

- 1) Ulhasnagar No. 5
- 2) Division - H C T S No 27875
- 3) Type of Construction :- Residential Flat
- 4) Actual Value :- Rs. 23,50,000/-
- 5) Stamp Duty paid for :- 23,50,000/-
- 6) Stamp Duty : Rs 1,41,000/-

उहेल - १	
दस्ता क्र.	१०६२ २०१८
११	००

AGREEMENT FOR SALE

THIS AGREEMENT OF SALE is made and entered into at Ulhasnagar, Dist. Thane, State Maharashtra on this 27th day of June, 2018.

BETWEEN :-

SHRI GOPICHAND ROOPCHAND LALWANI, (Pan Card No. **AAFPL2717F** Hindu, adult, aged about 48 years, residing at Flat No. 201, 2ND Floor, in Minerva Apartment, M.I. Section, Ulhasnagar-5 hereinafter called as "VENDOR" (which terms and expression shall unless repugnant to the context or meaning thereof, include his heirs, executors, administrators and assigns) PARTY OF THE FIRST PART.

AND

(1) **MR. NAVRAJ DHANSINGH THAKUR**, (Pan No. **AIWPT0697A**) adult, aged about 27 years, (2) **MRS. PINKY NAVRAJ THAKUR**, (Pan No. **ALXPT4105D**), adult, aged about 27 years, both are residing at Indira Nagar No. 3, Shivshakti Chawl, Nahru Road, Opp Ashok Nagar Police Chowki, Mulund (West), Mumbai-400 080 hereinafter called as "VENDEES/PURCHASERS" (which expression shall include their heirs, executors, administrators, representatives and assigns) PARTY OF THE SECOND PART.

Gopi

Pinky





27/05/2018

सूची क्र.2

दुय्यम विबंधक : दु.नि. उल्हासनगर 1

दस्त क्रमांक : 1472/2018

नोंदणी :

Regn 63m

गाबाचे नाव : उल्हासनगर कॅम्प क्र.5

(1) विलेखाचा प्रकार	करारनामा
(2) नोंदवना	2350000
(3) बाजारभाव (भाडेपट्ट्याच्या नावात पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1661000
(4) मू-मापन, पोटहिस्सा व धरकक्रमांक (असल्यास)	1) प्रातिकेचे नाव: उल्हासनगर म.न.पा इतर वर्णन : इतर माहिती: सीटीएस न 27875 विभाग एच 1/8, बॅरक न 2119 रुम न 16 यावर बांधलेल्या मिनवर्हा अपा. मधील दुसऱ्या मजल्या वरील सदनिका न. 201 क्षेत्र- 450 चौ. फुट विल्ट अप. वार्ड न. 54, मिळकत क्रमांक 54डीआय011678600, एम आय सेक्शन, उल्हासनगर 5 जी ठाणे ((C.T.S. Number 27875 :))
(5) मोजकट	1) 41.82 चौ.मीटर
(6) अकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गोपीचंद रोपचंद लालबानी -- वय:-48; पत्ता:-प्लॉट नं: प्लॉट न 201 दुसरा मजला, माळा नं: मिनर्व अपा एम आई से, इमारतीचे नाव: उल्हासनगर 5 जी ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421005 पॅन नं:-AAFPL7217F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-नवराज घनसिंग ठाकूर -- वय:-27; पत्ता:-प्लॉट नं: इंदिरा नगर 3, माळा नं: शिवशक्ती चाळ नेहरू रोड, इमारतीचे नाव: मुलुंड पश्चिम मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AIWPT0697A 2): नाव:-पिंकी नवराज ठाकूर -- वय:-27; पत्ता:-प्लॉट नं: इंदिरा नगर 3, माळा नं: शिवशक्ती चाळ नेहरू रोड, इमारतीचे नाव: मुलुंड पश्चिम मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र. पिन कोड:-420008 पॅन नं:-ALXPT4105D
(9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2018
(10) दस्त नोंदणी केल्याचा दिनांक	27/06/2018
(11) अनुक्रमांक, खंड व पृष्ठ	1472/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	141000
(13) दाव्याप्रमाणे नोंदणी शुल्क	23500
(14) शेर	

