

**TAX INVOICE**

**SHRI SIDDHI TRADERS**

*Building Material Supplier*

Sankalp Heights Flat No 802 Kolbad Thane (W) 400601

EMAIL:-shrisiddhit@gmail.com

Mob :- 9224495141

9867711125

State :- Maharashtra

State Code :- 27

GSTIN:- 27ANRPP1678C1ZT

LN NO : 620

2023-24

PO NO :-

DATE :-

20-08-2023

M/S

**POONAM ENTERPRISES**

ADD :- B-2, F-17, Ganpati villa CHS Ltd., Behind Pratap cinema, THANE, Thane, Maharashtra, 400099

NAME:-

Uthalshar

GSTIN of Purchaser :-

27AKIPM3982H1ZR

Truck no	Material	HNS	C no	Measurement	Qty	Rate	Amount
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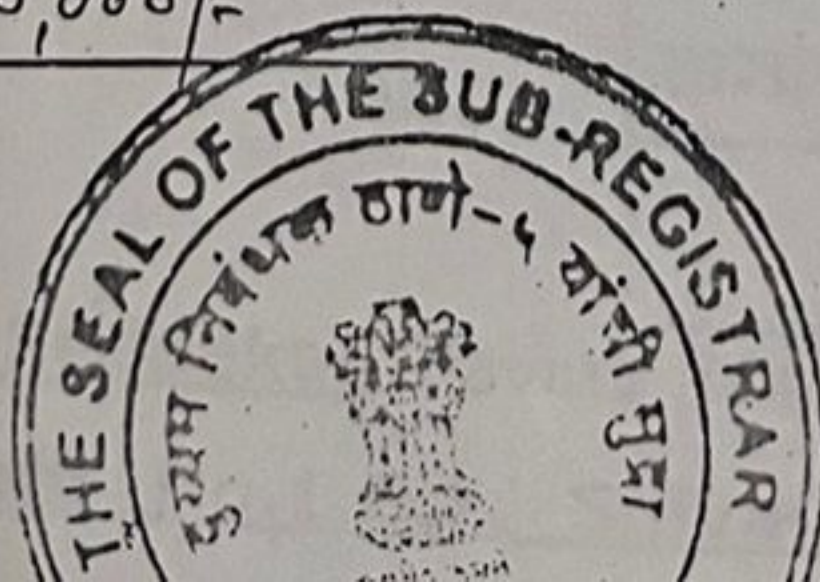
महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन 2010

ट न न - ५

दस्त ११६६/२०१०  
क्रमांक १/१४/३६/ब  
१ १ ५४

1. दस्ताचा प्रकार :- व्यशास्त्रनामा अनुच्छेद क्रमांक
2. सादरकर्त्याचे नाव :- रुद्रिप शिवाजी पेडगेकर
3. तालुका :- ठाणे
4. गावाचे नाव :- पाचपाखवाडी
5. नगरभुमापन-क्रमांक/सर्व्हे क्र. / अंतिम भुखंड क्रमांक :- ४४६६, ४५ पाट,
6. मुल्य दरविभाग (झोन) :- उपविभाग ५/१८/५ ई.
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ. मी दर :- ४००००/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ६१.८६ क्वेड्रेट/ बिल्ट अप चौ. मीटर / फुट
9. कारपार्किंग :- गच्ची:- पोटमाळा:-
10. मजला क्रमांक :- ८ वी उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- घसारा :-
12. बांधकामाचा प्रकार :- आरआर सी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्यान्वये दिलेली घट / वाढ
14. लिट्ट अँड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम:-  
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :-  
3. कालावधी :-
15. निर्धारित केलेले बाजारमुल्य :- २८,५६,५००/-
16. दस्तामध्ये दर्शविलेली मोबदला:- ३२,००,०००/-
17. देय मुद्रांक शुल्क :- १,४२,६००/- भरलेले मुद्रांक शुल्क:- १,४२,६००/-
18. देय नोंदणी फी: ३०,०००/-

लिपीक



सह दुय्यम निबंधक

दुय्यम निबंधक: सह दु.नि.ठाणे 5



दस्तक्रमांक व वर्ष: 11989/2010

Tuesday, November 23, 2010

10:52:42 AM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 ग.

