



21/03/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 3882/2016

नोंदणी :

Regn.63m

गावाचे नाव : 1) कावेसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7588354
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6034500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 401, माळा नं: 4, इमारतीचे नाव: सी 3 बिल्डींग,पार्क व्ह्यु, रोड : कावेसर,जी बी रोड,ठाणे प., इतर माहिती: विभाग क्र 11/43,2 क 1,क्षेत्र 71.15 चौ.मी बिल्टअप + 13.76 चौ.मी बिल्टअप कारपार्किंग,( ( Survey Number : 242/1/1क/1, वडवली 7/76 ; ) )
(5) क्षेत्रफळ	1) 71.15 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 असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. अक्षर उन्नती असोसीएटस चे मॅबर श्री. श्यामल व्ही. मोदी व मुकेश पी देडीया यांचे तर्फे कु.मु. म्हणून शरद आर घुगे - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लक्ष्मी नारायण रेसिडेन्सी, उन्नती गार्डन 3, ब्लॉक नं: -, रोड नं: पोखरण रोड नं 2 ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AABAA1327L 2): नाव:-राजन एन बांदेलकर, कुशल के शाह यांचे तर्फे कु. मु. म्हणून व स्वतःकरिता श्यामल व्ही. मोदी व धीरज पी शाह यांचे तर्फे कु. मु. म्हणून व स्वतःकरिता मुकेश पी देडीया यांचे तर्फे कु. मु. म्हणून शरद आर घुगे - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लक्ष्मी नारायण रेसिडेन्सी, उन्नती गार्डन 3, ब्लॉक नं: -, रोड नं: पोखरण रोड नं 2 ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AABAA1327L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सोमा पी डे - - वय:-33; पत्ता:-प्लॉट नं: अे 1/ 1402, माळा नं: -, इमारतीचे नाव: उन्नती वूड्स, आनंद नगर,, ब्लॉक नं: -, रोड नं: जी.बी रोड ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-BGOPD8818A 2): नाव:-प्रवीर डे - - वय:-49; पत्ता:-प्लॉट नं: अे 1/ 1402, माळा नं: -, इमारतीचे नाव: उन्नती वूड्स, आनंद नगर,, ब्लॉक नं: -, रोड नं: जी.बी रोड ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-BCCPD9788B
(9) दस्तऐवज करून दिल्याचा दिनांक	21/03/2016
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2016
(11) अनुक्रमांक, खंड व पृष्ठ	3882/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	455400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

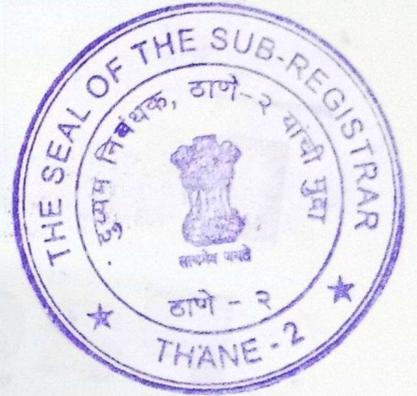
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक, ठाणे क्र. २



## AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane this 21<sup>st</sup> day of March, 2016 BETWEEN M/S. AKSHAR UNNATHI ASSOCIATES, PAN NO. AABAA 1327L, having its office at Unnathi Gardens, Pokharan Road No.2, Majiwade, Thane (W), 400 610, a Joint Venture between M/s. AKSHAR PROPERTIES AND DEVELOPERS PVT. LTD. a body corporate duly incorporated under the provision of the Companies Act, 1956 and having its office at Aishwarya, Goshala Road, Near Municipal School, Mumbai - 400 080 & M/S. UNNATHI ESTATES, a registered Partnership firm, having their office at Unnathi Gardens, Pokharan Road No.2, Majiwade, Thane (W), 400 610 hereinafter referred to as "**the BUILDERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all partner/s of the said firm, M/s. Akshar Unnathi Associates, survivor or survivors of them and the respective heirs, executors and administrators of such last survivor) of the FIRST PART

*[Handwritten signatures and initials]*  
S. Jay  
Shyamal Nedy  
Pratibha Nedy

ठाने - २
दस्ता क्रमांक १८८२/२०१६
५/१४६

१८०५ / १४६  
२०१६ / ३

AND

1) MR. RAJAN N. BANDELKAR, 2) MR. KUSHAL K. SHAH, 3) MR. SHYAMAL V. MODY having address at Unnathi Gardens, Pokharan Road No.2, Majiwade, Thane (W), 400 610, 4) MR. DHIRAJ P. SHAH & 5) MR. MUKESH P. DEDHIA, having address at Aishwarya, Goshala Road, Near Municipal School, Mumbai - 400 080, all adults, Indian Inhabitants, being the members of the Builders, hereinafter referred to as 'the CONFIRMING PARTY' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the SECOND PART

AND

**Mrs. Soma P. Dey PAN NO. BGOPD8818A and Mr. Prabir Dey PAN NO. BCCPD9788B** having his/her/its/their address at **A1-1402, Unnathi Woods, Kavesar, Anand Nagar, G. B. Road, Thane (W) 400615** hereinafter referred to as the 'PURCHASER'/S (which expression shall unless it 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 THIRD PART;

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

- i. The singular where ever used shall include plural and vice-versa.
- ii. The masculine gender used herein shall include feminine and/or neutral gender where ever applicable.

