



SAI SHRUSHTI ENTERPRISES

BUILDERS & DEVELOPERS

Ref No

Date

Date: 18/12/2023

To
State Bank of India,

Dear Sir/ Madam

We SAI SHRUSHTI ENTERPRISES, here by certified that:

- ✓
- 1) We Have Transferable Rights To The Property Described Below, Which Has Been Allotted By Me /Us To MR.RAVINDRA PANDURANG GHADSHI & MRS. RUDRAVI RAVINDRA GHADASHI Here In After Referred To As "The Purchaser" Subject To The Due And Proper Performance And Compliance Of The All Terms And Condition Of The Allotment Letter / Sale Agreement Dated 18/12/2023 No. TNN-2/30939/2023 (Here In After Referred To As The "Sale Document"

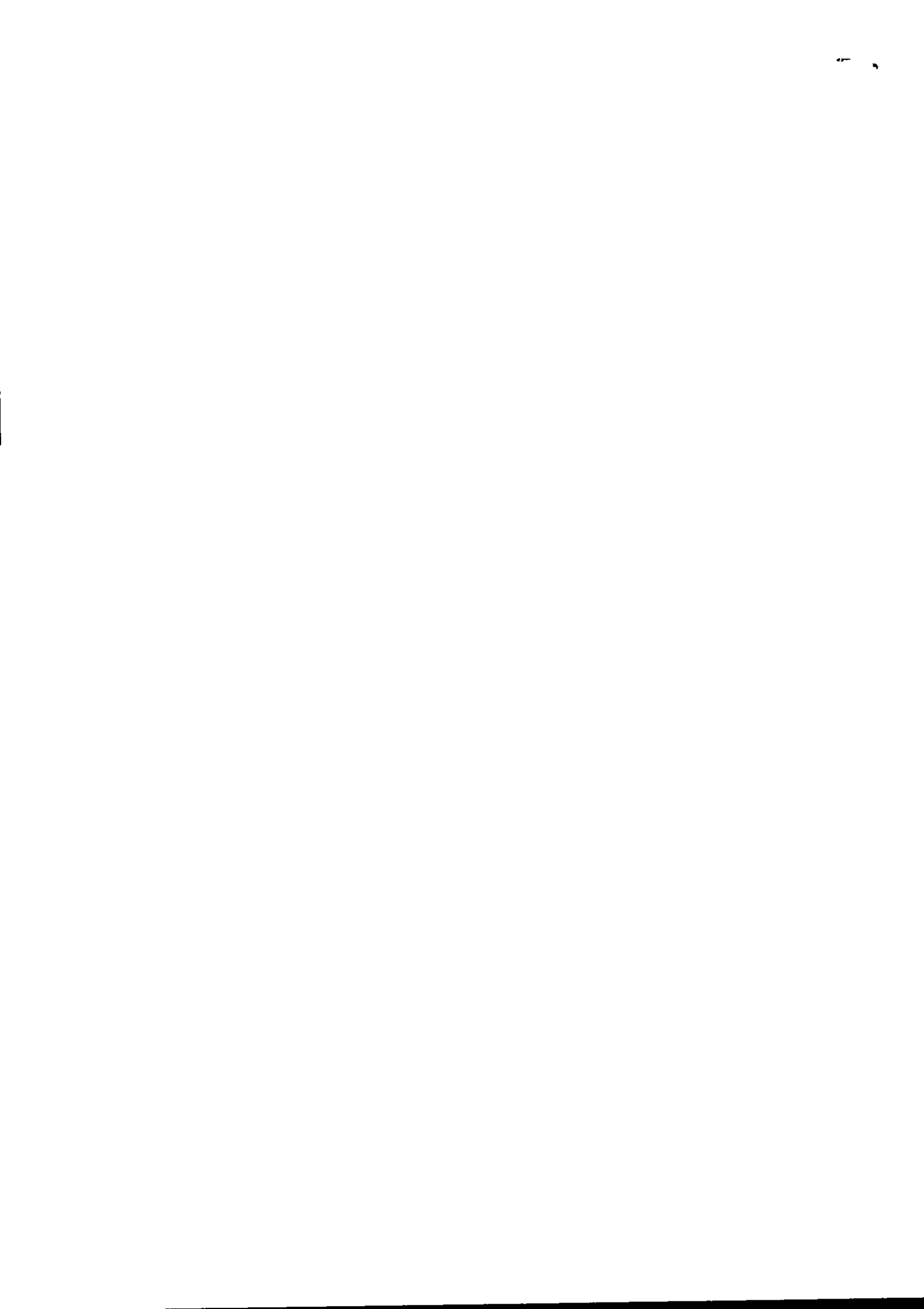
Description of the Property

FLAT NO./HOUSE NO.	202 on 2 nd floor
BUILDING NO. AND NAME	"SAI SHRUSHTI VATIKA GAJANAN ALIMKAR"
PLOT NO.	Survey No 173/2
STREET NO / NAME	Dawale
LOCALITY NAME	Khardi
AREA NAME	Diva Shil Road
CITY NAME	Diva (East)
PIN CODE NO.	400612
LAND MARK.	-

- 2) That The Total Consideration For This Transaction Is Rs 32,07,000/- (Rupees Thirty Two Lakh Seven Thousand Only) Towards Sale Document.
- 3) The Title Of The Property Described Above Is Clear, Marketable And Free From All Encumbrances And Doubts.
- 4) We Confirm That We Have No Objection What So Ever To The Purchaser, At Their Own Costs, Charges, Risk And Consequences Mortgaging The Said Property To State Bank Of India (Herein After Referred To As "The Bank"). As Security For The Amount

