



दस्तावेज क्रमांक व वर्ष: 3485/2009

Saturday, May 02, 2009

12:07:32 PM

दुय्यम निबंधक: राह दु.नि.ठाणे 2

पानां 03 म

Page 03 of 03

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : कावेसर

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,727,985.00  
बा.भा. रु. 1,721,500.00

(2) भू-मापन, फोटोहरिसा व घरक्रमांक (असल्यास)

(1) वर्णना विभागाचे नाव - गावाचे नाव : कावेसर (ठाणे महानगरपालिका), उपविभागाचे नाव: 11/43 - टक-1) रस्त्यापासून दुर असलेला भाग कावेसर गावातील वरील उपविभाग "अ" मधील मिळकती वगळून उर्वरीत सिटीएस/सर्वे क्रमांक ( गावठाण ) "सर्वे नं. 247 / 3, सदनिका क्र 601, सहावा मजला, ई 3 बिल्डींग, उन्नती वुडस् फेज-5, गौजे कावेसर, जी वी रोड, ठाणे (1)58.55 चौ.मी बिल्टअप

(3) क्षेत्रफळ

(4) आकारणी किंवा जुळी 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) से. उन्नती इस्टेटस् तर्फे भागीदार श्री श्यामल मोदी यांचे कु.मु. श्री शरद आर. पुं AABFU5037A - ; घर/प्लॉट नं. - ; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं. - ; प्लॉट/वसाहत - ; शहर/गाव: उन्नती गार्डन 3, पोखरण रोड नं.2, ठाणे (प.); तालुका - ; पिन - ; पॅन नम्बर: -

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) विवेक काशीनाथ महामुनकर - ; घर/प्लॉट नं. - ; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं. - ; प्लॉट/वसाहत - ; शहर/गाव: कांती हॉवर, श्रीनगर, ठाणे, तालुका - ; पिन - ; पॅन नम्बर: -  
(2) विना विवेक महामुनकर - ; घर/प्लॉट नं. - ; गल्ली/रस्ता - ; ईमारतीचे नाव - ; ईमारत नं. - ; प्लॉट/वसाहत - ; शहर/गाव: सदर, तालुका - ; पिन - ; पॅन नम्बर: -

(7) दिनांक करून दिल्याचा 02/05/2009

(8) नोंदणीचा 02/05/2009

(9) अनुक्रमांक, खंड व पृष्ठ 3485 /2009

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 69000.00

(11) बाजारभावाप्रमाणे नोंदणी रु. 17280.00

(12) शीरा

राह दुय्यम निबंधक ठाणे क्र. १





Govt. of Maharashtra  
 शा. महाराष्ट्र  
 B.C./THANE  
 शुल्क व  
 Stamp Duty  
 सेवा प्रदाता  
 Service (Incl. Tax)  
 रकम  
 Total  
 दस्तावेजांचे  
 अर्जाचे हजेरे  
 M/s. VIVEK  
 संपोर्ण पत्र  
 M/S C  
 व्यवहाराचा  
 Agreed  
 शुल्काचे स्वरूप  
 रोब / डीडी  
 Cash / DD  
 बँकेचे नांव  
 Drawn on  
 गाळा / ब्रा  
 मुद्रांक केल्याचे  
 आहे. / This  
 time of

रोबपाल  
 Cashier  
 Franking

ह न न - २  
 दस्त क्रमांक 3264 / 2000  
 9/50



AUTHORISED SIGNATORY  
 M/S. SSB CO-OP. BANK LTD., Thane Br.  
*[Signature]*

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Thane this 2<sup>nd</sup> day of May, in the Christian Year Two Thousand nine BETWEEN M/S. UNNATHI ESTATES, a partnership firm registered under the Indian Partnership Act, 1932 and having its registered office at Unnathi Garden, Opp. Ma Niketan, Pokharan Road No.2, Majiwade, Thane (West), 400 610 (which expression shall unless it be repugnant to the context and meaning thereof shall be deemed to mean and include the partner or partners for the time being constituting the said firm M/s. Unnathi Estates, survivor or survivors of them and their respective heirs, executors and administrators of such last survivor) hereinafter referred to as 'the PROMOTERS' of the ONE PART

