



23/10/2020

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 4009/2020

नोंदणी :

Regn 63m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9297558.272
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मीजे पांचपाखाडी फायनल प्लॉट नं.320, टिपीएस नं.1, सदनिका नं.2001,20 वा मजला, विंग एस-1, बिल्डींग अटलंटिस, अटलंटिस फेज-2, पांचपाखाडी, ठाणे प.सदनिकेचे क्षेत्र 57.16 चौ.मी. कार्पेट रेरा प्रमाणे व एक्सकल्युझिव एरिया 7.4 चौ.मी. सदनिकेचे एकूण क्षेत्र 64.56 चौ.मी. कार्पेट, तसेच एक कार पार्किंग सहित -(भोन नं.5/18 5 ई), मुंबई मुद्रांक अधिनियम 1958 चे 32 अन्वये प्रस्तुत संलेखास दि. 08/08/2005 रोजी करण्यात आलेल्या सुधारणेनुसार परि. 1 मधील अनुच्छेद 5 ग-अ यांस ज्यादा दाखल केलेला उपखंड क्र. 2 अन्वये मिळकतीच्या मोबदल्याचे मुल्यांकन रु 11600000/- त्यावर अनु. 25-ब अन्वये आकारणी योग्य असलेले रु. 348000/- इतके मुद्रांक शुल्कामध्ये दि. 13/10/2020 रोजी विकासक व विक्रीदार यामध्ये झालेल्या करारास नोंदणी क्र. टनन5-9356-2020 दि. 13/10/2020 रु. 276000/- इतके मुद्रांक शुल्कामधील रु. 500 इतके मुद्रांक शुल्क मुळ करारास शिल्लक ठेवल्यानंतर 275500/- इतके मुद्रांक शुल्क समायोजित करून उर्वरीत रु. 72500/- इतके मुद्रांक शुल्क भरण्यात आले आहे( ( Final Plot Number : फायनल प्लॉट नं.320, टिपीएस नं.1 ; ) )
(5) क्षेत्रफळ	1) 64.56 चौ.मीटर
(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:-किरोरीमल कुंदनानी (एच यु एफ) यांचे तर्फे कु मु म्हनुन पियुष हर्पलानी . वय:-40; पत्ता:-प्लॉट नं: 1101, माळा नं: ., इमारतीचे नाव: शिव तिर्थ, टॉवर नं.3,, ब्लॉक नं: सोहम पार्क, हरी ओम नगर,, रोड नं: मुलुंड पु, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-AAFHK8364Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुशांत दत्ताराम कोंडे . वय:-39; पत्ता:-प्लॉट नं: 6, माळा नं: ., इमारतीचे नाव: कावासजी बिल्डिंग, ब्लॉक नं: सोनापुर एक्स लेन, चिराग बाजार, रोड नं: काळबादेवी रोड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400002 पॅन नं:-ANGPK8651E 2): नाव:-वैशाली सुशांत कोंडे . वय:-35; पत्ता:-प्लॉट नं: 6, माळा नं: ., इमारतीचे नाव: कावासजी बिल्डिंग, ब्लॉक नं: सोनापुर एक्स लेन, चिराग बाजार, रोड नं: काळबादेवी रोड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400002 पॅन नं:-BUMPK6111M
(9) दस्तऐवज करून दिल्याचा दिनांक	23/10/2020
(10) दस्त नोंदणी केल्याचा दिनांक	23/10/2020
(11) अनुक्रमांक, खंड व पृष्ठ	4009/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	72500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



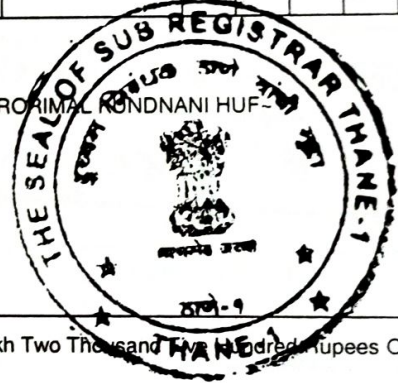
हा दुय्यम निबंधक वर्ग-२,  
ठाणे - १

**CHALLAN**  
**MTR Form Number-6**



MH006031387202021E	BARCODE	Date	23/10/2020-13:49:02	Form ID	25.2
Department	Inspector General Of Registration		Power Details		
Stamp Duty	TAX ID / TAN (If Any)	ट न न - 9			
Type of Payment	Registration Fee	PAN No.(If Applicable)	दस्त क्र. 800e / 2020		
Office Name	THN1_HQR SUB REGISTRAR THANE URBAN 1	Full Name	SUSHANT DATTARAM KONDE		
Location	THANE	2 / 8e			
Year	2020-2021 One Time	Flat/Block No.	FLAT NO 2001, 20TH FLOOR, WING S-1.		
		Premises/Building	ATLANTIS		

Account Head Details	Amount in Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	72500.00	GAONDEVI WADI,	THANE		4 0 0 6 0 2
0030063301 Registration Fee	30000.00				
		Remarks (If Any)	SecondPartyName=KIROMAL KONDNANI HUF-		
		Amount In	One Lakh Two Thousand THANE Rupees Only		
		Words			
Total	1,02,500.00				



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332020102313674	26374/2278
Cheque/DD No.		Bank Date	RBI Date	23/10/2020-13:52:35	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID :   
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document Mobile No. : 9000000000  
 या चालाना कडल दुरयत नितधक कार्यालयान नोदणी करावयाच्या दस्तावादी लागू आहे. नोदणी न करावयाच्या दस्तावादी रकम वसूल जाणू नये.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-73-4009	0002696204202021	23/10/2020-16:19:15	IGR113	30000.00

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AGREEMENT FOR SALE

दस्ता क्र. ४००६ / २०२०

THIS AGREEMENT made at Thane this 23<sup>rd</sup> October in the year Two Thousand Twenty, BETWEEN

**KIRORIMAL KUNDNANI (HUF)**, having PAN: AAFHK8364Q, having address as 1101, SHIV TIRTH, Tower 3, Hari Om Nagar, Mulund 400081, hereinafter referred to as "**the VENDOR**" through Karta Mr. Kirorimal Kundnani (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executor and members of HUF) of the **FIRST PART.**

AND

*SOON*  
*Whale*  
**MR. SUSHANT DATTARAM KONDE**, age 39 years, having PAN: ANGPK8651E And **MRS. VAISHALI SUSHANT KONDE**, age 32 years, having PAN: *BUMPK6111M*, Indian Inhabitants, residing at FLAT 6, Kawasji Building, Sonapur X Lane, Chirag Bazar, Kalbadevi Road, Mumbai 400002, hereinafter referred to as "**the PURCHASER/S**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs) of the **SECOND PART.**



In his agreement, unless the context otherwise implies, the expression defined hereunder shall have the respective meaning 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** from one M/s. Ashwamedh Builders & Developers having office at Abhiman III, Teen Haat Naka, Thane ( the promoters ), the **VENDORS** herein had agreed to purchase a flat bearing No. 2001 on 20<sup>th</sup> Floor, Wing S-1, admeasuring 57.16 Sq. Meters and exclusive area admeasuring 7.4 Sq.MTs. aggregating to 64.56 Sq. Meters in Building to be known as " Atlantis" being constructed on land Gaondevi Wadi, mouje Panchpakhadi, Taluka and Dist. Thane along with a car

*P*

*SOON*

*Whale*

parking space at or for a consideration of Rs.92,00,000/= (Rupees Ninety Two Lakhs Only) upon the terms and conditions therein contained (hereinafter referred to as 'the said Agreement'). The Agreement for sale dated 13.10.2020 is duly registered with the office of the Sub- Registrar of Assurances under document Serial No. 9356/2020 vide registration receipt bearing No. 10626 dated 13.10.2020.