Regn. 63 m.e.

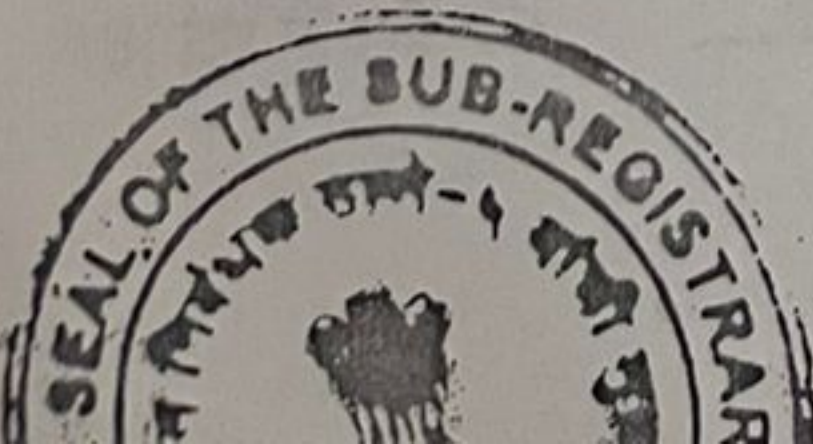
गावाचे नाव : पाचपाखाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,200,000.00  
बा.भा. रु. 2,859,500.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: सर्वे नं 44पै,45पै,46/5पै,47/5पै, सदनिका क्र 802, 8 वा मजला, संकल्प हाईदरा. नारळीपाडा, पांचपाखाडी, ठाणे.
- (3) क्षेत्रफळ (1)61.89 चौ.मि. बांधीव
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे श्री साई डेव्हलपर्स चे भागीदार सुरज आर परगार यांचे तर्फे रमेश परमार तर्फे कु मु श्री विजय व्ही शिर्के - ; घर/फ्लॉट नं: 201/401अरिहंत, टेंभीनाका, ठाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: --; तालुका: -; पिन: -; पॅन नम्बर: F60.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) संदीप शिवाजी पेडणेकर - ; घर/फ्लॉट नं: रुम नं 01, जी एफ नर्मदा निवास, शिवाजी नगर, दुसरी राबोडी, ठाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ANKPP1678C.
- (7) दिनांक करून दिल्याचा 23/11/2010
- (8) नोंदणीचा 23/11/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 11989 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 142600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

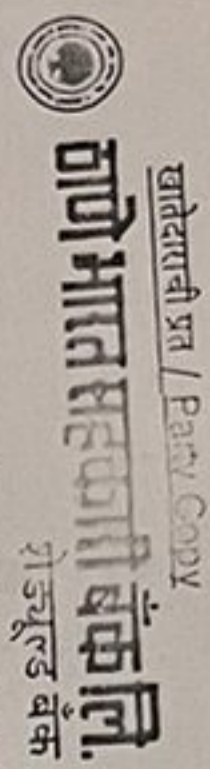


सह दुय्यम निबंधक ठाणे क. 5

सह दुय्यम निबंधक ठाणे क. 5



No. 041328



Thane Bharat Sahakari Bank Ltd. Scheduled Bank

शाखा / Br. दिनांक / Date 20/11/10

मुद्रांक शुल्क / Stamp Duty रु./Rs. 142600/-

सेवा आकारणी शुल्क / रू./Rs. 101/-

No. of Documents 1426101/-

एकूण / Total Franking 1426101/-

असती रूपीय / Amount in Words One Lakh Two Hundred Thousand and Ninety Nine Paise Only.

