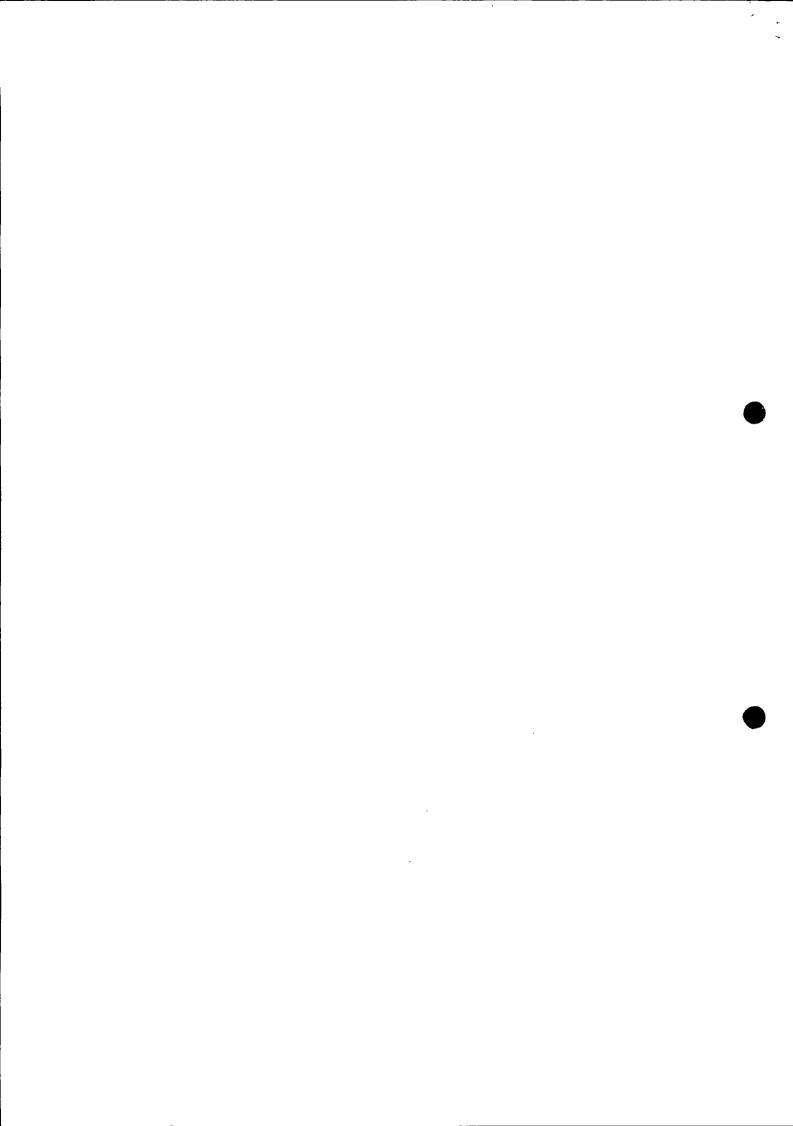
Description of the property; Flat No./ - 605 BldgName-B/Urbano

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.







