



10/2016

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 9011/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) पांचपाखाडी

करारनामा

11

पावती

Original/Duplicate

11, October 01, 2016

नोंदणी क्र. :39म

M

Regn.:39M

बिल्डिंग(विंग-एफ)
हाईवे, ठाणे पश्चिम -

पावती क्र.: 9939 दिनांक: 01/10/2016

गावाचे नाव: पांचपाखाडी

गावाचा अनुक्रमांक: टनन9-9011-2016

गावाचा प्रकार : करारनामा

गावाच्या नाव: सुवर्णा नरेश शिंदे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1920.00

पृष्ठांची संख्या: 96

एकूण:

रु. 31920.00

चे संचालक अश्विन
वय:-45; पत्ता:-
बाबासाहेब आंबेडकर
:-AAACV2809D
मुखत्यार मूलिक शेठ
T नं: -, इमारतीचे
ए.के. वैद्य मार्ग,,

मूळ दस्त, थंबनेल प्रिंट, सूची-2 अंदाजे

M ह्या वेळेस मिळेल.

Sub Registrar Thane 9

पाचवा मजला,,
विहारच्या जवळ,

मूल्य: रु.8236000/-

रु.9931815/-

ट्रांक शुल्क : रु. 596000/-

सह दुय्यम निबंधक वर्ग 2 ठाणे क्र. ९

T नं: पाचवा मजला,,
विहारच्या जवळ,

गावाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

देश/पे ऑर्डर क्रमांक: MH004612452201617S दिनांक: 01/10/2016

बँक पत्ता: IDBI

गावाचा प्रकार: By Cash रक्कम: रु 1920/-

मुळ दस्त व स्कॅन्ड मिळाली

सही- *Subhash*

वर्ग 2 ठाणे क्र. ९



TRUE COPY

Mr. Subhash H. Barve
Executive Officer (P056)

antonnement area

गावाचे नाव : 1) पांचपाखाडी

प्रकार	करारनामा	क्रमांक, खंड व पृष्ठ	नॉदणी केल्याचा दिनांक
प्रकार	करारनामा	क्रमांक, खंड व पृष्ठ	नॉदणी केल्याचा दिनांक
8(भाडेपट्ट्याच्या कार आकारणी देतो की नुद करावे)	9931815	8236000	01/10/2016
पोटाहिस्सा व घरक्रमांक	400601 ((Survey Number : 35/8,53 Part, 52/1 Part ;))	596000	01/10/2016
किंवा जुडी देण्यात असेल	1) 68.25 चौ.मीटर	30000	01/10/2016
ज करून देणा-या/लिहून घेणा-या पक्षकाराचे नाव किंवा प्रतिवादिचे नाव व	1) नाव:-व्होल्टास लिमिटेड चे कुलमुखत्यार शेट डेवलपर्स प्राईवेट लिमिटेड चे संचालक अश्विन शेट तर्फे कुलमुखत्यार मौलिक शेट तर्फे कुलमुखत्यार दिलीपकुमार यादव - - वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वोल्टास हाऊस ए ,, ब्लॉक नं: डॉ. बाबासाहेब आंबेडकर रोड , रोड नं: चिंचपोकळी ,, महाराष्ट्र, मुम्बई. पिन कोड:-400033 फॅन नं:-AAACV2809D 2) नाव:-शेट डेवलपर्स प्राईवेट लिमिटेड चे संचालक अश्विन शेट तर्फे कुलमुखत्यार मौलिक शेट तर्फे कुलमुखत्यार दिलीपकुमार यादव - - वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शेट हाऊस ,, ब्लॉक नं: दिंडोशी फायर स्टेशनच्या मागे,, रोड नं: जेन.ए.के. वैद्य मार्ग,, महाराष्ट्र, मुम्बई. पिन कोड:-400097 फॅन नं:-AAACS9943H		
ज करून देणा-या पक्षकाराचे नाव किंवा प्रतिवादिचे नाव व पत्ता	1) नाव:-सुवर्णा नरेश शिंदे वय:-42; पत्ता:-प्लॉट नं: ए-3,501, माळा नं: पाचवा मजला,, इमारतीचे नाव: अलकनंदा,, ब्लॉक नं: लोक उपवन , फेस-1, रोड नं: वसंत विहारच्या जवळ, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 फॅन नं:-BHGPS7471B 2) नाव:-नरेश शंकरराव शिंदे वय:-47; पत्ता:-प्लॉट नं: ए-3,501, माळा नं: पाचवा मजला,, इमारतीचे नाव: अलकनंदा,, ब्लॉक नं: लोक उपवन , फेस-1, रोड नं: वसंत विहारच्या जवळ, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 फॅन नं:-AMMPS4650E		
ज करून दिल्याचा दिनांक	01/10/2016		
नॉदणी केल्याचा दिनांक	01/10/2016		
क्रमांक, खंड व पृष्ठ	9011/2016		
जाराभावाप्रमाणे मुद्रांक शुल्क	596000		
जाराभावाप्रमाणे नॉदणी शुल्क	30000		

