

Bhachare

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") made at Mumbai on this 19th day of January, Two Thousand and Eighteen: Nineteen,

BETWEEN

| |
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| ट न न - ९ |
| दस्त क्र. COE / 2018 |
| 5/190E |

M/s. VIJAY ASSOCIATES (WADHWA), a partnership firm registered under the provisions of the Indian Partnership Act, 1932 having its office at 301, Platina Building, 3rd floor, Plot No. C-59, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400098, hereinafter referred to as the "the Developer", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners or partner for the time being of the firm, the survivors or survivor of them, and the heirs, executors, administrators and successors of the last surviving partner) of the **FIRST PART;**



AND

Bhachare

M/s. MONEY MAGNUM CONSTRUCTIONS, formerly known as M/s. National Dyes, a partnership firm registered under the Indian Partnership Act, 1932 and having its office at Samruddhi, Office Floor, Plot No.157, 18th Road, Chembur (East), Mumbai - 400 071, hereinafter referred to as the "the Owner/Confirming Party" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners or partner for the time being of the firm, the survivors or survivor of them, and the heirs, executors, administrators and successors of the last surviving partner, and their permitted assigns) of **SECOND PART**

AND

Ms. Roopali Ashok Khachane of Indian inhabitant, having her address for the purpose of these presents at Avichal C.H.S., 2nd Floor, Flat no. 8, Vadavali Section, Jagrut Lane, Ambarnath (East) - 421 501., hereinafter referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his/her/their partners, heirs, executors, administrators and permitted assigns) of the

THIRD PART

The Developer, the Purchaser and the Owner/Confirming Party are hereinafter for the sake of brevity collectively and jointly referred to as 'Parties' and individually as 'Party'.

WHEREAS:-

- A. The Owner is the owner of and is well and sufficiently entitled to and is absolutely seized and possessed of (i) land bearing Old Survey No.283A, 283B, Old Survey No. 37A, 38A and New Survey No.37/4, 37/5, 37/7, 37/10, 37/11 and 38/1 admeasuring 60516 square meters of Village Dhokali (previously bearing Survey No.283A of Village Balkum) in Taluka and District Thane, situated at Kolshet Road, Thane, more particularly described in **Part A of First Schedule** hereunder written ("First Land"); (ii) land bearing Old Survey No. 146/1, 146/2 (part), New Survey No.36/1, 36/2A, 36/2B admeasuring 1954 square meters of Village Dhokali (previously bearing Survey No. 283A of Village Balkum) in Taluka and District Thane, situated at Kolshet Road, Thane, more particularly described in **Part B of First Schedule** hereunder written ("Second Land"); and (iii) land bearing Old Survey No.147/2, 163/2, New Survey No.10/2, 27/2A

Khachane

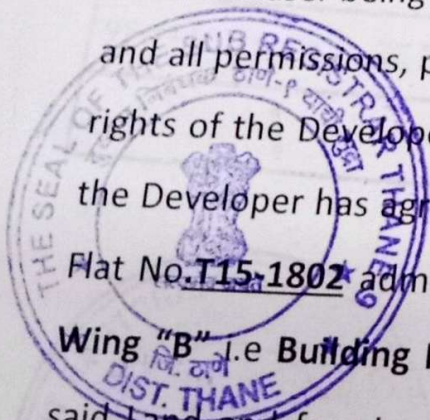
(v) The Developer shall be entitled to confer title of particular Building to the said Other Societies, as mentioned hereinbelow under this Agreement.

(vi) The details of formation of the Apex Body, and, conferment of title upon the Apex Body with respect to the said Land and all common areas, facilities and amenities, basements, podiums and other spaces and areas on the said Land.

HH. Out of the Total FSI, the Developer shall utilize 25,222.52 sq.mtrs. and 14,565.1 sq.mtrs. for construction of the said Buildings "Solitaire" and "Platina" respectively. After the construction of the said Buildings there shall be the balance FSI of 54,171.37 sq.mtrs. ("**Balance FSI**"). The Developer and/or the Owner shall utilize the Balance FSI for further construction on the said Land and/or the Larger Property in accordance with law at the discretion of the Developer.

II. The Purchaser is aware and informed that in the event there is any changes in the said layout approvals, the same may result in the change of the layout of the said Land and has confirmed that the amendment to the layout of the said Land at any time in future, whether by way of amalgamation or sub division and/or in any manner whatsoever and modification/variation of the Sanctioned Plans including the Building Plans as a result thereof, shall be permissible, however the same would not affect the area, location and internal dimension of the said Flat in any manner whatsoever.