मुद्रांक शुल्क भरणान्याचे नाव / Name of stamp duty paying party Sandeep Shivaji

पत्ता / Address Pednekar Narmada Niwas Shivaji Nagar Thane (W)

मुद्रांक शुल्क प्रसकाराचे नाव / Name of counter party M/S. Shree Sai Developers

उद्देशान्या उद्देशाचे कारण / Purpose of transaction Agreement

धनदेश / चे आणि / Name of the bank सादला आहे त्या बँकेचे Thane Bharat Sahakari Bank

नाम / Name of the Drawer TBS

रोखपात / Cashier अधिकार्याची सही

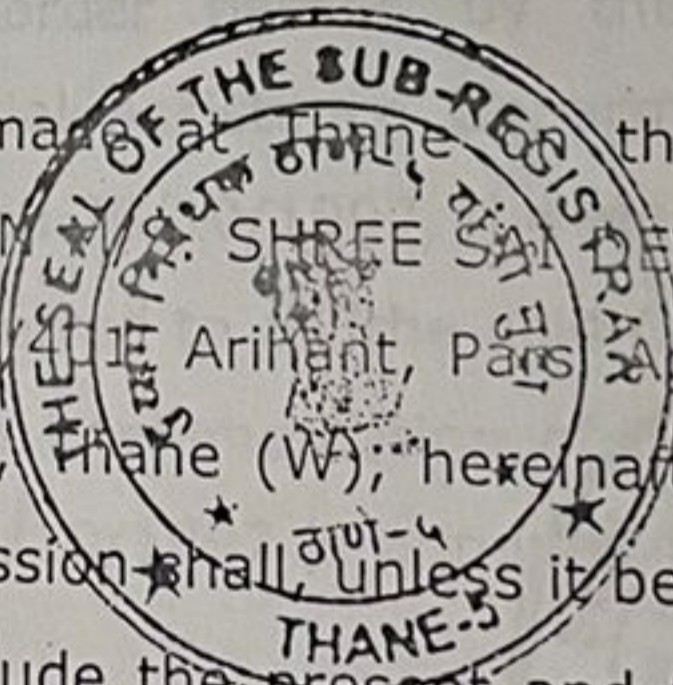
Authorised signatory मुद्रांक केलोले दस्तऐवज घेण्यास येताना ही पावती आपण आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamps.

Authorized Signatory For Thane Bharat Sahakari Bank Ltd

Thane Bharat Sahakari Bank Ltd. Main Branch, Naupada, Thane. D-5/STP/W/C.R. 1005/1/04/1905-0 7/04

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Thane this 23<sup>rd</sup> day of Nov. 201 BETWEEN SHREE SAI DEVELOPERS a joint venture having its office at: 201/201 Arihant, Parsi Agyari Lane, above Sam's Electronics, Tembhi Naka, Thane (W); hereinafter referred to as "THE PROMOTERS" (which expression shall, unless it be repugnant to the context or meaning thereof, include the present and future partners of the firm their respective heirs, executors, administrators and assigns) OF THE FIRST PART:



त न न - ५
दस्त कमांक ३९९९९ / २०१०
2/58

AND

Mr. Sandeep Shivaji Pednekar having his/her/its/their address Narmada Niwas, Room No.1,G.F. Shivaji Nagar, 2nd Rabodi, Thane (W) hereinafter referred to as the 'PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include him/her/it/them and all persons deriving

INDIA R. 01426001- Special Adhesive NOV 2

Venture') to develop the said first property on the terms and conditions contained therein;

AND WHEREAS vide another Joint Venture dated 16/5/2006 (hereinafter referred to as the 'said second Joint Venture') entered into between the Promoters and Cosmos Prime Projects Ltd. and 3 others, the parties thereto modified the terms and conditions of the said first Joint Venture;

