

गावाचे नाव : चेंदणी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6188464
(3) वाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	5472361
(4) भू-मापन, पोटहिसमा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माझिती: फ्लॉट नंबर 1202,12वा मजला,क्षेत्रफळ - 430 चौ. फूट कारपेट,जय झुलेलाल विल्डींग,मीटीएम क्र. 1025ए,मोजे चेंदणी,कोपरी कॉलनी,ठाणे ईस्ट,ता. व जि. ठाणे(श्रोन नंबर 1/1/ जि 8अ)((C.T.S. Number : 1025A ;))
(5) क्षेत्रफळ	1) 430 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. शुभम डेव्हलपर्स तर्फे अधिकृत भागीदार राजू के. खेतवानी तर्फे कबुली जबाबकरिता श्री रतन केमवानी वय:-59; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: तळ मजला, सर्व मेवा ममिनी विल्डिंग, विल्डिंग नंबर ०५, जवळ, ठाणे पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-ABNFS0864J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुधीर सदाशिव बाघ वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए- ४०१, सुर्जी धाम कॉ ऑपरेटिव्ह हौसिंग सोसायटी लि., सेक्टर २०, दना मेघा इंजिनिअरिंग कॉलेज जवळ, गेरोली, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-AATPW0716A 2): नाव:-सुमित्रा सुधीर बाघ वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए- ४०१, सुर्जी धाम कॉ ऑपरेटिव्ह हौसिंग सोसायटी लि., सेक्टर २०, दना मेघा इंजिनिअर कॉलेज, गेरोली, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-ACWPW9786H
(9) दस्तऐवज करून दिल्याचा दिनांक	27/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	27/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6139/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	433200
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. १२

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

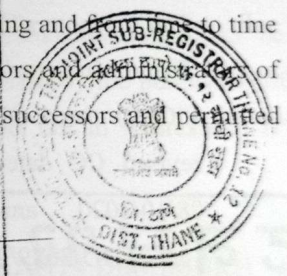
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

AGREEMENT FOR SALE

S.S. Wagh

THIS AGREEMENT FOR SALE is made and entered into at Thane on this 27th day of April in the Christian year Two Thousand Twenty Three (2023), BETWEEN **M/S. Shubham Developers**, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932 and having its Office at Ground Floor, Sarva Sewa Samiti Building, Near Building No. 21, Thane (E)- 400 603 hereinafter referred to as "**Promoters/Developers**" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Partner or Partners for the time being of the said firm their survivor or survivors and the heirs, executors, administrators and assigns of such last survivor) having PAN NO. ABNFS0864J of the **ONE PART** AND **MR.SUDHIR SADASHIV WAGH (PAN NO.AATPW0716A), MRS. SUMITRA SUDHIR WAGH (PAN NO. ACWPW9786H)** , Adult/s/Minor, having their address for the purpose of these presents at A-401, Surji Dham Co-op Hsg Soc. Ltd., Sector No. 20, Near Datta Megha Engineer College, Airoli, Navi Mumbai hereinafter referred to as "**Purchaser(s)**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individual/s, his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF and in case of a coparcenary, the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust, the trustee/s for the time being and assigns of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last survivor of them and in case of a company/ body corporate its successors and permitted assigns) of the **OTHER PART**.

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दस्त क्र. ६९३८ / २०२३	
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WHEREAS:

A. By and under Development Agreement dated 30/12/2014 registered on the same day with the office of the Sub-Registrar Assurances, Thane-2 under No. TNN2-10964-2014 read with Supplemental Agreement dated 16/11/2021 registered with the office of the Sub-Registrar of Assurances, Thane-2 under serial No. TNN2-22197-2021 ("Development Agreement"), **Jai Jhulelal Co-operative Housing Society Limited** ("Society") has granted development rights in respect of piece or parcel of land admeasuring 1351 sq. yards or thereabouts equivalent to 1129.90 sq.meters out of C.T.S. No.1025A of Village Chendani, situate, lying and being at Kopri Colony, Thane East Taluka and District Thane within the limits of Thane Municipal Corporation within the Registration District Thane Sub-District Thane more particularly described in the **First Schedule** hereunder written ("**Property**") in favor of the Promoters/Developers herein whereby the Promoters/Developers are authorised by the Society to undertake redevelopment of the Property by