दस्तावेजासाठी विचारात घेतलेला पक्षीत:-

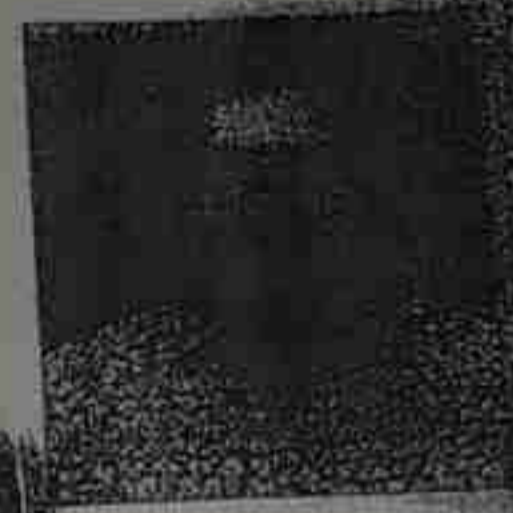
Property No. 54DI011678600 Taluka and Sub-District Registration
Ulhasnagar Dist. & Dist. Registration Thane, within the limits of Ulhasnagar
Municipal Corporation

IN WITNESS WHEREOF both parties have signed this Agreement of
sale on the day, month and year hereinabove mentioned in the presence of
witnesses.

37/02-9
9/06/20
9/6/20

SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED
SHRI GOPICHAND R. LALWANI
"VENDOR/SELLER" PARTY OF
THE FIRST PART. IN THE
PRESENCE OF

Gopi



~~Handwritten signature~~



SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED
SHRI NAVRAJ D. THAKUR
SMT. PINKY N. THAKUR
"VENDEES/PURCHASERS" PARTY OF
THE SECOND PART. IN PRESENCE
OF

Pinky



WITNESSES

1. गणेश सोनी
Ganesh Soni, Voluntary,
Apr. 28/20
2. गणेश सोनी
Ganesh Soni, Voluntary,
Society of New
Mumbai



- Rohit - G. Lalwani
Apr. 22.

Mrs. Himasha APT Agent
2nd floor - 201 opp New
Post office UNR - S.



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27/05/2018

सूची क्र.2

दुय्यम विबंधक : दु.नि. उल्हासनगर 1

दस्त क्रमांक : 1472/2018

नोंदणी :

Regn 63m

गाबाचे नाव : उल्हासनगर कॅम्प क्र.5

(1) विलेखाचा प्रकार	करारनामा
(2) नोंदवना	2350000
(3) बाजारभाव (भाडेपट्ट्याच्या नावात पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1661000
(4) मू-मापन, पोटहिस्सा व धरकक्रमांक (असल्यास)	1) प्रातिकेचे नाव: उल्हासनगर म.न.पा इतर वर्णन : इतर माहिती: सीटीएस न 27875 विभाग एच 1/8, बॅरक न 2119 रुम न 16 यावर बांधलेल्या मिनवर्हा अपा. मधील दुसऱ्या मजल्या वरील सदनिका न. 201 क्षेत्र- 450 चौ. फुट विल्ट अप. वार्ड न. 54, मिळकत क्रमांक 54डीआय011678600, एम आय सेक्शन, उल्हासनगर 5 जी ठाणे ((C.T.S. Number 27875 :))
(5) मोजकट	1) 41.82 चौ.मीटर
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(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	141000
(13) दाव्याप्रमाणे नोंदणी शुल्क	23500
(14) शेर	

दस्तावेजासाठी विचारात घेतलेला पक्षीत:-

Score is above 800
Score is 750 - 800
Below 700 (with deviation allowed)
of Home Loans upto Rs. 35 Lakhs

