

335/2912

Friday, February 25, 2022  
7:54 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म  
Regn.:39M

पावती क्र.: 3428 दिनांक: 25/02/2022

गावाचे नाव: कळवा

दस्तावेजाचा अनुक्रमांक: टनन5-2912-2022

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: हिमाली विवेक कांदळकर - -

नोंदणी फी  
दस्त हानाळणी फी  
पृष्ठांची संख्या: 36

रु. 30000.00  
रु. 720.00

एकूण:

रु. 30720.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
8:14 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

वाजार मूल्य: रु.2978288.25 /-

मोवदला रु.3400000/-

भरलेले मुद्रांक शुल्क : रु. 204000/-

सह दुय्यम निबंधक, ठाणे क.५

1) देयकाचा प्रकार: DHC रकम: रु.720/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 2502202216467 दिनांक: 25/02/2022

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH013707802202122E दिनांक: 25/02/2022

वैकेचे नाव व पत्ता:

*Final*

मुळ दस्त दिला,



25/02/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्ता क्रमांक : 2912/2022

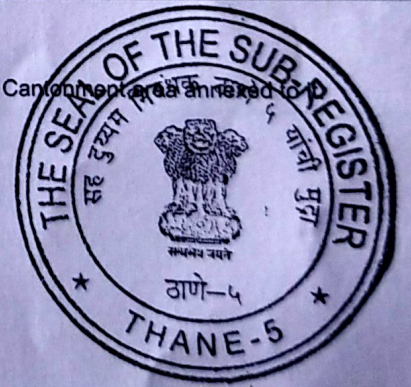
नोंदणी :

Regn:63m

गावाचे नाव : कळवा

(1) विलेखाचा प्रकार	करागनामा
(2) मोबदला	3400000
(3) बाजारभावाभावाप्रमाणे वाढवितपट्टाकार आकारणी देतो की पट्टेदार ने तमुद करावे)	2978288.25
(4) भू-मापन, पोटोड्रिमा व धरूम्यांक(अमन्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 805, माळा नं: आठवा मजला, इमारतीचे नाव: सया पार्क -5, पारसिक बँक जवळ, खारेगाव, ब्लॉक नं: कळवा, ठाणे, इतर माहिती: क्षेत्र 447 ची फुट कार्पेट( ( Survey Number : 52 ; ) )
(5) क्षेत्रफळ	1) 447 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात अमेत नेव्हा.	
(7) दस्तावेज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-वैष्णवी डेव्हलपर्स तर्फे मही करणार किशोर बावासहेब शिखरे -- वय:-30; पत्ता:-प्लॉट नं: ऑफिस 7, माळा नं: -, इमारतीचे नाव: गोपीनाथ पाटील चाळ, रेतीबंदर, मुंब्रा (वेस्ट), ब्लॉक नं: ठाणे, रोड नं: मुंबई पुणे रोड, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-DJPPS6355P
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-हिमाली विवेक कांदळकर -- वय:-25; पत्ता:-प्लॉट नं: 805, माळा नं: आठवा मजला, इमारतीचे नाव: सया पार्क -5, पारसिक बँक जवळ, खारेगाव, ब्लॉक नं: कळवा, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AEFPI6226K 2): नाव:-विवेक सुधारकर कांदळकर -- वय:-38; पत्ता:-प्लॉट नं: 805, माळा नं: आठवा मजला, इमारतीचे नाव: सया पार्क -5, पारसिक बँक जवळ, खारेगाव, ब्लॉक नं: कळवा, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BPSPK7988H
(9) दस्तावेज करून दिव्याचा दिनांक	25/02/2022
(10) दस्ता नोंदणी केल्याचा दिनांक	25/02/2022
(11) अनुक्रमांक, खड व पृष्ठ	2912/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	204000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) ग्रेग	

*S. S.*  
सह दुय्यम निबंधक, ठाणे क्र.५



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

25 February 2022.07:44:55 PM  
टनन5

Valuation ID 202202259142

मूल्यांकनाचे वर्ष 2021  
जिल्हा ठाणे  
मूल्य विभाग तालुका : ठाणे  
उप मूल्य विभाग 14/50-10अ) मं.बई पुणे जुन्या महामार्गाच्या उत्तरेकडील भाग टिका नंबर-1  
क्षेत्राचे नांव Thane Municipal Corporation सर्व्हे नंबर/न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
	18100	56900	65300	89900	65300	