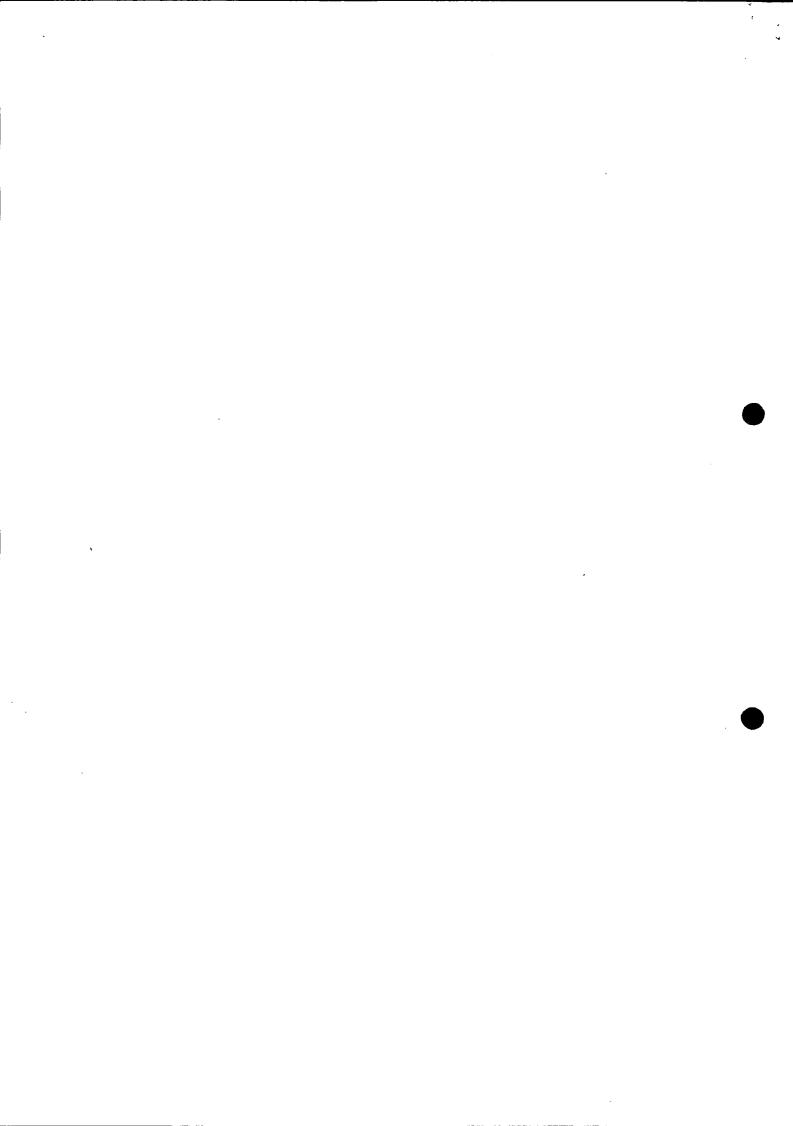


- 6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and 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 BadlapurBranch, Account No. 0661102000012263
- 9. In case of cancellation of the sale-agreement for any reason, We shall refund the amount by crossed chequefavouring 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,

Since Swaml Samarth Enterprises

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







(M/s. Shree Swami Samarth Enetrprises)

Date: -28/03/2023

To, PRATIK PANDIT GAIKWAD VANDANA FANDIT GAIKWAD

SUB: DEMAND LETTER FOR PAYMENT

DEAR SIR.

BY THIS LETTER WE WANT TO INFORM YOU THAT YOU HAVE BOOKED A FLAT IN OUR PORJECT "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: -