AND WHEREAS the promoter of the Atlantis have commenced construction of the building and have obtained all requisite permissions from the Authorities. The said promoter has agreed to handover the possession of flats on or before January 2021. The Agreement for sale dated 13.10.2020 has all the annexures like approved

plans, Commencement Certificate, Development Agreement, POA, permission of SRA Authority, Revised amended plans Certificate, RERA registration Certificate
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U AND WHEREAS

out of the aforesaid amount of consideration payable by the VENDORS herein/ PURCHASERS therein to the promoter under the said Agreement, the VENDORS herein have paid to the promoter entire consideration amount.



WHEREAS The promoter has agreed with VENDORS that NO GST shall be charged by them on such balance amount, even if the above payments are not paid as per above time schedule.

AND WHEREAS the Promoter has agreed with Vendor that entire consideration amount has been received by them and that they do not have any dues from the Vendors. The PURCHASERS however at the time of obtaining possession shall have to pay the other charges to the promoter as follows:-

- Rs.600/= towards share money,
  - Rs.25000/= for formation of society,
  - Rs.87,720/= towards contribution of outgoings of society,
  - Rs.1,51,580/= towards Development charges,
  - Rs.30,000/= towards legal and documentation charges and
  - Rs.60,000/= towards electricity, water, drainage and sewerage connection etc.
- which is mentioned in Clause No.10 of Agreement dated 13.10.2020.

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AND WHEREAS the Vendors herein wish to sell their rights for consideration to any intending party.

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AND WHEREAS the PURCHASER herein being on / the / Kokout for a suitable place of residence, came to know about the VENDORS desire to sell off the said premises and therefore upon inspecting the referred Agreement for Sale, the PURCHASER being desirous of purchasing the said premises, approached and requested the VENDORS herein for execution of Present Agreement.

AND WHEREAS after due negotiations, the VENDORS have agreed to sell, transfer and assign the said premises to the PURCHASER for a consideration & upon the terms and conditions as contained hereinbelow.

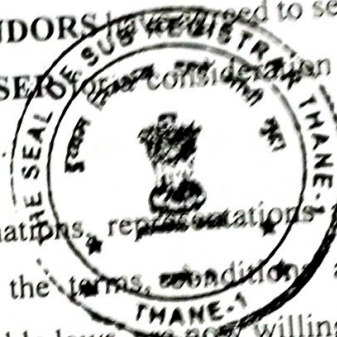
AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing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

AND WHEREAS The VENDORS herein have obtained No Objection Certificate dated 23<sup>rd</sup> Oct 2020 from the Promoter of the ATLANTIS to sell and transfer the said flat in Building ATLANTIS be constructed on the said Property.

AND WHEREAS in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Vendor hereby agree to sell and the PURCHASERS hereby agree to purchase the said flat for the consideration and on ownership basis in the manner appearing hereinafter.

AND WHEREAS the VENDORS represented to the PURCHASERS that :

- A) That they are the absolute and lawful owners of the said premises and no other person/s has / have right, title or interest in the said premises and they are sufficiently entitled to deal with and or dispose off the premises.



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ULC Act or under any other stature from disposal of the premises or any part thereof in the manner stated in this Agreement.

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- J) The **VENDORS** have not done any act, deed, matter or thing whereby the **VENDORS** are prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the **PURCHASERS** and the **VENDORS** have all the right, title and interest to enter into this agreement with the **PURCHASERS** on the various term and conditions as stated herein.

**AND WHEREAS** believing the aforesaid representations the **PURCHASERS** offered to purchase the said premises and right, title and interest in and upon the said premises for Consideration of Rs.1,16,00,000/- (Rupees One Crore Sixteen Lakhs Only).

**AND WHEREAS** after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the **VENDORS** and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows :

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1.

The **PURCHASERS'** hereby agree to purchase from the **VENDORS** and the **VENDORS** hereby agrees to sell to the **PURCHASERS'** the Residential flat bearing No. 2001 on 20<sup>th</sup> Floor, Wing S-1, admeasuring 57.16 Sq. Meters and exclusive area admeasuring 7.4 Sq.MTs. aggregating to 64.56 Sq. Meters in Building to be known as " Atlantis" being constructed on land Gaondevi Wadi, mouje Panchpakhadi, Taluka and Dist. Thane , along with a car parking space (hereinafter referred to as 'the said Apartment') as shown on the floor plan for the consideration of Rs.1,16,00,000/= (Rupees One Crore Sixteen Lakhs Only), the payment plan of which is as under:-

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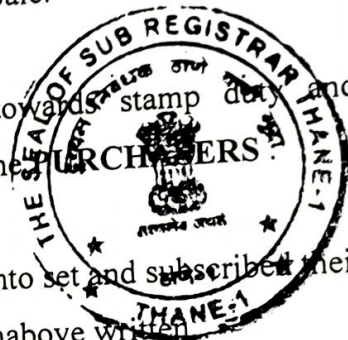
the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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31/12/2020

10. INDEMNIFY

Both the parties hereby agrees to, either party indemnify and shall keep indemnified other party and/or successors and/or nominees and assigns against all claims, actions made and/or brought in by any third party in respect of the said flat on basis of the said Agreement for Sale.

11. Stamp Duty and Registration:- The charges towards stamp duty and Registration of this Agreement shall be borne by the PURCHASERS.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal on the day and year first hereinabove written

THE SCHEDULE ABOVE REFERRED TO:

A flat bearing No. 2001 on 20<sup>th</sup> Floor, Wing S-1, admeasuring 57.16 Sq. Meters and exclusive area admeasuring 7.4 Sq.MTs. aggregating to 64.56 Sq. Meters in Building to be known as "Atlantis" being constructed on land Gaondevi Wadi, mouje Panchpakhadi, Taluka and Dist. Thane along with one car parking within the limits of Thane Municipal Corporation and also within the limits of Registration and Sub-District Thane and bounded as under:

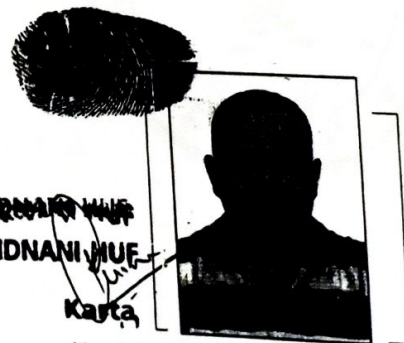
SIGNED, SEALED AND DELIVERED )  
by the within named VENDORS )