The North Kanara G.S.B.Co-op Bank Ltd., Thane Branch, Rannak Towers, Balli Prabhush Deshpande Marg, Naupada, Thane(W) 400 602. D-5/STP(V/C. R. 104/201/105/1296 to 99)

*[Signature]*  
Jyamaal Mody

*[Signature]*  
श्री विद्या वि.प्र.म.प्र.मु.प्र.क.२

37836  
 106545  
 R. 00690001-P85082  
 MAY 02 2009  
 11:20  
 INDIA STAMP DUTY MAHARASHTRA

244-2  
दस्तावेज क्रमांक 324/2000  
2/10

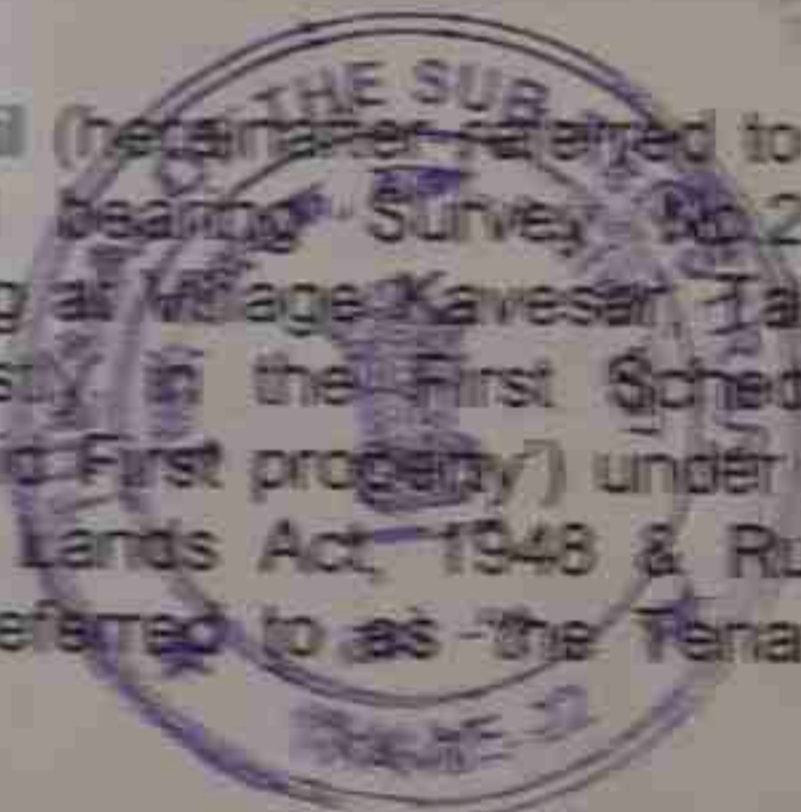
AND Mr. VIVEK KASHINATH MAHAMUNKAR & Mrs. VINA VIVEK MAHAMUNKAR having their address at Kranti Tower, B/ 72, Shree Nagar, Wagle Estate, Thane (W) 400 604 hereinafter referred to as 'the PURCHASERS' (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the OTHER PART:

In this agreement, unless the context otherwise implies, the expression defined hereunder shall have the respective meaning assigned to them.