सह दुसरा निबंधक वर्ग २ ठाणे क्र. १



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

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावती
SECURED BANK & TREASURY RECEIPT (e-SBTR)

14091124246600
 ch: IBKL - 6910506/THANE - JAMBHALI NAKA
 Id: 100943662
 me: 27-SEP-2016@14:53:00
 No: 69103332016092750717
 : 1201-THANE
 Stationery No: 14091124246600
 Print DTime : 27-Sep-2016@18:19:07
 GRAS GRN : MH0046124522016175
 Office Name : IGR117-THNS_THANE NO 5

chm: 0030046401-75/STAMP DUTY
 mt : R 5,96,000/- (Rs Five, Nine Six, Zero Zero Zero only)
 chm: 0030063301-70/Registration Fees
 mt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

: B25-Agreement to sell/Transfer/Assignment
 lty: Immovable
 er : Flat No 1103, 11th Floor, Wing F, Vasant Fiona, Pachpakhadi, Thane West,
 arashtra, 400606
 yer: PAN-BHGPS7471B, Suvarna Naresh Shinde
 lty: PAN-AAACS9943H, Sheth Developers Pvt Limited

Special Name & Signature

विशेष करणे
VILAS V. KARANDE
 Special Name & Signature
 Space for Registrar/office use - वास्तुनिर्माण व कोषागार पावती
 27/9/2016



एनन - १
 वरत क्र. ००९१/२०१६
 27/9



TRUE COPY

Mr. Subhash H. Barve
 Special Executive Officer (8056)
 Bhagirathi Vihar, Shirdgaon
 Apteewadi, Badlapur (E).

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE (Agreement) is and entered into at Mumbai this 15th day of OCT. 2016

BETWEEN

VOLTAS LIMITED, a Company duly incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office at Voltas House "A", Dr. Babasaheb Ambedkar Road, Chinchpokli, Mumbai 400 033 hereinafter referred to as "the Owner" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors) of the **FIRST PART**

AND

SHETH DEVELOPERS PRIVATE LIMITED, a Company duly incorporated under the provisions of the Companies Act, 1956 and having its registered office at Sheth House, Next to Dindoshi Fire Station, Gen. A. K. Vaidya Marg, Off. Western Express Highway, Malad (E), Mumbai - 400 097 hereinafter referred to as "the Developer" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors in title and assigns) of the **SECOND PART**

AND
Suvarna Naresh Shinde

Mr/Mrs/Miss/Messrs.