For SAI SHRUSHTI ENTERPRISES

Page 1 of 3





SAI SHRUSHTI ENTERPRISES
BUILDERS & DEVELOPERS

- 5) Advance By The Bank To Them Subject To The Due And Proper Performances And Compliances Of All The Terms And Conditions Of The Sale Documents By The Said Purchaser.
- 6) We Have Not Borrowed From Any Financial Institution For The Purchase /Development Of The Property And Have Not Created And Will Not Create Any Encumbrances On The Property Allotted To The Said Purchaser During The Currency Of The Loan Sanctioned/ To Be Sanctioned By The Bank To Them Subject To The Due And Proper Performance And Compliance Of All The Terms And Conditions Of The Sale Document By The Said Purchaser.
- 7) After Creation Of Proper Charges / Mortgage And After Receipt Of The Copies There Of And After Receipt Of Proper Nomination In Favors Of The Bank, From The Said Purchasers, We Are Agreeable To Accept State Bank Of India As A Nominee Of The Above Named Purchase For The Property Described Above And Once The Nomination Favoring The Bank Has Been Registered And Advice Sent To The Bank Of Having Done So, I/We Note Not Change The Same Without The Written NOC Of The Bank.
- 8) After Creation Of The Charge / Mortgage And After Receipt Of The Copies There Of And After Receipt Of The Proper Nomination In Favor Of The Bank,
- 9) From The Above Named Purchaser, I/We I Undertake To Inform The Society About The Banks Charges On The Said Flat As And When The Society Is Formed
- 10) Please Note That The Payment For This Transaction Should Be Made By Crossed Cheque Or Transfer Of Fund Favoring "SAI SHRUSHTI ENTERPRISES", A/C NO - 009012100006366 BHARAT CO-OP-OPERATIVE BANK.IFSC CODE-BCBM0000091.
- 11) In Case Of Cancellation Of The Sale Agreement For Any Reason, I/ We Shall Refund The Amount By Crossed Cheque Favoring The Bank A/C MR.RAVINDRA PANDURANG GHADSHI & MRS.RUDRAVI RAVINDRA GHADASHI
- 12) The Signatory To This Letter Draws Authority To Sign This Undertaking On Behalf Of The Company / Firm Vide POWER ATTERNOY DATE 15/06/2021 (Description Of The Document Of Delegation Of Authority To The Signatory.)

Yours Faithfully,

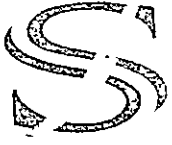
SAI SHRUSHTI ENTERPRISES

For SAI SHRUSHTI ENTERPRISES

AUTHORISED SIGNATORY

Partner

Page 2 of 3



SAI SHRUSHTI ENTERPRISES

BUILDERS & DEVELOPERS

Date

PAYMENT DEMAND LETTER

DATE -18/12/2023

To,
MR.RAVINDRA PANDURANG GHADSHI
MRS. RUDRAVI RAVINDRA GHADASHI

Sub: "Sai Shrushti Vatika Gajanan Alimkar" 'B' Flat No. 202

Dear Sir/Madam,

The following amount is due for payment to us:

PARTICULARS	BASIC VALUE
Agreement Value	3,207,000
	100.00%
Due Amount (A)	3,207,000
Less: Rec. till date	707,000
Balance Due	2,500,000

Kindly make payment in favor of Sai Shrushti Enterprises. A/C NO - 009012100006366. Bank - BHARAT CO-OPERATIVE BANK .IFSC CODE - BCBM0000091. Diva East

Kindly note that in case of delay in payment within 7 days from this letter, interest shall be charged @ 18% p.a.

Thanking you,

Yours Faithfully,
Sai Shrushti Enterprises

For SAI SHRUSHTI ENTERPRISES

Partner

AUTHORISED SIGNATORY

Note:

1. You are requested to inform us any change in your address and contact details.
2. Please specify on backside of cheque, Flat No, Building No, Party Name.



Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No.: TMCB/PO/2023/APL/00046
Proposal Code : TMCB-23-ENTRY-55809

Building Proposal Number - 197412
Date: 25/07/2023

Building Name	BUILDING A(Mixed)	Floor	GROUND PART AND STILT PART FLOOR - 0F(258.94 Sq mt), FIRST FLOOR - 1F(336.30 Sq mt), SECOND FLOOR - 2F(336.30 Sq mt), THIRD FLOOR - 3F(336.30 Sq mt), FOURTH FLOOR - 4F(336.30 Sq mt), FIFTH FLOOR - 5F(336.30 Sq mt), SIXTH FLOOR - 6F(336.30 Sq mt), SEVENTH FLOOR - 7F(336.30 Sq mt)
Building Name	BUILDING B(Mixed)	Floor	GROUND FLOOR - 0F(337.76 Sq mt), FIRST FLOOR - 1F(392.01 Sq mt), SECOND FLOOR - 2F(392.01 Sq mt), THIRD FLOOR - 3F(392.01 Sq mt), FOURTH FLOOR - 4F(392.01 Sq mt), FIFTH FLOOR - 5F(392.01 Sq mt), SIXTH FLOOR - 6F(392.01 Sq mt), SEVENTH FLOOR - 7F(392.01 Sq mt)

To,

- i) Sai Shruti Enterprises Through Partner Shri Anil Ganesh Bhagat Poa, Ms Sai Shrushti Enterprises Through Partner Mr Anil Ganesh Bhagat Poa,
S.NO. 173/2 VILLAGE DAWALE, THANE.
- ii) Rakesh Deshaware (Architect)

Sir/Madam,

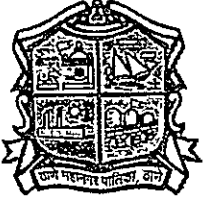
The PART development work / erection re-erection / or alteration in of building / part building No / Name BUILDING A(GROUND PART AND STILT PART FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR), BUILDING B(GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR) Plot No -, Final Plot No -, City Survey No./Survey No./Khasara No./Gut No. S.NO. 173/2, Village Name/Mouje DAWALE, Sector No. 11 completed under the supervision of Architect, License No CA/87/11149 as per approved plan vide Permission No. VP NO.S11/0245/21, TMC/TDD/4330/23 AND TMC/TDD/3947/22 DT.09/02/2022 Date 16/03/2023 may be occupied on the following conditions -