WHEREAS :

l) a) Shri Waman alias Ziprya Joma Tanki (hereinafter referred to as "the said Waman") during his lifetime acquired the property bearing Survey No.242, Hissa No.1(P), admeasuring 20,400 sq. mtrs., situate, lying and being at village Kavesar, Taluka and District Thane, (hereinafter referred to as the "said Land") under the provisions of the Tenancy Act.

b) By and under Agreement for Development dated 29/04/1988 (hereinafter referred to as "the said First Agreement") made and executed between M/S. Oorvi Estate and Investment Pvt. Ltd. (hereinafter referred to as "the said Oorvi") therein referred to as the Developers of the One Part and the said Waman & others therein referred to as the Owners of the other part, the Owners therein granted the development rights for and in respect of the said land to the Developers therein at and for the consideration and upon the terms and conditions therein contained. The said First Agreement is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No. 3157/88.

c) By an order bearing No.TD/6/TNC/S.R.-26/96 dated 02/07/1996 passed by the Sub Divisional Officer, Thane, in accordance with the provisions of section 43(1) of the Tenancy Act, the said Waman was allowed to sell and/or develop the said land.

d) By an order bearing No. Land Survey/DU.R.No.113/2000 dated 02/11/2000 issued by T.I.L.R and as per Hissa Form No.12, the said land has been renumbered as Survey No.242/1/1.

*S. Dey*  
*Prabir Dey*  
*SM*

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e) By an order No.ULC/TATE.NO.4/KAVESAR/SR-86-308 dated 14/01/2004 passed by the Addl. Collector & Competent Authority, Thane Urban Agglomeration under Section 8(4) of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred as the 'Ceiling Act'), the said Waman was declared as Surplus land holder to the extent of 2656 sq. mtrs. out of the said land while 11,994 sq. mtrs. out of the said land was reserved for park and further 5250 sq. mtrs. was reserved for road. The portion admeasuring 500 sq. mtrs. out of the said land was declared retainable (hereinafter referred to as the retainable portion) which falls under residential Zone as per the aforesaid order.

f) By an order bearing No. Kavesar -86 dated 28/01/2004 the Additional Collector Thane and Competent Authority has issued notice under Section 10(1) of the Ceiling Act in respect of the surplus area of 2656 sq. mtrs out of the said land.

g) The said Waman died intestate on 05/07/2004 leaving behind him his three sons (1) Shri Ananta (2) Shri Ganesh (3) Shri Dattatray & two daughters (4) Smt. Kalubai and (5) Smt. Mangalibai (hereinafter referred to as "the said Heirs") as his only legal heirs in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death.

h) By an order bearing No. Kavesar-86 dated 26/10/2004, the Additional Collector Thane and Competent Authority has issued notice under Section 10(3) of the Ceiling Act, in respect of the surplus area of 2656 sq. mtrs. out of the said land.

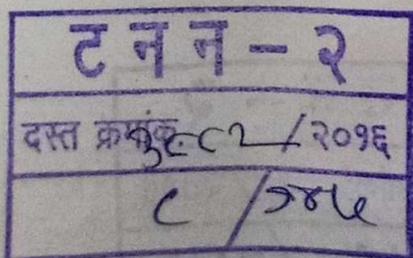
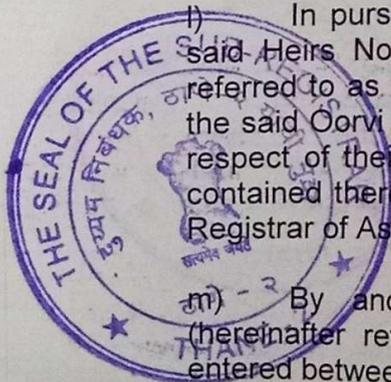
i) By an order bearing No. Kavesar - 86 dated 05/03/2005, the Additional Collector Thane and Competent Authority has issued notice under Section 10(5) of the Ceiling Act, in respect of the surplus area of 2656 sq. mtrs. out of the said land.

j) After the demise of the said Waman, the said Oorvi approached the said Heirs requesting them to confirm the said First Agreement. After due negotiations the said Heirs excluding Ganesh Waman Tanki i.e. the said Heirs No.2, agreed to confirm the said First Agreement.

k) By and under a Supplementary Agreement dated 02/05/2005 (hereinafter referred to as "the said First Supplementary Agreement dated 02/05/2005") made and entered into between the said Oorvi therein referred to as the Developers of One Part and the said Heirs No.3 to 5 & others therein referred to as the Owners of the other Part confirmed the said First Agreement and granted the development rights in respect of their respective 1/5<sup>th</sup> undivided share i.e. an area admeasuring 12240 sq. mtrs., right and interest to the said Oorvi at or for the consideration and upon the terms and conditions therein mentioned. The said First Supplementary Agreement dated 02/05/2005 is registered with the Sub-Registrar of Assurances at Thane under Sr.No.3690/05.

l) In pursuance of the said First Supplementary Agreement dated 02/05/2005 the said Heirs No.3 to 5 & others executed even dated Power of Attorney (hereinafter referred to as "the said POA dated 02/05/2005") in favour of the persons nominated by the said Oorvi in order to enable them to carry out all acts, deeds, matters and things in respect of their respective undivided share, right, title and interest in the said land as contained therein. The said POA dated 02/05/2005 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.467/05.

m) By and under a separate Supplementary Agreement dated 09/05/2005 (hereinafter referred to as "the said Second Supplementary Agreement") made and entered between the said Oorvi therein referred to as the Developers of One Part and the said Heirs No.1 and others therein referred to as the Owners of the other Part, the said



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MMA

XIII) AND WHEREAS pursuant to the said Mortgage Deed, the Builders have opened an escrow account in the Indusind Bank, Damani Estate, Thane (W) Branch depositing all receivables from the project with the said Bank.

XIV) AND WHEREAS the Purchaser has applied to the Builders for allotment of flat bearing No. 401 on 4<sup>th</sup> floor in Building No. C3 (hereinafter referred to as 'the said Building') of PARK VIEW (hereinafter referred to as 'the said flat').

XV) AND WHEREAS the Purchaser has, prior to the execution of these presents, furnished to the Builders a letter of awareness addressed to the said Bank regarding the aforementioned mortgage created in respect of the said property and their willingness to purchase the said flat with the knowledge of the same.