The singular wherever used shall include plural and vice-versa;

The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

WHEREAS one Shri Shantaram Mahadu Patil (hereinafter referred to as 'the said First Owner') has acquired the land bearing Survey No. 249, admeasuring 6400 sq. mtrs., situate, lying and being at Village Kavesar Tal. & Dist. Thane and more particularly described First in the First Schedule hereunder written (hereinafter referred to as 'the said First property') under the provisions of the Bombay Tenancy & Agricultural Lands Act, 1948 & Rules framed thereunder from time to time (hereinafter referred to as 'the Tenancy Act');



AND WHEREAS by Order bearing No. ULC/TAW.S.H.S./20/Special Dispensation Scheme/SR-1121 dated 02/12/2000, the Addl. Collector Thane & Competent Authority exempted the entire portion of the surplus vacant land out of the said First property subject to the terms and conditions contained therein. A copy whereof is annexed hereto and marked as Annexure 'A';

AND WHEREAS by an Order dated 24/04/2002 bearing No. ULC/TA/ATP/SECTION-20/S.R.-1121, the Addl. Collector and Competent Authority under the Ceiling Act granted permission to the First Owner to amalgamate the said First property with the plots mentioned therein subject to the conditions contained therein. A copy whereof is annexed hereto and marked as Annexure 'B';

AND WHEREAS by an Agreement dated 26/04/2002 (hereinafter referred to as 'the said Agreement dated 26/04/2002') made between M/s. Shree Sai Enterprises, partnership firm registered under the provisions of the Partnership Act, 1932 (hereinafter referred to as 'the said Sai') therein referred to as the Developers of the one part and the said First Owner & 9 others therein collectively referred to as the Owners of the other part;

पृ. नं - २
दस्तावेज क्र. ३४६५/२००६
२०/१०

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

ALL THOSE pieces and parcels of land bearing Survey No.249 admeasuring about 6400 sq. mtrs. or thereabout, Survey No.247 Hissa No.3, admeasuring 6330 sq. mtrs. or thereabout, situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration District & Sub District Thane and within the local limits of the Municipal Corporation of the City of Thane.

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

SIGNED, SEALED AND DELIVERED )

by the within named Promoters )

**M/S. UNNATHI ESTATES** )

through it's Partners )

1) SHRI Shyamal Mody )