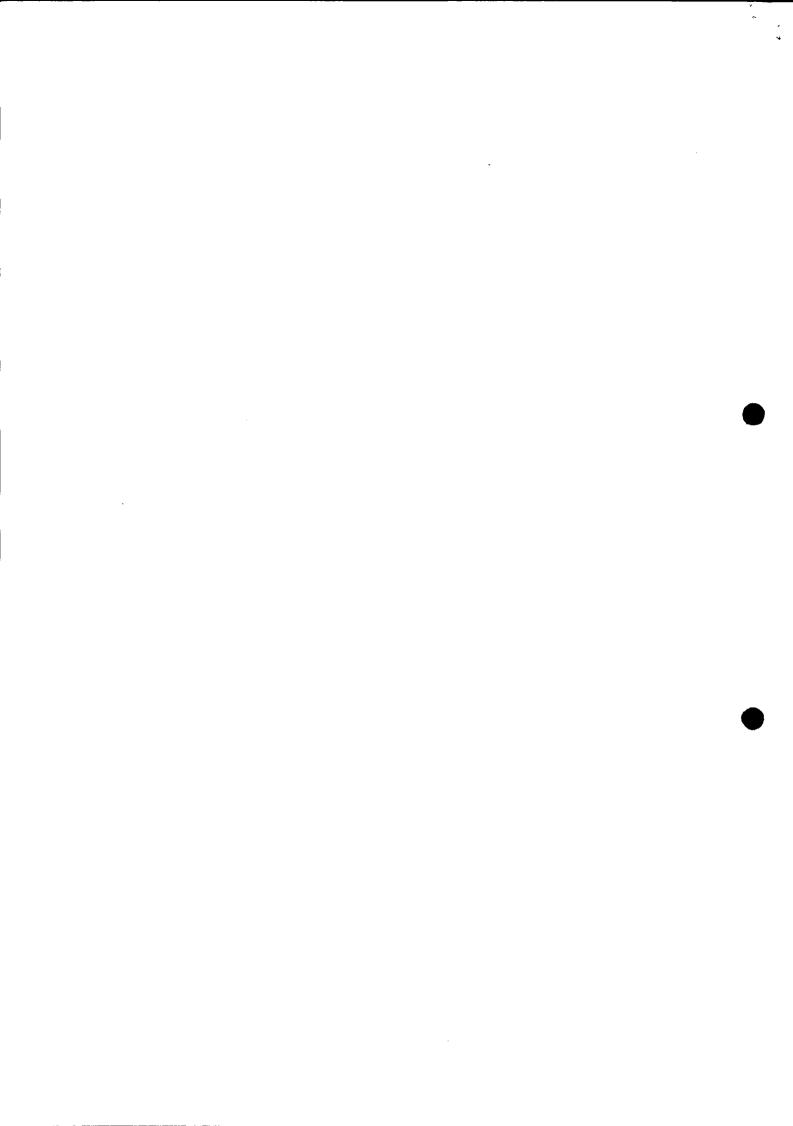
12,10,293/-



NOTE: CHEQUE SHOULD BE IN FAVOUR OF SHREE SWAMI SAMARTH ENETRPRISES. BANK NAME: IDBI BANK. (BADLAPUH BRANCH) ACCOUNT NO. 0661102080012263. IFSC CODE: IBKL0000661.

CORPORATE OFFICE: Bhagirathi Garden, Opp. ST Bus Depot, Badlapur (W), Maharashtra - 421503, India. SITE ADDRESS: Thanekar Civic, Survey No. 133/2, Behind Tharwani Ariano, Vadavali Gaon, Chikhloti, Badlopur (W). WEBSITE: www.thanekorgroup.com

A Company of the Comp





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

Vadavali Gaon, Chikhtoli, Badlapur (w). Mob.: 7700001361 / 7700001362 Website : www.thonekargroup.com

Received with thanks from Practic Pandit Crockward

The sum of Rupees Two lack Twenty Three Thousand Fight Hundred Sward

By Cash / Cheque / Draft No. RTG-S Dated

Drawn on State Bank of India Branch

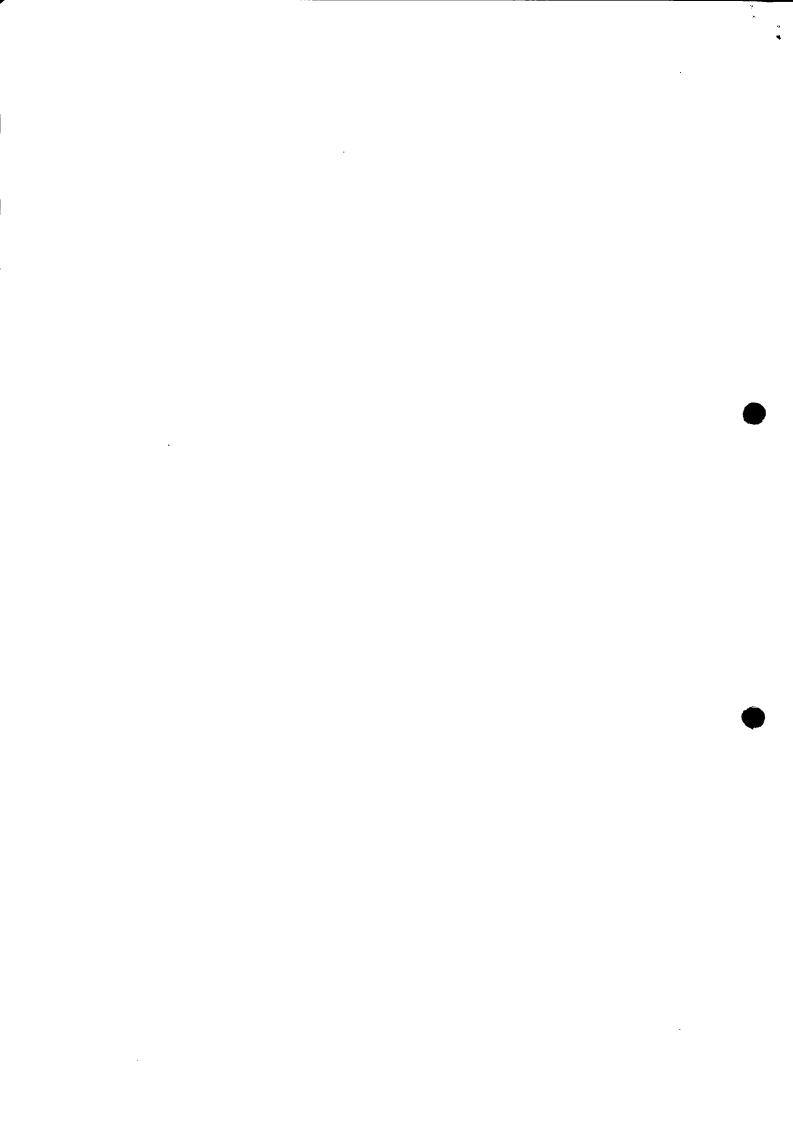
towards Booking / Installment of Flat No. 505 on 5th Floor