Kirorimal kundnani (HUF)

Through

Mr. Kirorimal Kundnani

For KIRORIMAL D. KUNDNANI HUF  
For KIRORIMAL D. KUNDNANI HUF  
Karta  
Karta



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SIGNED, SEALED AND DELIVERED )

by the within named PURCHASERS )

80Pu  
MR. SUSHANT DATTARAM KONDE

Qnate  
MRS. VAISHALI SUSHANT KONDE

(Authorized Signatory)

WITNESSES:

Name JERAM. P. SOXYMKI . JP Soxyndi Signature

Name Nishal Duble - D. Signature

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## RECEIPT

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Received from **MR. SUSHANT DATTARAM KONDE AND MRS. VAISHALI SUSHANT KONDE** an aggregate amount of Rs. **23,50,000** (Rupees Twenty Three Lakhs Fifty Thousand only) towards part consideration amount for execution of Agreement of sale in respect of a flat bearing No. **2001** on **20<sup>th</sup>** Floor, Wing **S-1**, admeasuring 57.16 Sq. Meters and exclusive area admeasuring 7.4 Sq.MTs. aggregating to 64.56 Sq. Meters in Building to be known as "Atlantis" being constructed on land Gaondevi Wadi, mouje Panchpakhadi, Taluka and Dist. Thane along with one car parking within the city of Thane.

Serial No.	RTGS UTR NO.	Amount
	SCBLR12020091400006449	Rs.10,00,000/=
2	SCBLR12020091500002663	Rss,3,50,000/=
3	SCBLR12020091700002451	Rs.9,82,375/=
4	TDS @ 0.75% of consideration amount	Rs.17,625/=

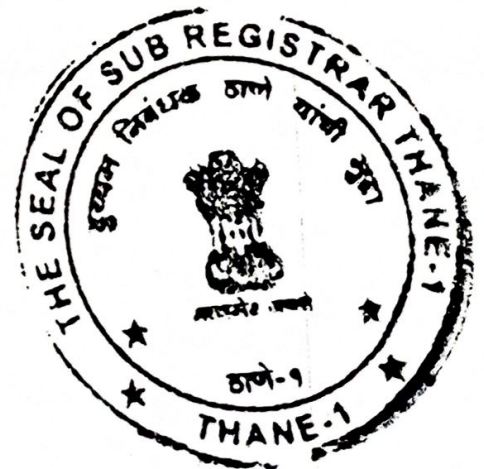
For **KIRORIMAL D. KUNDNANI HUF**

Received as above

*Kirorimal D. Kundnani*  
Karta

KIRORIMAL KUNDNANI (HUF)

Through Karta Kirorimal Kundnani



ANNEXURE - A

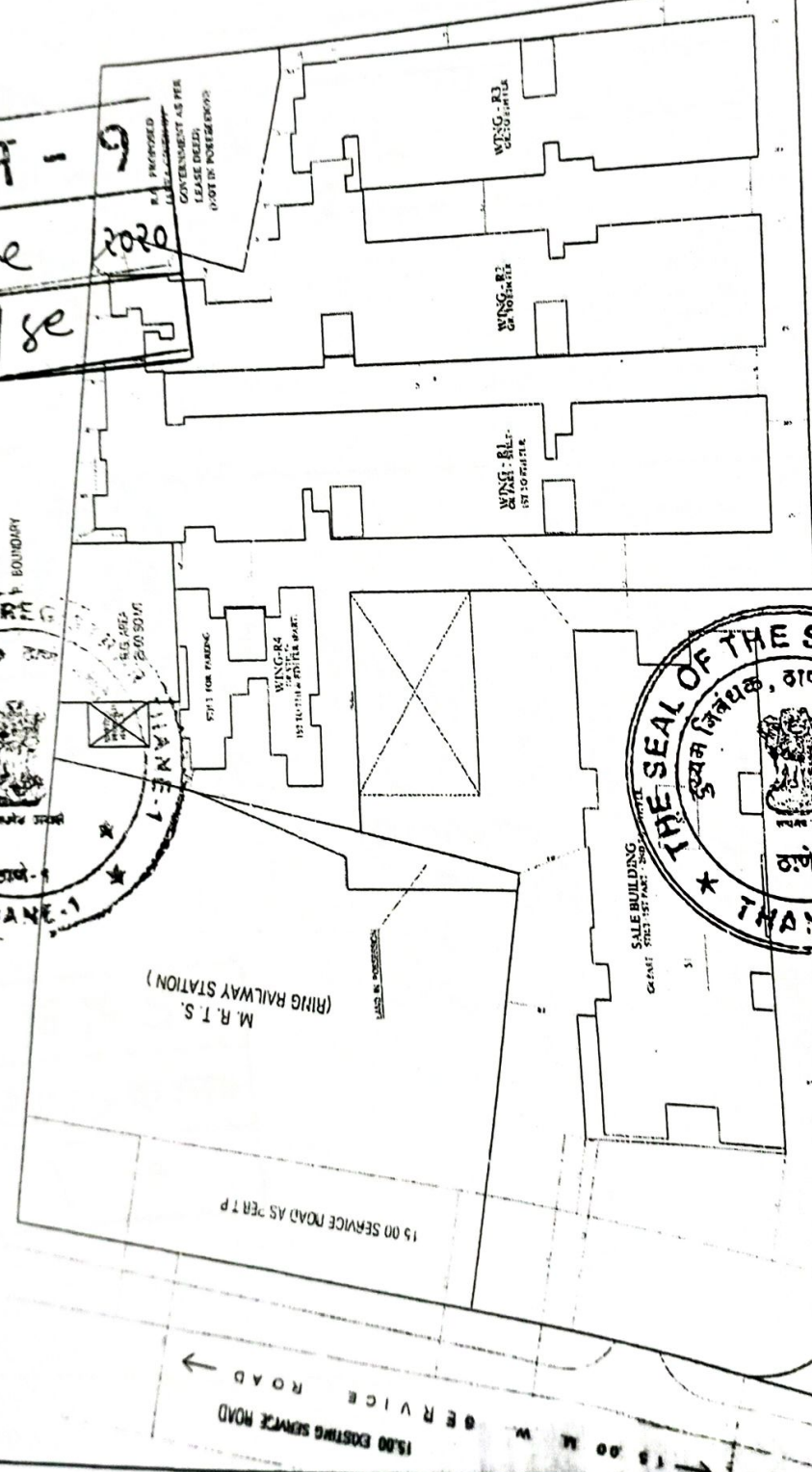
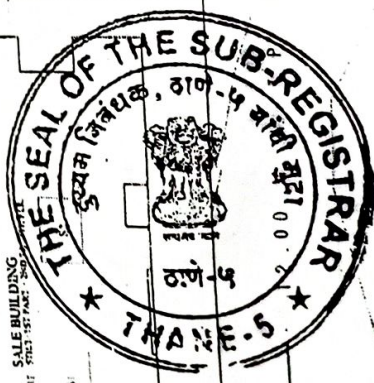
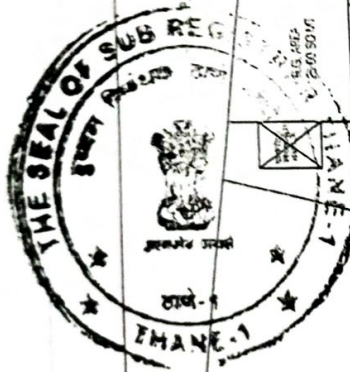
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PROPOSED  
GOVERNMENT AS PER  
LEASE DEED,  
NOT IN POSSESSION

