

सूची क्र.2

दुय्यम निबंधक : मद्र दु.नि.ठाणे 5

05/10/2023

दम्न क्रमांक : 16203/2023

नोंदणी :

Regn.63m

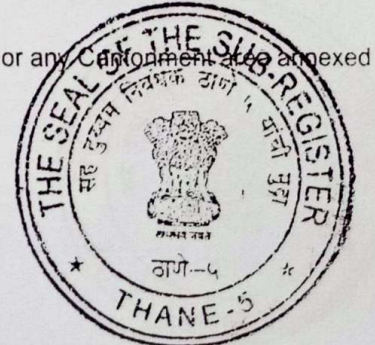
गावाचे नाव : डावले

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3188000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतिनपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोट्टिस्मा व घरक्रमांक(अमल्ल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 110, माळा नं: 1 ला मजला, इमारतीचे नाव: मी 1,डिवाईन हार्डटम,सुदामा गीन्स, ब्लॉक नं: दिवा शील रोड, रोड : ठाणे, इतर माहिती: क्षेत्रफळ 33.27 चौ मी कार्पेट(झोन न.28/107-20अ)((Survey Number : 167/2A,3 ;))
(5) क्षेत्रफळ	1) 33.27 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 अमल्ल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. पाटिल डेव्हलपर्स तर्फे भागीदार सचिन सुदाम पाटिल यांच्या तर्फे कु.मु.मरणुन मोहिनी दिनेश वेमुला वय:-32; पत्ता:-प्लॉट नं: शॉप नं.07, माळा नं: बी विन्स, इमारतीचे नाव: मंतोप कार्यक्रम, ब्लॉक नं: दिवा दातिवली रोड, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AAWFP5323K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्ल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-जयवंत शिवाजी पाटिल वय:-47; पत्ता:-प्लॉट नं: आदिवामी पाडा, माळा नं: मंगम सोमायटी,रूम नं.36, इमारतीचे नाव: रोड नं.34,वागळे इस्टेट, ब्लॉक नं: जेबी सावंत बस स्टॉप आणि गणेश मंदिर जवळ, रोड नं: ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-BLWPP6658P 2): नाव:-सुनंदा जयवंत पाटिल वय:-45; पत्ता:-प्लॉट नं: आदिवामी पाडा, माळा नं: मंगम सोमायटी,रूम नं.36, इमारतीचे नाव: रोड नं.34,वागळे इस्टेट, ब्लॉक नं: जेबी सावंत बस स्टॉप आणि गणेश मंदिर जवळ, रोड नं: ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-CGEPP1962N 3): नाव:-रूतूजा जयवंत पाटिल वय:-24; पत्ता:-प्लॉट नं: आदिवामी पाडा, माळा नं: मंगम सोमायटी,रूम नं.36, इमारतीचे नाव: रोड नं.34,वागळे इस्टेट, ब्लॉक नं: जेबी सावंत बस स्टॉप आणि गणेश मंदिर जवळ, रोड नं: ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-GMZPP5954F 4): नाव:-राहुल जयवंत पाटिल वय:-26; पत्ता:-प्लॉट नं: आदिवामी पाडा, माळा नं: मंगम सोमायटी,रूम नं.36, इमारतीचे नाव: रोड नं.34,वागळे इस्टेट, ब्लॉक नं: जेबी सावंत बस स्टॉप आणि गणेश मंदिर जवळ, रोड नं: ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-CYYP6496D
(9) दस्तऐवज करून दिल्याचा दिनांक	05/10/2023
(10)दम्न नोंदणी केल्याचा दिनांक	05/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	16203/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	223200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सह दुय्यम निबंधक, ठाणे क्र.५



AGREEMENT FOR SALE

THIS AGREEMENT made at Thane on this 05th day of October, in the year 2023, BETWEEN M/S. PATIL DEVELOPERS, having its PAN No. **AAWFP5323K** a partnership firm, having office at **M/S. PATIL DEVELOPERS, sudama Greens, Khardi Pada, Diva-shil Road, Diva (E) ,Thane - 400612.** hereinafter referred to as "THEPROMOTERS" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner of the said firm **M/s. PATIL DEVELOPERS**, the survivors or survivor of them and their respective heirs, executors and administrators) of the **ONE PART**