JJ. The Purchaser being fully satisfied in respect of the title of the Owner to the said Land and all permissions, plans etc. and all the representations made by the Developer and rights of the Developer to develop the said Land, has approached the Developer and the Developer has agreed to sell to the Purchaser on ownership basis a Flat bearing a Flat No. T15-1802 measuring 64.12 square meters carpet area on the 18th floor of Wing "B" i.e. Building No. T-15 of the building known as "Solitaire" standing on the said Land and forming part of the Developer's Premises (hereinafter referred to as "the said Flat/Premises") and more particularly described in the Third Schedule hereunder written and the said Flat is washed with **RED** colour on the Floor Plans annexed hereto and marked as **Annexure "E"**).



Handwritten notes in a rectangular box: 'वसुधै कुरुते' at the top, 'COE' in the middle, and '9/19/06' at the bottom.

Handwritten signature: Rhechane

The Carpet Area of the said Flat as defined under the provisions of RERA, is 64.12 square meters as calculated as per Circular Number 4/2017 bearing Ref. No. MahaRera/Secy/FileNo.27/84/2017 dated 04.06.2017 issued by the Maharashtra Real Estate Regulatory Authority. However the Actual Carpet Areas are as under:-

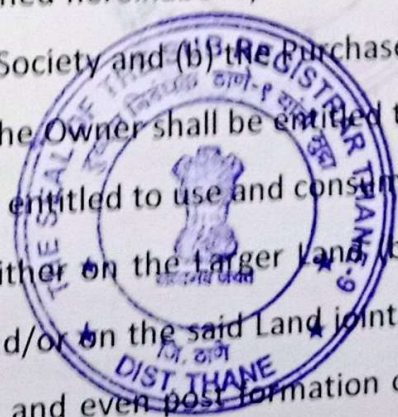
Carpet Area as per RERA : 64.12 Sq. Mtrs.,
Balcony Area : 5.11 Sq. Mtrs.,

Carpet Area, as defined under the provisions of RERA means the net usable floor area of the said Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser and verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the said Flat.

As per the Development Control Regulations, 1 (one) car parking space/s is/are required to be compulsorily provided alongwith residential premises admeasuring between 50.00 sq.mtrs. to 75.00 square meters and 2 (two) car parking spaces for more than 75.00 sq.mtrs. However, as per the discussion and communication from the Purchaser the Developer shall provisionally allot 1 car parking space/s (hereinafter referred to as "the Car Parking Space/s") more particularly described in the **Third Schedule** hereunder written at no extra cost.

दस्तावेज नं. ९
दस्त क्र. COE / 2098
१९/१०/१९

KK. The Consideration is derived and this Agreement is entered into on the basis that (a) the Purchaser has accorded his irrevocable consent to the Developer that the Developer shall be entitled to utilize the said FSI (as defined hereinabove) before the formation of the Society and even post formation of the Society and (b) the Purchaser has accorded his irrevocable consent to the Owner that the Owner shall be entitled to the Entire Development Potential and the Owner shall be entitled to use and consume the Entire Development Potential or any part thereof either on the larger Land, by itself and/or with or through Third Party Developer/s) and/or on the said Land jointly with the Developer, before the formation of the Society and even post formation of the Society and even after the execution of the Deed of Conveyance/Lease and/or



M N Bhochane

The Carpet Area of the said Flat as defined under the provisions of RERA, is 64.12 square meters as calculated as per Circular Number 4/2017 bearing Ref. No. MahaRera/Secy/FileNo.27/84/2017 dated 04.06.2017 issued by the Maharashtra Real Estate Regulatory Authority. However the Actual Carpet Areas are as under:-

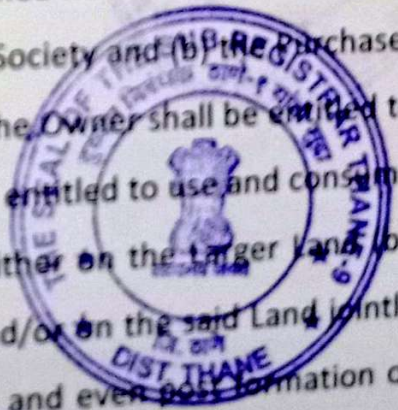
Carpet Area as per RERA : 64.12 Sq. Mtrs.,
Balcony Area : 5.11 Sq. Mtrs.,

Carpet Area, as defined under the provisions of RERA means the net usable floor area of the said Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser and verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the said Flat.