AND WHEREAS alongwith the said second Joint Venture the partners of the Promoters have also executed Power of Attorney which is duly registered with the Sub-Registrar of Assurances, Thane under sr. no. 419 on 12/6/2006 in favour of Shri. Suraj Ramesh Parmar, a Director of the Promoters;

AND WHEREAS alongwith the said first property the Promoters have also acquired adjacent property admeasuring 510 sq. mtrs. out of the total area admeasuring 23,750 sq. mtrs. or thereabout of Survey No. 44 (admeasuring 10,620 sq. mtrs. or thereabout); Survey No. 46, Hissa No. 5 (admeasuring 9660 sq. mtrs. or thereabout); Survey No. 47, Hissa No. 5 (admeasuring 3470 sq. mtrs. or thereabout) lying, being and situate at off Eastern Express Highway in the Revenue village of Panchpakhadi, Taluka and District Thane (hereinafter referred to as the SAID SECOND PROPERTY and more particularly described in the Second Schedule hereunder written) from M/s Runwal Construction by executing Sub-Development Agreement dated 27<sup>th</sup> June 2006. The said Sub-Development Agreement is registered with the Sub-Registrar of Assurances, Thane under Sr. No. TNN1-03898-2006 THANE 26/7/2006 (hereinafter referred to as the SAID SUB-DEVELOPMENT AGREEMENT);

AND WHEREAS Additional Collector of Thane vide order no. R.IV/NAM - 4 SR-28/1974 passed N. A. order in respect of the said second property;

AND WHEREAS the Promoters through their Architects interalia submitted building plans in respect of the said first property and the said second property (hereinafter collectively referred to as the SAID PROPERTY) to the said Corporation for its approval which have been duly sanctioned by the said Corporation under V. P. No. 2005/86/TMC/T.D.-D.P./TPS/69 dated 9/1/2006. The Commencement Certificate bearing V. P. No.

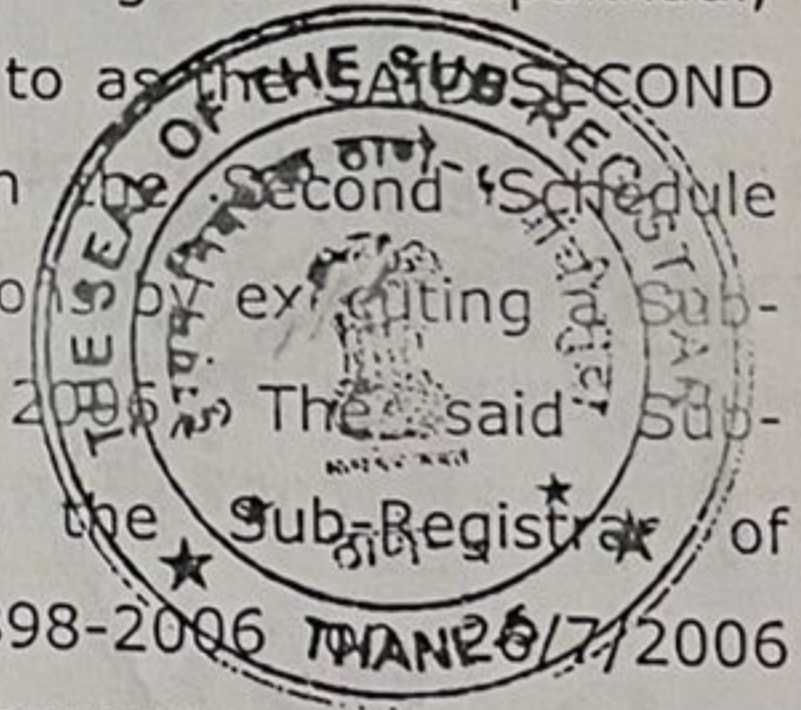
दस्तावेज - 4
दस्त
क्रमांक 99ere / 2090
5/7/08

Venture') to develop the said first property on the terms and conditions contained therein;