XVI) AND WHEREAS the Builders have, prior to the execution of these presents, obtained written NOC dated 14/03/2016 from the said Bank in respect of the sale of the said flat to the Purchaser herein. The Builders hereby agree to furnish the copy thereof to the Purchaser on or before execution hereof.

XVII) AND WHEREAS the Purchaser has also inspected the said property and has himself fully acquainted with the state thereof and has agreed to acquire the said flat from the Builders on what is popularly known as ownership basis at and for the price and on the terms and conditions and covenants mutually agreed upon by and between the parties hereto.

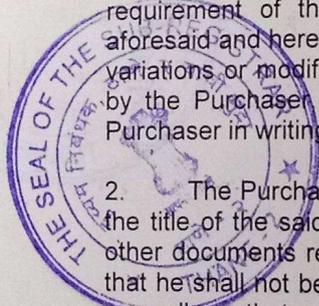
XVIII) AND WHEREAS relying upon the said application and agreement, the Builders have agreed to sell to the Purchaser the said flat at the price and on the terms and conditions hereinafter appearing.

XIX) AND WHEREAS under Sec.4 of the MOF Act, the Builders are required to execute a written agreement for sale of the said flat to the Purchaser being in fact these presents and also to register the said agreement for sale under the MOF Act.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Builders shall construct two Buildings Viz. Building C3 comprising of Gr. (Pt.) + St. (Pt.) + 14<sup>th</sup> + 15<sup>th</sup> (Pt.) upper floors and Building C4 comprising of Gr. (Pt.) + St. (Pt.) + 15 Upper floors on the said property in accordance with the building plans sanctioned by the Corporation with only such variations and modifications as the Corporation or the Builders may deem fit and the Purchaser hereby consents to the same. The Builders shall, however be entitled to make any variations, alterations, revisions, additions (being additional floor/s or building/s) or amendments in the said plans or specifications of the said buildings and/or layout plans if desired by the Builders or if required to be made for the purpose of meeting any requisition, objection or requirement of the concerned Authorities. The Purchaser shall not object to the aforesaid and hereby grants irrevocable consent to the same. PROVIDED THAT if such variations or modifications adversely affect the area of the flat agreed to be purchased by the Purchaser, then and in such event, the Builders shall obtain consent of the Purchaser in writing.

2. The Purchaser has prior to the execution of this agreement satisfied himself with the title of the said Owners to their respective property including the Agreements and other documents referred to hereinabove and the Purchaser hereby agrees & confirms that he shall not be entitled to further investigate the title of the respective said Owners as well as that of the Builders' right of development of the said property and no requisition or objection shall be raised by the Purchaser on any matter relating thereto or



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*Handwritten signature*

*Pratiksha*

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howsoever in connection with the said property the Builders have given the said flat to the Purchaser by the Builders for their use.

3. While sanctioning the said flat, the Builders have stipulated the terms, conditions stipulated by the Builders while the Purchaser is in observance and performance of the said flat in respect of the said flat.

4. The Purchaser hereby agrees to sell the said flat bearing No. C3 (hereinafter referred to as 'the said flat') of area of 615 square feet and marked as Annexure of Rs.75,88,354/- and facilities" and / or amenities. The Builders also agree to provide the proposed carpet area and reduce marginally the RCC column, door and window shall remain unchanged as provided by the Builders in the description of the said flat set out in Annexure. The Builders confirm that the said flat has all the amenities to be provided and the availability of fixtures and fittings in terms of quantity and quality under the control of the Builders. The Builders shall provide fittings and amenities as per the specification and construction in accordance with the said flat and/or floor plan.

5(a). The Purchaser shall pay the amount of Rs. 75,88,354/-

i)	20.0
ii)	10.0
iii)	4.0
iv)	4.0
v)	4.0
vi)	4.0

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howsoever in connection therewith. Further, prior to the execution of these presents, the Builders have given the Purchaser an express notice of the rights reserved and retained by the Builders for themselves as well as for their nominees and assigns.

3. While sanctioning the said plans, concerned local authority has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Builders 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.

4. The Purchaser hereby agrees to purchase from the Builders and the Builders hereby agrees to sell to the Purchaser Flat bearing No. **401** on the **4<sup>th</sup>** floor of Building No. **C3** (hereinafter referred to as 'the said Building') of "Park View" having carpet area of **615** square feet equivalent to **57.14** sq. mtrs. (to be/being constructed on the said property and bounded by red colour boundary line on the floor plan hereto annexed and marked as Annexure 'I' (hereinafter referred to as 'the said flat') at or for the price of **Rs.75,88,354/- (Rupees: Seventy Five Lakh Eighty Eight Thousand Three Hundred Fifty Four Only)** including the proportionate price of the "Common areas and facilities" and / or limited common area and facilities appurtenant to the said flat. The Builders also agrees to allot one mechanical Parking space to the Purchaser. The proposed carpet area of the said premises would be as per the approved plans and may reduce marginally as a result of physical variations due to tiling, ledges, plaster, skirting, RCC column, door Jam/s & door frame, railings, etc. However, the said Purchase price shall remain unchanged for such marginal reduction. The list of the amenities to be provided by the Builders in the said flat as well as to the entire nature, extent and description of the common areas & facilities and limited common areas & facilities are set out in Annexure 'J' & 'K' hereto respectively. However, the Purchaser agrees & confirms that the Builders have the absolute right to change the fixtures, fittings and amenities to be provided in the circumstances wherein there is an uncertainty about the availability of fixtures, fittings or amenities or the materials required to be provided either in terms of quantity and quality and/or delivery and/or for any other reason beyond the control of the Builders. In such circumstances, the Builders shall substitute the fixtures, fittings and amenities without any approval of the Purchaser in as such similar specification and/or quality as may be available and required during the stage/time of the construction in order to enable the Builders to offer at the earliest the possession of the said flat and/or for any other reason whatsoever.