AND

1. **MR. JAYWANT SHIVAJI PATIL** age 47 having

PAN No.: **BLWPP6658P** and Aadhar no.: **748230358194**

2. **MRS. SUNANDA JAYWANT PATIL** age 45 having

PAN No.: **CGEPP1962N** and Aadhar no.: **619619528170**

3. **MS. RUTUJA JAYWANT PATIL** age 24 having

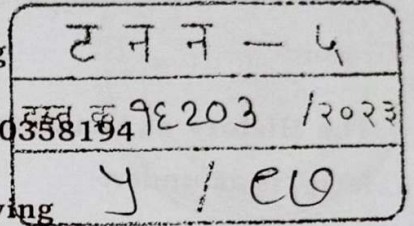
PAN No.: **GMZPP5954F** and Aadhar no.: **664471409922**

4. **MR. RAHUL JAYWANT PATIL** age 26 having

PAN No.: **CYYPP6496D** and Aadhar no.: **843293827376**

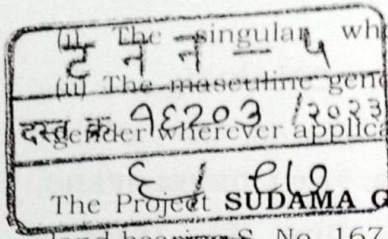
having address Adiwasi Pada, Sangam Society, Room No.36, Road No.34, Wagle Estate, Thane West, Near JB Sawant Bus Stop, and Ganesh Temple Thane -400604

hereinafter referred to as 'the **ALLOTTEE/S**' (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**:



S. Sunanda
श्री सुनंदा ज. पाटील
Rutuja
R. Patil

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



The Project **SUDAMA GREENS** is to be constructed on the two properties i.e. land bearing S. No. 167 Hissa No. 2A admeasuring 5800 Sq. Mtrs and land bearing S. No. 167 Hissa No. 3 admeasuring 1140 Sq. Mtrs. total land of both the properties is admeasuring 6940 Sq. Mtrs.

The History of Land bearing S No. 167 Hissa No. 2A admeasuring 5800 Sq. Mtrs. is as under:-

The said land was purchased by one Sitya Janya Varcholkar vide deed dt. 15.04.1931. Accordingly mutation entry No. 89 it was mutated in revenue record:-

The History of Land bearing S No. 167 Hissa No. 3 admeasuring 1140 Sq. Mtrs. is as under:-

One Chendya Jana Varcholkar was the original owner of the said land. Accordingly form No. 6 the name of Shri. Chendya Jana Varcholkar was recorded in the year 13.09.1952.

The said Chendya Janya Varcholkar died around 1950, leaving behind his brother Shri. Sitya Janya Vaarcholkar. Accordingly mutation Entry No. 541 was mutated in revenue record on 16.01.1957.

Thus said Sitya Janya Varcholkar became the owner of the land bearing S. No. 167 Hissa No. 2A and Land bearing S. No. 167 Hissa No. 3.

Common History of the land bearing S. No. 167 Hissa No. 2A and Land bearing S. No. 167 Hissa No. 3.

The said Sitya Janya Varcholkar @ Burud died in or around 1957 leaving behind the following legal heirs.

1. Shiva Sitya Burud - Son.
2. Bhimabai Sitya Burud - Wife.

Accordingly mutation entry No. 905 was mutated in revenue record on 24.10.1977.



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Rutwa

R. Patil

The land admeasuring 254.13 Sq.Mtrs. was reserved for 60.00 Mtrs. Road widening purpose by Thane Municipal Corporation. The said land was delivered

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Declaration dt. 17.08.2013, which is duly registered with the Sub-Registrar at Thane under Sr. No. TNN-05-8448-2013 on 17.08.2013 vide Receipt No. 9152.
The Collector of Thane vide his order dt. 08.01.2014 in case No. Rev./K-1/T-1/Village Dawale/NAP/SR-167 of 2013 allowed to use the land bearing S. No. 167 Hissa No. 2A and S. No. 167 Hissa No. 3 totally admeasuring 6940 Sq. Mtrs. for construction as per sanction plan by Thane Municipal Corporation.

1/Village Dawale/NAP/SR-167 of 2013 allowed to use the land bearing S. No. 167 Hissa No. 2A and S. No. 167 Hissa No. 3 totally admeasuring 6940 Sq. Mtrs. for construction as per sanction plan by Thane Municipal Corporation.