Naresh Shankarrao Shinde

✓	करता - १
करता क्र.	२०११/२०१६
	३/१६

of Indian Inhabitant(s) residing at
A-3, 501, Alaknanda, Lok Upvan, Phase-1,

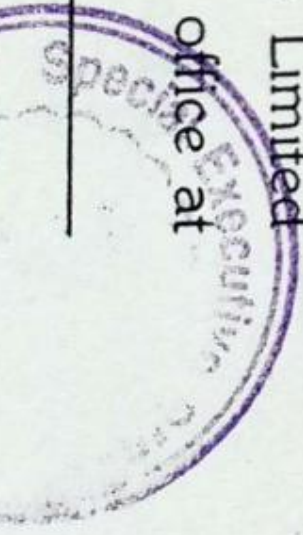
Near Vasant Vihar, Thane(W)-400610

a partnership firm registered under the Indian Partnership Act 1932 and carrying on Business at _____

a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 having its registered office at _____

a Company registered under the Indian Companies Act 1913/ Companies Act 1956 having its registered office at _____

(Handwritten signature)



TRUE COPY

hereinafter called "the Purchaser(s)" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individual(s), his or her or their heirs, executors, administrators and successors, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors and administrators of such last surviving member of the HUF and in the case of a LLP or a company or a society or a body corporate, its successors in title) of the **THIRD PART**.

WHEREAS:

A. Voltas Limited owns and possesses a large tract of land situated at Village Panchpakhadi Taluka and Dist. Thane, Maharashtra being on the outskirts of Mumbai City;

B. The above referred large tract of land has been acquired by Voltas Limited under diverse Deeds of Conveyance;

C. The above referred large tract of land is not affected by 099/1999 Urban Land Ceiling Act 1976;

D. By a Development Agreement dated 1st October 2003 duly registered under Book No TNN1-06589-2003 with the Sub Registrar of Assurances at Thane and made and executed between Voltas Limited of the One Part and the Developer of the Other Part, Voltas Limited granted development rights unto the Developer in respect of portions of the above large tract of land possessed by Voltas Limited as its Owners thereof on the terms and conditions stated therein ("**said Development Agreement**"). The portions of large tract of land of which development rights are granted unto the Developer and which are being currently developed by the Developer are mentioned in the Schedule I hereunder written, and are more particularly shown on the plan annexed hereto as "**Annexure A**".

and marked by red colour boundary line. The lands mentioned in the Schedule I hereunder written are hereinafter collectively referred to as "**the said Land**" and the said land described in the Schedule hereunder written forms the subject matter of this agreement.

E. The said Land is earmarked in the residential zone as per the D.P Plan of the Thane Municipal Corporation;

F. The Owner declares that said Land has been converted to Non Agricultural use, by the Order of the Collector dated 20th November 2010 bearing no. RB/T. No. Z/NP/SR-182/2010 on the terms and conditions contained therein and the user thereof is accordingly notified in the Revenue Records pertaining to the said Land. A copy of the said Non Agricultural permission is annexed hereto as "**Annexure B**".

G. Pursuant to the said Development Agreement and Powers of Attorney dated 1st October 2003 from the Owners, the Developer is well and sufficiently entitled to develop, construct on, sell premises in 099/1999 deal with and dispose of the said Land 1999/2014

H. The Developer shall be developing the said Land and putting up construction thereon by utilizing the entire/full development potential of the said Land by consuming thereupon Floor Space Index (FSI) and/or Transferable Development Rights (TDR) and/or fungible FSI and/or premium FSI and/or FSI/TDR of house/over and whatsoever name called arising/generated in whatsoever and howsoever form and manner from the said Land or TDR from outside properties.

I. The Developer through their Architect Shri. S. R. Patil submitted the layout plans in respect of the said Land to the Thane Municipal Corporation for sanction thereof and the said plans were sanctioned vide Order No. TMC/TDD-869 dated 26th March 2009 read together with amended sanctioned plans with Order No. TMC/TDD/TDS/28 dated 12th May 2010. With respect to the

[Handwritten signature]
S. R. Patil



stipulations and restrictions which are to be observed and performed by the Developer while developing the said Tower Building known as "Vasant Fiona" and upon due observance and performance of which, the Occupation and Completion Certificates in respect of the said Tower Building and structures shall be granted by the concerned local bodies and authorities.