As per the Development Control Regulations, 1 (one) car parking space/s is/are required to be compulsorily provided alongwith residential premises admeasuring between 50.00 sq.mtrs. to 75.00 square meters and 2 (two) car parking spaces for more than 75.00 sq.mtrs. However, as per the discussion and communication from the Purchaser the Developer shall provisionally allot 1 car parking space/s (hereinafter referred to as "the Car Parking Space/s") more particularly described in the Third Schedule hereunder written at कोठार नं. ९

दस्त क्र. COE/2098
१२/११/१६

KK. The Consideration is derived and this Agreement is entered into on the basis that (a) the Purchaser has accorded his irrevocable consent to the Developer that the Developer shall be entitled to utilize the said FSI (as defined hereinabove) before the formation of the Society and (b) the Purchaser has accorded his irrevocable consent to the Owner that the Owner shall be entitled to the Entire Development Potential and the Owner shall be entitled to use and consume the Entire Development Potential or any part thereof either on the larger land by itself and/or with or through Third Party Developer/s) and/or on the said Land jointly with the Developer, before the formation of the Society and even post formation of the Society and even after the execution of the Deed of Conveyance/Lease and/or



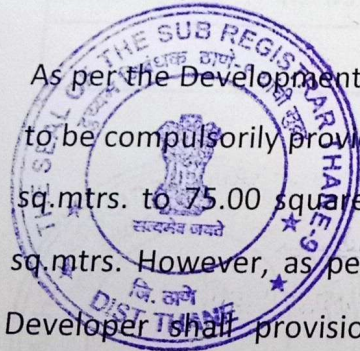
M N P. Chohan

3. The Purchaser hereby agrees to purchase and acquire from the Developer and the Developer hereby agrees to sell to the Purchaser a Flat No. T15-1802 admeasuring 64.12 sq.mtrs. carpet area as per the definition of RERA on the 18th floor of T-15 i.e. Wing "B" of the building known as "Solitaire" ("said Building") and is more particularly detailed in the Third Schedule hereto and washed with RED colour on the Floor Plans annexed hereto and marked as Annexure "E" and (hereinafter referred to as "the said Flat") for the total consideration of Rs. 98,22,100/- (Rupees Ninety Eight Lakh Twenty Two Thousand One Hundred Only) (hereinafter referred to as "the Consideration") to be paid by the Purchaser to the Developer in the manner provided herein below.

The Carpet Area of the said Flat as defined under the provisions of RERA, is 64.12 square meters as calculated as per Circular Number 4/2017 bearing Ref. No. MahaRera/Secy/FileNo.27/84/2017 dated 04.06.2017 issued by the Maharashtra Real Estate Regulatory Authority. However the Actual Carpet Areas are as under:-

- | | |
|-----------------------------|---------------------------|
| (i) Carpet Area as per RERA | : <u>64.12</u> Sq. Mtrs., |
| (ii) Balcony Area | : <u>5.11</u> Sq. Mtrs., |

The Purchaser is aware that the area as mentioned in (ii) is appurtenant to the said Flat for his/her/their exclusive use.



As per the Development Control Regulations, 1 (one) car parking space/s is/are required to be compulsorily provided alongwith residential premises admeasuring between 50.00 sq.mtrs. to 75.00 square meters and 2 (two) car parking spaces for more than 75.00 sq.mtrs. However, as per the discussion and communication from the Purchaser, the Developer shall provisionally allot 1 car parking space/s, ("the said Car Parking Space/s") at no extra cost. The Purchaser shall be bound to abide with the rules and regulations as may be framed in regard to the said Car Parking Space/s and shall pay such outgoing in respect of the said Car Parking/s as may be levied.

Bare Shell condition means internal and external walls alongwith doors and windows to the external wall.

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The Developer shall complete the construction of the said Flat after the construction of the said Building is completed and granted by the TMC. The said Flat shall be subject to a variation in the basis of the carpet area as per the definition of RERA. If there is any variation then, the Developer shall complete the said Flat within (forty-five) days with the said variation when such an excess carpet area is allotted from the Purchaser to the Developer prior to taking possession by the Developer/Purchaser of the same Interest in the said Flat.

The Developer has provided the mechanical part of the said Flat. The same are considered as per the provisions of RERA.

4. The Purchaser shall pay the sum consideration of One Hundred Only as per the applicable law, in the manner provided herein below.

- | | |
|------|---------------|
| (i) | Rs.9,00,000/- |
| (ii) | Rs.9,00,000/- |

(part) (admeasuring 7753.09 square meters) and "Sub-Plot F" (admeasuring 7488.51 square meters) in the Layout Approvals, and situated at Kolshet Road, Thane and forming part of the First Land and also forming part of the Larger Land as well as the said Layout and bounded as follows:-

- On or towards the North : Part Private Property and Part 30 m DP Road
- On or towards the South : Part First Land and Part Kolshet Road
- On or towards the East : Part First Land and Part Kolshet Road
- On or towards the West : Part Private Property and Part 30 m DP Road

THE THIRD SCHEDULE ABOVE REFERRED TO

Flat No. **T15-1802** admeasuring **64.12** square meters carpet area on the **18th** floor of T-15 i.e. **Wing "B"** of the building known as "**Solitaire**" standing on the said Land alongwith provisional allotment of **01** car parking space/s.