5(a). The Purchaser hereby agrees to pay to the Builders the aforesaid purchase price of **Rs. 75,88,354/-** as under :

i)	20.00 %	Rs. 15,17,671/-	On or before execution this agreement by the way of advance/earnest money
ii)	10.00 %	Rs. 7,58,835/-	On or Before completion of Plinth
iii)	4.00 %	Rs. 3,03,534/-	On or before completion of 1st Slab.
iv)	4.00 %	Rs. 3,03,534/-	On or before completion of 2nd Slab.
v)	4.00 %	Rs. 3,03,534/-	On or before completion of 3rd Slab.
vi)	4.00 %	Rs. 3,03,534/-	On or before completion of 4th Slab.

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*Prakash Singh*

*S. Singh*

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दस्ता क्रमांक <b>3502/2095</b>
<b>910 / 980</b>

ALL THAT piece or parcel of land bearing Survey No.7 Hissa No.26 admeasuring 1720 sq. mtrs., situate, lying and being at Village- Vadavali, Taluka and District Thane, Registration & Sub-Registration District Thane and within the local limits of the Municipal Corporation of the city of Thane.

THE FOURTH SCHEDULE ABOVE REFERRED TO  
(The said Second Plot)

ALL THAT portion of land admeasuring 510 sq. mtrs. out of the said Second Property more particularly described in the Second Schedule hereinabove written.

THE FIFTH SCHEDULE ABOVE REFERRED TO  
(The said Property)

ALL THAT PORTION of land admeasuring 3850 sq. mtrs. out of land bearing Survey No.242 Hissa No.1/1C/1 admeasuring 4360 sq. mtrs. plus portion of land admeasuring 510 sq. mtrs. out of the land bearing Survey No.7 Hissa No.26 admeasuring 1720 sq. mtrs. agreeing to 4360 sq. mtrs. situate, lying and being at Village- Vadavali, Taluka and District Thane, Registration & Sub-Registration 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 withinnamed Builders )  
M/S. AKSHAR UNNATHI ASSOCIATES )  
through its Member )  
Shri. **SHYAMAL V. MODY** )  
Shri. **MUKESH P. DEDHIA** )

For AKSHAR UNNATHI ASSOCIATES

*Shyamal Mody*  
\_\_\_\_\_  
Authorised Signatory

*M.P. Dedhia*



in the presence of ...

1. Santosh Raut *Santosh Raut*

2. Dinesh Shelawre *Dinesh Shelawre*



SIGNED, SEALED AND DELIVERED )  
by the withinnamed CONFIRMING PARTY )  
1) MR. RAJAN N. BANDELKAR )  
2) MR. KUSHAL K. SHAH )  
3) MR. SHYAMAL V. MODY )

4) MR. DHIRAJ P. SHAH )  
5) MR. MUKESH P. DEDHIA )

in the presence of ...

1. Santosh Raut *Santosh Raut*

2. Dinesh Shelawre *Dinesh Shelawre*

) For self & POA Sr. No. 1 & 2

*Shyamal Mody*  
\_\_\_\_\_  
)

*M.P. Dedhia*  
\_\_\_\_\_  
) For self & POA Sr. No. 4



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दस्ता क्रमांक 3002/2095
32/980



# THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)  
SANCTION OF DEVELOPMENT  
PERMISSION / COMMENCEMENT CERTIFICATE

Bldg No. C3, ( St+ 14<sup>th</sup> flrs. ) , C4 ( St+ 1<sup>th</sup> flr.)

V. P. NO. 204/5141/12

To, Shri/Smt. Jitenkumar Mukadam (Architect)  
(for G. S. Mukadam & Associates)

TMC / TDD / 0736 / 13

Date: 2/1/13

Shri. Shri. Rajan Bandelkar & Others (Owners)  
for M/s Akshar Unnathi Associates

With reference to your application No. 4458 dated 03/09/2012 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 Kavesar & Vadavli. Situated at Road / Street 20.00 m. D. P. RD. S.No. / C.T.S. No. / F.P. No. S.No. 242/1/1 C & 7/26

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.

- 5) सी.एन. पूर्वी अग्निशमन विभागाचा नाहकत दाखला सादर करणे आवश्यक.
- 6) सी.एन. पूर्वी मोकळ्या जागेचा तर भरणा करणे आवश्यक राहिल.
- 7) सी.एन. पूर्वी निर्माण झालेले जागेचे माहिती दर्शविणारा माहिती फलक जागेवर लावावा व तो वापर परवान्यापूर्वी सादर करावा.

- 8) काम सुरु करण्यापूर्वी नियोजित इमारतीची संरचना हि भूकंप प्रवण क्षेत्रासाठी संबंधित आय.एस. कोड अन्वये केल्याचे प्रमाणपत्र, त्यानुसार काम केल्याचे प्रमाणपत्र ज्योत्यापूर्वी व वापर परवान्यापूर्वी सादर करणे आवश्यक.