AND WHEREAS vide another Joint Venture dated 16/5/2006 (hereinafter referred to as the 'said second Joint Venture') entered into between the Promoters and Cosmos Prime Projects Ltd. and 3 others, the parties thereto modified the terms and conditions of the said first Joint Venture;

AND WHEREAS alongwith the said second Joint Venture the partners of the Promoters have also executed Power of Attorney which is duly registered with the Sub-Registrar of Assurances, Thane under sr. no. 419 on 12/6/2006 in favour of Shri. Suraj Ramesh Parmar, a Director of the Promoters;

AND WHEREAS alongwith the said first property the Promoters have also acquired adjacent property admeasuring 510 sq. mtrs. out of the total area admeasuring 23,750 sq. mtrs. or thereabout of Survey No. 44 (admeasuring 10,620 sq. mtrs. or thereabout); Survey No. 46, Hissa No. 5 (admeasuring 9660 sq. mtrs. or thereabout); Survey No. 47, Hissa No. 5 (admeasuring 3470 sq. mtrs. or thereabout) lying, being and situate at off Eastern Express Highway in the Revenue village of Panchpakhadi, Taluka and District Thane (hereinafter referred to as the SAID SECOND PROPERTY and more particularly described in the Second Schedule hereunder written) from M/s Runwal Construction by executing Sub-Development Agreement dated 27<sup>th</sup> June 2005. The said Sub-Development Agreement is registered with the Sub-Registrar of Assurances, Thane under Sr. No. TNN1-03898-2006 (hereinafter referred to as the SAID SUB-DEVELOPMENT AGREEMENT);



AND WHEREAS Additional Collector of Thane vide order no. SR-28/1974 passed N. A. order in respect of the said second property;

दस्तावेज - ५
दस्त
क्रमांक ११९९९ / २०१०
५/१/०६

AND WHEREAS the Promoters through their Architects interalia submitted building plans in respect of the said first property and the said second property (hereinafter collectively referred to as the SAID PROPERTY) to the said Corporation for its approval which have been duly sanctioned by the said Corporation under V. P. No. 2005/86/TMC/T.D.-D.P./TPS/69 dated 9/1/2006. The Commencement Certificate bearing V. P. No.

title under or through him/her/it/them and permitted assigns) of the  
OTHER PART:

WHEREAS the land bearing Survey No. 45 part admeasuring 3500 sq.  
mtrs. lying, being and situate at mouje Narlipada, Panchpakhadi, Taluka  
and Dist. Thane and bounded as under:

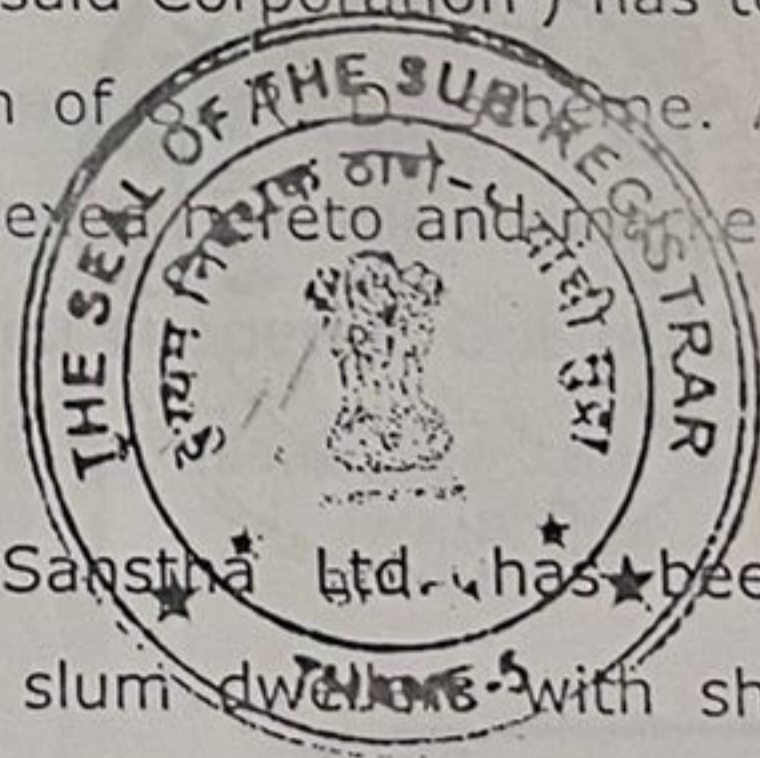
On or towards East: Runwal Nagar  
On or towards West: Service Road  
On or towards North: Suresh Drum Company  
On or towards South: Datta Mandir, Flower Valley Complex