6.50% - CIR
Below 700

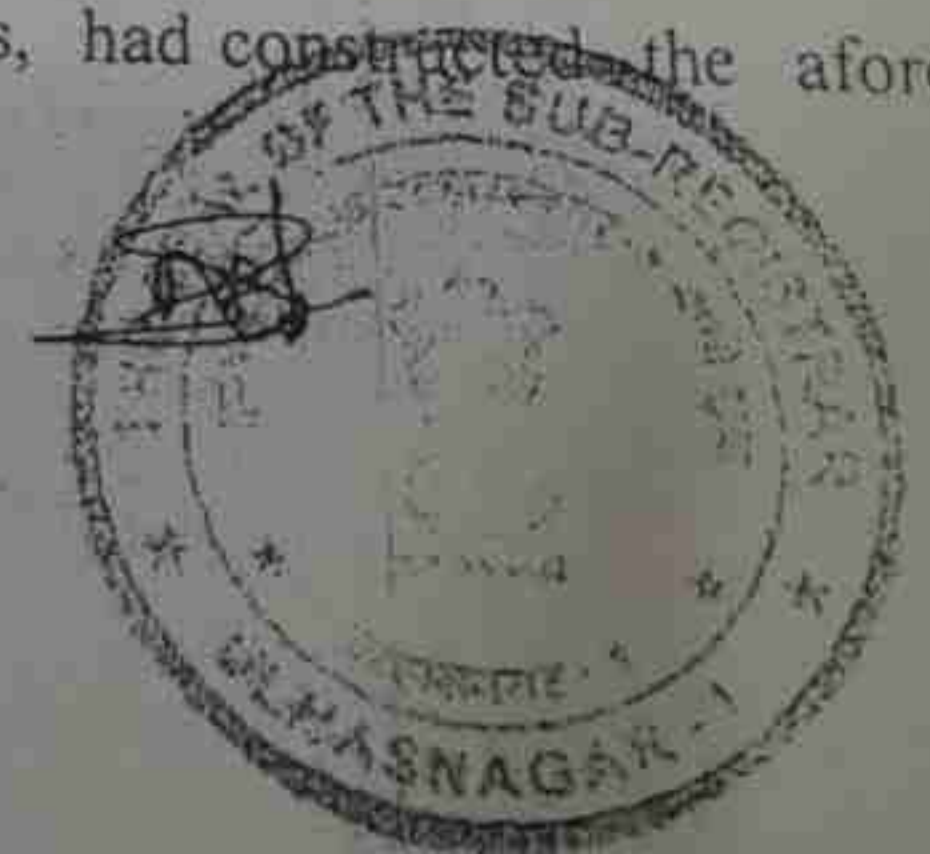
WHEREAS the Vendor aforesaid is seized possessed and absolute owners of Residential Premises known as Flat No. 201, on 2nd Floor of MINERVA APARTMENT, which is constructed on C.D. Hold of Additional Land allotted to Room No. 16 of Brk. No. 2119, M.I. Section, Ulhasnagar-5, Dist. Thane, area adm. 450 Sq. Ft., Built Up area duly fitted with electric connection bearing consumer No. 021514449365 assessed under Municipal Ward No. 54, Property No. 54DI011678600 and more particularly described in the schedule written

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AND WHEREAS Vendor aforesaid has acquired the said property by way of purchase from (1) Smt. Janki W/o Lalchand Ramchandani, & (2) Shri Lalchand Shamandas Ramchandani, according to Registered Agreement for sale at Srl. No. 1609/1998, dt. 12.5.1998 Registered in the Office of the Sub-Registrar, Ulhasnagar and said (1) Smt. Janki W/o Lalchand Ramchandani, & (2) Shri Lalchand Shamandas Ramchandani, have purchased the aforesaid property from M/s. Manoj Enterprises, through its Proprietor Shri Manoj S/o Lachhmandas Jagwani, according to Registered Agreement of sale at Srl. No. 2444, dt. 30.5.1996, Registered in the Office of the Sub-Registrar, Ulhasnagar

AND WHEREAS Shri Manoj S/o Lachhmandas Jagwani, (Proprietor of M/s. Manoj Enterprises, had constructed the aforesaid

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the vendor and purchasers shall pay the same from the date of possession

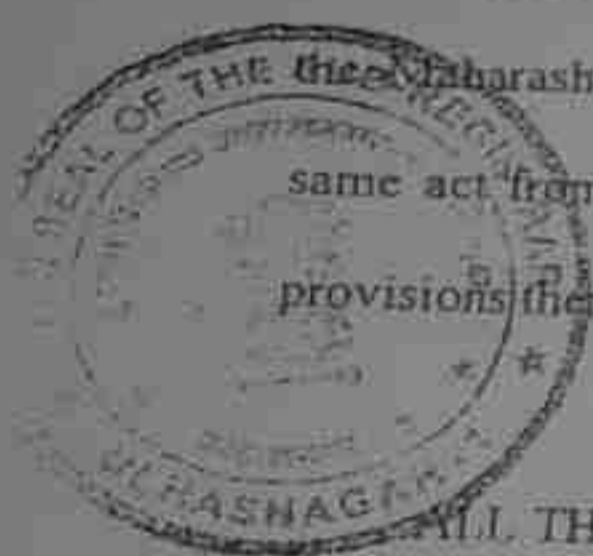
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10. WHEREAS the vendor has assured the purchasers that in future if any signature/statements, requires then vendor will give the same without any hesitation and/or demanding any amount.