In ______ B) Wing Urbano Building

CHEQUE SUBJECT TO REALISATION

For SHREE SWAMI SAMARTH ENTERPRISES







Behind Tharwani Ariana,

Vadavati Gaon, Chikhtoti, Bartapor (W).

Mob.: 7700001361 / 77000U1382 Website: www.thanekargroup.com

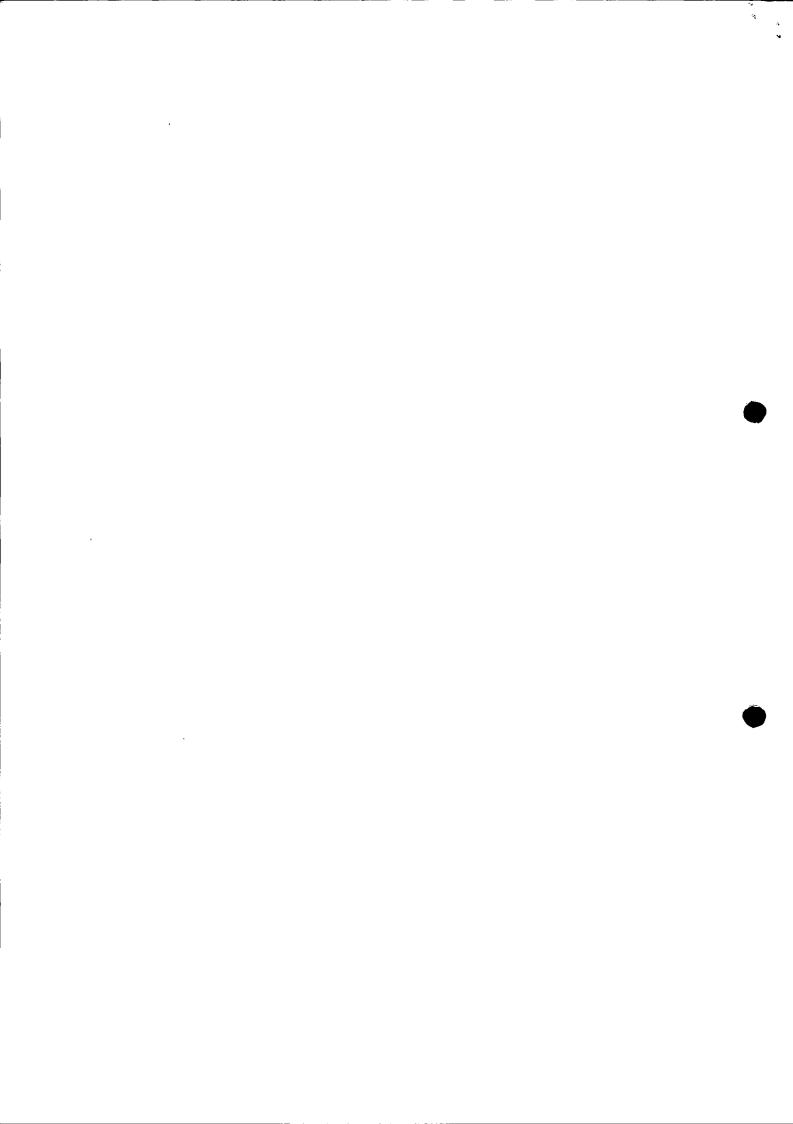
Site Address : Survey No. 133/2,

REFER

No. 844 Date: Q9-03-2093 Received with thanks from Pratik Pandit Gaikwad the sum of Rupees ____ One Thousand by Cash / Cheque / Draft No. _ Dated _ Drawn on Bank India Branch towards Booking / Installment of Flat No. 505 ------ 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/Urbano, Area of Flat 36.52 Sq.Mtrs. Thanekar Civic, Chikhloli, Badlapur. being plot constructed on 'bearing Survey NO 133/2, Hissa No. 2 (P), Behind Tharwani Aryana, Barvi Dam Road, Village Chikhaloli, Wadayli 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 Coop. 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:

- 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.
- 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 Madhuka: Thanekar, Mrs.Vaishali Ajay Thanekar Mr.Advait Ajay Thanekar) IDBI Bank, Badlattar 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 Ambernath dai Hind co-operative Bank Ltd., Badlapur Kulgaon Branch, Cash Credit A/c. No. 1004022000087.

- In the event the sale to the purchaser/s i.e. Mr.Pratik Pandit Gaikwad & Mrs. Vandana Pa dit Gaikwad cancelled for any reason, the consent above accorded shall stand sevoked for with and your company shall have to apply for fresh consent in a lation to sale of the said Flat to any other person.
- This Consection NOC is valid for the period of one month from the date of issue i.e 31st Marca 2023.

Yours faithfully,

For Amboyself War bind Co.op. Bank Ltd., Ambernath.

Errnen Manager

Fadlapur Kulgaon Tranch



RAJASSOCIATES ARCHITECT & ENGINEERS

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, Chikhloli, 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- Chikhloli, 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, 1º Floor, Vighnaharta Arcade, Katrap, New D.P. Road, Near Spandan Hospital, Badlapur (E) - 421 503 @ rajandasspciates@yahoo.com

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%
	: Zero Number of Podiums	-
3 4 5	Stilt Floor	_
5	Fourteen Number of Slabs of Super Structure (Stilt+13= 14 Slabs) 14th slab work has been completed	100%
(5)	Internal Walls & Outer wall work is in progress	,