The above described property more particularly described in the Schedule  
hereunder written is hereinafter referred to as the 'SAID FIRST  
PROPERTY' for the sake of brevity;

AND WHEREAS the said first property was consists of several  
unauthorized structures and slums and the said structures and slums  
were occupied by several occupants;

AND WHEREAS pursuant to order passed by the Government of  
Maharashtra Housing and Special Assistance Department, bearing No.  
GVS-1097/C.R. 4382/ZPS-1 dated 20/10/1997, the Municipal Corporation  
of City of Thane (hereinafter referred to as 'the said Corporation') has to  
lease the said first property for implementation of ~~the said~~ <sup>the said</sup> ~~order~~ <sup>order</sup>. A  
copy of the said order dated 20/10/1997 is annexed hereto and referred  
as ANNEXURE 'A';

AND WHEREAS Shri Duttakripa Grihnirman Sanstha Ltd. has been  
established on the said first property by the slum dwellers with shri  
Anand Narayan Madhavi & others as the members of the said Sanstha  
and registered it under the Maharashtra Co-operative Housing Society  
Act, 1960 & the rules framed thereunder bearing Registration no. T. N.  
A./(T.N.A.)/H.S.G./(T.C.)/16082/2005 dated 18/2/2005 ~~having~~ <sup>office</sup>  
at Narli Pada, Near Runwal Nagar, Panchpakhadi, Thane (W) hereinafter  
referred to as 'the said Sanstha';



दस्तावेज क्रमांक - ५
दस्तावेज क्रमांक ११९९९ / २०१०
३/५४

AND WHEREAS the said Corporation according to





AND WHEREAS as such Purchaser/s is/are well aware of the fact that development of the said property comprises of the development project, which shall be included a separate building which is to be allotted to the said Sanstha;

AND WHEREAS with the knowledge of all these facts and being satisfied about the entire development scheme and about the rights of the Promoters herein; and after inspection of the plans and amenities to be provided to the respective flats, and being interested in purchasing and acquiring one flat, being the flat **No.802** to be situate on **8th** floor of an area admeasuring about **555** Sq. feet (carpet), in the building to be known as **SANKALP HEIGHTS**, which flat is hereinafter referred to as '**SAID PREMISES**', and requested to the Promoters to sell and allot the said premises to him/her/them and the parties then after negotiations finalized the sale price/consideration, which is **₹ 32,00,000/- (Rupees Thirty Two Lacs Only)** and to be paid in manner mentioned the operative part of this Agreement;

AND WHEREAS the Purchaser/s demanded from the Promoters and the Promoters have given inspection to the Purchaser/s of all the documents of title relating to the said property and the plans, designs and specifications prepared by Promoters' aforesaid Architect and of such other documents as are specified under the MOF Act and the rules made there under;

AND WHEREAS the Promoters have displayed and/or kept Xerox copies of all the documents, plans and specifications referred to in clauses (a), (b) & (c) of sub section (2) of section 3 of the said Act at **CHHANE** and permitted the Purchaser to take inspection thereof;

AND WHEREAS the said premises which as aforesaid has been agreed to be sold to the purchaser as aforesaid and subject to terms and conditions mentioned herein, is shown in the typical floor plan annexed herewith and marked as ANNEXURE 'D' and shown by green colour boundary line;

AND WHEREAS the Promoters are entering and will enter into separate Agreement with several other person/s and parties for sale of other flats



दस्तावेज - ५
दस्तावेज क्रमांक ११११ / २०१०
५/५४



and the consequences arising therefrom. The responsibility of paying the stamp duty and registration charges and other incidental charges payable in respect of this agreement shall be that of the Purchaser/s. (40) All notices, to be served on the Purchaser/s as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser/s, by Under Certificate of posting at his/her/its/their address specified hereinbefore.