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 \_\_\_\_\_

ट न न - २
दस्त क्रमांक 3002 / 2096
82 / 786

Yours faithfully,

Municipal Corporation

# ANNEXURE 'E'



Certificate No.  
001868

## THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)  
SANCTION OF DEVELOPMENT  
PERMISSION / COMMENCEMENT CERTIFICATE

Amended

Bldg No. C3 (Gr. Pt. St. pt.+ 14<sup>th</sup> & 15<sup>th</sup> pt. flrs.), C4 (Gr. Pt. St. pt.+ 15<sup>th</sup> flrs.)  
By Utilizing DRC No. 153 (Reservation)

V. P. No. S 06/0141/12 TMC / TDD / 1121/14 Date: 28/03/2014  
To, Shri / Smt. Jitendra Mukadam (Architect)  
(for Godhole Mukadam & Associates)  
Shri Shri. Rajan Bandelkar & Others (Owners)  
for M/s Akshar Unnathi Associates

With reference to your application No. 9316 dated 30/12/2013 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 Kavesar & Vadavli Sector No. VI Situated at Road / Street \_\_\_\_\_ S. No. / C.S.T. No. / F.P. No. \_\_\_\_\_  
S.No.242/1/1 C & 7/26

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) ठामपा/शबिबि/०७३६/१३ दि.२/०१/२०१३ रोजीचे परवानगी / सीसी मधील अटी आपणावर बंधनकारक राहतील.
- ६) वापर परवान्यापूर्वी सदर स्टॅक व पझल पार्किंग व्यवस्था कार्यन्वित करून संबधीत विभागाचा दाखला सादर करणे आवश्यक राहिल
- ७) फिटनेस सेंटरचा वापर सोसायटीतील सभासदांपुरते सिमीत असून त्याचा वाणिज्य वापरासाठी उपयोग होणार नाही याची जबाबदारी विकासक / संबधित सोसायटीची 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 \_\_\_\_\_

Yours faithfully,

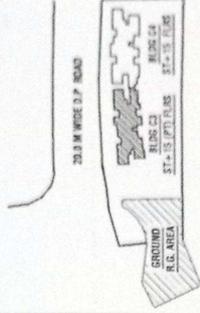
दस्त क्रमांक  
२००२/२०१६  
४० / १४७

Municipal Corporation of  
the city of Thane.

# ANNEXURE 'I'

PARK VIEW

BLDG. C3  
STILT + 1ST TO 14TH +  
15TH (PART) FLOORS



KEY PLAN

FLAT NO. **401**

FLOOR NO. **4<sup>th</sup>**

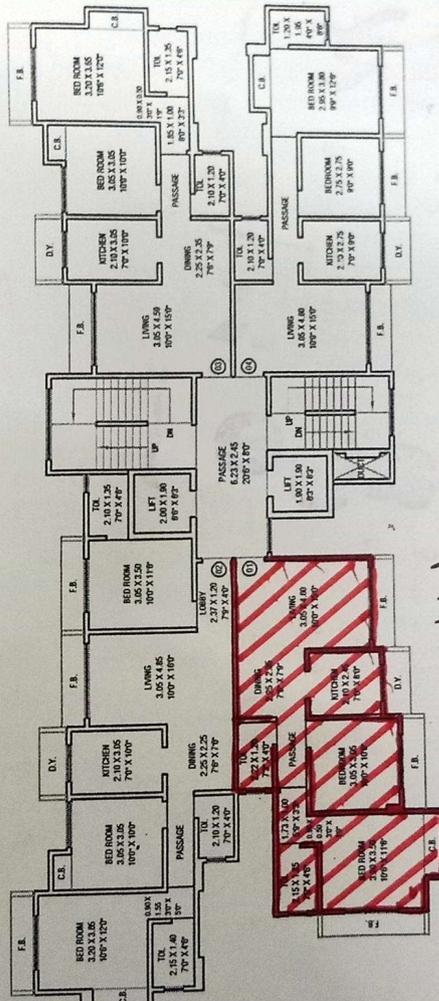
BLDG. NO. **C3**

DEVELOPERS :

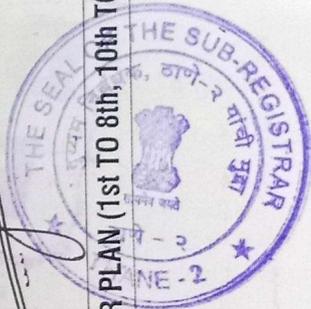
M/S AKSHAR UNNATHI ASSOCIATES

DESCRIPTION OF PROPOSAL :

PROPOSED RESIDENTIAL COMPLEX ON PLOT BEHIND  
S.NO. 242/11/1/1/1, 7/106, AT VILLAGE, MAHESAR &  
VADAVLI, GANDHIGIRI ROAD, THANE (W)



TYPICAL FLOOR PLAN (1st TO 8th, 10th TO 12th & 14th)



*Syand Mody*

*Prabir Dasgupta*

*H. D. Reddy*

*S. Dey*

तपन-२
दस्तावेज क्र. २/२०१६
७९/५८७

MT  
41.30  
72.38  
59.30  
40.17  
184.1  
184.1  
369.0  
0.0  
0.0  
0.0  
0.0



Certificate No.:- 1075

**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

**Occupancy Certificate**

Building No. C3(Gr.pt + St. pt. + 1<sup>st</sup> to 14<sup>th</sup> fl. & 15<sup>th</sup> Pt. floor)

C4(Gr. Pt. + St. pt 1<sup>st</sup> to 15<sup>th</sup> floor) Only

V.P. No. S06/0141/12 TMC/TDD 0cc / 0304 / 16 Date 29/11/2016

To,

Jitendra Mukadam (Architect)

(For Godbole Mukadam & Asso.)

Gr. Floor, Nakshatra Heritage, Hindu colony, Brahmin Soc., Naupada, Thane (w)

Shri. Rajan Bandelkar & Others for M/s. AksharUnnathi Associates (Owner.)

Sub - Occupation Certificate for Bldg. No. C3(Gr.pt + St. pt.+ 1<sup>st</sup> to 14<sup>th</sup> fl. & 15<sup>th</sup> Pt. floor)  
C4 (Gr. Pt + St.pt. +1<sup>st</sup> to 15<sup>th</sup> floor)

Ref. V. P. No. S06/0141/12

Your Letter No. 10422 dated 17/11/2016

Sir,

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

As Above situated at Kavesar Road / Street Ghodbunder Rd Ward No. \_\_\_\_\_ Sector

No. VI S.No./C.T.S No./F.P.No. 242/1/1C & 7/26 Village Kavesar & Vadavali under the

supervision of Jitendra K. Mukadam licensed Survey or/Engineer/Structural Engineer/Supervisor/

Architect/Licence No. CA/92/14751 may be occupied on the following conditions.