The Carpet Area of the said Flat as defined under the provisions of RERA, is **64.12** square meters as calculated as per Circular Number 4/2017 bearing Ref. No. MahaRera/Secy/FileNo 27/84/2017 dated 04.06.2017 issued by the Maharashtra Real Estate Regulatory Authority. However the Actual Carpet Areas are as under:-

दस्तावेज क्र. ८०९/२०१९
८०/१०६

Carpet Area as per RERA : **64.12 Sq. Mtrs.,**

Balcony Area : **5.11 Sq. Mtrs.,**

SIGNED, SEALED AND DELIVERED)
by the within named Developer, **M/s. Vijay Associates (Wadhwa)**)
by the hand of its authorized Signatory)
Mr. Manohan Chhabria)



For VIJAY ASSOCIATES (Wadhwa)
Dhhab
Authorized Signatory

In the presence of the following witnesses...

- (i) *Geeta Chhabria*)
- (ii)) *Jhalani*



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

Building No. 14 :- St. + 1st to 29th + 30(Pt), Bldg. No. 15 :- St. + 1,
Bldg. No. 16:- St. + 1 + 2(Pt) Floors & Podium only

V.P.No. 2003/94 TMC / TDD / 83 Date: 20/03/2008
To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)
Shri M/s Money Magnum Constructions (Owners)
M/s. Vijay Associates Wadhwa (Owners & Developers)

With reference to your application No. 40945 dated 20/01/2014 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 Dhokali Sector No. V Situated at Road / Street 40.m. Wd. Kolshet Road S.No. / C.S.T.No. / P.P.No. S. No. 283-A, 283-B(old), 37, 38(New); 146/1, 146/2 (Pt); 146/2(Pt), 147/2, 163/2

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.

- प. जोत्यापूर्वी तसेच वापर परवान्यापूर्वी इमारतीचे काम भुकंप प्रवण स्तंभानुसार संबंधित आय.एस. कोड मधील तरतुदीनुसार केल्याबाबत आर.सी.सी. तज्ञांचे प्रमाणपत्र व स्टेबिलीटी प्रमाणपत्र सादर करणे आवश्यक.
- द. वापर परवान्यापूर्वी वृक्ष, पाणी, ड्रेनेज विभागाचे चाहरकत दाखले सादर करावेत.
- ब. वापर परवान्यापूर्वी उद्धाहन यंत्राबाबतचा परवाना व अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक राहिल.
- क. वापर परवान्यापूर्वी सौर उर्जेद्वारे पाणी गरम करण्याची यंत्रणा बसवावी.

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20/03/2008
09/10/08

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,

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of
the city of, Thane.

P.T.O.



Certificate No. 3265

THANE MUNICIPAL CORPORATION, THANERegulation
(Registration No. 3 & 24)**SANCTION OF DEVELOPMENT****PERMISSION / COMMENCEMENT CERTIFICATE**TDR Utilisation of DRC No. 014 (Const. Amenity), DRC No. 189 (Reservation),
DRC No. 190 (Reservation)

Amended

Sub Plot 'A' :- Bldg No. 15 (St + 23(Pt) floors), 16 (St + 24 floors), Club House - (Gr. Floor), Podium, Shop Block (Ground floor), only Permission for building No. 21 (Wing A, B, C & D) - (Basement 1 + Basement 2 + Ground Podium + 1st to 3rd floor) only.New V.P.No. S05/0105/16
Old V.P.No. 2003/94

TMC / TDD / 22/1/17

Date: 21/6/2017

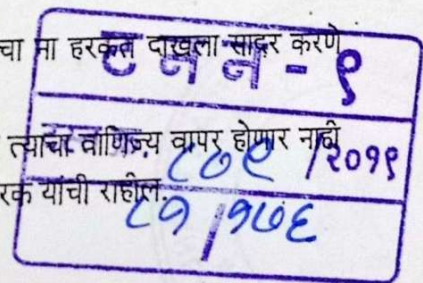
To, Shri / Smt. Sandeep Prabhu (Architect)

(For M/s. SAAKAAR)

Shri M/s Money Magnum Constructions (Owners)
M/s Vijay Associates Wadhwa (Developers)With reference to your application No. 5531 dated 2/7/2016 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Dhokali Sector No. _____ Situated at Road / Street 40 m. Wd. Kolshet Road S. No. / C.S.T. No. / F.P. No. No. 27/2B(163/2B).
36/1A(146/1), 36/2A(146/2(Pt)), 36/2B(146/2(Pt)), 37/1, 2, 3, 5, 6, 8, 9, 10, 11A, 11B, 12, 13, 38/1, 38/2,