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्ववाहन सुविधा -	मिळकतीचा वापर-	मिळकतीचे वय -	मजला -	निवासी सदनिका	मिळकतीचा प्रकार-	मूल्यदर/बांधकामाचा दर-	बांधीव	
	49.85 चौ. मीटर	1-आर सी सी	आहे	मिळकतीचा वापर-	मिळकतीचे वय -	मजला -	0 TO 2 वर्षे	5th to 10th Floor	मिळकतीचा प्रकार-	मूल्यदर/बांधकामाचा दर-	बांधीव
										Rs.56900/-	

Sale Type - First Sale

Sale Resale of built up Property constructed after circular dt.02/01/2018

घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा.यानुसार टक्केवारी) \* मजला निहाय घट/वाढ  
= (56900 \* (100 / 100)) \* 105 / 100  
= Rs.59745/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 59745 \* 49.85  
= Rs.2978288.25/-

Applicable Rules = 3, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 2978288.25 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.2978288.25/-  
= ₹ एकोणतीस लाख अठ्ठ्याहत्तर हजार दोन शे अठ्ठ्याऐंशी /-

Home

Print

*Shikha*

*Munale*

*VANDALPAP*

टनन - 5  
दस्त क्र. 292 / 2022  
9 / 36

**AGREEMENT FOR SALE - 4**

दस्ता क्र. 292/2022  
27/3

ARTICLES OF AGREEMENT made and entered into and executed at Thane, Thane, on this 25th day of February 2022 BETWEEN;

M/s. VAISHNAVI DEVELOPERS, Proprietorship firm, through MR. KISHOR BABASAHEB SHIKHAR, having Pan Card No. DJPPS8355P, having its Office at-7, Gopinath, Ratil Chawl, Mumbai Pune Highway, Retibunder Road, Mumbra (W) Thane-5 400612, hereinafter called and referred to as "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their/his heirs, executors, administrators, successors, survivors and assigns) of the FIRST PART;

**AND**

1) Mrs. HIMALEE VIVEK KANDALKAR, Age 25 years, Pan No. AEFPI6226K 2) Mr VIVEK SUDHAKAR KANDALKAR Age 38 years, Pan No. BPSPK7988H Indian Inhabitant, having address at 805/8, Saya Park 5, Behind Parsik Bank, Kharegaon, Kalwa (West) Thane 400605 hereinafter called and referred to as "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns) of the SECOND PART;

WHEREAS, the Smt. Shakuntala Madan Pawar & Others, hereinafter called as "ORIGINAL OWNERS", owned, absolutely seized and possessed of and/or well and sufficiently entitled to the plot of land bearing Survey No.52, Hissa No.5, admeasuring about 2910 sq. mtrs. , lying, being and situated at, Pakhadi, Kharigaon, Revenue Village-Kalwa, Thane-400605, within the limits of Thane Municipal Corporation Thane, more particularly described in the Schedule written hereunder.

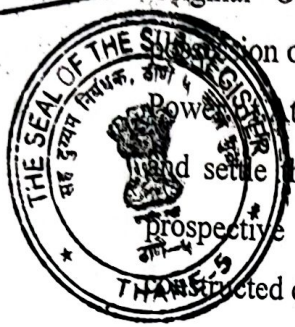
*Shikhar*

*Himalee*

*KANDALKAR*

AND WHEREAS, by Development Agreement dated 16/07/2008 executed between the Original Owners and M/s. VAISHNAVI DEVELOPERS, have agreed to give for development the said property to the Builders and the Builders herein has agreed to acquire for development the property for the consideration and upon the terms and conditions contained therein.

न न -  
क्र. 229 / 2022  
C/3E



AND WHEREAS, in pursuance of the said agreement the Original Owner has placed the Builders in exclusive physical possession of the said property and has also in favour of the Builders a power of attorney providing and authorizing the Builders to negotiate and settle the matters of development of the said property with the prospective purchaser/s of the flats/shops in the building to be constructed on the said property.