NEXSTEP  
CONSTRUCTION PVT.LTD.  
MAYANK  
NEELAN D. SALVATE  
D. S. RAMDAS  
SUNIL D. MACHANDRAN  
PUNJIT P. PHADKE

DESCRIPTION OF PROPOSED AND PRO-RENTY  
PROPOSED DEVELOPMENT SCHEME  
ON PLOT BEARING FINAL PLOT NO.320  
T.P.S. NO.1 AT PACHPARKHADI THANE(W)

FOR :-  
GADDEVI CO.OP.HSG SO



BOUNDARY PLAN  
15.00 M. W. SERVICE ROAD  
15.00 EXISTING SERVICE ROAD

ANNEXURE - A1



SLUM REHABILITATION AUTHORITY

No. : SRA/ENG/V.P.No. 321/0003/03

Date: 02 MAY 2016

To,  
Shri. Nilesh D. Sawant (Architect)  
M/s. Nexstep Constructions Pvt. Ltd.,  
G-1, Prakash Villa, Ganesh Wadi,  
Near Kaushalya Hospital, Panchpakhadi,  
Thane (West) - 400 602.

Sub :- Amended plans for Gr. to 24<sup>th</sup> (pt.) floor of Sale Bldg. under  
S. R. Scheme on plot bearing Final Plot no. 320, T.P.  
Scheme No. 1, Village-Panchpakhadi, Thane (W) for  
"Gaondevi CHS Ltd."

Ref :- Your application dt.: 29/07/2015.

Gentlemen,

With reference to your application dtd. 29/07/2015 mentioned above this is to inform you that, the construction work of Sale building comprising Gr. to 14<sup>th</sup> floor Bricks & RCC work is completed under the supervision of Architect Shri. Nilesh D. Sawant (License No. CA/98/22503) Structural Engineer Shri. Ajay Mahale (License No. STR/957) :-

- 1) That the LOI/IOA conditions shall be complied with.
- 2) That the condition mention in the Permission certificate issued by the SRD under no. TMC/TDD/0255/10 dtd. 07/05/2010 shall be complied with.
- 3) That the MOEF NOC shall be submitted before asking CC to the Sale building.

A set of Amended plan is returned herewith please.

Yours faithfully,

Executive Engineer (Thane City)  
Slum Rehabilitation Authority



Administrative Building, Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.  
Tel: 2656 5800, 2659 0405 / 1879, Fax: 022-2659 0457, Email: info@sra.gov.in

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दस्तावेज क्र. ३५६ / २०२०

ANNEXURE

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दस्त क्र. १००६ / २०२०  
२२ / १६



ट न न - ५  
दस्त क्र ६३५६ / २०२०  
६० / १६३

ANNEXURE - B

टनन - ९

दस्तक्र. ४००८ / २०२०

Certificate No. 566

२३ / ४८

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT  
PERMISSION CERTIFICATE

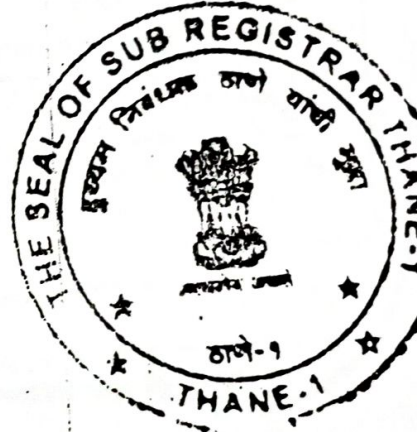
Slum Bldg. No. R<sub>1</sub> :- Gr. (pt) + Stilt (pt) + 8<sup>th</sup> upper floor  
Slum Bldg. No. R<sub>3</sub> :- Gr. (pt) + Stilt (pt) + 8<sup>th</sup> upper floor  
Slum Bldg. No. R<sub>4</sub> :- Gr. (pt) + Stilt (pt) + 8<sup>th</sup> (pt) upper floor  
Sale Bldg No. S<sub>1</sub> & S<sub>2</sub> :- Gr. (pt) + Stilt + (pt) Stilt + Podium +  
(pt) Stilt + 2<sup>nd</sup> to 17<sup>th</sup> floor

V.P.NO. S2T/0005/09 TMC / TDD ००४३/०९ Date २८/६/२००९

To. Shri / Smt. Nilesh D. Sawant (Architect)  
Shri / Smt. Gondevi Co.Op.Hsg. Soc. (Owner)  
For M/s. Ashwamedh Builders & Developers

Sir,  
With reference to your application No. 58755 dated 31/03/09 for development permission certificate under sections 45 & 69 of the Maharashtra Regional and Town planning Act, 1966 to carry out development work and or to erect building No. \_\_\_\_\_ in Village - **Panchpakhadi, Thane (W)** Sector No. II Ward No. \_\_\_\_\_ situated at Road / Street **T. P. Scheme No.1, F.P. No. 320**, the development permission 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 there of 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.
- ५) इशदापत्रामधील मधील अटी / शर्ती विकासक व सोसायटी यांना बंधनकारक राहतील.
- ६) शासन आदेश क्र. महसुला/क-१/टे-१/ एल.बी.पी./कावि-१३१८८६. १/१०/२००८ रोजीच्या शासनाच्या आदेशामधील अटी बंधनकारक राहतील.
- ७) इमारत क्र. R<sub>2</sub> ची परमिशन (A-B-C-D) नकाशात दर्शविल्याप्रमाणे सोसायटीस शासनने लीज दिलेले ४१५.६३ चौ.मी. एवढे ताब्यात नसलेले क्षेत्र सोसायटीस ताबा मिळेपर्यंत स्थगित ठेवण्यात यावे.
- ८) अस्तित्वातील झोपडीधारक व विकासक यांच्या दरम्यान वाद निर्माण झाल्यास त्याची संपूर्ण जबाबदारी विकासक यांच्या वर राहिल त्यास ठा. म. पा. जबाबदार राहणार नाही.
- ९) काम सुरु करण्यापूर्वी रस्त्याच्या जागेबाबत नोंदणीकृत घोषणापत्र व जापरपरवान्या पूर्वी रस्त्याचे क्षेत्र ठा.म.पा. च्या नावे केल्याचे पी.आर.कार्ड दाखल करणे आवश्यक.
- १०) काम सुरु करण्यापूर्वी गोकळ्या जागेचा कर भरणा करणे आवश्यक.
- ११) मुख्यड्याच्या हद्दी व मालकी बाबत काही वाद निर्माण झाल्यास त्यांचे निराकरण करण्याची जबाबदारी विकासकारक व विकासकर्ते यांची राहिल.