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately alongwith this letter. Hence, please refer approved plan issued vide Permission No VP NO.S11/0245/21, TMC/TDD/4330/23 AND TMC/TDD/3947/22 DT.09/02/2022 Date 16/03/2023, Permission No TMC/TDD/3947/22 Date 09/02/2022, Permission No TMC/TDD/4184/22 Date 30/08/2022

Signature valid

Digitally signed by NITIN BABJI D YESUGADE
Date: 2023.07.25 08:10:26 PDT
Reason: Approved Certificate
Location: Thane Municipal Corporation
Project Code: TMCB-23-ENTRY-55809
Application Number: N/A/2023/197412/23/1052
Proposal Number: 197412
Certificate Number: TMCB/PO/2023/APL/00046



Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : TMCB/PO/2023/APL/00046
Proposal Code : TMCB-23-ENTRY-55809

Building Proposal Number - 197412
Date : 25/07/2023



Yours faithfully,
Deputy City Engineer

Scan QR code for verification of authenticity.



Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No : TMCB/PO/2023/APL/00061
Proposal Code : TMCB-23-ENTRY-55809

Building Proposal Number - 197412
Date : 06/10/2023

Building Name	BUILDING C(Mixed).	Floor	GROUND PART AND STILT PART FLOOR - 0F(330 80 Sq mt),FIRST FLOOR - 1F(491 55-Sq mt),SECOND FLOOR - 2F(491 55 Sq mt),THIRD FLOOR - 3F(491.55 Sq mt),FOURTH FLOOR - 4F(491 55 Sq mt),FIFTH FLOOR - 5F(491 55 Sq mt),SIXTH FLOOR - 6F(491 55 Sq mt),SEVENTH FLOOR - 7F(491.55 Sq mt)
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To,

- i) Sai Shruti Enterprises Through Partner Shri Anil Ganesh Bhagat Poa, Ms Sai Shrushti Enterprises Through Partner Mr Anil Ganesh Bhagat Poa,
S.NO 173/2 VILLAGE DAWALE, THANE
ii) Rakesh Deshaware (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name BUILDING C(GROUND PART AND STILT PART FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR ,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR) Plot No -, Final Plot No -, City Survey No./Survey No /Khasara No./ Gut No. S.NO. 173/2, Village Name/Mouje DAWALE, Sector No. 11, completed under the supervision of Architect, License No CA/87/11149 as per approved plan vide Permission No. VP NO.S11/0245/21, TMC/TDD/4330/23 AND TMC/TDD/3947/22 DT.09/02/2022 Date 16/03/2023 may be occupied on the following conditions

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter Hence, please refer approved plan issued vide Permission No VP NO.S11/0245/21, TMC/TDD/4330/23 AND TMC/TDD/3947/22 DT.09/02/2022 Date 16/03/2023, Permission No TMC/TDD/3947/22 Date 09/02/2022, Permission No TMC/TDD/4184/22 Date 30/08/2022