१. ठाणे महानगरपालिकेकडून पिण्याच्या पाण्याचा पुरवठा उपलब्धतेनुसार करण्यात येईल.
२. पाणी पुरवठा विभागाकडून प्रदान करण्यात आलेल्या नाहरल दाखल्यातील अटी अपणावर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Copy to

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

-Yours faithfully,

Municipal Corporation of  
the city of Thane.



# V. S. JADON & CO. VALUERS LLP

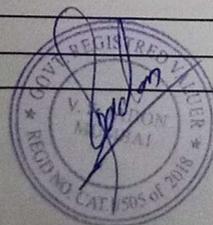
1302-ELLORA FIESTA, PLOT NO. 8, SECTOR 11, OPP. JUINAGAR RAILWAY STATION,  
SANPADA, NAVI MUMBAI 400 706.

TEL: 022-27758396/5 FAX: 022-27758394. E mail: vsjcvluer@gmail.com.

Web site: www.vsjadon.com

## Valuation Report

Name of Branch:		SBI RACPC Sion		Date: 25/07/2019					
Name of Customer (s)/ Borrowal Unit		Mr. Soma P. Dey & Mr. Prabir Dey.							
Customer Details									
1	Owner Name		Mr. Soma P. Dey & Mr. Prabir Dey.						
	Apl No.		NA						
2	Property Details								
	Address of the Property		Flat No. 401, 4th Floor, C-Wing, Building No. 3, Park View, Zone No. 11/43, Survey No. 242/1/1K/1, Villagē-Kavesar, Kasarvadavali, Thane (West), Tal & Dist-Thane, 400 615.						
	Nearby Landmark/ Google Map Independent access to the property		Near Children's Traffic Park						
	Longitude	72.971524	Latitude	19.2673967					
3	Document Details								
	Layout Plan		No	NA	Approval No. NA Dated: NA				
	Building Plan		No	NA	Approval No. NA Dated: NA				
	Commencement Certificate		No	NA	Approval No. NA Dated: NA				
	Legal Documents		1. Copy of Index II & Agreement for Sale Verified: 3882/2016 Dated: 21/03/2016 2. Copy of O.C. verified: TMC/S06/0141/12/TMC/TDD/OCC/0304/16 Dated: 29/11/2016						
4	Physical Details								
	Adjoining Property	East	Building	West	Building	North	Road	South	Building
	As per documents	East	NA	West	NA	North	NA	South	NA
	Matching of Boundaries	NA	Plot Demarcated	Yes	Approved Land Use (Industrial / Commercial / Residential)	Residential	Type of Property	2 BHK Flat	
	No of room	Living/Dining	1	Bed Room	2	Toilets/Bath	2	Kitchen	1
	Total No of Floor	Stilt + 15th floors with 02 lift	Floor on which the property is located on 4th floor	Approx age of the Property	03 Years	Residual Age of the Property	57 Years	Type of structural – RCC framed/ Stone/ BB/ Masonry	RCC Frame Structure
5	Tenure/Occupancy Details								
	Status of Tenure	Owner		No of years of Occupancy:	NA	Relationship of tenant or owner		NA	
6	Stage of Construction:								
	Stage of Construction:	100%	Completed			If under construction, extent of completion:		NA	
7	Violations if any observed								
	Nature and extent of Violations			NA					
8	Area Details of the property								





# V. S. JADON & CO. VALUERS LLP

Site Carpet Area	593 sq. ft. (As per Measurement)	Fungible Area	77 sq. ft. (As per Measurement)	Terrace Area	NA sq. ft. (As per Measurement)	Gross Carpet Area	670 sq. ft. (As per Measurement)
Carpet Area	638 sq. ft. (As per Agreement or Index II)	Fungible Area	NA sq. ft. (As per Agreement or Index II)	Terrace Area	NA sq. ft. (As per Agreement or Index II)	Gross Carpet Area	638 sq. ft. (As per Agreement or Index II)
Builtup Area	766 sq. ft. (Derived from Carpet Area @ Agreement or Index II)	Saleable Area	1021 Sq.ft. (As per @ Agreement or Index II)				

## 9 Valuation

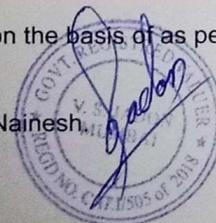
1. Mention the as per Government Approved Rate also: **9,169/- Per Sq. Ft. On Builtup area**
- ii. In Case of valuation of 20% or more in the valuation proposed by the value and the guideline value provide in the State Govt. Notification or income Tax Gazette justification on variation has to be given.

### Summary of valuation :

i. Saleable Area	1021 Sq.ft.	
ii. Market Rate	14,800 Per Sq. Ft. On Saleable Area	
iii. Expected Rental Value	25000 Per Month.	
iv. a. Land :		
iv. b. Building : Residential Flat		
v. Fair Market Value	1,51,10,800	In words: Rupees One Crore Fifty One Lakh Ten Thousand Eight Hundred Only
vi. Realizable Value	1,35,99,720	In words: Rupees One Crore Thirty Five Lakh Ninety Nine Thousand Seven Hundred Twenty Only
vii. Force / Distress Sale Value	1,15,59,762	In words: Rupees One Crore Fifteen Lakh Fifty Nine Thousand Seven Hundred Sixty Two Only
viii. Insurable Value	Built Up Area x Cost of Construction	
	766 x 2,500	
	19,15,000	

## 10 Assumptions/Remarks

1. Qualifications in TIR/Mitigation suggested, if any Technical Details given in report are taken from copies of documents furnished to us: Yes
2. Property is SARFAESI compliant: Yes.
3. Whether property belongs to social infrastructure like hospital, school, old age home etc. : No.
4. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged : To Be Mortgaged.
5. Details of last two transactions in the locality/area to be provided, if available. NA
6. Any other aspect which has relevance on the value or marketability of the property.
7. We are released report on the basis of as per provided documents i.e Index-II & OC.
8. Property inspect by Mr. Nainesh.