प्रमाणपत्रापूर्वी टॅक्स व पाणी बिल भरणा केल्याचा दाखला सादर करणे  
प्रमाणपत्रापूर्वी अग्निशमन विभागाचा ना हरकत दाखला सादर करणे

Ashwamedh site  
Collector bldg

ANNEXURE - B1

ट न न - 9
Certificate No. 000073
THANE. 800E / 2020
24 / 8E

THANE MUNICIPAL CORPORATION,

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

**AMMENDED PERMISSION/COMMENCEMENT CERTIFICATE**

- |                               |  |                      |
|-------------------------------|--|----------------------|
| Slum Bldg. No. R <sub>1</sub> | : Gr. (pt) + Stilt (pt) + 8 <sup>th</sup> upper floor  | } Only<br>Permission |
| Slum Bldg. No. R <sub>2</sub> | : Gr. (pt) + Stilt (pt) + 8 <sup>th</sup> upper floor  |                      |
| Slum Bldg. No. R <sub>3</sub> | : Gr. (pt) + Stilt (pt) + 8 <sup>th</sup> upper floor  |                      |
| Slum Bldg. No. R <sub>4</sub> | : Gr. (pt) + Stilt (pt) + 7 <sup>th</sup> floor + 8 <sup>th</sup> floor (pt)   |                      |
| Sale Bldg. No. S <sub>1</sub> | : Gr. (pt) + Stilt (pt) + 1 <sup>st</sup> floor (pt) + 2 <sup>nd</sup> to 13 <sup>th</sup> floor                               |                      |
| Sale Bldg. No. S <sub>2</sub> | : Gr. (pt) + Stilt (pt) + 1 <sup>st</sup> floor (pt) + 2 <sup>nd</sup> to 13 <sup>th</sup> floor + 14 <sup>th</sup> floor (pt) |                      |

V.P.NO. S2T/0005/09 TMC / TDD 10255/10 Date 7/5/10

To, Shri / Smt. Nilesh D. Sawant (Architect)  
Shri / Smt. Goandevi Co.Op.Hsg. Soc.Ltd (Owner)  
For M/s. Ashwamedh Builders & Developers

Sir,

With reference to your application No. 27054 dated 03/10/2009, for development permission certificate under sections 45 & 69 of the Maharashtra Regional and Town planning Act, 1966 to carry out development work and to erect building No. R<sub>1</sub>, R<sub>2</sub>, R<sub>3</sub>, R<sub>4</sub>, S<sub>1</sub> & S<sub>2</sub> in Village - Panchpakhadi, Thane (W) Sector No. II Ward No. 69 situated at Road / Street T. P. Scheme No. 1, F.P. No. 320, the development permission 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) इरादापत्रामधील मधील अटी / शर्ती विकासक व सोसायटी यांना बंधनकारक राहतील.
- 6) म.प.न.स.म. / अ.वि.वि./००७३/०९ दि.२६/०६/२००९ मधील अटी आपणावर

बधनकारक राहिलेले  
कोई इरादापत्रासाठी म.प.न.स.म.पत्रापूर्वी सुधारीत अग्निशमन विभागाचा ना हरकत दाखला सादर करणे आवश्यक.  
कोई इरादापत्रासाठी म.प.न.स.म.पत्रापूर्वी Pit type Semi Automatic Parking बाबत शासनाच्या सार्वजनिक बंधकाम विभागाचा नाहरकत दाखला सादर करणे आवश्यक.  
भूखंडावर आपलेही धर्मित्वातील शाळा तोडण्यापूर्वी संबंधित शाळेचा नाहरकत दाखला सादर करणे आवश्यक.



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.

ट न न - ५
दरत क ३५६ / २०२०

ANNEXURE - B2



SLUM REHABILITATION AUTHORITY

ठाने - १

No. : SRA/ENG/V.P.No. S2T/0005/09

Date: 02 MAY 2016

To,  
Shri. Nilesh D. Sawant (Architect)  
Near Step Constructions Pvt. Ltd.,  
G.J. Bholesar Villa, Ganesh Wadi,  
Near Kaushal Hospital, Panchpakhadi,  
Thane (West) 400602.

Sub :- Amended plans for Gr. to 24<sup>th</sup> (pt.) floor of Sale Bldg. under S. R. Scheme on plot bearing Final Plot no. 320, T.P. Scheme No. 1, Village-Panchpakhadi, Thane (W) for "Gaondevi CHS Ltd."

Ref :- Your application dt. 29/07/2015.

Gentlemen,

With reference to your application dtd. 29/07/2015 mentioned above this is to inform you that, the construction work of Sale building comprising of Gr. to 14<sup>th</sup> floor Bricks & RCC work is completed under the supervision of Architect Shri. Nilesh D. Sawant (License No. CA/98/22503), Structural Engineer Shri. Ajay Mahale (License No. STR/957) :-

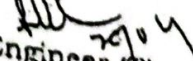
1) That the BO/IOA conditions shall be complied with.

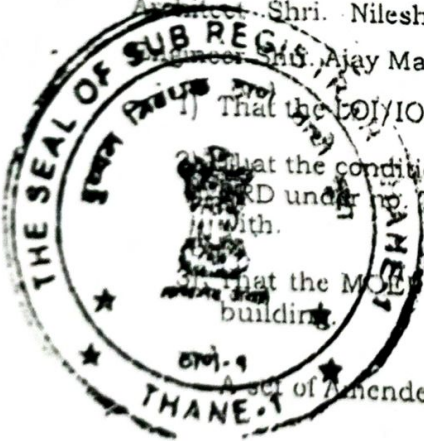
2) That the condition mention in the Permission certificate issued by Thane Municipal Corporation under no. TMC/TDD/02515/10 dtd. 07/05/2010 shall be complied with.

3) That the MOE NOC shall be submitted before asking CC to the Sale building.

A set of Amended plan is returned herewith please.

Yours faithfully,

  
Executive Engineer (Thane City)  
Slum Rehabilitation Authority



ANNEXURE - C

ट न न - १

दस्त क्र. ४००२ / २०२०

२० / १८

Certificate No. 671

THANE MUNICIPAL CORPORATION, THANE.  
(Regulation No. 3 & 24)  
SANCTION OF DEVELOPMENT  
COMMENCEMENT CERTIFICATE

Slum Bldg. No. R<sub>1</sub> :- Gr. (pt) + Silt (pt) + 8<sup>th</sup> upper floor  
Slum Bldg. No. R<sub>3</sub> :- Gr. (pt) + Silt (pt) + 8<sup>th</sup> upper floor

V.P.NO. S2T/0005/09

TMC / TDD 10088/09

Date 30/7/2009

To.