S.S. Wagh

33. **Headings**

33.1. The headings, titles, used for the Clauses under this Agreement are only for the sake of convenience and easy identification of the provisions and headings, titles to Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and Annexures hereto and shall be ignored in construing and interpreting the same.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of Property)

All that the piece or parcel of land admeasuring 1351 sq: yards or thereabouts equivalent to 1129.90 sq. meters out of C.T.S. No.1025A of Village Chendani, situate, lying and being at Kopri Colony, Thane East Taluka and District Thane within the limits of Thane Municipal Corporation within the Registration District Thane Sub-District Thane and bounded as follows:

- On or towards the East : By Road
On or towards the West : By SRA Development
On or towards the North : By Building No. 15
On or towards the South : By Building No. 16

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of Property)

Flat No. 1202 on 12th floor having Carpet Area admeasuring 430 sq. feet in the building Jai Jhulelal being constructed on the above mentioned Property.

IN WITNESS WHEREOF, the parties hereto have subscribed their respective hands the day and the year hereinabove written.

SIGNED AND DELIVERED

by the withinnamed "Promoters/Developers"

M/s. Shubham Developers

through its Authorized Partner:



Mr. Raju K. Khetwani

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" 400 - B "



Certificate No. 4779

THANE MUNICIPAL CORPORATION, THANE

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

इमारत क्र. १४ - तळ / स्टिल्ट + १ ते १४ मजले
इमारत क्र. १५ - तळ / स्टिल्ट + १ ते ८ मजले

V. P. No. एस०१/००१६/१० TMC/TDD 3887/22 Date: 27/1/2022
To. Shri / Smt. से शशी देशमुख अण्ड असो (Architect)

Shri मे. शंभय डेव्हलपर्स तर्फ भागीदार श्री. मनोज वि. शहा व श्री. राजु खेतवानी (विकासक तथा POAH
इमारत क्र. १४ व १६ कराता) व जय मो को. ऑप. ही. सोसा. लि. (मालक) - इमारत क्र. १५ कराता

With reference to your application No. १७६९ dated २२.१२.२१ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. बसेल प्रमाण्ये in village कोघरी Sector No. १ Situated at Road / Street १०.० मी. डी.पी. १०२५/ए व १०२५/ए(वै) C.S.T. No. / १०२५/ए व १०२५/ए(वै)

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

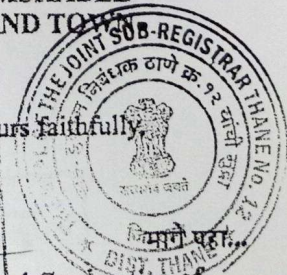
- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulation. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Authority will not supply water for construction.
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) If in the development permission reserved land /amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any then necessary registered transfer deed shall be executed in the name of authority with in 6 months from the commencement certificate.

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

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Office No. _____
Office Stamp _____
Date _____
Issued _____

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<u>३६</u>	<u>६२</u>



Municipal Corporation of the city of, Thane.

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S.S. Wagh



"Ann-C"

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700047044

Project: JAI JHULELAL CO. OP. HSG. SOC., Plot Bearing / CTS / Survey / Final Plot No.:1025A at Thane (M Corp.), Thane, Thane, 400601;

1. M/S. Shubham Developers having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400603.
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - o The promoter shall deposit 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 (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - o The Registration shall be valid for a period commencing from 26/09/2022 and ending with 31/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations-made there under;
 - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:26-09-2022 16:12:22