11. That the Purchasers aforesaid shall enjoy the common terrace with all the flat holders of the said building. The said terrace floor of the said building will remain the common amenity for all the flat holders of said building

12. That the Purchasers aforesaid along with the other flat holders of the said building shall enjoy all the common amenities which are provided in the said building. The Purchasers aforesaid shall also be liable to pay the maintenance charges of common amenities as per the ratio of flats along with the other members of the said building

13. THIS Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and the rules framed under the same act from time to time and shall have overriding effect on such of the provisions thereof.



SCHEDULE OF THE PROPERTY.

ALL THAT PIECE AND PARCEL OF Residential Premises known as Flat No. 201, on 2nd Floor in MINERVA APARTMENT, which is constructed on C.D. Hold of Additional Land allotted to Room No. 16 of Brk. No. 2119, M.I. Section, Ulhasnagar-5, Dist. Thane. area adm. 450 Sq. Ft., Built Up area duly fitted with electric connection bearing consumer No. 021514449365 assessed under Municipal Ward No. 54,

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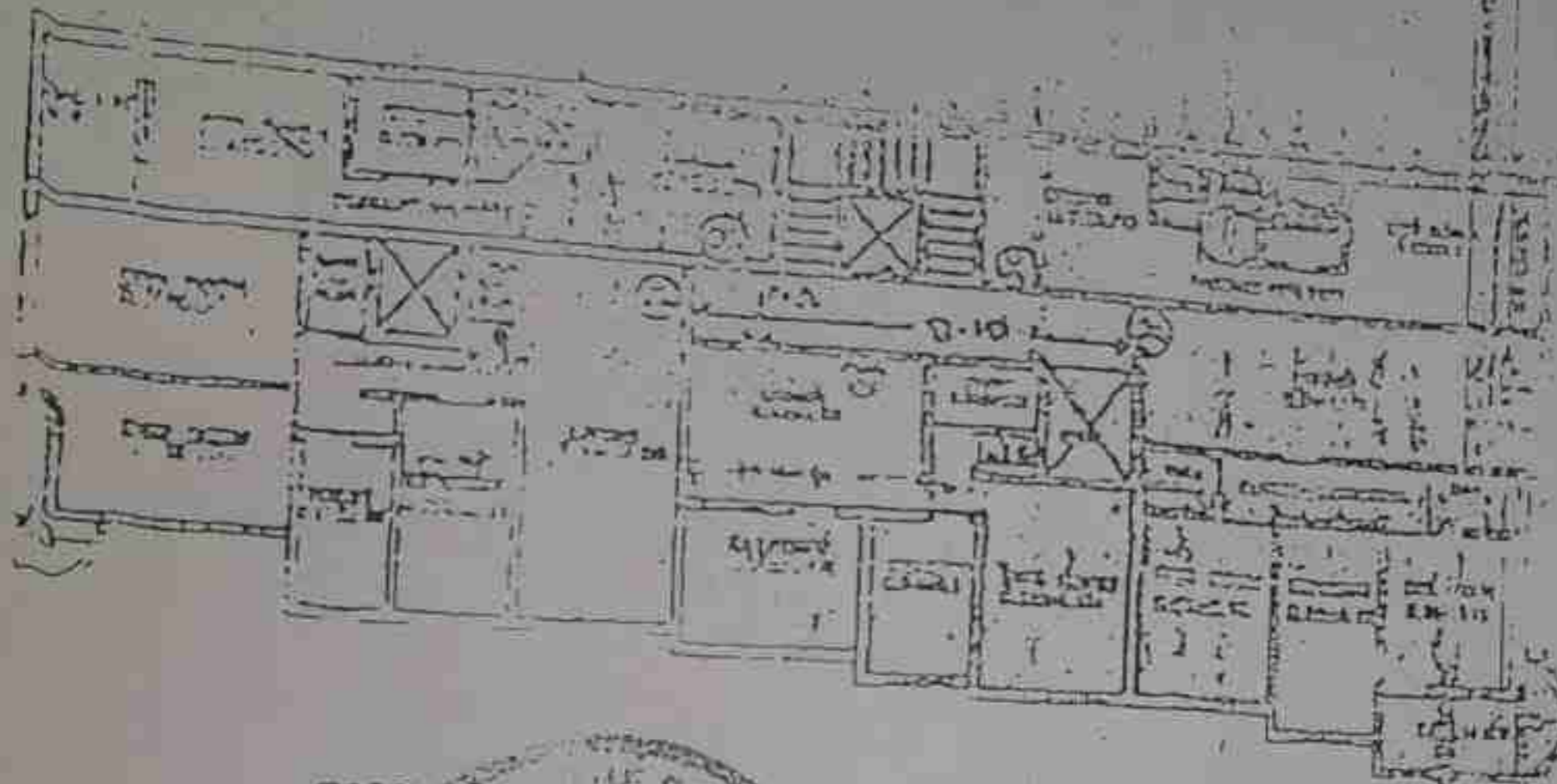
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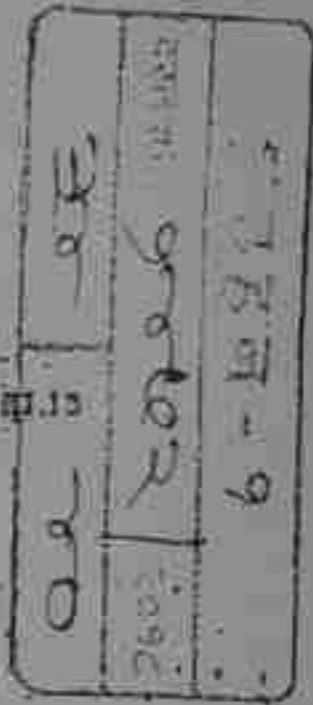
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2ND TO 5TH TYPICAL FLOOR PLAN