Shri / Smt. Nilesh D. Sawant (Architect)  
Shri / Smt. Goandevi Co.Op.Hsg. Soc.Ltd (Owner)  
For M/s. Ashwamedh Builders & Developers

Sir,

With reference to your application No. 12845 dated 06/07/09 for development permission certificate under sections 45 & 69 of the Maharashtra Regional and Town planning Act, 1966 to carry out development work and or to erect building No. R<sub>1</sub> & R<sub>3</sub> in Village - Panchpakhadi, Thane (w) Sector No. II Ward No. 69 situated at Road / Street T. P. Scheme No. 1, F.P. No. 320, the development permission 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.
- ५) इशदापत्रामधील मधील अटी / शर्ती विकासक व सोसायटी यांना बंधनकारक राहतील.
- ६) शासन आदेश क्र. महसुल/क-१/टे-१/ एल.वी.पी./कववि-१३१८८दि. १/१०/२००८ रोजीच्या शासनाच्या आदेशामधील अटी बंधनकारक राहतील.
- ७) इमारत क्र. R<sub>2</sub> ची परमिशन (A-B-C-D) नकारात दर्शविल्याप्रमाणे सोसायटीस शासनाने लीज दिलेले ४२५.६३ चौ.मी. एवढे ताब्यात नसलेले क्षेत्र सोसायटीस ताबा मिळेपर्यंत स्थगित ठेवण्यात यावे.
- ८) अस्तित्वातील झोपडीधारक व विकासक यांच्या दरम्यान वाद निर्माण झाल्यास त्याची संपूर्ण जबाबदारी विकासक यांच्या वर राहिल त्यास डा. म. पा. जबाबदार राहणार नाही.
- ९) काम सुरु करताना सर्व नियमांनुसार नोंदणीकृत घोषणापत्र व धापरपरवान्या पूर्वी रस्त्याचे क्षेत्र व चौ.मी. वर काम करण्याचे नि.आ.कार्ड दाखल करणे आवश्यक.
- १०) काम सुरु करण्यापूर्वी माकळी व अग्रेजी वॉटर भरणा करणे आवश्यक.
- ११) माकळी व अग्रेजी बाबत कोर्टात याच निर्माण झाल्यास त्यांचे निराकरण करण्याची जबाबदारी कलमुक्त नगरपालिका व प्रिम्स सुक्रेती यांची राहिल.
- १२) रस्त्याच्या चौ.मी.च्या क्षेत्रात पूर्वी टॅक्स व पोली विल भरणा केल्याचा दाखला सादर करणे आवश्यक.
- १३) विधीन नगरपालिका सो.सा. प्रमाणपत्र पूर्वी लीज डी.कू. दाखल करणे आवश्यक.
- १४) विधीन नगरपालिका सो.सा. प्रमाणपत्र पूर्वी इमारत क्र. R. साठी मा.जिल्हाधिकारी यांच्या नाहरकत दाखला सादर करणे आवश्यक.



P.T.O.

ट न न - ५



Anneure- c2/c3/c4

Certificate No. 000330



# THANE MUNICIPAL CORPORATION, THANE

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

विक्री इमारत क्र. S<sub>1</sub> व S<sub>2</sub> करिता १ ते ५ मजले (फक्त)

V. P. NO. S2T/0005/09 TMC / TDD 439 Date: 16/11/2010  
To, Shri/Smt. श्री. निलेश जी. सावंत (Architect)

Shri. गावदेवी को. ऑप. हो. सोसा. लि. (Owners)

करिता मे. अश्वमेध विन्डर्स अॅण्ड डेव्हलपर्स (कुलमुखत्यारधारक)

With reference to your application No. 6249 dated 20/04/2010 for development permission / grant of Commencement certificate under section 43 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. S<sub>1</sub> व S<sub>2</sub> in village ठाणे Sector No. II Situated at Road / Street

S.No. / C.T.S. No. / H.R. No. दस्त क्र. 8002 / 2020 मंजूर नगररचना योजना क्र. १, अंतिम भूखंड क्र. ३२०  
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.



रिश्दीत परवानगी / सी.सी. प्रमाणपत्र क्र. ठाणेपा/शविवि/०२५५/१० दि.०७/०५/२०१० मधील अटी व शर्तीनुसार देण्यात येत आहे.

१) पुढील सी.सी. प्रमाणपत्रापूर्वी पुनर्वसनानुसार इमारतीचे काम समाधानकारक रित्या पूर्ण झालेले नसल्यास पुढील सी.सी. प्रमाणपत्र देत येणार नाही.

२) इमारतीच्या वापरपरवान्यापूर्वी हद्द कायम मोजणी नकाशानुसार कुंपण भिंत बांधणे आवश्यक. नकाशात नसलेल्या बांधकामाचे बदल हा पुढील सुधारित नकाशा मंजुरीच्या वेळी सदरचा बदल नकाशात दर्शवून घेणे आवश्यक राहिल.

३) वापरपरवान्यापूर्वी स्टॉर्म ड्रेनचे बांधकाम करणे आवश्यक राहिल.

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.



Yours faithfully,  
*[Signature]*

कार्यकारी अधिकारी  
Municipal Corporation of the city of Thane

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued by \_\_\_\_\_  
आतल ३ नवे फेद व रु. १०००/- देह होऊ शकता.

No. V.P. No. S2T/0005/09

TMC/TDD/439

<p>9 SEP 2016</p> <p>ट न न - ९</p> <p>दस्तक ३०८ / २०२०</p> <p>30/8</p>
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This C.C. is further extended from 6th floor to 13th floors for wing S1 & S2 amended plan dt 02/05/2016

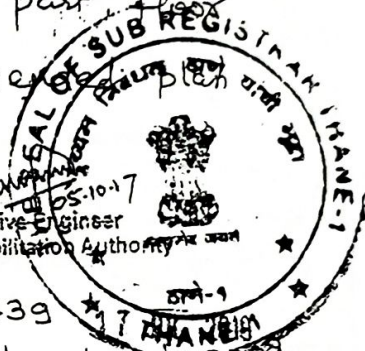
Executive Engineer  
Slum Rehabilitation Authority

No. V.P. S2T/0005/09

TMC/TDD/439 .05 OCT 2017

This C.C. is further extended from 14th floor to 18th floor and further C.C. for R.C.C. frame work only from 19th floor to 22nd part floor for sale Bldg as per approved amended plan dtd. 02/05/2016

Executive Engineer  
Slum Rehabilitation Authority



No. V.P. S2T/0005/09 TMC/TDD/439

This C.C. is further readdressed and upto 22nd floors including LMR & OHV'T for sale Building as per approved amended plans dtd. 07/06/2018

Executive Engineer  
Slum Rehabilitation Authority



1. Dy. Municipal Commissioner - Zone.
2. E.E. (Encroachment)
3. Competent Authority (U.L.C.)  
For Sec. 20, 21 & 22 if required
4. TILR for necessary correction in record of Land is affected by Road, Widening / reservation.