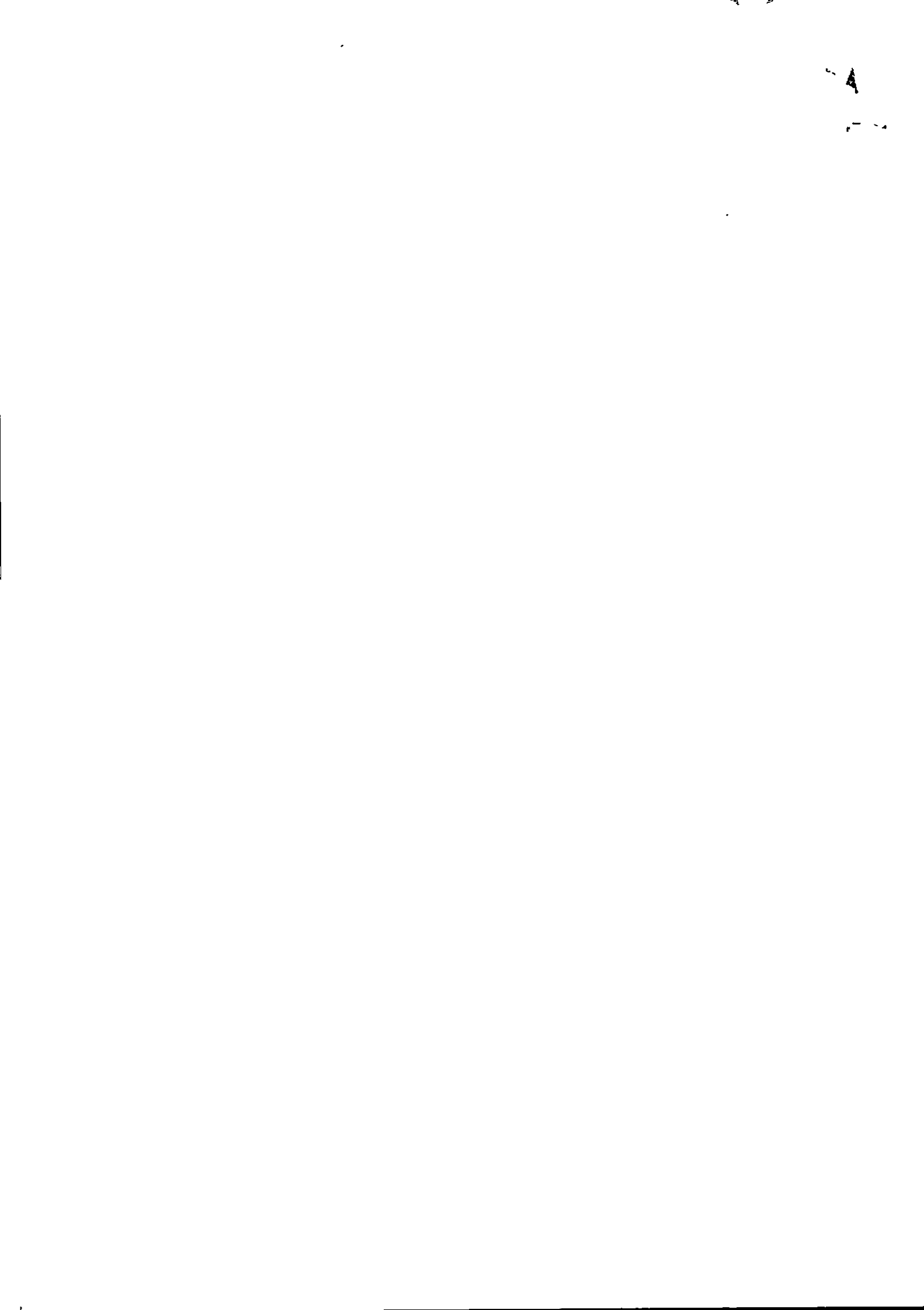
Signature valid

Digitally signed by NITHN BABURAO YESUGADE
Date: 2023.10.06 18:35:46 IST
Reason: Approved Certificate
Location: Thane Municipal Corporation
Project Code: TMCB-23-ENTRY-55809
Application Number: TMCB/PO/2023/197412/34396
Proposal Number: 197412
Certificate Number: TMCB/PO/2023/APL/00061



Scan QR code for verification of authenticity

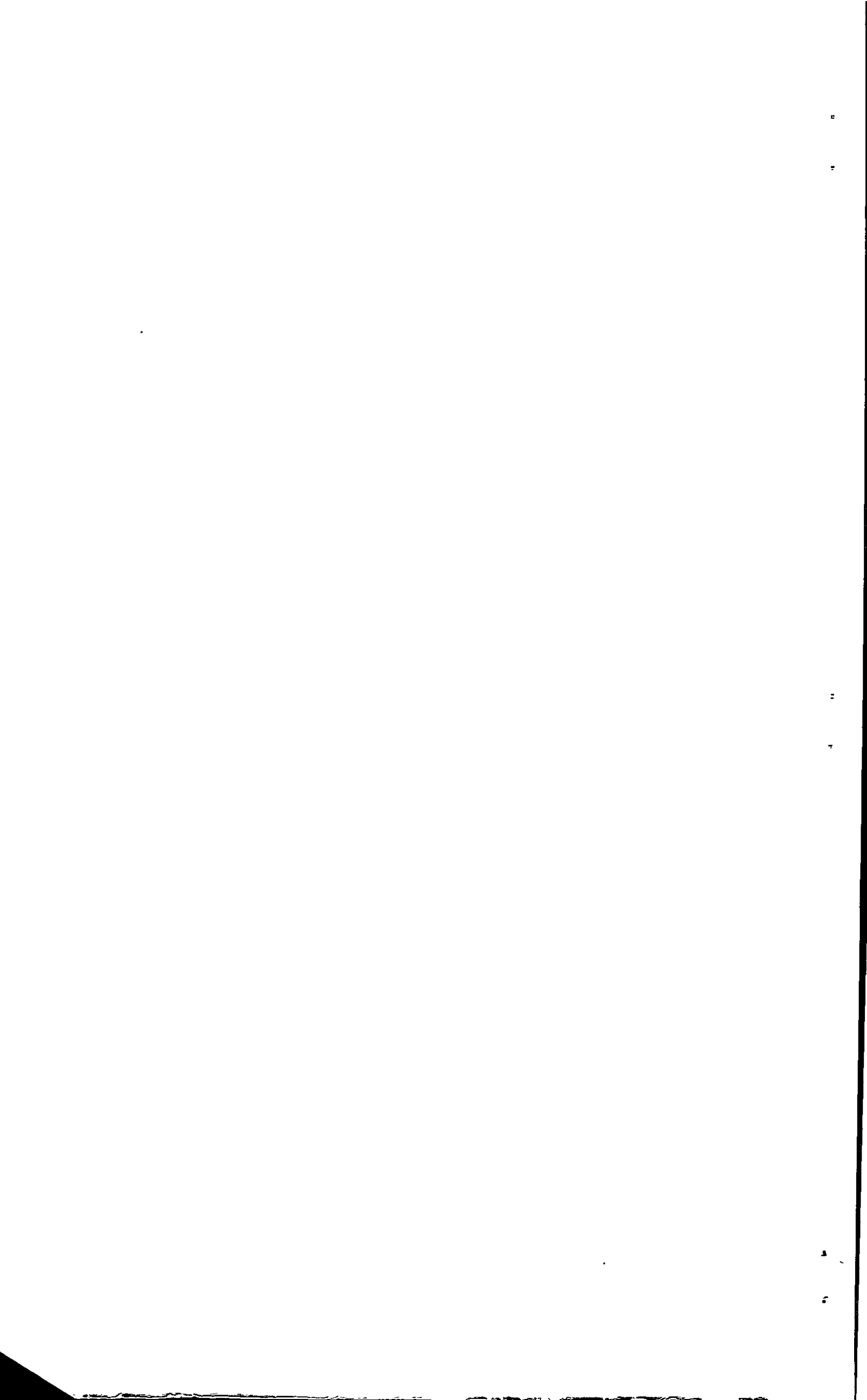
Yours faithfully,
Deputy City Engineer
Thane Municipal Corporation,



MR. RAVINDRA . P. GHADSHI

VATIKA B-WING

202.



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74/30939

पावती

Original/Duplicate

Monday, December 18, 2023

नोंदणी क्र.: 39म

10:54 AM

Regn.: 39M

पावती क्र.: 34312 दिनांक: 18/12/2023

गावाचे नाव: डावले

दस्तऐवजाचा अनुक्रमांक: टनन2-30939-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रविंद्र पांडुरंग घडशी.