AND WHEREAS by virtue of the agreement and power of attorney the Builders alone has the sole and exclusive rights to construct the building on the said property and to sell flats/shops in the said building to be constructed on the said property and to enter into agreements with the Purchaser/s of the flats/shops and receive sale price in respect thereof;

AND WHEREAS, the Builders has evolved a scheme for construction of a new building with self contained flats/shops to be known as "SAYA PARK PHASE-5" on the property described in the schedule hereinafter written and desirous of selling the flats/shops on "OWNERSHIP BASIS" with a view to ultimately that the owners of such flats/shops shall form themselves into a Co-operative Housing Society and upon the owners of all flats/shops in such building pay all their dues and strictly complying with all terms and conditions of their respective agreement with the Builders would get executed a

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of the Maharashtra State Ownership Flats Rules, 1964 as demanded by  
Flats/shops purchaser/s;

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AND WHEREAS, the Purchaser/s is/are desirous of acquiring  
from the Builders a Flat No. 805 admeasuring about 447 sq.ft. (Carpet)  
area on the 8th floor in  Wing of the said proposed building  
known as "SAYA PARK PHASE-5" for consideration and on such  
conditions hereinafter appearing;



AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN  
THE PARTIES HERETO AS FOLLOWS;

- 1) The Builders shall construct the said building consisting of  
ground plus upper floors on the said property in accordance with  
the plans, specifications, designs, sanctioned by the competent  
authorities;
- 2) The Purchaser/s agree/s to purchase from the Builders & Builders  
and hereby he/she/they agrees/d to sell to the Purchasers Flat  
No.805 admeasuring about 447 sq.ft. (Carpet) area on the 8th  
floors in  Wing of the said proposed building known as "  
SAYA PARK PHASE-5" as per the plan approved by the  
Builders for the Total price of Rs.34,00,000/- (Rupees Thirty  
Four Lakhs Only) and schedule of payment will be paid as under;

a) Rs.9,00,000/-

(Rupees Nine Lakhs Only)

As Earnest money on execution  
of the Agreement.

b) Rs. \_\_\_\_\_

(Rupees \_\_\_\_\_ Only)

As on completion of RCC work  
of plinth

c) Rs. \_\_\_\_\_

(Rupees \_\_\_\_\_ Only)

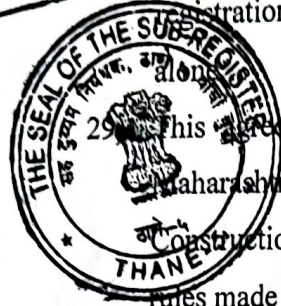
*Whike*

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registration of the Co-operative Housing Society shall be borne, shared and paid by the Purchaser/s of flats/shops in the said building, all the expenses concerned this agreement and the conveyance and any other documents or document to be executed by the Builders / Builders in favour of the Co-operative Housing Society when formed including expenses towards stamp duty and registration charges shall be borne and paid by the Purchaser/s

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दस्ता क्र. 229  
20/35



This agreement shall always be subject to the provisions of Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made thereunder.

#### SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OR PARCEL OF LAND bearing Survey No.52, Hissa No.5, admeasuring about 2910 sq.mtrs. area lying, being and situated at Pakhadi, Kharigaon, Village- Kalwa, Thane-400605, within the limits of Thane Municipal Corporation and within the limits of Registration and Sub-Registration Disstrict of Thane and bounded as follows;

- On or towards the East :
- On or towards the West :
- On or towards the South :
- On or towards the North :

#### SCHEDULE OF THE PREMISES TO BE PURCHASED BY THE PURCHASER

ALL THAT PREMISES bearing Flat No.805, admeasuring about 447 sq.ft. (Carpet) area, on the 8th floor in — Wing, of the said proposed building known as " SAYA PARK PHASE-5" situated on the property described in the Schedule written hereinabove.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

IN WITNESS WHEREOF the parties hereinabove have signs this agreement on the day and year first hereinabove mentioned.

SIGNED SEALED & DELIVERED

by the withinnamed "BUILDERS"

M/s. VAISHNAVI DEVELOPERS,

Proprietorship firm, through

*Shikhar*

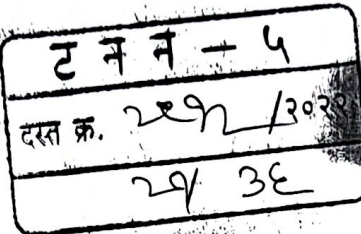
MR. KISHOR BABASAHEB SHIKHARE

in presence of.....