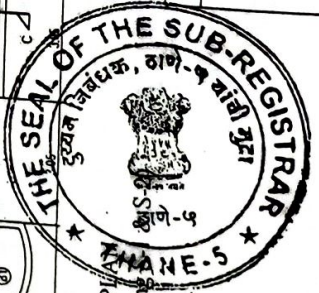
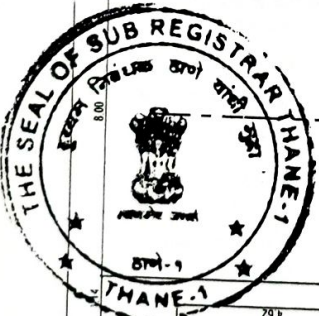
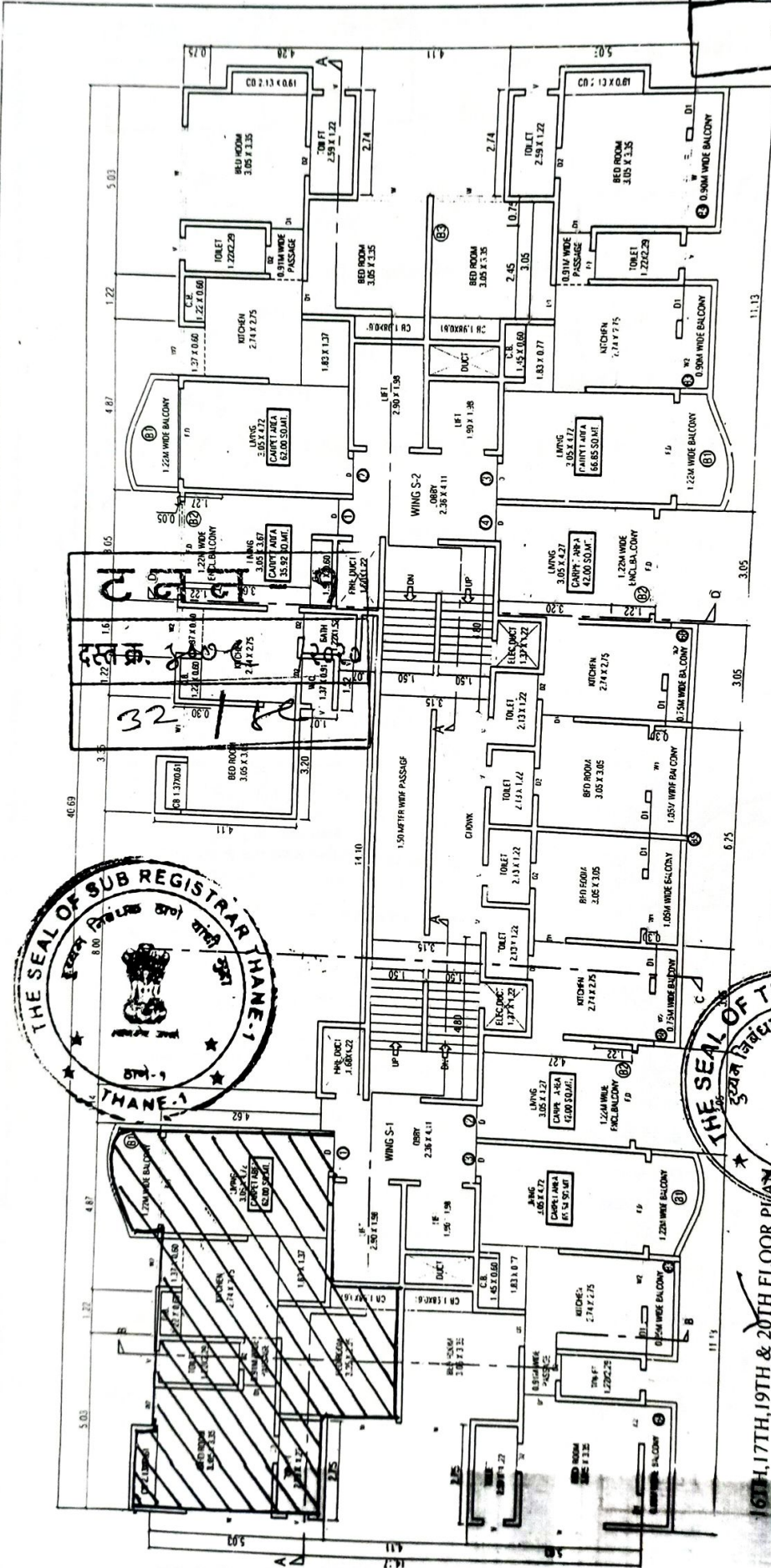
<p>ट न न - ९</p> <p>दस्तक ३०८ / २०२०</p>
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ANNEXURE - G

टनन - ५

दस्तावेज ए३५६ / २०२०

e2 / 983



DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT SRA SCHEME  
ON PLOT BEARING FINAL PLOT NO.320  
T.P.S. NO.1 AT PACHPAKHADI THANE (W)

FOR :- GAODEVI CO. OP. HSG. SOC.

*[Handwritten signature]*

16TH, 17TH, 19TH & 20TH FLOOR PLAN  
SCALE = 1 : 100 (sale building wing)

*[Handwritten signature]*

JOB NO.	URF. NO.	DATE	SCALE	DRAWN BY	DATE
04	04	05/06/2015	AS SHOWN	MANGAL RANE	01/08/2015

NEXSTEP  
CONSTRUCTION PVT.LTD.  
ARCHITECT  
NILESH D. SAWANT  
G-1, PRAKASH VILLA  
NEAR KAUSHALYA HOSPITAL  
GANESH WADI, PANCHPATKADI  
THANE (W) PHONE: 255 8867-8

NEED PLAN UP TO 20TH FLOOR DRAFT 15/04/2015 BY NEXSTEP, Mangal Rane

020  
 PANCHPAKHADI  
 PHONE 25388149

Annexure - G

टनन - ९  
 दस्त क्र. ४००६ / २०२०  
**DESIGN STUDIO**  
 Architects Interior Designers