K The Developer has appointed, M/s. Archetype Consultants Private Limited as their Designing Architects & Liaisoning Architects. Thane Municipal Corporation Architect and M/s EPICONS Consultants as the structural consultants for the preparation of the structural design and drawings of the said Tower Building and other structures to be constructed on the said land. All concerned documents where of have been inspected by the Purchaser.

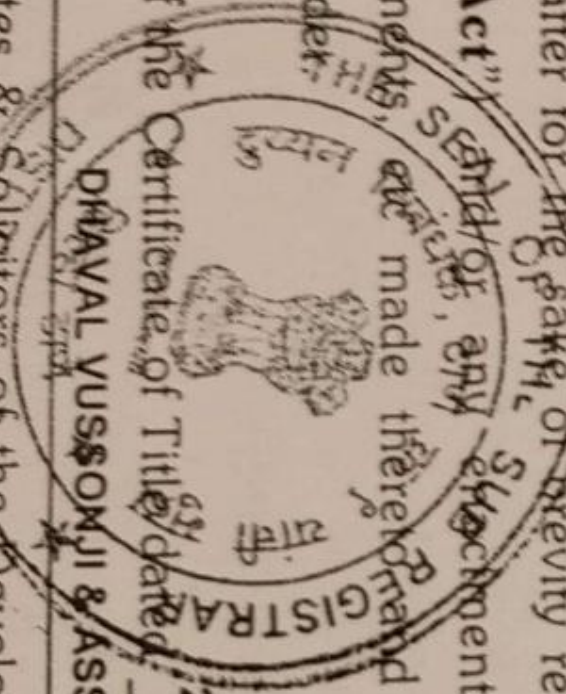
L The Developer is entitled to sell and intends to sell on ownership basis, flats/shops/units/car parking spaces and all other premises inter alia in the said Tower Building known as "Vasant Fiona" and is also entitled to sell on ownership basis, flats/shops/units/car parking spaces and all other premises in the said Tower Building and structures to be constructed on the said land.

Developer and
रतत ड. ००११/२०११

M. The Purchaser demanded from the Developer has given inspection to the Purchaser of all the documents of title regarding the said Land, plans, designs and specifications, the said C.C. and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management & Transfer) Act 1963 (hereinafter for brevity referred to as "the said Act" and any amendments, modifications, amendments, etc made thereunder) the Rules made thereunder.



N. Copy of the Certificate of Title, dated 25.08.2016 issued by Mr. DHAVAL VUSSOMJI & ASSOCIATES, Advocates & Solicitors of the Developer, an extract of the Village Form 7/12 and specifications of the said



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allotted with a view ultimately that the Purchaser(s) along with the other purchasers/allotees of all such flat(s)/ apartment(s)/ unit(s)/ premise(s) contained in the said Tower Building should form themselves into either a Condominium/Co-operative Society/ Limited Company ("**hereinafter the said Society**"), as the Developer may in its sole discretion deem fit and proper.