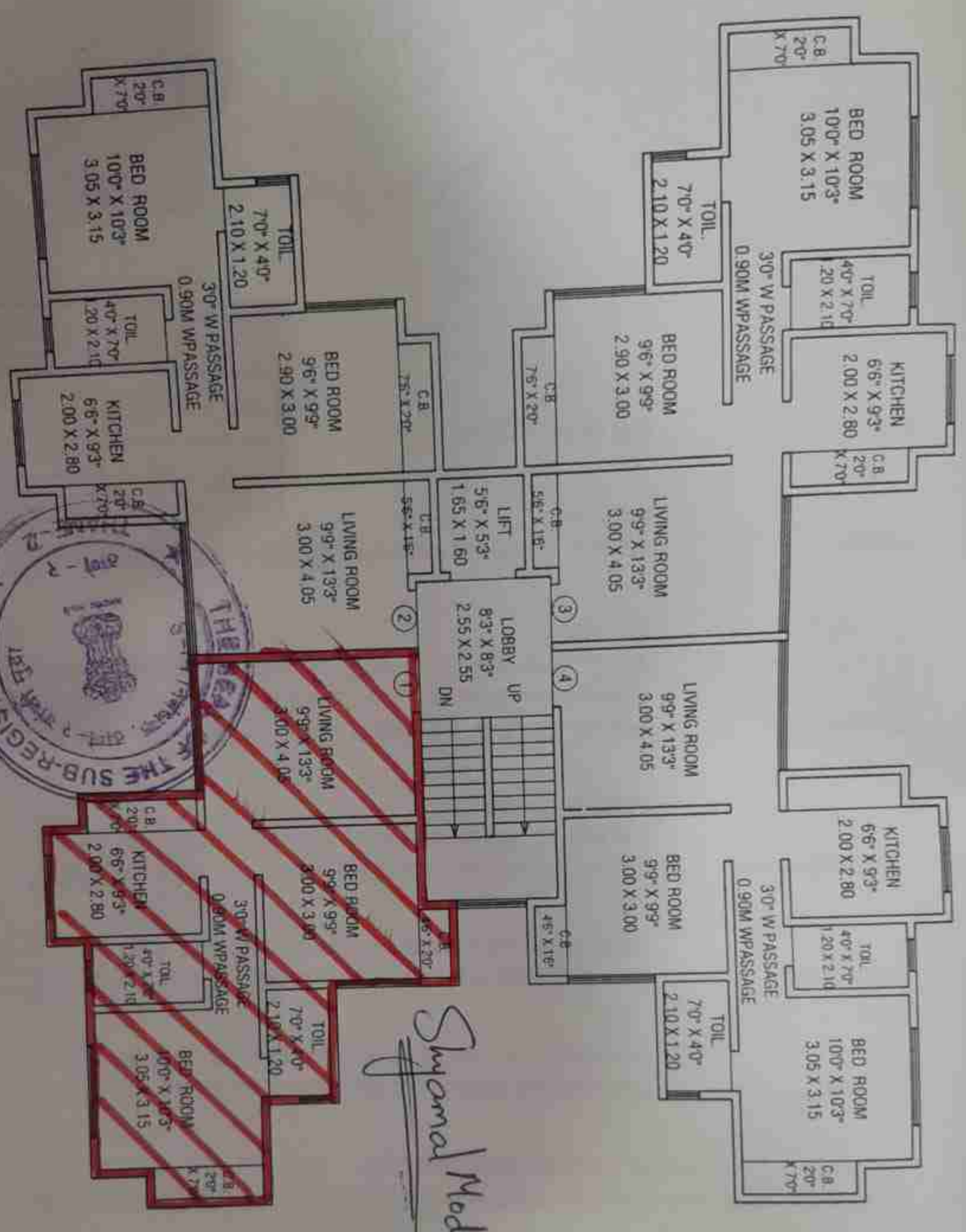
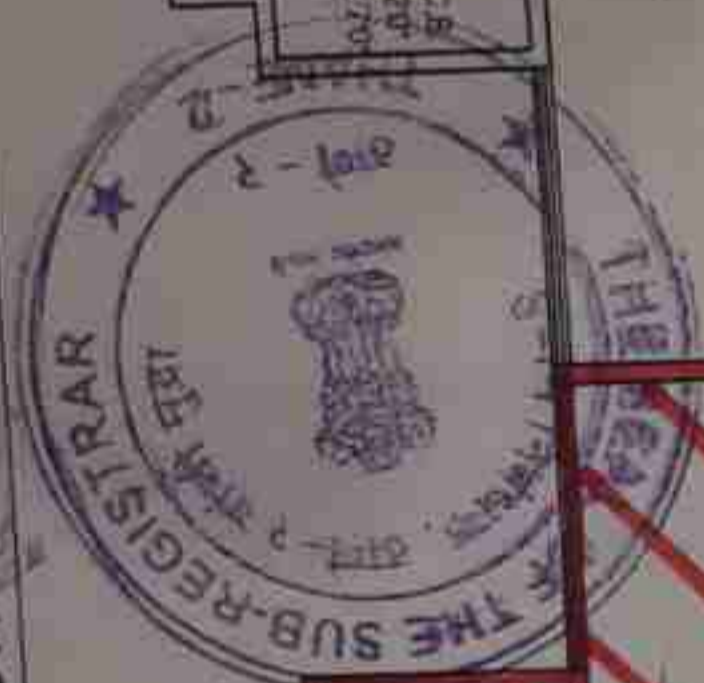
FOR UNNATHI ESTATES