नोंदणी फी

रु. 30000.00

दस्तु हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त, थंवेनेल प्रिंट, सूची-२ अंदाजे

11:14 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

वाजार मुल्य: रु. 2184989.4/-

मोवदला रु. 3207000/-

भरलेले मुद्रांक शुल्क : रु. 224500/-

सह दुय्यम निबंधक वर्ग - २
हसणे क. २

1) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223186001611 दिनांक: 18/12/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

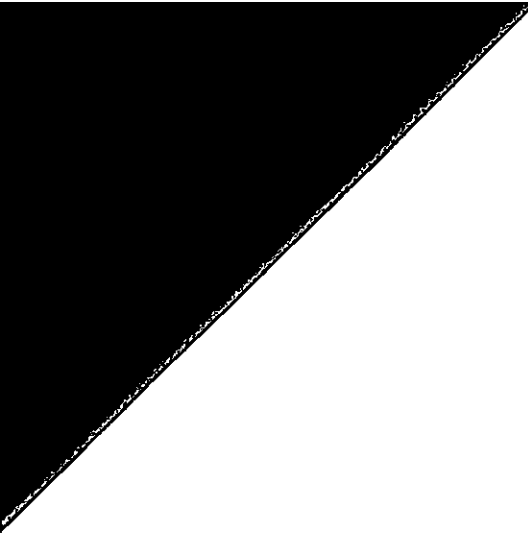
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012504903202324E दिनांक: 18/12/2023

बँकेचे नाव व पत्ता:

Rhadshi

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12/18/2023



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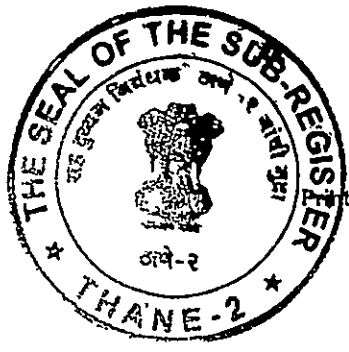
CHALLAN
MTR Form Number-6



GRN MH012504903202324E	BARCODE	Date 16/12/2023-17:16:48	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Stamp Duty		पत्र प्रमाणिक 30030 / 2023	
Type of Payment Registration Fee		TAX ID / TAN (If Any)	9 / 90
		PAN No.(If Applicable) ARAPG440M	
Office Name THN2_THANE 2 JOINT SUB REGISTRAR		Full Name	RAVINDRA PANDURANG GHADSHI
Location THANE			
Year 2023-2024 One Time		Flat/Block No.	Flat No. 202, Building No. B, SAI SHRUSHTI
Account Head Details		Amount In Rs.	Premises/Building VATIKA GAJANAN ALIMKAR
0030046401 Stamp Duty		224500.00	Road/Street Village Dawle
0030063301 Registration Fee		30000.00	Area/Locality Dist. Thane
			Town/City/District
			PIN 4 0 0 6 1 2
		Remarks (If Any)	
		PAN2=ACKFS0306D~SecondPartyName=SAI SHRUSHTI	
		ENTERPRISES~	
		Amount In	Two Lakh Fifty Four Thousand Five Hundred Rupees O
Total		2,54,500.00	Words nly
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332023121615926 2843698472
Cheque/DD No.		Bank Date	RBI Date 16/12/2023-17:19:00 Not Verified with RBI
Code of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID . Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सद्दत चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सद्दत चलन लागू नाही.

Rhadeshhi. रघुश्री र घडशी



Handwritten text, possibly a signature or a list of names, located in the lower-left quadrant of the page. The text is faint and difficult to decipher.

दस्त

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Thane, on this 18th day of December, in the Christian Year Two Thousand Twenty Three (2023)

BETWEEN

M/S. SAI SHRUSHTI ENTERPRISES, PAN : ACKFS0306D, a partnership firm carrying on business of property development and having its registered office at Shop No. 6, E - Wing, Subhadra Anant Complex, Opp. Sachin Niwas, Diva Shil Road, Diva (East), Taluka & District, hereinafter for the sake of brevity and convenience called and referred to as the **PROMOTER / DEVELOPER/S** (which expression unless repugnant to the context or meaning thereof shall mean and include the said partnership firm, its present partner/s, partner/s who may continue/s as the partner of the firm and person/s who may be admitted as the partner of the firm on reconstitution of the firm and on dissolution of the firm, right and obligation under this instrument to whom allotted and partner/s heirs, executors, administrators, but does not include the partner/s who ceases to be the partner of the said firm and his heirs, executors, administrators etc.) **PARTY OF THE ONE PART.**

AND

1) MR. RAVINDRA PANDURANG GHADSHI, age 39 years, **PAN : ARAPG1440M**, Aadhar Card No. 4527 8220 1800, and **2) MRS. RUDRAVI RAVINDRA GHADASHI**, age 35 years, **PAN : EJEPPG9117F**, Aadhar Card No. 8896 6004 4783, Both Indian Inhabitant/s, having address at Room No. 67, Road No. 07, Near Vidyavihar Railway Station, Mohan Nagar, Rahiwashi Sangh Road, No. 07, Vidyavihar (East), Mumbai - 400077, hereinafter referred to as the **"PURCHASER/S"** (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his/her/their heirs, executors, administrators and permitted assigns) of the **OTHER PART.**

WHEREAS originally Shri. Ananta Gajanan Alimkar & Anrs. are the owners, seized and possessed of and/or otherwise well and sufficiently entitled to land property being Survey No. 173 Hissa No. 2 having total admeasuring area of 0H-42R-50P equivalent to 4250 sq. mtrs., lying and situated at Revenue Village Dawle, Taluka & District Thane as per Revenue Records and within the local limit of Thane Municipal Corporation and Registration District Thane and Sub-Registration Office at Thane (hereinafter referred to as the **"SAID PROPERTY"**)

AND WHEREAS by and under the Development Agreement which is duly registered on 16.06.2021 in the Office of Sub-Registrar of Assurances, Thane - 9 at Serial No. 8143/2021 the said Shri. Ananta Gajanan Alimkar & others have assigned the development rights in respect of the Said Property to and in favour of **M/s. SAI SHRUSHTI ENTERPRISES**, i.e. Promoter/Developer herein, on the terms and conditions contained therein and simultaneously from that perspective the said Shri. Ananta Gajanan Alimkar & Anrs. have also executed a registered Power of Attorney on 16.06.2021 which is duly registered in the Office of Sub-Registrar of Assurances, Thane - 9 at Serial No. 8143/2021 and thereby which has authorized the Promoter/Developer/s herein to do various acts relating to development of the First Property and sale of flat/shop/premises in the new building/s to be constructed on the First Property;

(BhadShri)

रुद्रवी र घडशी

AND WHEREAS the said Property is not falling under the ambit of the now repealed Urban Land (Ceiling & Regulation) Act, 1976 since the area of the said property and individual property rights were within the ceiling limits and no orders have been passed

ट न न thereunder.