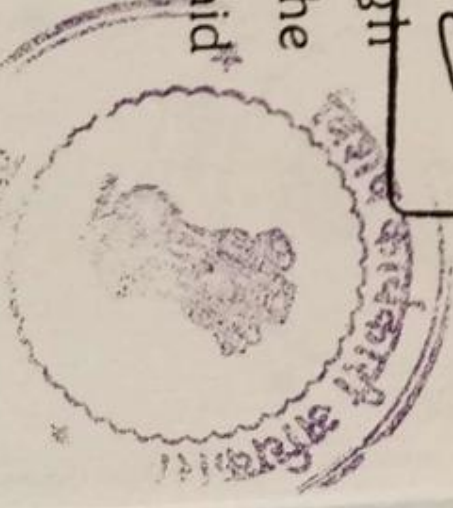
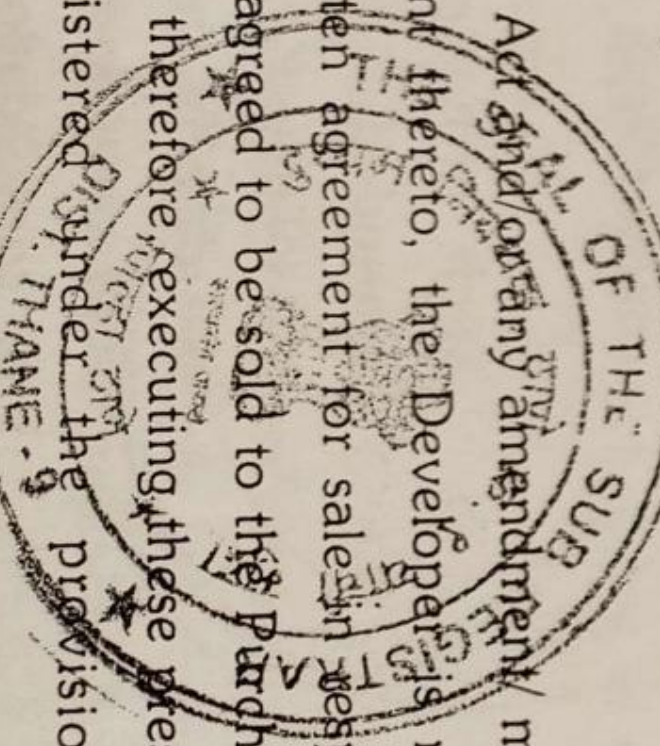
R. The Purchaser being desirous of purchasing the flat/ shop/unit/premise/ apartment in the said Tower Building being constructed on the said Land and agreeing, confirming, assuring, warranting and covenanting to abide by all the terms and conditions appearing herein, has/have approached and requested the Developer for the allotment to the Purchaser on ownership basis of the flat(s)/ apartment(s)/ unit(s)/ premise(s)/ car parking spaces bearing no 1103 situated on F wing on 11th floor of the said Tower Building known as "**Vasant Fiona**" and admeasuring 612 sq. ft. carpet area being constructed on the said Land (hereinafter referred to as "**the said Premises**") for the consideration of the sum of Rupees 9931815/- Rupees Ninety Nine Lacs Thirty One Thousand Eight Hundred Fifteen only).
According to the aforesaid request of the Purchaser(s), the Developer agrees to allot to the Purchaser(s), and the Purchaser(s) agrees to purchase the Premises for the consideration and conditions appearing herein.

from <u>Developer</u> said
on the terms and
₹ 9931815/- 999/2016

eye

S. This transaction has been facilitated through xxxxxxx, who is the broker for this transaction and who has been paid brokerage fees by the Developer for the same.

T. Under the said Act and/or any amendment/ modification or re-enactment thereto, the Developer is required to execute a written agreement for sale in respect of the said Premises agreed to be sold to the Purchaser(s) and the parties are therefore, executing these presents which shall be registered under the provisions of the



THE THIRD SCHEDULE ABOVE REFERRED TO:

A. Common Areas and facilities of the said premises in relation to the said Building.

- i. The portion of the said land on which the plinth of the said Building shall be constructed and the common service lines such as electricity, water, drainage, common recreation areas.

B. The following facilities located throughout the Building.

1. Water tank located on the roof of the Building.
2. Plumbing network throughout the Building.
3. Electric wiring network throughout the Building.
4. Necessary light, telephone and public water connections.
5. The foundations and main walls, columns, girders, beams, and roofs of the Building.

C. The following facilities located in each of the upper floors are restricted common areas and facilities restricted to the premises of respective floor.

32/50
दस्तावेज क्र. 2099/2098
दस्तावेज - 8

1. A lobby which gives access to the stairway from the said premises.

D. Percentage of undivided share of the said premises being the total area of the layout area of the Building/area of the 12th floor.