M/S. PATIL DEVELOPERS, a Proprietary firm put the plan for construction of buildings on S. No. 167 Hissa No. 2A and S. No. 167 Hissa No. 3. The Thane Municipal Corporation sanctioned the plan for construction of various buildings and issued Commencement Certificate under V. P. No. S.11/0051/12/TMC/TDD/1192/2014, dt. 16.07.2014. The said

Commencement Certificate is for Buildings No. A-1 consisting of Stilt + 7 upper floor, Building No. B-1 and B-2 consisting of Stilt + 7 upper floor, and Building No. C-1 consisting for Ground + 2 upper floor for Commercial + 3(Part) floor for Residential. In addition to the abovesaid Buildings, the Commencement Certificate was issued for Club House consisting of Ground floor.

The Thane Municipal Corporation issued the Plinth certificate for Building Nos. A-1, B-1 and B-2 under V.P. No. S-11/0051/12/TMC/TDD/PCC/0454/15, dt. 30.06.2015.

M/s. Patil Developers started the construction of the Building under Project name '**SUDAMA GREENS**'.

On introduction of The Real Estate (Regulation and Development) Act, 2016, M/s. Patil Developers registered their project '**SUDAMA GREENS**' with Maharashtra Real Estate Regulatory Authority under Registration No. P51700010295 on 24.08.2017.

The Construction of the Building Nos. A-1, B-1 and B-2 has been completed and Thane Municipal Corporation issued the Occupation Certificate for the Building A-1, B-1 and B-2 consisting of Stilt + 7 Upper floor, under V. P. No. S.11/0051/12/TMC/TDD/OCC/0454/18 dt. 25.01.2018.

The Project '**SUDAMA GREENS**' was completed by M/s. Patil Developers, a Proprietary firm of Mr. Sachin Sudam Patil. However, after completion of the project '**SUDAMA GREENS**' there was some balance FSI is still available by way of existing FSI and TDR. One multistoried Building can be constructed. The project '**SUDAMA GREENS**' will be known as **FIRST PHASE** Project.

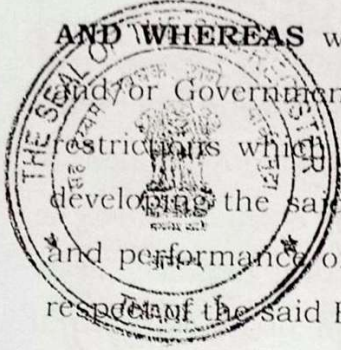


Patil.

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AND WHEREAS the Promoters have got some of the approvals from the

ट	Concerned Local Authority(s) to the plans, the specifications, elevations,
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१४/०६०	various authorities from time to time, so as to obtain Building Completion Certificate or Occupation Certificate of the said Building/s.



AND WHEREAS while sanctioning the said plans, concerned local authority and/or Government has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoters while developing the said Property and the said Building and upon due observance and performance of which only the completion and Occupation Certificates in respect of the said Building shall be granted by the Concerned Local Authority.

AND WHEREAS the Allottee/s has applied to the Promoters for allotment of a residential apartment bearing **Flat No. 110** on 1st floor in **Building No. C-1** comprising of Ground (Part) + Stilt (Part) + 1st to 24th upper floors to be known as "**DIVINE HEIGHTS**" (hereinafter referred to as the said Building') being constructed in **PHASE II** (hereinafter referred to as 'the said Apartment ') to be/being constructed on the said Property.

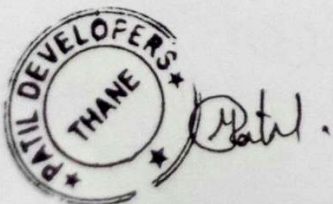
AND WHEREAS The Carpet Area of the said Apartment under RERA is **33.27 Square meters** for the purposes of this Agreement

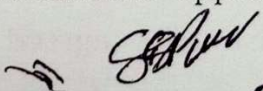
A. "**Carpet Area**" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Apartment and

B. All walls which are constructed or provided on an external face of an apartment shall be regarded as "external wall" and

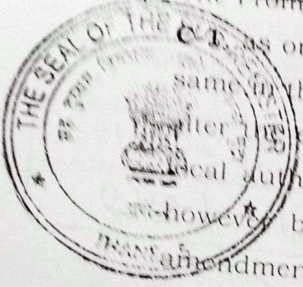
C. All walls or independent columns constructed or provided within an apartment shall be regarded as "internal partition wall".

