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16/08/2018

सूची क्र.2

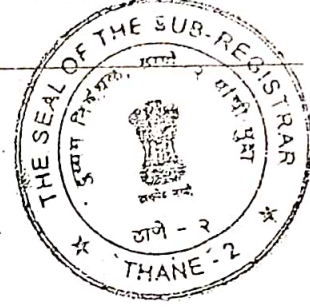
दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 11231/2018

नोंदणी :

Regn:63m

गावाचे नाव : कावेसर



(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 5900001

(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 4704500

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 901, माळा नं: 9 वा मजला,जी 2 बिल्डींग, इमारतीचे नाव: उन्नती वूड्स फेज -7, ब्लॉक नं: कावेसर,जी.बी.रोड, रोड : ठाणे, इतर माहिती: (विभाग क्र. 11/43 2क - 1)क्षेत्र 370.94 चौ.फुट कार्पेट +36. 06चौ.फुट बाल्कनी( ( Survey Number : 246,247/1,2 ; ) )

(5) क्षेत्रफळ 1) 407 चौ.फुट

(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. उन्नती इस्टेटस तर्फे भागीदार श्री. राजन एन बांदेलकर यांचे तर्फे कबुलीजबाबासाठी कु.मु.म्हणून श्री शरद आर घुगे - वय:-40; पत्ता:-प्लॉट नं: 01, माळा नं: -, इमारतीचे नाव: रौनक गुप, ब्लॉक नं: घोडबंदर रोड , रोड नं: ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AABFU5037A

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-आशा ए चव्हाण - - वय:-38; पत्ता:-प्लॉट नं: 405, माळा नं: -, इमारतीचे नाव: साई दर्शन बिल्डींग , ब्लॉक नं: किसन नगर 2 , रोड नं: ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-ALCPC0387M  
2): नाव:-आबासाहेब बी चव्हाण - - वय:-45; पत्ता:-प्लॉट नं: 405, माळा नं: -, इमारतीचे नाव: साई दर्शन बिल्डींग, ब्लॉक नं: किसन नगर 2, रोड नं: ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-AFGPC2425J

(9) दस्तऐवज करून दिल्याचा दिनांक 16/08/2018

(10) दस्त नोंदणी केल्याचा दिनांक 16/08/2018

(11) अन्क्रमांक,खंड व पृष्ठ 11231/2018

Agreement for Sale

THIS AGREEMENT made at Thane this 16<sup>th</sup> day of August in the Christian Year Two Thousand Eighteen BETWEEN M/S. UNNATHI ESTATES, PAN AABFU 5037A a partnership firm registered under the provisions of Indian Partnership Act, 1932, having its office at Plot No.1, Mohan Mill Compound, next to Audi Thane, Ghodbunder Road, Thane (W) 400 607, hereinafter referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being constituting the said firm M/s. Unnathi Estates, the survivor or survivors of them and the heirs, executors and administrators of such last survivor) of the One Part AND Mrs. Asha A. Chavan PAN ALCPC0387M and Mr. Abasaheb B. Chavan PAN AFGPC2425J having address at 405, Sai Darshan Bldg., Kisana Nagar No.2, Wagale Estate, Thane (W) - 400604 hereinafter referred to as the 'the ALLOTTEE' (which expression shall unless repugnant to the context or meaning hereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the Other Part;

In this Agreement, unless the context otherwise implies the expression defined hereunder shall have the respective meanings assigned to them:

- i. The singular wherever used shall include plural and vice versa.
- ii. The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

WHEREAS :

A. 1) 1) Smt. Hababi alias Havabai Alisaheb Bharmar alias Bharmal, 2) Shri Abdul alias Aziz Alisaheb Bharmar alias Bharmal, 3) Smt. Suraiya Mustaq Kuyari, 4) Smt. Asma Sikandar Bhuran, 5) Smt. Noorjahan Abdul Latif Mulla, 6) Miss. Ruksana A. Bharmar alias Bharmal, 7) Smt. Asifa Aziz Bharmar alias Bharmal, 8) Shri Bakir Jasuddin Bharmar alias Bharmal, 9) Smt. Rehana Bakir Bharmar alias Bharmal, 10) Smt. Saherbanu Musa Vadekar (hereinafter collectively referred to as 'the said First Owners') alongwith Shri Alisaheb Jasuddin Bharmar alias Bharmal (hereinafter referred to as 'the said Alisaheb'), were the owners of the property being land bearing Survey No.246 admeasuring 3890 sq. mtrs., situate, lying and being at Village

Asha.