1)

2)

*Shikhar*  
*Arvind*



SIGNED SEALED AND DELIVERED

by the withinnamed "PURCHASERS"



*Himalee*

1) Mrs. HIMALEE VIVEK KANDALKAR



*KANDALKAR*

2) Mr VIVEK SUDHAKAR KANDALKAR

in presence of.....

1)

2)

*Shikhar*  
*Arvind*





# THANE MUNICIPAL CORPORATION, THANE

Certificate No. 251

द. नं. - २

दस्त क्रमांक १८००३/२०२२

२५ / २०

(Regulation No. 37)

Occupancy Certificate

Building Ground + 9 Floors

V. P. NO. 972/17

TMC/TDD/ 724

Date 25/2/2021

To,

Shri/Smt. H. M. Kamble (Architect)

Shri. Shakuntala Madan Pawar & Others (Owners)

M/s Vaishnavi Developers P.O.A. holder

Sub : - Occupancy Certificate for Building Ground + 8 Floor  
Building on Survey No. 52, Hissa No. 5, Village Kalwa, Thane.

Ref : V. P. No. 972/17 TMC/TDD/724 dated 18/05/2017

Your Letter No. 56 dated 06/02/2020

Sir,

The part/full development work/erection/re-erection or alteration in/of building/part building No. As Above Situated at Kalwa Road/Street ----- Ward No. ----- Sector No. ----- S. No./C.T.S. 52, Hissa No. 5 Village Kalwa, Thane under the supervision of H. M. Kamble Licensed Survey or/Engineer/Structural Engineer/Supervisor/Architect/Licence No. CA 1824/94 may be occupied on the following conditions.

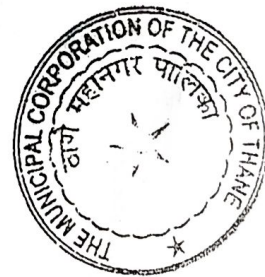
1. Thane Municipal Corporation will supply water to drinking purpose as per availability.

As set certificated completion plan returned herewith.

Office No. सावधान

नगर निकाशांतुसार बांधकाम नंतर तसेच  
Office Stamp विकास नियंत्रण निष्ठावलीनुसार आवश्यक रथा  
प्रतिबंधनच्या न घेता बांधकाम बापर करणे, महाराष्ट्र  
Issued याद्वारे बांधकाम बापर रचना अधिनियमाचे ५०००/-  
अनुसार बांधकाम मुला आहे. त्यासाठी जास्त  
बांधकाम बापर रचना ५०००/- दंड होऊ शकतो."

Yours faithfully,



[Signature]  
Executive Engineer,  
(Town Development Department)  
Municipal Corporation of  
The city of, Thane



Copy To

1. Collector of Thane
2. Dy. Municipal Commissioner
3. E.E. (Water Works) T.M.C.
4. Assessor Tax Department T.M.C.
5. Vigilance Department T.D.T., T.M.C.

Certificate No.

टनन - २

## THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 &amp; 24)

दस्त क्रमांक १/२०३/२०२२

२३ / २०

SANCTION OF DEVELOPMENT  
PERMISSION / COMMENCEMENT CERTIFICATE  
GROUND + 9 FLOORSV. P. NO. 972/17 TMC/TDD/ 724Date 04/07/2017

To,

Shri/Smt. M/s. H. M. Kamble (Architect)  
Shri. Shakuntala Madan Pawar & Others (Owners)  
M/s. Vaishnavi Developers P.O.A. holder

With reference to your application No. 740 dated 09/08/2016 for development permission / grant of Commencement Certificate under section 45 & 69 of the Maharashtra regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Kalwa Sector No.          Situated at Road / Street          S. No. / C.T.S. No. / F.P. No. Survey No. 52, Hissa No. 5 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 of 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) To submit Certificate of structural engineer regarding design of structure have been done with reference to IS 1893, 4326 for Seismic forces. Necessary stability certificate to that effect should be submitted before applying plinth certificate, occupation certificate.
- 6) Non-agricultural permission should be submitted before Commencement Certificate.
- 7) Necessary storm water drainage layout and rain water harvesting system be got approved from Water supply & drainage Department before issuance of this permission and rain water harvesting system should be commissioned before applying occupation 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.

सावधान

Yours faithfully

Office No.          नकाशानुसार बांधकाम न करजे तसेच  
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