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;




श्री रुक्मिणी ज. पाटील
Rutwik
R.J. Patil

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ound (Part) + Stilt (Part) + 1 to 24th upper floors to be known as "DIVINE HEIGHTS" which has been shown by thick lines on the plan annexed in accordance with the plans sanctioned from time to time with variations and modifications as the Corporation or the Promoters may deem fit and the Allottee hereby consents to the same. The Promoter intent to construct the additional floors in the Building No. C-1 as on availability of FSI and/or on purchase of TDR for loading the same in the Building No. C-1, for which the promoter will revised, amend the existing plan and get sanctioned for additional floors from the local authority i.e. Thane Municipal Corporation. The Promoters shall, however, be entitled to make any variations, alterations, revisions or amendment in the said plans or specifications of the said building and/or layout plans if desired by the Promoters or if required to be made for the purpose of meeting any requisition, objection or requirement of the concerned Authorities. The Allottee shall not object to the aforesaid and hereby grants irrevocable consent to the same.

PROVIDED THAT the Promoters shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Apartment of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law.

A. The Allottee/s hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s Residential Apartment bearing **Flat No.110** on 1st floor of **Building No. C-1** comprising of Ground (Part) + Stilt (Part) + 1st to 24th upper floors to be known as "**DIVINE HEIGHTS**" (hereinafter referred to as 'the said Building') of a project '**SUDAMA GREENS**'. having **Carpet Area of 33.27 square meters** (The Carpet Area, Exclusive Areas, External walls and Internal Partition wall shall have the meaning ascribed to it in Recital above) (hereinafter referred to as 'the said Apartment') as shown on the floor plan hereto annexed and more particularly described in **Schedule 'A'** hereunder written) for the consideration of **Rs.31,88,000 /-(Rupees Thirty One Lakhs Eighty Eight Thousand Only)** being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities. The above Consideration including Stamp Duty, Registration & GST.

B. The Allottee/s has paid on or before execution of this agreement a sum of **Rs.25,000/-(Rupees Twenty Five Thousand Only)Including G.S.T** as



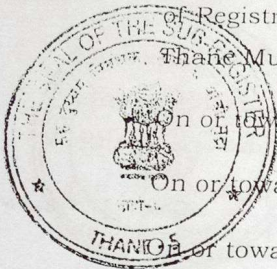
[Handwritten Signature]
Rutuja
R.P. Patil

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land bearing Survey No. 167 Hissa No. 2A admeasuring 5800 Sq. Mtrs. and Survey No. 167 Hissa No. 3 admeasuring 1140 Sq. Mtrs. totally admeasuring 6940 Sq. Mtrs. less

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land handed over to the Thane Municipal Corporation admeasuring for Road widening i.e. 254.13 Sq. Mtrs. thus the area of land remaining with Promoter for Development is admeasuring 6685.87 Sq. Mtrs., lying, being and situate at Village Davale, Taluka and Dist. Thane, within the limits of Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation and bounded as under:



- On or towards East : 19.169253,73.047689
On or towards West : 19.169235,73.046724
On or towards North : 19.169483,73.047225
On or towards South : 19.168814,73.047236

SIGNED, SEALED AND DELIVERED

by the Within named the "PROMOTERS")

M/s. PATIL DEVELOPER

Through its Partners & Authorized signatory

1) Shri. SACHIN SUDAM PATIL

In the presence of

1. Boni

2. Sonif

SIGNED, SEALED AND DELIVERED

by the Within named the "PURCHASER/S"