- i. Common areas and facilities relating to the said Land
- ii. Common areas and facilities relating to the said Building.
- iii. Restricted common areas and facilities on the floor of the said Building on which the said premises is located.

NB: The aforesaid percentage is tentative and liable to change in the event of there being a change in the layout of the Land and/or in the Building plans of the said Building.



Signature

Signature

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land admeasuring 9823.53 sq meters situated at Village Panchpakhadi, District Thane and bearing the under mentioned Survey Nos. / Hissa Nos. “:-

Survey No /Hissa No	Sq. meters
35/8	4223.53
53 pt	5400.54
52/1 pt	200.00
	9823.53

[Handwritten Signature]

उत्तम - ९
दस्ता क्र. ००९९ / २०१५
०३/१६

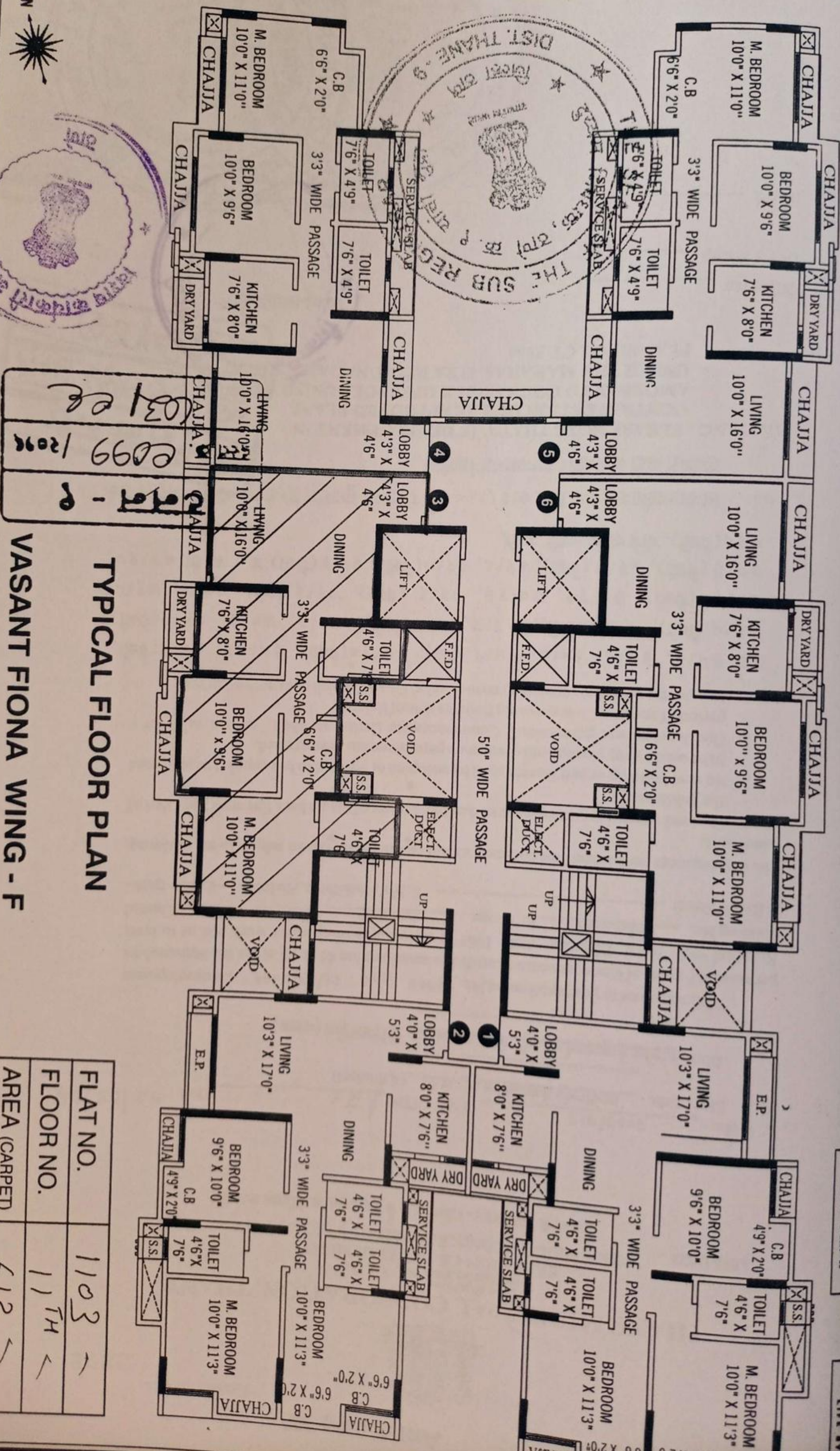


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MAULIK SHETH
 For Sheth Developers Pvt. Ltd.