दस्ता क्रमांक ३०२३२/२०२३

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AND WHEREAS the land owners have surveyed the said property from the Office of T. I. L. R., Thane and accordingly the layout/Map (Gat Book Nakasha) of the said Property was duly sanctioned on 09/02/2022 and which is annexed herewith.

AND WHEREAS Mr. Kavita S. Shah, an Advocate from Kalyan, conducted the detailed search of the said Property since the year 1992 to 2021 and accordingly by and under her Title Certificate dated 24.06.2021 has certified the title and an authority of the Promoter to develop the Said Property to be clear and marketable;

AND WHEREAS thereafter the Promoter initially has obtained from Thane Municipal Corporation (for short "TMC"), sanction plans for layout and building construction vide Commencement Certificate bearing V.P.No.S11/0245/ 21/TMC/TDD/3947/22 dated 09.02.2022 to construct a cluster of 3 Residential Cum Commercial Building/s as follows :

Sr. No.	Building No.	No. of Floors
1	A	Ground (Part)/Stilt + 1 + 2 (Part) 1 st to Seven Upper Floor.
2	B	Ground +1 st to 7 Upper Floor
3	C	Ground (Part)/Stilt(Part) + 1 to 7 Upper Floor.

(hereinafter referred to as the "SAID SANCTIONED PLANS") by consuming the available FSI of the



AND WHEREAS the Promoter herein being developer of the Said Property alone, has/have the sole and exclusive rights to construct building on the Said Property in accordance with the recitals herein above and to sell, mortgage, give on lease and/or to deal therewith in any other manner as the Promoter may deem, fit and proper, the premises in the building/s to be constructed by the Promoter on the Said Property and to enter into Agreements with the Purchasers of the premises and to receive the sale price in respect thereof;

AND WHEREAS the Promoter has proposed to construct the Residential/Commercial Building/s to be known as "SAI SHRUSHTI VATIKA GAJANAN ALIMKAR" having 3 Residential Cum Commercial Building/s as follows :

Sr. No.	Building No.	No. of Floors
1	A	Ground (Part)/Stilt + 1 + 2 (Part) + 1 st to Seven Upper Floor.
2	B	Ground +1 st to 7 Upper Floor
3	C	Ground (Part)/Stilt(Part) + 1 to 7 Upper Floor.

Rhadshi

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(hereinafter referred to as the "SAID PROJECT") having Residential/ Commercial premises, by using maximum potential FSI of the Said Property, as per the Rules of the Sanctioning Authority;

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AND WHEREAS the Promoter has registered the Said Project under the provisions of the Act with the Real Estate Regulatory Authority at Serial No.P51700033427 and the authenticated copy is attached herein;

AND WHEREAS the Promoter herein has entered into standard agreement with Architect M/s. Joshi Deshavare & Associates (for short "SAID ARCHITECT") - an Architect Firm duly registered with the Council of Architects, for Architectural work concerning development of Said Property including preparation of the layout and construction plan of the buildings and further has entered into standard agreement with RCC Structural Engineers Shri Ajay Mahale (for short "SAID STRUCTURAL ENGINEER") for preparation of structural designs and has accepted the professional supervision of the said Architect and said Structural Engineer or such other Architect/Structural Engineer as the Promoter may appoint and/or substitute from time to time, till the completion of the Said Project;

AND WHEREAS the Purchaser/s is/are/has/have offered to purchase the Residential Flat bearing No. 202, on 2nd Floor, admeasuring 31.30 sq. mtrs. carpet area along with Open balcony area of 6.68 sq. mtrs. carpet area, totally admeasuring 37.98 sq. mtrs. carpet area, of the Building No. B, in the complex to be known as "SAI SHRUSHTI VATIKA GAJANAN ALIMKAR" (hereinafter referred to as the "SAID PREMISES") being constructed on the Said Property by the Promoter;

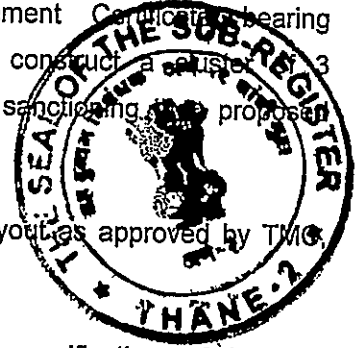
AND WHEREAS on demand from the Purchaser/s, the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the Said Property and the plans, designs and specifications prepared by the Said Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by Mrs. Kavita Shah, Advocate of the Promoter, authenticated copies of 7/12 Extract, showing the nature of the title of the said Shri. Ananta Gajanan Alimkar & Anrs. to the Said Property on which the proposed Building/s to be constructed have been annexed hereto.

AND WHEREAS authenticated copies of Commencement Certificate bearing V.P.No.S11/0245/ 21/TMC/TDD/3947/22 dated 09.02.2022 to construct a cluster of 3 Residential Cum Commercial Building/s as approved by TMC, sanctioning the proposed Building/s has been annexed hereto.

AND WHEREAS the authenticated copies of the plan of the Layout as approved by TMC, sanctioning the buildings as above, have been annexed hereto.

AND WHEREAS the authenticated copies of the plans and specifications of the Said Premises agreed to be purchased by the Purchaser/s, as sanctioned and approved by TMC, have been annexed.