1. MR. JAYWANT SHIVAJI PATIL

2. MRS. SUNANDA JAYWANT PATIL

3. MS. RUTUJA JAYWANT PATIL

4. MR. RAHUL JAYWANT PATIL

In the presence of

1. Boni

2. Sonif



Patil



Sonif



मो. सुनंदा



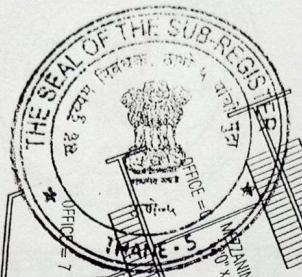
Rutuja



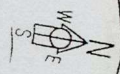
Patil



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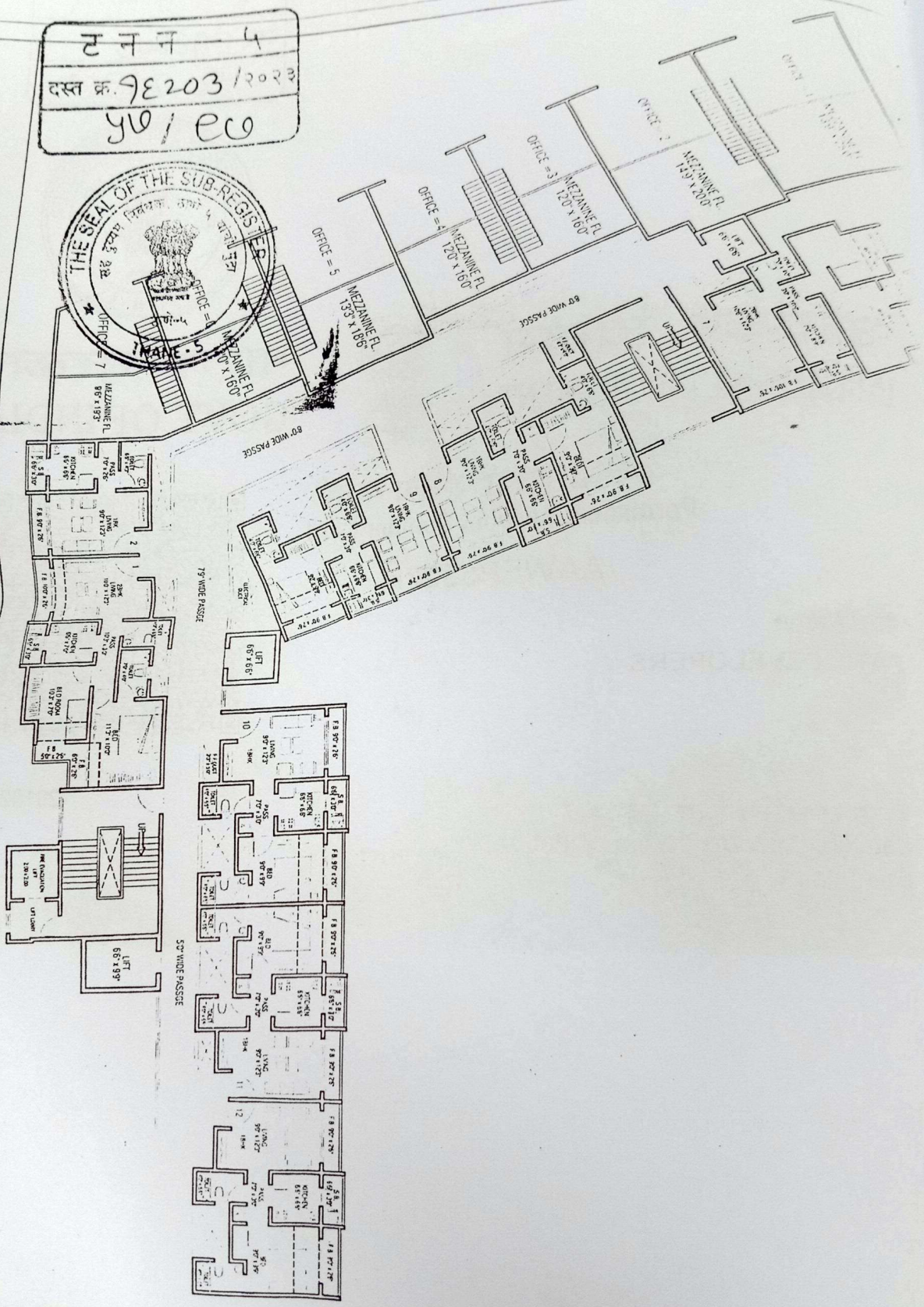


FIRST FLOOR PLAN
 EDC Type - C1



DEVELOPER:
 PROPOSED COMMERCIAL & RESIDENTIAL COMPLEX ON THE SUB PLOT-A
 BEARING SR NO 167/2A/1, 157/2A/2 & 167/3 AT DAWALE, THANE

A-211, A WING, 8th Floor, Akurdi Park,
 Wagle Industrial Estate, Thane, Maharashtra - 401 004
 Phone - +91 22 2582 7799 / 2294 9118
 Email - info@joshi-desai.com





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number
P51700019573
Project: **DIVINE HEIGHTS**, Plot Bearing / CTS / Survey / Final Plot No.: **167/2A, 3** at Thane (M Corp.), Thane,
Thane, 400612;



1. **Patil Developers** having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: **400612.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
- OR
- That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from **08/02/2019** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 09-09-2021 13:51:59

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 09/09/2021

Place: Mumbai

DRC No.259 (Reservation)



THANE MUNICIPAL CORPORATION, THANE

UDCPR Regulation 26 & 27
(Registration No. 3 & 24)SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