9/19

Sheth



611.00 SQ.FT.

612.00 SQ.FT.

634.00 SQ.FT.

TYPICAL FLOOR PLAN

VASANT FIONA WING - F

FLAT NO.	1103
FLOOR NO.	11TH
AREA (CARPET)	612



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Handwritten text: SM844do

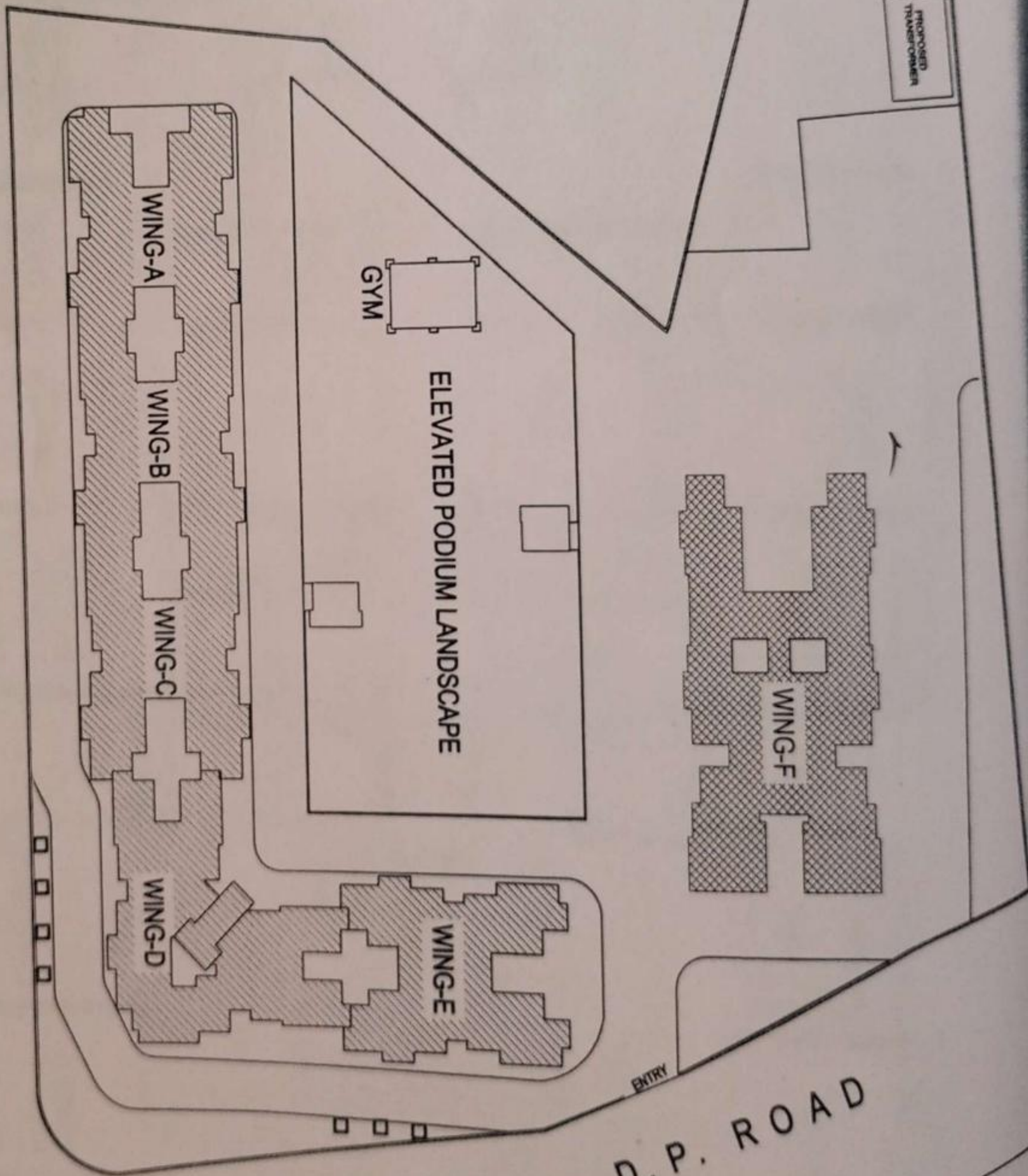
609/12E
2333 B. 2099/2096
8-102



VASANT FIONA WING - F

LAYOUT PLAN

15M WIDE PROP. D.P. ROAD



LETTER OF PARKING ALLOTMENT

To,
SUVARNA NARESH SHINDE

Dear Sir/Madam.

Ref: Allotment of Parking Space No. OP-20 in connection to your Flat no. "1103" in F wing in building "VASANT FIONA" situated at Voltas Compound, Near TCS Yantra Park, Pokhran Road no.2, Thane (West).

This is to confirm and record that we hereby allot to you Parking Space No. OP-20 in pursuance of the Agreement for Sale dated 01.10.2016, executed between Sheth Developers Private Limited & SUVARNA NARESH SHINDE, NARESH SHANKARRO SHINDE duly registered with the Sub Registrar of Assurances at Thane-5 for your use and benefit.

This allotment of car parking is done subject to you agreeing to pay any other outgoings (Maintenance, Taxes, A.M.C, insurance etc in due course) in respect of the said parking.