Abasaheb

B. Chavan



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दस्त क्रमांक १२३९ / २०१८
३ / ११९



Annexure - M



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 :  
P5170000002

Project: Unnathi Woods Phase VII A, Plot Bearing / CTS / Survey / Final Plot No.: 245 247/1 247/2 at Thane (Pvt Corp.),  
Thane, Thane, 400515;

1. Unnathi Estates having its registered office / principal place of business at Tehsil Mumbai District Mumbai  
Suburban, Pin: 400002.

2. This registration is granted subject to the following conditions, namely:-

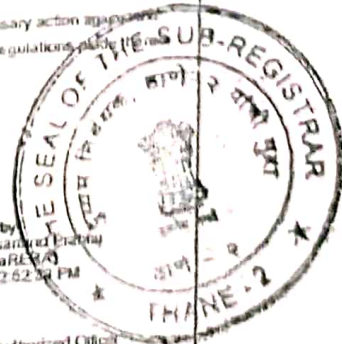
- The promoter shall enter into an agreement for sale with the allottees.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a 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 (f) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose since the estimated receivable of the project is less than the estimated cost of completion of the project

- The Registration shall be valid for a period commencing from 09/05/2017 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.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vajant Ramchandrabhai  
(Secretary, MahaRERA)  
Date 09/05/2017 12:52:34 PM



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

Dated: 09/05/2017  
Place: Mumbai

FOR UNNATHI ESTATES

ट न न	PARTNER
दस्त क्रमांक 7239	/2016
09/05/17	

THANE MUNICIPAL CORPORATION

APPENDIX - K  
(Regulation No.37 )  
Form for Occupancy Certificate.

To,  
M/S UNNATHI ESTATE.

OCC No : OCC/0803/20

LAXMINARAYAN RESIDENCY, OPP. MAA NIKETAN, POKHRAN NO. 2, THANE  
(W.) - 400810

OCC Date : 23/1/2020

Architect : Jitendra K. Mukadam

Licence No : CA/92/14751

Sir, 8391

Reference : 6/1/2020 V.P. No. : S06/0034/09

CC No. : TMC/TDD/1951/16 ( CC Date : 14/10/2016 )

Full , Building Description : Bldg. No. G1 - (Stilt + 1st to 13th floor), Bldg. No. G2 -(Stilt+1st to 17th floor)

The Part/Full development work/erection/re-erection or alteration in/of building/part building No. - - - - - situated at. -----, Sector No. Sector 6 , Survey No / H No. :- 246, 247/1, 247/2, Village/T.P.S.No. KAVESAR completed under the supervision. of Jitendra K. Mukadam License Surveyor / Engineer / Structural Engineer / Supervisor / Architect / License No. CA/92/14751 may be occupied on the following conditions:-

Conditions

- 1 Condition mentioned in CFO NOC shall be binding upon the applicant.
- 2 Condition mentioned in Water and Drainage Department NOC shall be binding upon the applicant.
- 3 TMC will supply water for drinking purpose only as per availability
- 4 Lift, Solar water heating system and rainwater harvesting must be maintained by developer/Society.
- 5 ULC department NOC shall be submitted before applying for Occupation of bldg. No.G4 .
- 6 Garden Department NOC shall be submitted before applying for Occupation of bldg. No.G4 .
- 7 Remaining RG shall be develop before applying for Next OC.

A set of certified completion plan is returned herewith.

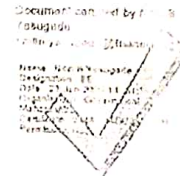
Office No. \_\_\_\_\_

Office Stamp. \_\_\_\_\_

Date : 23/1/2020

Copy to.

- 1) Collector of Thane.
- 2) Dy.Mun.Commissioner, Zone TMC
- 3) E.E.(Water Works),TMC
- 4) Assessor, Tax Deptt. TMC



Yours faithfully,

Thane Municipal Corporation