APPROVED PERMISSION /	ट म न
Sub Plot 'A' - Building No. 'C1' - Gr. (pt.) (Comm.) / Stilt (pt.) + 1 st to 24 th Floors	दस्त क्र. १६२०३ / २०२३
	७३ / २०

V. P. No. SI/0051/12TMC / TDD / 4368/23Date: 12/04/2023To: Shri. Smit. Joshi Deshaware & Associates. (Architect)Shri. V. S. Patil Developers through (Owners)Proprietor, Mr. Sachin Sudam Patil (P.O.A.H)

With reference to your application No. 6666 dated 29/11/2022 for development permission of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Dawale Sector No. 11 Situated at Road / Street 45.0 Mt. D.P. Road S. No. / C.S.T. No. / F.P. No. 167/2A/1, 2A/2 & 167/3

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) सुधारीत परवानगी/सी.सी. प्रमाणपत्र क्र.ठामपा/शिविवि/३९८७/२२ दि.०४/०३/२०२२ मधील अटी बंधनकारक राहतील.
- ६) दि.२३/०२/२०२३ रोजीच्या पर्यावरण विभागाकडील नाहरकत दाखल्यामधील सर्व संबंधित अटी बंधनकारक राहतील.
- ७) वापर परवान्यापूर्वी इमारत क्र.८१ करीता मेकॅनिकल व्हेंटिलेशन सिस्टम बसवून कार्यान्वित करणे विकासक यांच्यावर बंधनकारक राहिल तसेच सादर सिस्टम सुस्थितीत राखण्याची जबाबदारी विकासक / सदनिका धारक यांची राहिल.
- ८) वापर परवानापूर्वी सुधारीत नकाशांनुसार अग्निशमन विभागाकडील अंतिम नाहरकत दाखला व नकाशे सादर करणे बंधनकारक 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

सायधान

संज्ञक नकाशांनुसार बांधकाम न करणे तसेच
विकासक यांच्यावर आवश्यक बांधकाम नियमांनुसार आवश्यक बांधकाम
करणे, महाराष्ट्र शासन, नगर स्वच्छता विभाग, मुंबई
Date: 12/04/23
Issued: 12/04/23



Yours faithfully,

[Signature]
Town Development & Planning Officer,
Town Development Department,
Municipal Corporation of
the city of, Thane.



19/10/2023

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि.ठाणे 5

दम्न क्रमांक : 16995/2023

नोंदणी :

Regn:63m

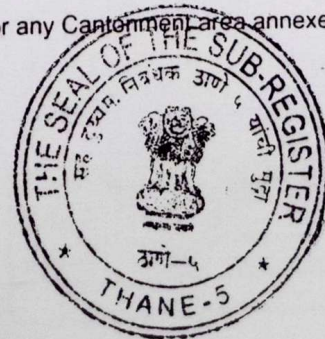
गावाचे नाव : डावले

(1)विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2)मोबदला	1
(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नसूद करावे)	1
(4) भू-मापन,फोटोहिस्मा व घरक्रमांक(अमल्याम)	1) भालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 110, माळा नं: 1 या मजला, इमारतीचे नाव: सी 1,डिवाईन हार्डटम,सुदामा ग्रीन्स, ब्लॉक नं: दिवा शीळ रोड, रोड : ठाणे, इतर माहिती: मौजे डावले येथिल टनन -5 येथिल दम्न क्र 16203/2023 दिनांक 05.10.2023 या नारखेम करगनामा दम्न नोंदणीकृत करण्यात आले असून त्या मध्ये पावती व सूची क्र.2 आणि गोषवाग भाग 1 मध्ये बाजार भाव 0/- असून त्या एवजी 19,14,023/-अमे वाचण्यात व समजण्यात यावे(मर्वे नं.167/2अ,3)((Survey Number : 167/2A,3 ;))
(5) क्षेत्रफळ	1) 33.27 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. पाटिल डेव्हलपर्स तर्फे भागीदार सचिन सुदाम पाटिल यांच्या तर्फे कु मु म्हणून मोहिनी दिनेश वेमुला वय:-32; पत्ता:-प्लॉट नं: शॉप नं.07, माळा नं: बी विन्ना, इमारतीचे नाव: मंताप कॉम्प्लेक्स, ब्लॉक नं: दिवा दातिवली रोड, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AAWFP5323K
(8)दम्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-जयवंत शिवाजी पाटिल वय:-47; पत्ता:-प्लॉट नं: आदीवामी पाडा, माळा नं: मंगम सोमायटी, इमारतीचे नाव: रूम नं. 36,रोड नं.34,वागळे इस्टेट, ब्लॉक नं: जेबी मावंत वम स्टॉप, गणपति मंदिर जवळ, रोड नं: ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-BLWPP6658P 2): नाव:-सुनंदा जयवंत पाटिल वय:-45; पत्ता:-प्लॉट नं: आदीवामी पाडा, माळा नं: मंगम सोमायटी, इमारतीचे नाव: रूम नं.36,रोड नं.34,वागळे इस्टेट, ब्लॉक नं: जेबी मावंत वम स्टॉप, गणपति मंदिर जवळ, रोड नं: ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-CGEPP1962N 3): नाव:-रूतूजा जयवंत पाटिल वय:-24; पत्ता:-प्लॉट नं: आदीवामी पाडा, माळा नं: मंगम सोमायटी, इमारतीचे नाव: रूम नं.36,रोड नं.34,वागळे इस्टेट, ब्लॉक नं: जेबी मावंत वम स्टॉप, गणपति मंदिर जवळ, रोड नं: ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-GMZPP5954F 4): नाव:-गहुल जयवंत पाटिल वय:-26; पत्ता:-प्लॉट नं: आदीवामी पाडा, माळा नं: मंगम सोमायटी, इमारतीचे नाव: रूम नं.36,रोड नं.34,वागळे इस्टेट, ब्लॉक नं: जेबी मावंत वम स्टॉप, गणपति मंदिर जवळ, रोड नं: ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-CYYPP6496D
(9) दम्तऐवज करून दिल्याचा दिनांक	19/10/2023
(10)दम्त नोंदणी केल्याचा दिनांक	19/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	16995/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