PINKY



BLOCK DIG FOR 2ND TO 5TH FLOOR PLAN

BLK AREA FOR TYPICAL FLR 2nd to 5th

$$A = 31.30 \times 12.55 = 392.15 \text{ sq. ft.}$$

REDUCTIONS

$$I = 0.59 \times 5.07 = 2.99$$

$$II = 3.53 \times 1.05 = 3.71$$

$$III = 5.57 \times 0.53 = 2.95$$

$$IV = 3.07 \times 0.51 = 1.57$$

$$V = 3.05 \times 1.13 = 3.45$$

$$VI = 8.17 \times 1.87 = 15.28$$

$$VII = 6.47 \times 3.30 = 21.35$$

$$VIII = 0.10 \times 6.02 = 0.60$$

50.52

NET AREA FOR GR. FLOOR

AREA SCHEDULE

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OWNER

PROPOSAL SHEET

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OWNER SHIP/CIT

PER RULE 112

2119

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 2021-2022



ULHASNAGAR MUNICIPAL COUNCIL

NO/UMCTPD/BP/1195/155
 ULHASNAGAR MUNICIPAL COUNCIL
 ULHASNAGAR - 421 003

DATE: 22/11/2021

To
 Shri. Smt. V. Mrs. J. Janturichherandans
 Jyeshanti
 Flat No. 2119, Haddland Road, N.D. 15
 Ulhasnagar - 421 005

Sub: Approval of Building Plan for the construction works

at: Suburb/Village/Post No. 2119, Haddland Road, N.D. 15
 at: Ulhasnagar - 421 005
 Ref: Your letter dated: 24/9/21 submitted through licence
 Shri. V. J. Janturichherandans

You are hereby granted the Building Permission and Commencement Certificate U/S Section 55 and 56 Maharashtra Regional and Town Planning Act 1965 (Mah XXXVII of 1965) & U/S 185 of The Maharashtra Municipalities Act, 1965 (Mah Act No. XL of 1965) to start the work for the Development of land of 20 mts. on your plot for Residential/Commercial/Shop/School/Industrial/Garage/Hospital/Compound Wall/Tree subject to the conditions stipulated below.

- 1) Permission will be valid for the period of one year only. For renewal of it you have to apply before the expiry of prescribed period. The permission to be renewed will be valid for three years only including the year of Commencement Certificate.
- 2) The construction of Building should be completed within the stipulated period. At the time of renewal or renewal of proposed building construction, the existing Development Control Rules are to be taken under consideration before submitting it to this Council.
- 3) The changes and amendment shown in the plan should be in colour in sanctioned Building Plan bind. You to enforce the same.
- 4) Before the Commencement of the work, you ensure that the N.A. permission from Office of Municipal Engineer and copy of the N.A. order should be submitted to the Council at least 15 days before starting the construction.
- 5) Before starting the development work you should inform in writing atleast 7 days before to seek the last out certificate from the Council as to the plinth work developed by you according to the sanctioned Building Plan.
- 6) The Commencement Certificate granted by this letter should not be allowed by encroaching upon the open land in the vicinity, affording exception from approved Building Plan.
- 7) The Construction is permissible subject to the conditions mentioned in this letter & enclosed sanctioned Building Plan.
- 8) Before starting the work, it is essential that the Demarcation should be made by City Survey Officer/District Inspector of Land Record.
- 9) After completion of plinth, an information in the prescribed form as Appendix C (Rule No 7.4) certifying that the completion of work upto plinth level supervised by concerned Licenced Architect/Engineer/Structural Engineer, be submitted to the Council. Certifying that the structure is made as per sanctioned plan to seek the plinth certificate from this Council. Then only further construction should be made after obtaining plinth certificate from this Council.
- 10) No construction is allowed in setback area. The setback prescribed in sanctioned Building Plan should be not open on the plot area & no changes should be attempted therein after sanction.
- 11) No changes are allowed in the sanctioned building construction without prior permission from the Council. Building which the permission, so granted by this letter shall be infunctive and deemed to be cancelled.
- 12) The Architect/Engineer/Structural Engineer shall maintain the structural responsibility.