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.
५. वि.प्र.क्र. से०५/०१०५/१६ (जुना वि.प्र.क्र. २००३/९४) अंतर्गत सब प्लॉट ए वर ठामपा/शिविवि/१६६६/१६ दि. २७/०१/२०१६ रोजी मंजुर केलेल्या सुधारीत परवानगी /सी.सी. मधील आवश्यक अटी बंधनकारक राहतील.
६. इमारत क्र. २१ च्या सी.सी पुर्वी मुख्य अग्निशमन अधिकारी यांचा ना हरकत दाखला सादर करणे आवश्यक.
७. फिटनेस सेंटरचा वापर ह्या संकुलातील सदनिका धारकांसाठी असून त्यांचा वाणिज्य वापर होणार नाही याची जबाबदारी विकासक व संबंधित गृहनिर्माण संस्था, सदनिकाधारक यांची 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**

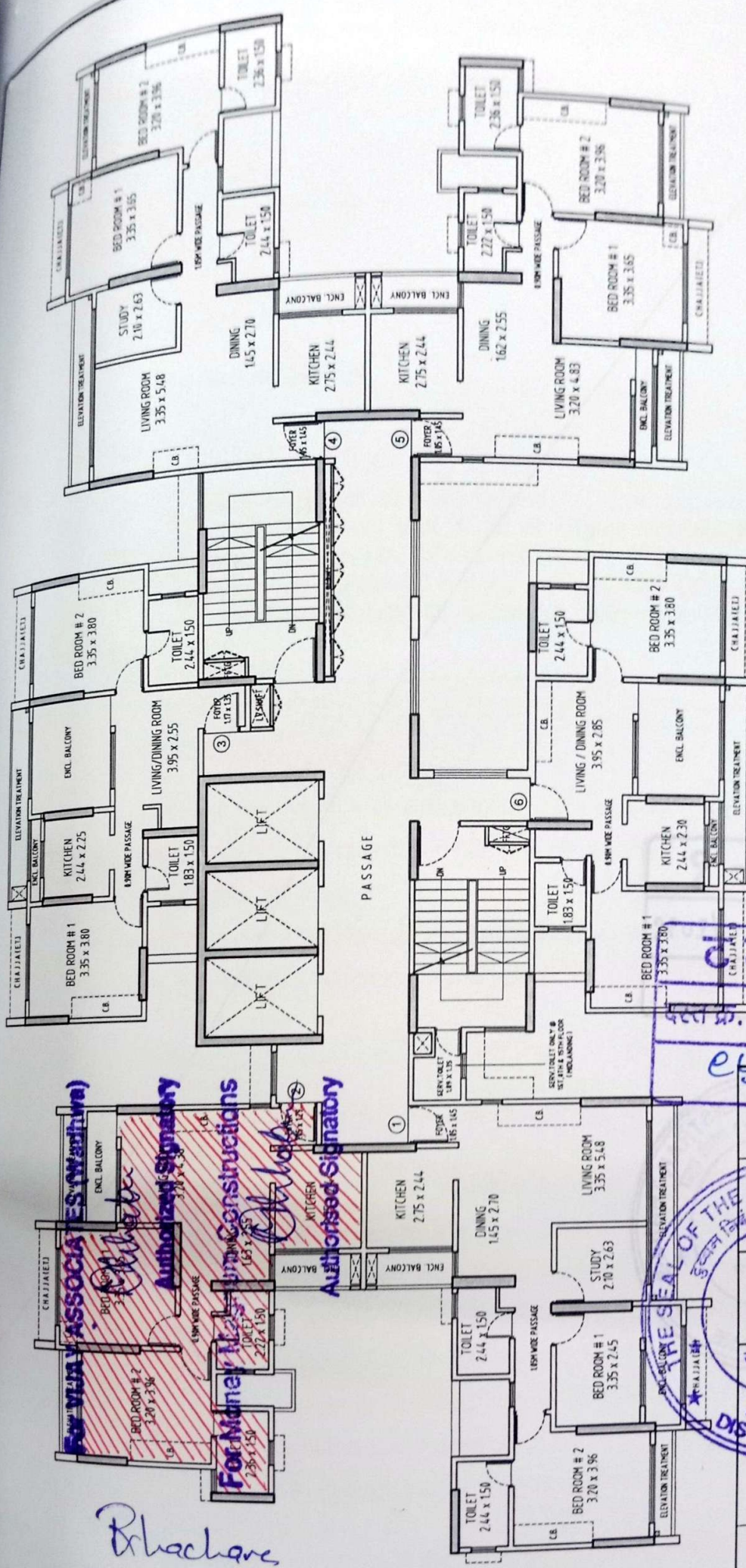
Office No. _____

Office Stamp _____

Date _____

Issued _____





Bhachare

For Manoj Kulkarni Constructions

Authorized Signatory

Authorized Signatory


| Floor No | Flat No | Carpet Areas | Typology | Area in Sq. m |
|------------|---------|--------------|----------|---------------|
| 2nd-7th, | 1 | 3-BHK (2.5) | 3.25 | 4.68 |
| 9th-11th, | 2 | 2-BHK | 64.12 | 3.25 |
| 13th-16th, | 3 | 2-BHK(S) | 54.62 | 3.10 |
| 18th-21st | 4 | 3-BHK (2.5) | 65.98 | 4.68 |
| | 5 | 3-BHK | 65.98 | 2.07 |
| | 6 | 2-BHK(S) | 55.94 | 3.17 |