	Internal Plaster work is in progress	
	Floorings within flats/premises	20%
	Doors and windows to each of the Flat/Premises work is in progress	
7	; Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Fremises	0%
8	Staircases, Lifts Well and lobbies at each Floor level connecting upto 13th floor Staircases and Lifts work has been completed	75%
	Overhead work yet not started and Underground Water Tanks work has been completed	
	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%





RAJASSOCIATES ARCHITECT & ENGINEERS

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

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

Sr.	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) 14th slab work has been completed	100%
6	Internal Walls & Outer wall work is in progress	
a criffic.	Internal Plaster work is in progress	
	Floorings within flats/premises	20%
	Doors and windows to each of the Flat/Premises work is in progress	
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 13th floor Staircases and Lifts work has been completed	75%
	Overhead work yet not started and Underground Water Tanks work has been completed	
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.	()°6





IKAJ ASSOCIATES ARCHITECT & ENGINEERS

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Table A Phase-First, "Thenekar Clvic" 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%
S	Zero Number of Podiums	, A . 1190
4	Stilt Floor	
5	Fourteen Number of Slabs of Super Structure (Stilt+13= 14 Slabs) 13th slab work has been completed	90%
5	Hiternal Walls & Outer wall work is in progress	
	Internal Plaster work is in progress	;
	Floorings within flats/premises	15%
	Doors and windows to each of the Flat/Premises work is in	
grand and a	progress	
7 	Sanitary Fittings within the Flat/Premises, Electrical	0%
	Fittings within the Flat/Premises	
. 8	Scalicases, Lifts Well and lobbies at each Floor level	
	connecting Staircases and Lifts	5%
	Overhead work yet not started and Underground Water	
Charles any charles from a 1 111	Tanks Water work is in progress	
9	The External plumbing External plaster, elevation,	
	completion of Terraces with waterproofing of the	
	Building/Wing	0%
) ()	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	0%
	other requirements as may be required to Obtain	
	Occupation/ Completion Certificate work is in progress.	

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Architect & Engineers