2021

शहर शासनचा माहितीचा अधिकारी
 अतिरिक्त २००५ से काल ७ (१०)
 अत्यंत माहिती अधिकारी कार्यालय



3. 11 - 9
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- 15) Before putting the contents in force it shall be a condition for the field Architect/Structural Engineer to certify that the building plan and subsequently the Architect/Engineer/Owner/Builder/Developer of the building shall apply to the Council as per Appendix J (Rule No. 7.B) with constructed building plan for seeking Occupancy Certificate of the Council.
- 16) No changes should be made in pillars & its numbers (Plots between pillars or columns) without the prior permission of this Council.
- 17) The proposed septic tank should be at the distance of 30 m. or from the existing well & the Septic tank should be connected through the existing Municipal sewage with prior permission of the Council at the cost of Owner/ Developer.
- 18) Existing Drainage and rain water, gullies etc. be connected with the principal drainage system at the cost of Developer of building with prior permission of the Council.
- 19) No dumping of Building material on Municipal Roads and Passageway shall be permissible unless prior permission is obtained from the Council telling which action will be taken as per Rule 6, 9, 5, 1, of Development Control Rules.
- 20) The waste material and Sewage should be accumulated at particular place as directed by the Council with the cost of Owner / Builder / Developer.
- 21) It is essential that, atleast (i) trees should be cultivated in the open area of plot. One of them is (a) Ashoka (ii) Gulmohar (iii) Chinch (iv) Neelgiri (v) Koral etc. If, there are young trees in the plot, then such existing trees falling shall not be permissible without the approval of Council.
- 22) The use of Occupancy of the building is particularly restricted to use of Residential / Commercial / Educational / Business as proposed in the approved Building Plan.
- 23) The Licensed Architect / Structural Engineer / Engineer / Owner / Builder / Developer shall own the responsibility for the consequences of "No declaration" affected under Urban Land Ceiling Act, 1978.
- 24) The 'No Objection Certificate' be obtained from the concerned division of Maharashtra 'State' Electricity Board provided of High Tension & Low Tension line supplying electricity across or along the structure in horizontal or vertical nature, prone to accidents, is effecting the development before the start of work.
- 25) It shall be essential for you before starting the work to seek the 'No Objection Certificate' from Railway Authority provided the structure is within the vicinity of Railway lines.
- 26) The Natural rain water or waste water (if existence be) the start of development activity should not be diminished or changed to the advantages suited for developer. If the plot under reference comes along.
- 27) The proposed roads shown in the Development Plan of Ulhasnagar, if execution or implementation of proposed roads the access or roads is required to be provided by Owner/Developer at his own cost.
- 28) If there is existing well in the plot, then it should not be closed without the permission of the Council.
- 29) The Council shall not be responsible to provide Water Connections and it shall be your obligation to maintain the Water Supply to the tenements in the premises of the building.
- 30) If any previous permission granted or plan approved in the said premises should be treated as cancelled with the receipt of this letter.
- 31) If any of the information or documents furnished by you to this office as regards to the approval of Building Plan at any stage found to be bogus or invalid shall render the Building Permission granted by this letter shall be cancelled without assigning any reasons.

for
 CHIEF OFFICER,
 ULHASNAGAR MUNICIPAL COUNCIL,
 ULHASNAGAR.

A. V. S. Khandani

26 Raja Society CUR. 3

The District Inspector of Land Record & City Survey Office, Ulhasnagar.
 The Senior Planner, Bombay Metropolitan Region Development Authority by the Sub-Divisional Officer, Kalivan.
 Tax Department.



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PINKESY