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प्लॉट क्र. COE / 2099

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MANOJ ASSOCIATES (INDIA) PRIVATE LIMITED
 10, RAJAWADI ROAD, ANDHERI WEST, MUMBAI - 400 058

NORTH


TYPICAL FLOOR PLAN
 (2ND TO 7TH, 9TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD FLOOR)

DING. NAME:-
SOLITAIRE 'B'
PLOT 'A'-TOWER 15
 KOLSHEET ROAD, THANE
 S. NO. 37(OLD 283/A) , 147/2 , 163/2 OF VILLAGE DHOKALI , TAL. & DIST. THANE.

NOTE:-
 ALL DIMENSIONS ARE IN METER



Certificate No. 1422

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate

Building no. 20 (Upper St+ Podium+ 1st to 22nd floors) & 1 to 9 shops below podium (upper still level)
 V.P. No. V.P.No. S05/0100/15 TMC/TDD 000/0609/12 Date 10/10/2018
 Old V.P.No. 2003/94F

To, Ar. Sandeep Prabhu (for M/s. SAAKAAR)
2nd Floor, Nakshatra,
A - Wing, Near TMC,
Almeida Road, Panchpakhadi, Thane (W)

M/s Money Magnum Constructions
M/s. Vijay Associates Wadhwa

(Owners)
 (Developers)

Sub - Occupation Certificate for above mentioned building

Ref. V. P. No. New V.P.No. S05/0100/15
Old V.P.No. 2003/94F

Your Letter No.: 5922 7/8/2018

Sir,

S. No. 283-A (old), 37/11A, 37/11B(New)

The part/full development work/erection/re-erection alteration in / of building / part building no.

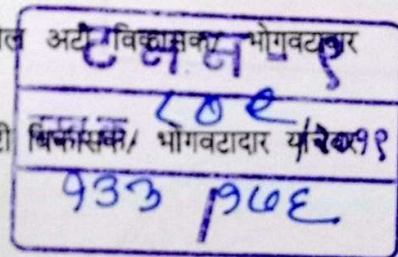
As Above situated at _____ Road / Street 40 m. Wd. Kolshet Road Ward No. _____ Sector _____

No. V S. No. / C.T.S. No. / F.P. No. _____ As above village _____ Dhokali _____ under the

supervision of Shri. Sandeep Prabhu Licensed Survey or / Engineer / Structural Engineer / Supervisor /

Architect / Licence No. CA- 92/14860 may be occupied on the following conditions.

- १) अग्निशमन विभागाकडील अंतिम ना हरकत दाखल्यातील अटी विकासाक भोगवटार बंधनकारक राहतील.
- २) पाणी या विभागाकडील ना हरकत दाखल्यातील अटी विकासाक भोगवटार बंधनकारक राहतील.



As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

Yours faithfully





Certificate No.: 1422

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate

SUB PLOT 'F'

Building no. 20 (Upper St+ Podium+ 1st to 22nd floors) & 1 to 9 shops below podium(upper still level)
 V.P. No. V.P.No. S05/0100/15 TMC/TDD/000/0609/18 Date 10/10/2018
 Old V.P.No. 2003/94F

To, Ar. Sandeep Prabhu (for M/s. SAAKAAR)
2nd Floor, Nakshatra,
A - Wing, Near TMC,
Almeida Road, Panchpakhadi, Thane (W)

M/s Money Magnum Constructions
M/s. Vijay Associates Wadhwa

(Owners)
 (Developers)

Sub - Occupation Certificate for above mentioned building

Ref. V. P. No. New V.P.No. S05/0100/15
Old V.P.No. 2003/94F

Your Letter No.: 5922 7/8/2018

Sir,

S. No. 283-A (old), 37/11A, 37/11B(New)

The part/full development work/erection/re-erection alteration in / of building / part building no.

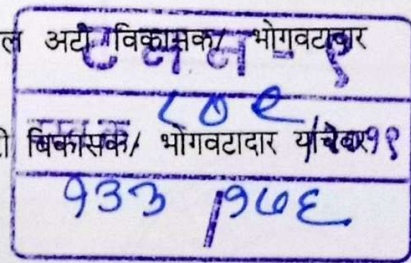
As Above situated at 40 m. Wd. Kolshet Road Road / Street Ward No. _____ Sector

No. V S. No. / C.T.S. No. / F.P. No. As above village Dhokali under the

supervision of Shri. Sandeep Prabhu Licensed Survey or / Engineer / Structural Engineer / Supervisor /

Architect / Licence No. CA- 92/14860 may be occupied on the following conditions.