सह दुय्यम निबंधक, ठाणे क्र.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION is made and entered into at Thane on this 10th day of October 2023 BETWEEN; M/s.PATIL DEVELOPERS through its partner Shri.Sachin Sudam Patil Age: 41 Years, having PAN NO.AAWFP5323K, Indian Inhabitant Having its office at M/s.PATIL DEVELOPERS, Sudama Greens, Khardipada, Diva-Shil Road, Diva (E) Thane 400612 hereinafter referred to as the "THE TRANSFEROR/SELLER" (which expression shall mean it shall be repugnant to context and include their heirs, executors, administrators and assigns) of the **ONE PART;**

AND

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1. MR. JAYWANT SHIVAJI PATIL age 47

PAN No.: BLWPP6658P and Aadhar no.: 748230358194

2. MRS. SUNANDA JAYWANT PATIL age 45

PAN No.: CGEPP1962N and Aadhar no.: 619619528170

3. MS. RUTUJA JAYWANT PATIL age 24

PAN No.: GMZPP5954F and Aadhar no.: 664471409922

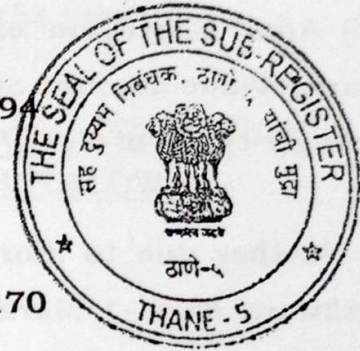
4. MR. RAHUL JAYWANT PATIL age 26

PAN No.: CYPP6496D and Aadhar no.: 843293827376

an Indian Inhabitant residing at Adiwasi Pada, Sangam Society, Room No.36, Road No.34, Wagle Estate, Thane West, Near JB Sawant Bus Stop, and Ganesh Temple Thane -400604

hereinafter referred to as "THE TRANSFEREE / PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their legal representatives, heirs, executors, administrators, assigns, etc.) Party of the **OTHER PART**

S.P. Patil
श्री. सचिन सुदाम पाटील
Rutuja
R.P. Patil



WHEREAS:-

i) By and Under ~~AGREEMENT FOR SALE~~ dated 05th October 2023, made and executed between the party of the ONE PART herein AND the party of the OTHER PART herein upon the terms and conditions specified in the above mentioned Agreement of Sale (herein referred to as " the Said **AGREEMENT FOR SALE** ").

ii) The said **AGREEMENT FOR SALE** dated 05th October 2023 registered at the office of Joint Sub-registrar, Thane No.5 at Sr.No. TNN5-16203-2023 on 05.10.2023. It is Specifically mentioned in the said Agreement for Sale that in the Index II & Pavti (receipt) Market Value was specifically mentioned is Rs.0/- Instead of Rs.19,14,023/-.