And you also agree that the Developers are not liable for any maintenance, any outgoings, and any dues towards the said parking.

You hereby agree to maintain your parking space in a good and tenantable manner and undertake not to create any nuisance to any of the other Purchasers parking their vehicles in the adjoining parking space.

You shall only park your vehicle in the parking space allotted to you and shall not under any circumstances store any hazardous goods, materials or explosives in the parking space allotted to you.

You hereby agree and undertake to keep safe and indemnified Sheth Developers Private Limited and its nominee of and from any demands, claims made against Sheth Developers Private Limited due to any act of omission and commission done by you.

Thane this 31st day of December'2018

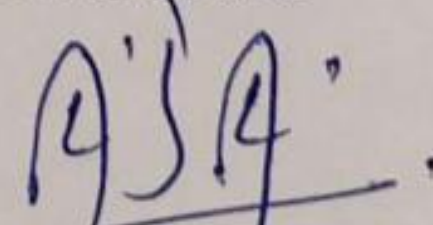
Yours faithfully,

For SHETH DEVELOPERS PVT LTD.



(Authorised Signatory)

I Confirm the above



(SUVARNA SHINDE)
(Purchaser)

SHETH DEVELOPERS PRIVATE LIMITED

Registered Office: Ground and 3rd Floor, Prius Infinity, Paranjape B Scheme, Subhash Road, Vile Parle (East), Mumbai - 400057.

T: 022 4260 2400 **F:** 022 42933533 **CIN:** U45200MH1993PTC070335

E: cs@shethdevelopers.com **W:** www.ashwinshethgroup.com