- १) अग्निशमन विभागाकडील अंतिम ना हरकत दाखल्यातील अटी विकासाक/ भोगवट्यावर बंधनकारक राहतील.
- २) पाणी या विभागाकडील ना हरकत दाखल्यातील अटी विकासाक/ भोगवटादार यंत्रणेवर बंधनकारक राहतील.



As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

Yours faithfully





Certificate No.:- 1218

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

Proposed building :- Bldg No. 14 : St+ 1 to 29th + 30(Pt) floors only
New V.P.No. S05/0105/16
Old V.P.No. 2003/94

V.P. No. TMC/TDD 100/0408/17 Date 16/10/2017

To, **Ar. Sandeep Prabhu (for M/s. SAAKAAR)**
Ishkripa, 5th Floor,
Ram Maruti Road,
Naupada, Thane- 400 602.

M/s Money Magnum Constructions
M/s. Vijay Associates Wadhwa

((Owners)
(Developers)

Sub :- Occupation Certificate for above mentioned building

Ref. V. P. No. New V.P.No. S05/0105/16
Old V.P.No. 2003/94

Your Letter No.: 4334 23/6/2017

Sir,

S.No. 27/2B(163/2B), 36/1A(146/1), 36/2A(146/2(P1)), 36/2B(146/2(P1)), 37/1, 2, 3, 5, 6, 8, 9, 10, 11A,
11B, 12, 13, 38/1, 38/2

The ~~part~~/full development work/~~erection~~/~~re-erection~~/~~alteration~~ in / of building / part building no.
As Above situated at 40 m. Wd. Kolshet Road Ward No. Sector

No. V S. No. / C.T.S. No. / F.P. No. As above Village Dhokali under the
supervision of Shri. Sandeep Prabhu Licensed Surveyor / Engineer / Structural Engineer / Supervisor /

Architect / Licence No. CA- 92/14860 may be occupied on the following conditions.

- 1) पाणी पुरवठा विभागाकडील नाहरकत दाखल्यातील तसेच ड्रेनेज विभागाकडील नाहरकत दाखल्यातील अटी आपणावर बंधनकारक राहतील.
- 2) इमारतीच्या टेरस वर बसविण्यात आलेली सौर उर्जेद्वारे पाणी गरम करण्याची यंत्रणा कायम कार्यान्वित ठेवणे विकासक व तद्नंतर सोसायटीवर बंधनकारक राहिल.

As set certified completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

ट न न - ९
दस्त क्र. 102 / 2017
934 PUE
Yours faithfully



19/01/2019

गावाचे नाव : ढोकाळी



(1) विलेखाचा प्रकार

करारनामा

(2) मोबदला

9822100

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

9215800

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

1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: मौजे - ढोकाळी, तालुका व जिल्हा ठाणे येथील प्लॉट नं. 8/33/1... सदनिका क्र. टी 15-1802, अठरावा मजला, बी विंग, सॉलीटीयर बिल्डिंग, ढोकाळी, ठाणे, ... सदनिकेचे क्षेत्र 64.12 चौ. मी. कार्पेट. व एक कार पार्किंग स्पेस ((Survey Number : 37/10, 37/11 (जुना सर्व्हे नं. 283 ए) ;))

(5) क्षेत्रफळ

1) 64.12 चौ.मीटर

(1) आकारणी किंवा जुडी देण्यात असेल कि नाही.

(2) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा बाणी न्यायालयाचा हुकुमनामा किंवा देश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे. विजय असोसिएटस (वाधवा) चे अधिकृत स्वाक्षरीकार मनोहर छात्रिया यांच्या तर्फे कुलमुखत्यार म्हणून कबुलीजबाबदारीता शिवभूषण आर मिश्रा वय:-42; पत्ता:-प्लॉट नं: 301, माळा नं: तिसरा मजला, इमारतीचे नाव: प्लॅटीना बिल्डिंग, ब्लॉक नं: प्लॉट नं.सी-59, जी ब्लॉक, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा पूर्व, रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400098 पॅन नं:-AAEFV3635J

2): नाव:-मान्यता देणार - मे. मनी मॅग्नम कंस्ट्रक्शन्स चे कुलमुखत्यारधारक मे. विजय असोसिएटस (वाधवा) तर्फे अधिकृत स्वाक्षरीकार मनोहर छात्रिया यांच्या तर्फे कुलमुखत्यार म्हणून कबुलीजबाबदारीता शिवभूषण आर मिश्रा वय:-42; पत्ता:-प्लॉट नं: ., माळा नं: ऑफिस फ्लोअर, इमारतीचे नाव: समृद्धी, ब्लॉक नं: प्लॉट नं 157, चेंबूर पूर्व मुंबई, रोड नं: 18 वा रस्ता, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AACFN9126C