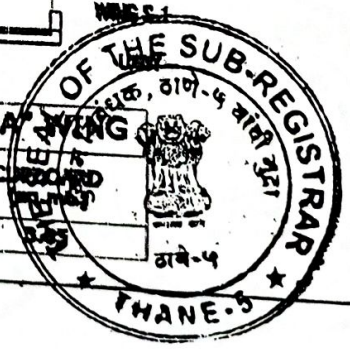
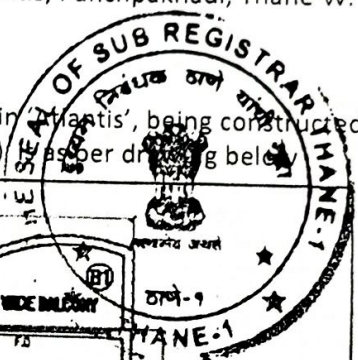
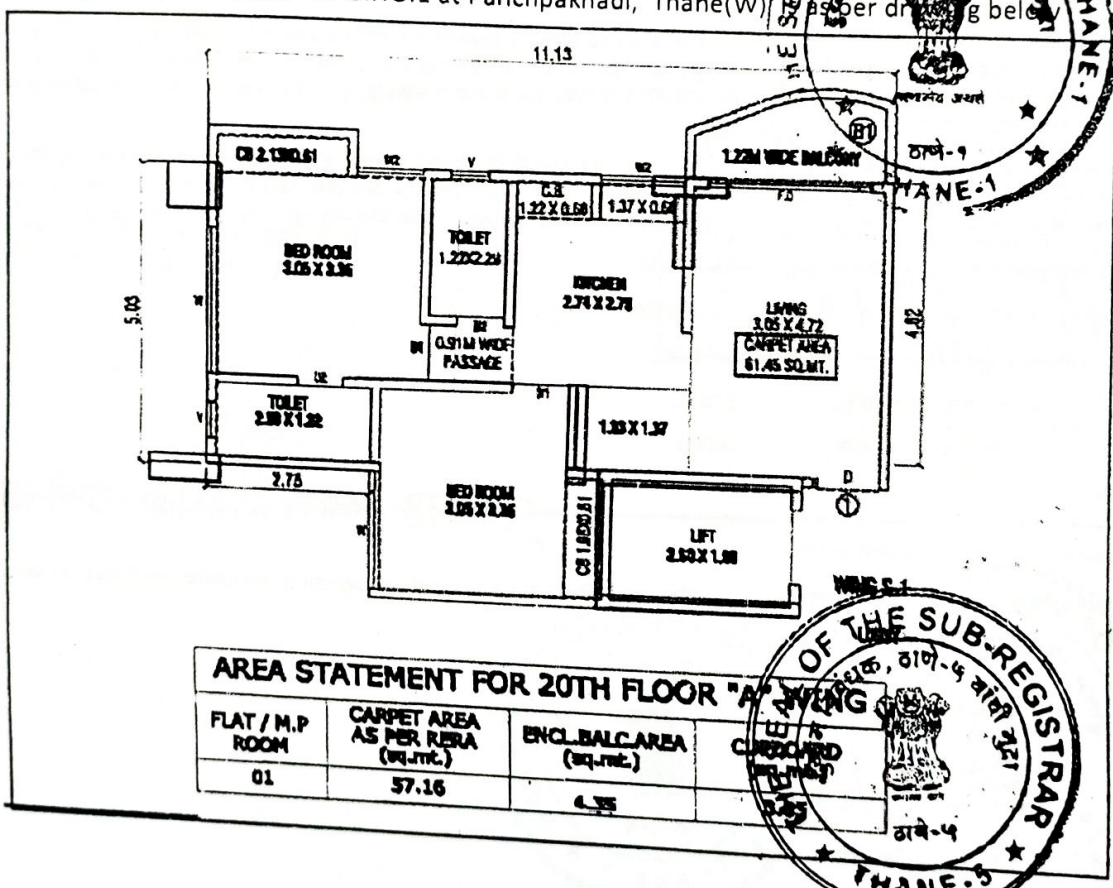
Date: 29/02/2020

**TO WHOMSOEVER IT MAY CONCERN**

Ref Atlantis - S1 - 2001

Subject: Certificate for RERA Carpet Area of Flat 2001 in S1, Atlantis, Panchpakhadi, Thane W.

This is to certify that the RERA Carpet Area of flat no 2001 in S1 wing in 'Atlantis', being constructed on land bearing Final plot no.320 T.P.S.NO.1 at Panchpakhadi, Thane(W) as per drawing below



For, M/s. Design Studio

*Aneya Manwadkar*  
 Aneya Manwadkar  
 Architect  
 CA/2001/32530

टनन - ५  
 दस्त क्र. ६३५६ / २०२०

23/10/2020 4 47:13 PM  
 दस्त क्रमांक: 4009/2020  
 पत्ताचा प्रकार: करारनामा

दस्त घोषवाग घान-2

दस्तावेज क्रमांक: 4009/2020

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव: किशोरीमन कुंदनानी (एच यु एफ) यांचे तर्फे कु मु म्हतुन पियुप हर्षानानी.  
 पत्ता: प्लॉट नं: 1101, माळा नं: .. इमारतीचे नाव: शिव निर्य, टॉवर नं.3., ब्लॉक नं: मोहम्मद पार्क, हरी ओम नगर., रोड नं: मुमुंड पु, मुंबई महाराष्ट्र, मुंबई.  
 पिन नंबर: AAFHK8364Q
  - 2 नाव: मुधांत दनागम कोडे .  
 पत्ता: प्लॉट नं: 6, माळा नं: .. इमारतीचे नाव: कावामजी विल्डिंग, ब्लॉक नं: मोनापुर गकम नेन, चिंगग वाजार, रोड नं: काळवादेवी रोड, मुंबई , महाराष्ट्र, मुंबई.  
 पिन नंबर: ANGPK8651E
  - 3 नाव: वैशाली मुधांत कोडे .  
 पत्ता: प्लॉट नं: 6, माळा नं: .. इमारतीचे नाव: कावामजी विल्डिंग, ब्लॉक नं: मोनापुर गकम नेन, चिंगग वाजार, रोड नं: काळवादेवी रोड, मुंबई , महाराष्ट्र, मुंबई.  
 पिन नंबर: BUMPK6111M

पक्षकाराचा प्रकार

घ्रायाचित्र

अंगठ्याचा दस्त

निवृत्त घेणार  
 वय :-40  
 स्वाक्षरी:-



*Prayash*

निवृत्त घेणार  
 वय :-39  
 स्वाक्षरी:-



*Sutan*

निवृत्त घेणार  
 वय :-35  
 स्वाक्षरी:-



*Dehal*

वरील दस्तऐवज करून देणार तयारकीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतान.  
 शिक्का क्र.3 ची वेळ: 23 / 10 / 2020 04 : 45 : 42 PM

ओळख:-

खालील दस्त असे निवेदीत करतान की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितान

अनु क्र. पक्षकाराचे नाव व पत्ता

घ्रायाचित्र

अंगठ्याचा दस्त

- 1 नाव: विधाल दुवळे .  
 वय: 32  
 पत्ता: ज्ञानेश्वर नगर, ठाणे  
 पिन कोड: 400604

*V* स्वाक्षरी



- 2 नाव: जेगम मोलकी -  
 वय: 45  
 पत्ता: मंगेश्वर दर्शन टॉवर, पांचपाखाडी, ठाणे  
 पिन कोड: 400602

स्वाक्षरी

*J.P.Sawarkar*



शिक्का क्र. 4 ची वेळ: 23 / 10 / 2020 04 : 46 : 42 PM

शिक्का क्र 5 ची वेळ: 23 / 10 / 2020 04 : 46 : 56 PM नोंदणी पुस्तक 1 मध्ये

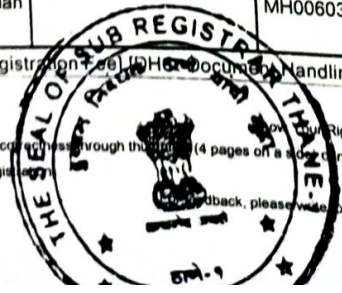
Sub Registrar Thane 1

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2		By Cash			980	RF		
3	SUSHANT DATTARAM KONDE	eChallan		MH006031387202021E	30000	RF	0002696204202021	23/10/2020

[SD: Stamp Duty] [RF: Registration Fee] [Other Documents Handling Charges] दस्त क्रमांक 8000/2020 वर नोंदल

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 4009 /2020

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