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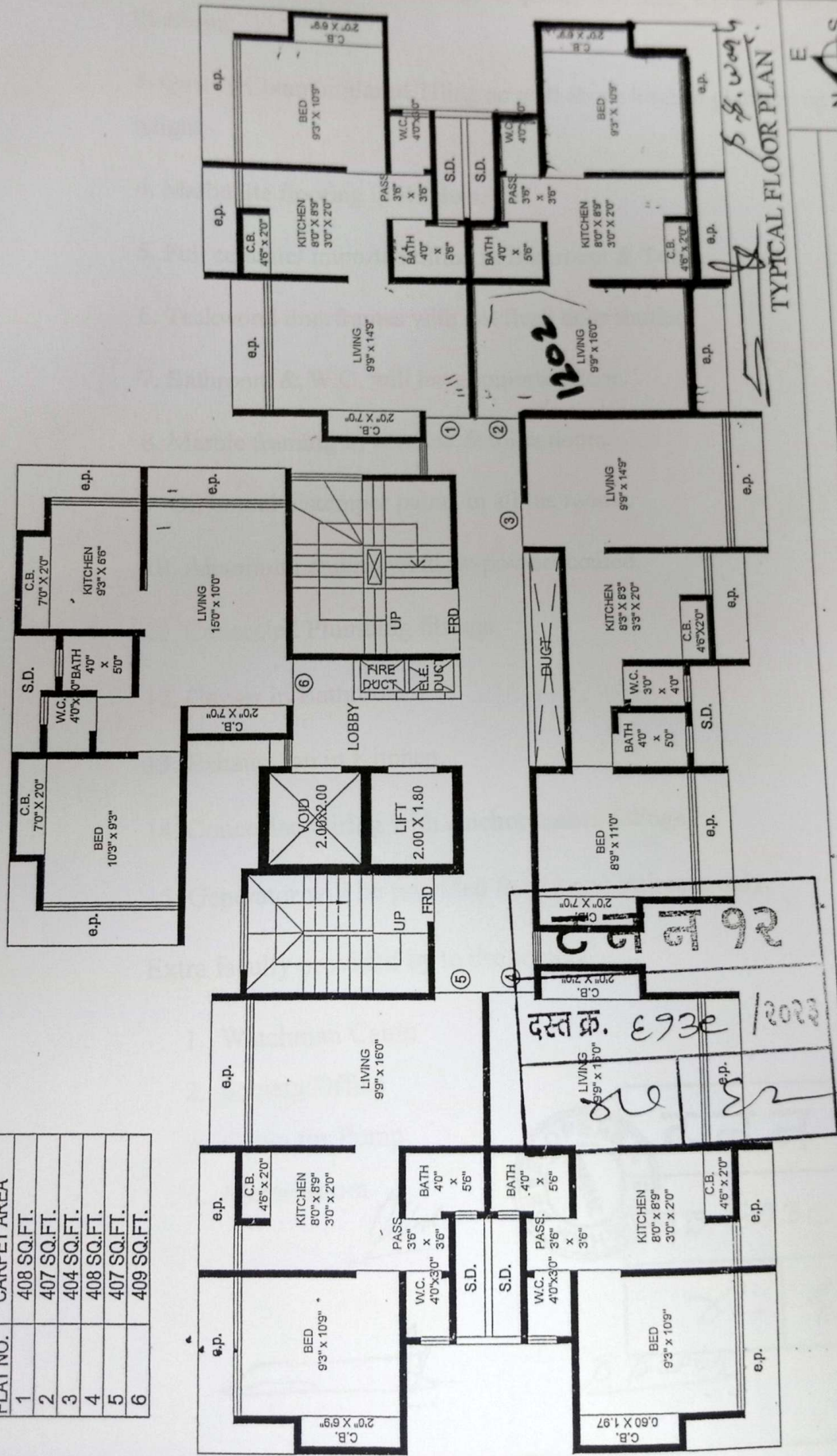
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



Dated: 26/09/2022

Place: Mumbai

AREA STATEMENT	
FLAT NO.	CARPET AREA
1	408 SQ.FT.
2	407 SQ.FT.
3	404 SQ.FT.
4	408 SQ.FT.
5	407 SQ.FT.
6	409 SQ.FT.