Shyamal Mody

PARTNER/AUTHORISED SIGNATORY

in the presence of

**TYPICAL FLOOR PLAN (1ST TO 7TH)**

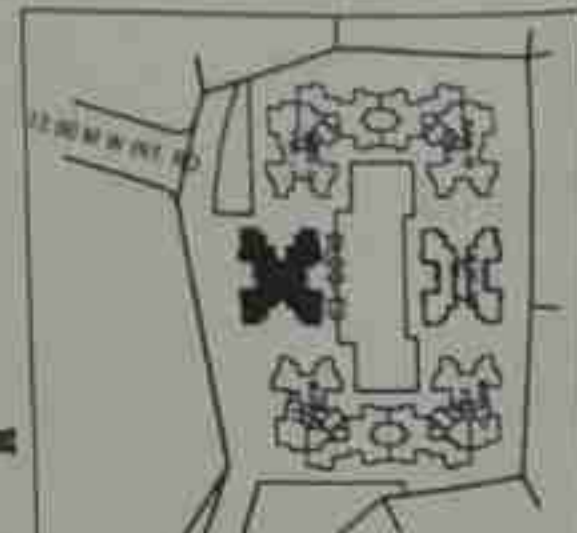


*Sygnad Mody*

2	3029/2000	2
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*Handwritten signature and notes in Marathi.*

PHASE 4 BLDG 20  
SANCTIONED (ST+9)  
PROPOSED (ST+7)



FLAT NO.	<b>601</b>
FLOOR NO.	<b>6<sup>th</sup></b>
BLDG NO.	<b>E3</b>

DEVELOPERS  
**M/S UNNATHI ESTATE**  
UNNATHI GARDEN  
OPP. MA NIKETAN, POKHARAN NO. 2  
THANE (W) - 400610

DESCRIPTION OF PROPOSAL  
PROPOSED RESIDENTIAL COMPLEX OF UNNATHI  
ON S. NO. 24723, 249, 2492A, 250/2P AT  
VALTEGE KANESAR, CHIKKANDEN ROAD,  
THANE (W)

Mr. Vivek  
Mrs. ...



Certificate No.

464

THANE MUNICIPAL CORPORATION, THANE  
(Regulation No. 37)

## Occupancy Certificate

Building No. A (St + 7<sup>th</sup> floor) B, C, D - (Gr. pt. + 7<sup>th</sup> floor)  
E1, E2, E3, E4, E5, E6 (St + 7<sup>th</sup> floor) & Club House (Gr + 1<sup>st</sup> floor) only

V.P. No. 2005/45 TMC/TDD/ - 546 - Date 28/3/2011

To,

Jitendra Mukadam (Architect)

Gr. Floor, Nakshatra Heritage, Hindu Colony.

Brahmin Soc., Naupada, Thane (w)

M/s. Unnathi Estate

Sub - Occupation Certificate for Building No. A (St + 7<sup>th</sup> floor) B, C, D  
(Gr. pt. + 7<sup>th</sup> floor) E1, E2, E3, E4, E5, E6 (St + 7<sup>th</sup> floor) & Club House (Gr + 1<sup>st</sup> floor)

Ref. V.P. No. 2005/45-TMC/TDD/488 dated 26/03/2010

Your Letter No. 34414 dated 15/10/2010

Sir,

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

As Above situated at Kavesar Road / Street Shri. Jitendra Mukadam Ward No. VI Sector VI

No. VI S. No. / C.T.S. No. / F.P. No. As Below Village Kavesar under the supervision of Jitendra K. Mukadam Licensed Surveyor / Engineer / Structural Engineer / Supervisor / Architect / Licence No. CA/92/14751 may be occupied on the following conditions.

S.no. 247/3 & 249 at Village Kavesar

१. ठाणे महानगरपालिकेकडून पिण्याच्या पाण्याचा पुरवठा उपलब्धतेनुसार करण्यात येईल
२. पाणी पुरवठा व इलेक्ट्रिक विभागाकडून प्रदान करण्यात आलेल्या माहकत दाखल्यातील अटी आपणावर बंधनकारक राहतील
३. स्टीम वॉटर इन व व्हॉल्ट विभागाकडून माहकत दाखल्यातील अटी आपणावर बंधनकारक राहतील
४. मोलार वॉटर योजना व उदवाहन यंत्रणा कार्यान्वित ठेवण्याची जबाबदारी आपणावर राहिल

As set certificated completion plan is returned herewith.

Office No.

Office Stamp



Yours faithfully

Asst. Director of Town Planning  
Municipal Corporation of  
the city of Thane.

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