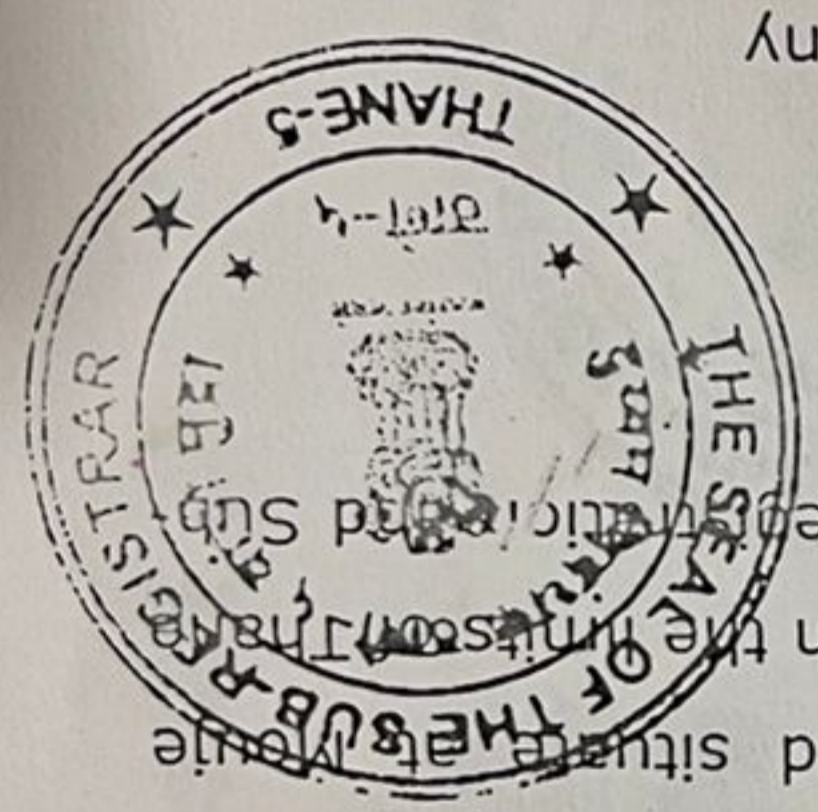
(41) This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act 1963 and the rules made there under.

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

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of the plots of land bearing survey No. 45 part admeasuring 3500 square meters lying, being and situate at Mehe Narlipada, Panchpakhadi, Thane, District-Thane within the limits of Republic and Sub-Municipal Corporation and also within the limits of District Thane and bounded as under:

- On or towards East : Runwal Nagar
- On or towards West : Service Road
- On or towards North : Suresh Drum Company
- On or towards South : Dutta Mandir, Flower Vally



२३२ - ५
१९९९/२०९०
२३२

ALL THAT piece or parcel of the plots of land bearing Survey No. 46, Hissa No. admeasuring 10,620 sq. mtrs. or thereabout; Survey No. 47, Hissa No. 5, admeasuring 9660 sq. mtrs. or thereabout; Survey No. 47, Hissa No. 5, admeasuring 3470 sq. mtrs. or thereabout, totally admeasuring 23,750 sq. mtrs. or thereabout lying, being and situate at off Eastern



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Handwritten text below the signature area.

Handwritten text below the signature area, possibly a date or location.

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Handwritten text on the right side of the page, possibly a signature or official statement.

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