Phadshi

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AND WHEREAS the Promoter has got some of the approvals from TMC to the plans, the specifications, elevations, erections and of the said buildings and shall obtain sanction for additional FSI from sanctioning authority from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said buildings;

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AND WHEREAS while sanctioning the said plans TMC and/or Government has lay down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Said Project and the said Building and upon due observance and performance of which only the Completion or Occupancy Certificate in respect of the said buildings shall be granted by TMC;

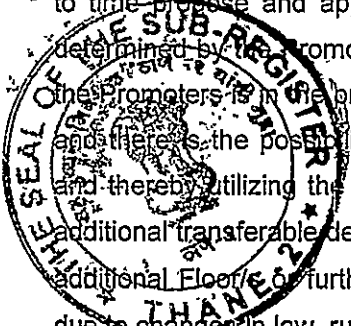
AND WHEREAS the Promoter has accordingly commenced construction of the said buildings in accordance with the Said Sanctioned Plans;

AND WHEREAS the Purchaser/s has/have purchase from the Promoter the Residential Flat bearing No. 202, on 2nd Floor, admeasuring 31.30 sq. mtrs. carpet area along with Open balcony area of 6.68 sq. mtrs. carpet area, totally admeasuring 37.98 sq. mtrs. carpet area, of the Building No. B, in the complex to be known as "SAI SHRUSHTI VATIKA GAJANAN ALIMKAR" being constructed on the Said Property;

AND WHEREAS the carpet area of the Said Premises is 37.98 square meters and "carpet area" means the net usable floor area of an Said Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Said Premises for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the Said Premises for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Said Premises;

And the Purchaser/s has/have demanded from the Promoter/s and the Promoter/s have given inspection to the Purchaser/s all the documents of title, certificates of title of advocate, 7/12 extract, building plans and specification approved by the TMC and other all requisite documents relating to the said property as are specified under the RERA Act, 2016 and rules made thereunder, which the Purchaser/s doth hereby acknowledged and confirm to have received.

And WHEREAS the Promoters have represented to the Purchaser that the Promoters shall be developing the said Property alongwith other adjoining land properties as per the plans approved by the TMC as also with such modifications as the Promoters may from time to time propose and approved by the TMC and the details of such development shall be determined by the Promoters from time to time absolutely at their discretion and furthermore, the Promoters is in the process of acquiring rights in respect of other adjoining land properties and therefore the possibility of amalgamating the said property with adjoining land properties and thereby utilizing the FSI in respect of the such adjoining land properties as also loading additional transferable development rights and/or FSI on the said Building/s for construction of additional Floor/s for further construction on the said property, which may available in future due to changes in law, rules and regulations and carrying on phase/building wise development of the properties acquired by the Promoter/s. The Promoter/s shall be entitled to load, use and consume such additional FSI presently available on the said property as also such additional FSI which may become available in future due to change in law, rules and regulations for further construction on the said property or to transfer such FSI on some other property. The Promoters shall be further entitled to purchase TDR from elsewhere and load and utilize and



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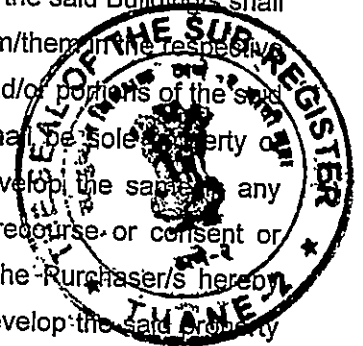
use the same for further construction on the proposed building /s to be constructed on the said property by way of additional floors, as per the rules, regulations for the time being force and therefore, from that perspective the Purchaser/s shall not be entitled to raise any objection for utilization of such FSI or TDR or for transferring such FSI or TDR from the said property to some other property, such additional structure/s, storey/s shall be property of the Promoters alone and the promoters shall be entitled to sell, transfer and dispose off and/or otherwise deal with the same as me deemed fit and proper by the Promoters, without rendering any account or obtaining any further separate consent from the Purchaser and the reference to the building/s on said property hereinafter shall also mean and include the amalgamated properties and new building/s if any.

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AND WHEREAS the Promoter/s shall be entitled to make any variations, alterations, amendments or deletions to or in the proposed building/s, layout, plans and specifications of the flats, Shop/ offices and premises in the aforesaid building/s, relocating/realignment of the water, power, sewerage, telephone, gas and other service and utility connections and lines, overhead/underground tanks, pumps, open spaces, parking spaces, recreation areas, garden spaces and all or any other area, amenities and facilities and/or varying the location of the access to the said Building/s as may be required by the local authorities and/or as the Promoters may deem fit and their sole and unfettered discretion.

AND WHEREAS the Promoters have represented the Purchaser/s that there will always a permanent right of way of from the " Said Property" to any other adjoining or nearby land property/s which the Promoters will/shall be developing with the "said Property" as per the plans approved by the TMC as also with such modifications as the Promoters may from time to time propose and approved by the TMC and therefore, the Promoter/s at its/their sole discretion and without obtaining any consent from the purchaser/s shall be entitled to grant and use such right of way over the "said property" to such other land properties as shall be forming part of the said Building/s or otherwise and Purchaser/s and other purchaser/s of the premises in the building on the "said property" shall always keep the right of way open to sky and shall never ever enclose and/or create any obstruction on such right of way.

AND WHEREAS, it is expressly agreed that the right to the Purchaser under this Agreement restricted only to the said Premises agreed to be sold by the Promoters/ Land Owners and the right of all the prospective Purchaser/s or premises in the said Building/s shall be restricted to the respective premises agreed to be purchased by him/them in the respective building/s and the land below the plinth area and all other premises and/or portions of the said property including layout area, roads, recreation ground and etc. shall be sole property of Promoters and the promoters shall be entitled to deal with and develop the same in any manner as may be deemed fit by them without any reference or recourse or consent or concurrence from the Purchaser/s in any manner whatsoever and the Purchaser/s hereby confirms and consents to the irrevocable right of the Promoter/s to develop the said property in any manner as deemed fit by the Promoter/s without any further or other consent or concurrence from the Purchaser/s and other Purchaser/s in future.