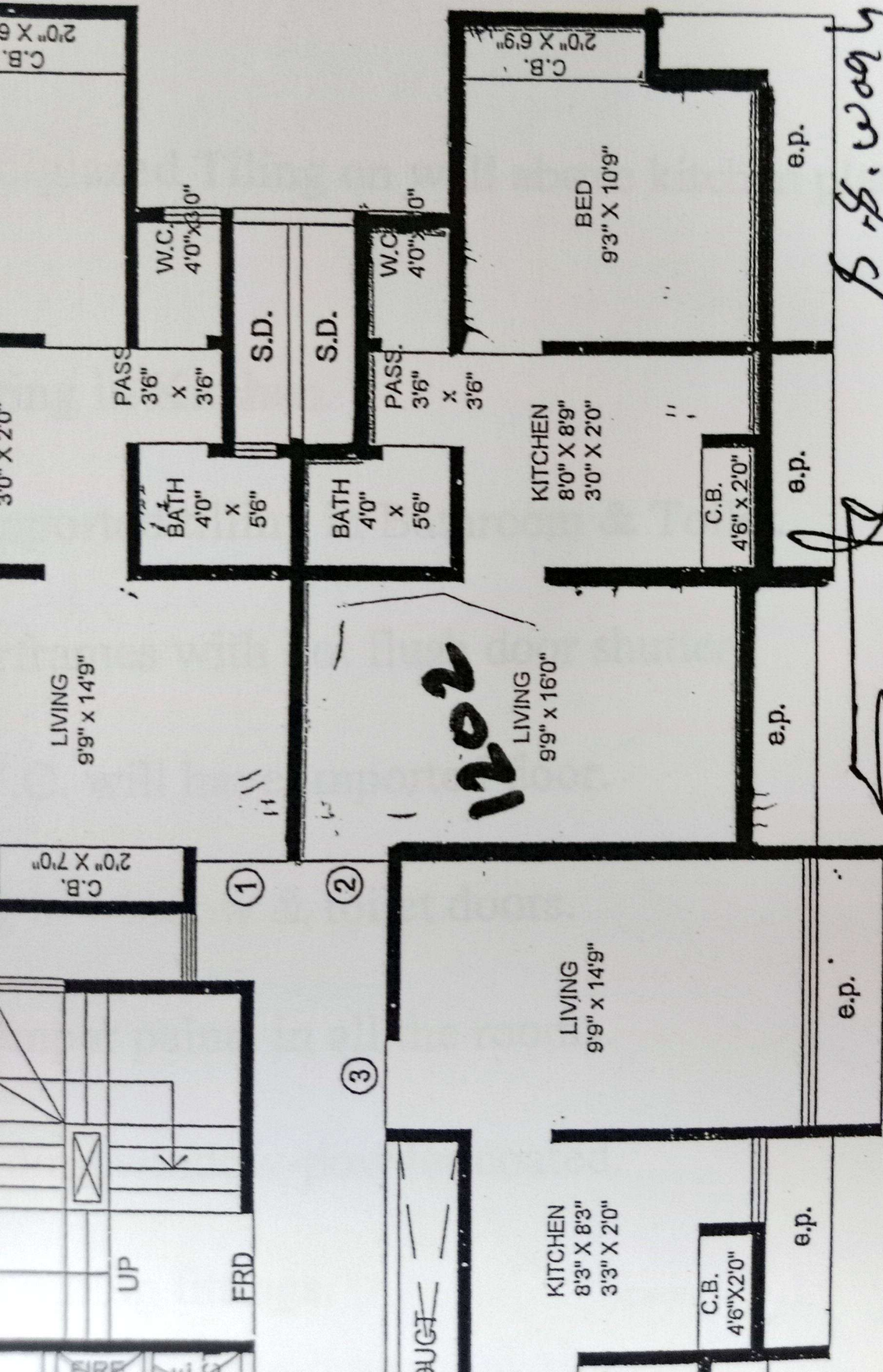


TYPICAL FLOOR PLAN

For SHUBHAM DEVELOPERS PARTNERS

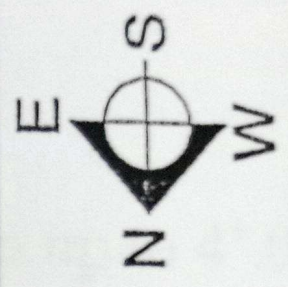
DESCRIPTION OF PROPOSAL
 PROPOSED RESIDENTIAL BUILDING ON C/NO-1025 SUB-REG. NO. 14, KOPRI, THANE (W)





S. S. way

TYPICAL FLOOR PLAN



For SHUBHAM DEVELOPERS

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SHUBHAM DEVELOPERS

Building No. 14, Jai Jhulelal CHS., Ltd., Kopri Colony, Thane (East) - 400 603.

Date: 05th May 2023.

To,

Mr. Sudhir Sadashiv Wagh and

Mrs. Sumitra Sudhir Wagh.