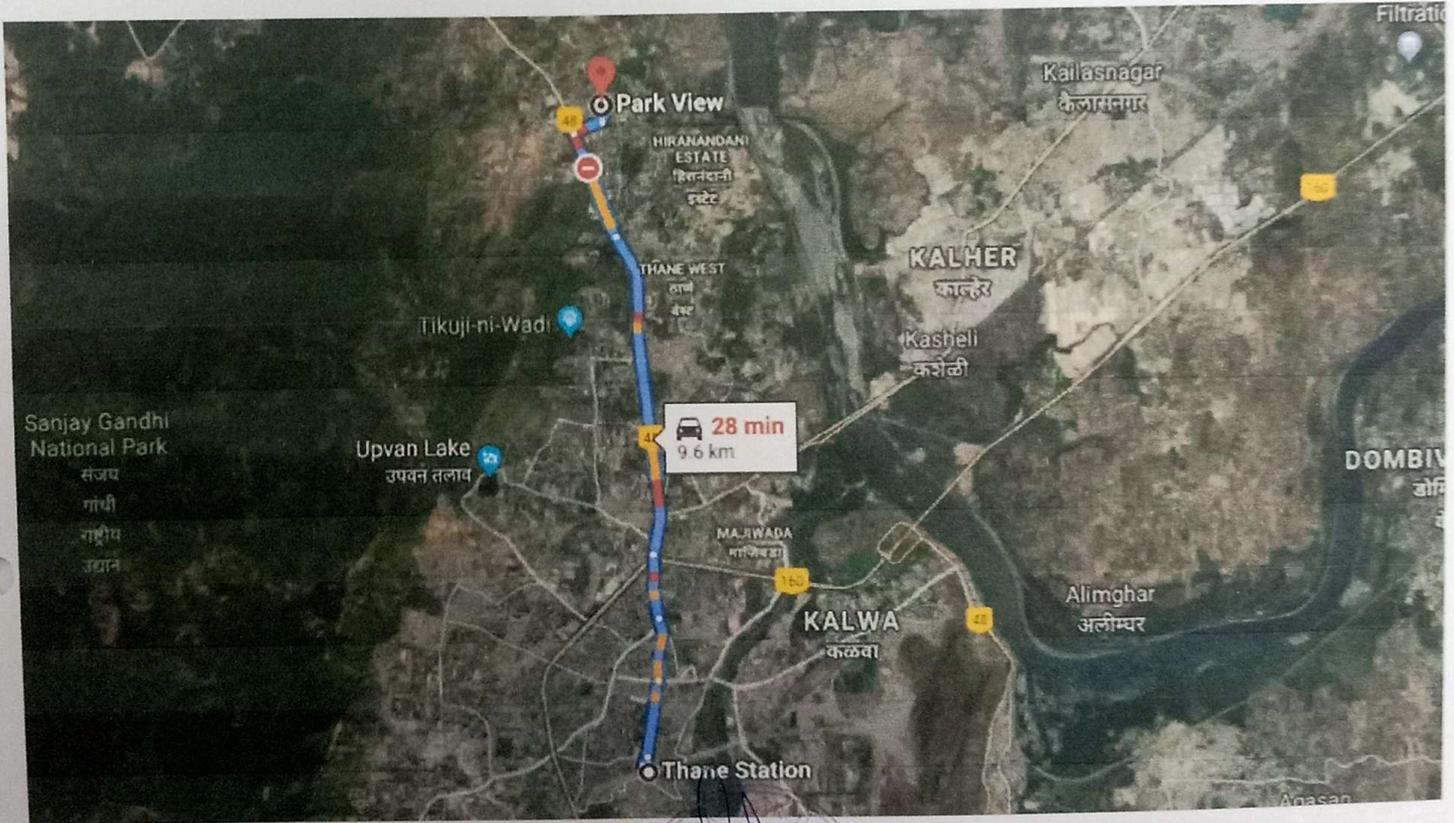
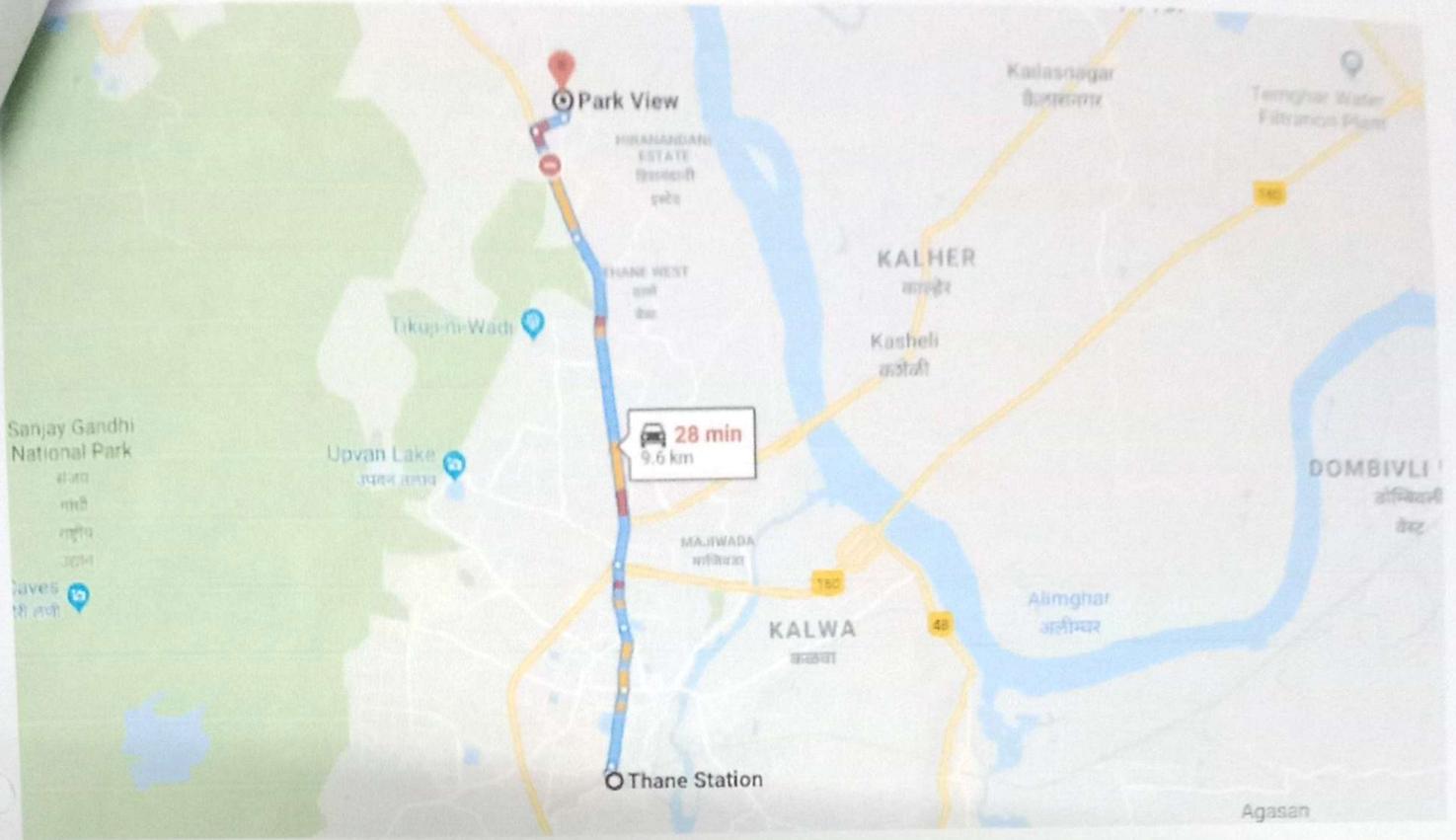
**V. S. JADON & CO. VALUERS LLP**