iii) After Execution of the said AGREEMENT FOR SALE it was that, Market Value amount of Index II & Pavti (receipt) & Goshwara Part -1 was wrongly typed of Rs. 0/- instead of Rs.19,14,023/-

iv) Further due to aforesaid wrong, in the Index II & Pavti (receipt) & Goshwara Part -1 Market Value amount of the said AGREEMENT FOR SALE in respect of the said agreement for sale Index II & Pavti (receipt) & Goshwara Part -1 Market Value amount was wrongly typed of Rs. 0/- instead of Rs.19,14,023/-

v) Further due to aforesaid wrong in the Index II & Pavti (receipt) & Goshwara Part -1 issued on 05.10.2023 Index II & Pavti (receipt) & Goshwara Part -1 Market Value amount was wrongly typed of Rs. 0/- instead of Rs.19,14,023/- AND therefore the party of OTHER PART have approached and requested to the party of the ONE PART to do needful to record the said change in the said Agreement for Sale.

vi) AND the party of the ONE PART and party of the OTHER part have now agreed to execute a DEED of RECTIFICATION to record the said changes i.e., in the Agreement for sale Index II & Pavti (receipt) & Goshwara Part -1 Market Value amount issued by the office of joint Sub-Registrar, Thane -5 in respect of the said agreement for sale on the same terms and conditions without any changes in the said agreement for sale except mentioned herein.

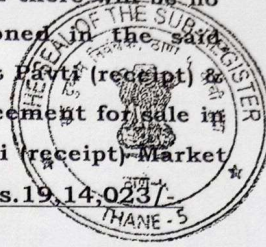


[Handwritten Signature]
Rutuja
Bpary

vii) AND the party of the ONE PART and party of the OTHER part have further agreed to execute a DEED of RECTIFICATION to record the said changes in respect of the agreement for sale on the same terms and conditions without any changes in the said agreement for sale except mentioned herein.

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viii) It is mutually agreed between both the parties that there will be no changes in any of the terms and condition mentioned in the said agreement for sale except the change in the Index II & Pavti (receipt) & Goshwara Part -1 Market Value amount of the said agreement for sale in respect of the said agreement for sale Index II & Pavti (receipt) Market Value amount was wrongly typed of Rs. 0/- instead of Rs. 19,14,023/-



ix) Now the parties hereto are desirous of rectifying the aforesaid said mistake in the said agreement for sale by executing the presents.

NOW THIS DEED OF RECTIFICATION WITNESSETH AND ITS IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. The Agreement for Sale dated 05th October 2023 was lodged for registration with joint Sub-Registrar, Thane -5 under Registration No. **TNN5-16203-2023 on 05.10.2023.** which requires rectification and which shall always be deemed to be rectified and read as if the rectification as hereunder written and shall always deemed to have been incorporated in the said Agreement for Sale.
2. This rectification deed shall be part and parcel of the said Agreement for Sale dated 05th October 2023 and run concurrently with the said Agreement for sale.
3. It is rectified that, this in the **Index II & Pavti (receipt) & Goshwara Part -1 Market Value amount** of the said Agreement for Sale. In respect of said Agreement for Sale **Index II & Pavti (receipt) & Goshwara Part -1 Market Value amount** was wrongly typed of Rs. 0/- instead of Rs. 19,14,023/-

[Handwritten Signature]
Rutwa
RSPAG



SIGNED, SEALED AND DELIVERED

by the Within named the "Transferor/Seller" i.e.

PARTY OF THE ONE PART

1) Shri. SACHIN SUDAM PATHI न - 6

In the presence of

1. Peri

2. Qkothari

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SIGNED, SEALED AND DELIVERED

by the Within named the "TRANSFEREES/PURCHASER/S" i.e

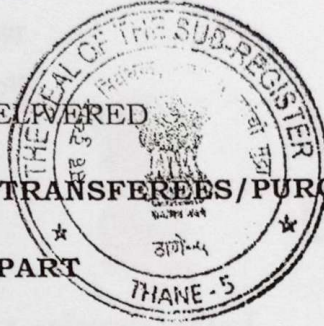
PARTY OF THE OTHER PART

1. MR. JAYWANT SHIVAJI PATIL
2. MRS. SUNANDA JAYWANT PATIL
3. MS. RUTUJA JAYWANT PATIL
4. MR. RAHUL JAYWANT PATIL

In the presence of

1. Peri

2. Qkothari



Patil



Sunanda



Rutuja



Rahul