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

1): नाव:-रूपाली अशोक खाचणे . वय:-34; पत्ता:-प्लॉट नं: 8, माळा नं: दुसरा मजला, इमारतीचे नाव: अविचल को ऑप ह्री सोसा लि, ब्लॉक नं: वडवली सेक्शन जागृत लेन, अंबरनाथ पूर्व ठाणे, रोड नं: ., महाराष्ट्र, THANE. पिन कोड:-421501 पॅन नं:-AURPK1325K

दस्तऐवज करून दिल्याचा दिनांक 19/01/2019

दस्त नोंदणी केल्याचा दिनांक 19/01/2019

अनुक्रमांक, खंड व पृष्ठ 809/2019

बाजारभावाप्रमाणे शुद्रांक शुल्क 589500

बाजारभावाप्रमाणे नोंदणी शुल्क 30000

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3/1/19

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

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

Date : 29-01-2019

Ref: ADI/SBI/SION/RACPC/SS/PG/2019/01-15

ANNEXURE-I

VALUATION REPORT

(properties of value upto Rs.5 crores)

Name & Address of Branch : State Bank of India, RACPC Sion Branch
Name of Customer(s)/Borrowal unit : **Mrs. Rupali Ashok Khachane**
(for which valuation report is sought) :

| | | | | | | | | |
|---|------|---|---|-----------------------------|-------------|-------------|-------|------------------|
| 1 Customer Details | | | | | | | | |
| Name | | Mrs. Rupali Ashok Khachane | | | | | | |
| Apl no | | Not Given | | | | | | |
| 2 Property Details | | | | | | | | |
| Address | | Flat No. 1802, 18th Floor, T-15, Wing B, 'Solitaire', in Everest World', S. No. 37/10,37/11, Village Dhokali, Kolshet Road, Thane (W) 400 607. | | | | | | |
| Nearby Landmark / Google Map Independent access to the property | | Near Pride Palms, Thane (W) Google Map of Surrounding area is attached below. | | | | | | |
| 3 Document Details | | Name of Approving Authority | | Thane Municipal Corporation | | | | |
| Layout Plan | | Yes/No | Not Given | | Approval No | | | |
| Building Plan | | Yes/No | Not Given | | Approval No | | | |
| Construction Permission | | Yes/No | Yes | | | Approval No | | |
| Legal Documents | | Yes/No | 1. Index II No. TNN-9/809/2019 Dated 19-01-2019 Agreement Value: Rs. 98,22,100/- Govt. Value: Rs. 92,15,8000/- 2. Sale Agreement between M/s. Vijay Associates & M/s. Mani Magnum Construction And Mrs. Rupali Ashok Khachane | | | | | |
| 4 Physical Details | | | | | | | | |
| Adjoining Properties | East | Kolshet Road | West | Karking Buildin | North | Pride Palms | South | Solitaire A Wing |



| | | | | | | | | |
|------------------------|-------------------|--|-----------------|----------------------------|--|------------------------------|---|-------------------------|
| Matching of Boundaries | | Not given | Plot demarcated | Yes | Approved land use | Yes | Type of Property | Flat |
| No of rooms | Living | 1 | Bed Rooms | 2 | Toilet | 2 | Kitchen | 1 |
| Total No of Floors | Stilt + 23 Floors | Floor on which the property is located | 18th Floor | Approx Age of the property | Under Construction (Possession June 2020) | Residual Age of the property | 60 Years (After Completion) Subject to proper maintenance | Type of structure - RCC |

5 Tenure / Occupancy Details

| | | | |
|------------------|--------------------|----------------------------|--------------------------------------|
| Status of Tenure | Under Construction | No of years of Occupancy - | Relationship of tenant or owner- N.A |
|------------------|--------------------|----------------------------|--------------------------------------|

6 Stage of Construction

65%

If under construction, extent of Completion - upto 23rd RCC Slab, 18th Brick Works, 10th Floor Internal Plaster works are completed. 23rd RCC Slab work is in progress.

7 Violations if any observed -

| | |
|---------------------------------|-----|
| Nature and extent of violations | Nil |
|---------------------------------|-----|

8 Area Details of the property

| | | | | | | | | |
|---|--------|-------------|---|----------------------------------|---|---|---------|--|
| Site Area C.A Sq. Ft. (As per Index II C.A) | 690.00 | Plinth Area | - | Carpet Area (As per Measurement) | - | Saleable Area Sq. Ft (50 % Loading on Index II C.A) | 1035.00 | Remark- Internal Site Visit not Allowed. |
|---|--------|-------------|---|----------------------------------|---|---|---------|--|

9 Valuation

- Mention the value as per Government Approved Rates also
- In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.

* It is a foregone conclusion that market value is always more than the RR prices. As the RR rates are fixed by respective state governments for Computing Stamp duty/Rgstn. Fees. Thus the rates differs from place to place and location, amenities per se as evident from the fact that even RR Rates decided by Govt. differs.