	<p>9. Property identified by Mr. Soma P. Dey (Owner)-9029727000.</p> <p>10. Market phenomenon regarding market value has been changing .In recent times properties are sold for a lump sum price( 2 car Parking, Floor rise, Dev. Charges &amp; excellent interior) . Because of the statutory restriction on built up or carpet area in documents .So the market rate is derivatives of market value &amp; area in document. Market rate given in report is not comparable to open enquiry in market.</p>	
<p>11 Declaration</p>	<p>i. The property was inspected by the undersigned on: 24/07/2019.                  ii. The undersigned does not have any direct/indirect interest in the above property                  iii. The information furnished here in is true and correct to the best of our knowledge.                  iv. We have submitted Valuation report directly to the bank.</p>	
<p>12 Name address &amp; signature of valuer with Wealth Tax Registration No.</p>	<p>Signature of Valuer</p>	<p>Date of Valuation: 25/07/2019</p>
<p>13 Enclosures Documents &amp; Photographs (Geo stamping with date) etc.</p>	<p>Enclosed</p>	



PHOTOGRAPHS OF PROPERTY : Mr. Soma P. Dey & Mr. Prabir Dey.





*V. S. Jadon*  
 V. S. JADON & CO. VALUERS LLP  
 REGD. CO. VALUERS  
 1505 of 2018

PMAY Yes/No \_\_\_\_\_ Annual Gross Income \_\_\_\_\_ Please Tick

CIF No. \_\_\_\_\_ PAL \_\_\_\_\_

Existing SBI A/C No. \_\_\_\_\_ Tie up \_\_\_\_\_

LOS Reference No.: 1660,2649 \_\_\_\_\_ Take Over \_\_\_\_\_

Applicant Name : SOMA PRABIR DEY - 90368376874

Co-Applicant Name : PRABIR N DEY - 903687774

Contract (Resi.) Mobile : \_\_\_\_\_

Loan Amount : 55 LAKH + 400000 Tenure : 30 YRS

Interest Rate : \_\_\_\_\_ EMI : \_\_\_\_\_

Loan Type : BT SBI LIFE : YES / NO

Maxgain : AIC - 38641862215

Home Equity : 64 - 77849947308

Property Location : THANE H-59756

Property Cost : 1.50 LAKH

Name of Developer / Vendor : TLO

Code No. H-59756-1

Name of Branch Manager / HLST SSL

Name of Dealing Officer at Branch Alongwith Mob No. : \_\_\_\_\_

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	27/6/19
VALUATION - 2			

Gross Amount: \_\_\_\_\_

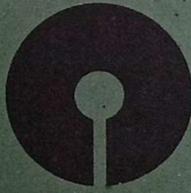
OS up  
605797

6309

Checked / Verified  
For MS Kochhar & Associates  
Concurrent Auditors

PROPERTY INSURANCE DETAILS  
Date of Insurance: 31/07/19  
Sum Insured Rs: 34407119  
Expiry Date: 31/07/19

AsE - Amit Kamble  
Asm - Kuldeep Gohri  
CH - Anup Dudeskar



Reference Staff PF ID :

Reference Staff :



STATE BANK OF INDIA  
RACPC SOUTH MUMBAI