Sub: Demand for Due payment towards Flat No.1202 Project named Jai Jhulelal CHS LTD, Kopri Colony, Thane (E).

Respected Sir/Madam,

This Refers to the registered agreement for sale dated 27/04/2023 executed between us for the purchase of the above mentioned flat. As per the payment terms/scheduled upon in the said agreement the following amount has become due for the payment.

Sr. No.	Particulars	Amount (in Rupees)
1.	Amount Due	58,79,041/-
2.	GST	2,93,952/-
3.	Other Charges	4,73,192/-
4.	Total Payable	66,46,185/-
5.	Paid Amount	6,18,846/-
6.	Paid other Charges	1,81,154/-
6.	GST Paid Amount	-
7.	Actual Total Payable	58,46,185/-

We Request you to pay the above outstanding amount with the taxes as applicable.

Above amount should be paid within 7days from the date herein to avoid the interest charges as agreed.

Kindly pay the total payable amount i.e. **58,46,185/-** in the below account.

Name of Account: M/S Shubham Developers.

Bank Name: Karur Vysya Bank

Account No: 2108135000006072

Branch: Teen Hath Naka, Thane (West) - 400602

IFSC: KVBL0002108

Assuring you of best and prompt service at all times.

Thanking You,

For M/S Shubham Developers

Partner



SHUBHAM DEVELOPERS

Building No. 14, Jai Jhulelal CHS., Ltd., Kopri Colony, Thane (East) - 400 603.

DATE: 30-03-2023

Flat no : 1202	Floor no :	12 th		
SUDHIR SADASHIV WAGH/ SUMITRA SUDHIR WAGH				
Unit no.				
Configuration		1 BHK		
Area in Agreement (Rera Carpet Area)		430		
Car Parking		N.A		
Basic Flat Cost		61,88,464		
F.R				
Flat cost		61,88,464		
Stamp Duty @ 7%		4,33,192		
Registration & Scanning charges		40,000	4,73,192	
GST Applicable @ 5%		3,09,423		
Total		69,71,080		
Maintenance charges @ 12 months		24,000		
Share Money		600		
GST Applicable		4,320		
Total		28,920		
Total Flat Cost		70,00,000		
Particulars	Demand	Amount Due	GST	Total Amount Due
Booking Amount	10%	6,18,846	30,942	6,49,789
Immediately after execution of this Agreement but before registration of this Agreement	20%	12,37,693	61,885	12,99,577
Stamp Duty & Registration	7%			4,73,192
On completion of 10th slab of the building	5%	3,09,423	15,471	3,24,894
On completion of 11th slab of the building	5%	3,09,423	15,471	3,24,894
On completion of 12th slab of the building	5%	3,09,423	15,471	3,24,894
On completion of 13th slab of the building	5%	3,09,423	15,471	3,24,894
On completion of terrace of the building	5%	3,09,423	15,471	3,24,894
On completion of the civil work, staircase and external plaster of the building	5%	3,09,423	15,471	3,24,894
On completion of tiling and kitchen platform of the Premises	10%	6,18,846	30,942	6,49,789
On completion of the external plumbing and water proofing and installation of windows of the building	10%	6,18,846	30,942	6,49,789
On completion of sanitary fittings, electric fittings of the Premises and external paint of the building	10%	6,18,846	30,942	6,49,789
On completion of Lift(s), Plinth protection and mechanical requirements	5%	3,09,423	15,471	3,24,894
At the time of offering to hand over of possession of the Premises to the Purchaser(s) or on receipt of Occupancy Certificate	5%	3,09,423	15,471	3,24,894
Other Charges				28,920
Total Cost		61,88,464	3,09,423	70,00,000

SUDHIR SADASHIV WAGH/ SUMITRA SUDHIR WAGH

SHUBHAM DEVELOPERS

PARTNERS



PURCHASER

SHUBHAM DEVELOPERS

Building No. 14, Jai Jhulelal CHS., Ltd., Kopri Colony, Thane (East) - 400 603.

DATE: 30-03-2023

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Total Cost		61,88,464	3,09,423	70,00,000

SUDHIR SADASHIV WAGH/ SUMITRA SUDHIR WAGH

SHUBHAM DEVELOPERS

PARTNERS



PURCHASER