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 and are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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AND WHEREAS, prior to the execution of these presents the Purchaser/s has/have paid to the Promoter a sum of Rs. 7,07,000/- (Rupees Seven Lakhs Seven Thousand Only), being part payment of the sale consideration of the Said Premises agreed to be sold by the Promoter to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admits and acknowledges) and the Purchaser/s has/have agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS, under Section 13 Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963, the Promoter is required to execute a written Agreement for Sale of Said Premises with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser/s hereby agree/s to purchase the Said Premises;

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

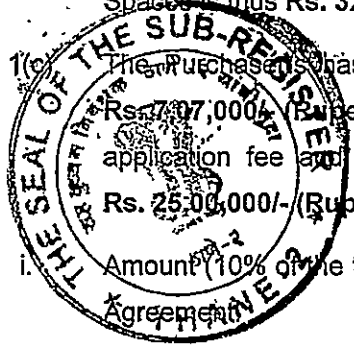
1. The Promoter shall proposed to construct the Building No. B in the complex to be known as "SAI SHRUSHTI VATIKA GAJANAN ALIMKAR" consisting of Gr. Floor to 7th Floor on the Said Property in accordance with the plans, designs and specifications as to be approved by TMC from time to time and the promoter hereinafter shall have the absolute right and authority to make requisite variation and modifications as he/they considered necessary in accordance with the scheme of development of the said property or as may be required by any concern local authority/government authorities or due to change in law.

1(a) The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s Said Premises i.e. the Residential Flat bearing No. 202, on 2nd Floor, admeasuring 31.30 sq. mtrs. carpet area along with Open balcony area of 6.68 sq. mtrs. carpet area, totally admeasuring 37.98 sq. mtrs. carpet area, of the Building No. B, in the complex to be known as "SAI SHRUSHTI VATIKA GAJANAN ALIMKAR" being constructed on the Said Property and as shown in the Floor Plan thereof hereto annexed and marked herewith, for the lump-sum consideration of Rs. 32,07,000/- (Rupees Thirty Two Lakhs Seven Thousand Only).

1(b) The total aggregate consideration amount for the Said Premises excluding Parking Spaces is thus Rs. 32,07,000/- (Rupees Thirty Two Lakhs Seven Thousand Only).

1(c) The Purchaser/s has/have paid on or before execution of this agreement a sum of Rs. 7,07,000/- (Rupees Seven Lakhs Seven Thousand Only), as advance payment or application fee and hereby agree/s to pay to that Promoter the balance amount of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) in the following manner :-

- i. Amount (10% of the total consideration) to be paid to the Promoter after the execution of Agreement
- ii. Amount (35% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the Said Premises is located.



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- iii. Amount of (6% of the total consideration) to be paid to the Promoter on completion of 2nd Slab.
- iv. Amount (6% of the total consideration) to be paid to the Promoter on completion of the 4th Slab.
- v. Amount (6% of the total consideration) to be paid to the Promoter on completion of the 6th Slab.
- vi. Amount (7% of the total consideration) to be paid to the Promoter on completion of the last Slab.
- vi. Amount (5% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the Said Premises.
- vii. Amount (5% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the Said Premises.
- viii. Amount (10% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the Said Premises is located.
- ix. Amount (5% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the Said Premises is located.
- x. Balance Amount (5% of the total consideration) against and at the time of handing over of the possession of the Said Premises to the Purchaser/s on or after receipt of occupancy certificate or completion certificate.
- 1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter / purchasers by way of Goods Service Tax (GST) and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Said Project payable by the Promoter) up to the date of handing over the possession of the Said Premises.
- 1(e) The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in Development Charges, Property Tax, cost or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.
- 1(f) The Promoter shall confirm the final carpet area that has been sold to the Purchaser/s after the construction of the said building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the

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excess money paid by Purchaser/s within forty-five (45) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the carpet area sold to Purchaser/s, the Promoter shall demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan.

- 1(g) The Purchaser/s authorize/s the Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Purchaser/s undertake/s not to object/demand/direct the Promoter to adjust his/her/their payments in any manner.
- 2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by TMC at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Said Premises to the Purchaser/s, obtain from TMC Occupancy and/or Completion certificates in respect of the Said Premises.
- 2.2 Time is essence for the Promoter as well as the Purchaser/s. The Promoter shall abide by the time schedule for completing the Said Project and handing over the Said Premises to the Purchaser/s and the common areas to the Society/Association of the Purchaser/s after receiving the Occupancy Certificate or the Completion Certificate or both, as the case may be. Similarly, the Purchaser/s shall make timely payments of the installment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above.
3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the Said Project is 9448 sq. mtrs. only and Promoter has planned to utilize Floor Space Index of 2744.36 sq. mtrs. by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the Said Project. The Promoter has disclosed the Floor Space Index of 332sq. mtrs. as proposed to be utilized by it on the Said Property in the Said Project and Purchaser/s has/have agreed to purchase the Said Premises based on the proposed construction and sale of Said Premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.
- 4.1 If the Promoter other than the terms and conditions stipulated herein fails to abide by the time schedule for completing the Said Project and handing over the Said Premises to the Purchaser/s, the Promoter agrees to pay to the Purchaser/s, who does not intend to withdraw from the said Project, interest at the rate of 18 % per annum., on all the amounts paid by the Purchaser/s, till the handing over of the possession. And similarly the Purchaser/s agrees to pay to the Promoter, interest at the rate of 18% per annum., on all the delayed payment which become due and payable by the Purchaser/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser/s to the Promoter.



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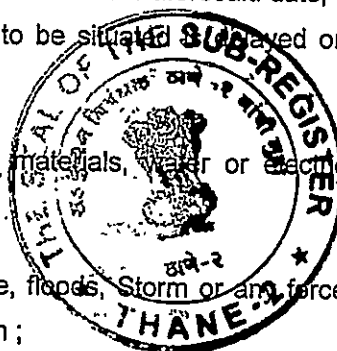
in terms of sub clause 4.1
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4.2 Without prejudice to the right of Promoter to charge interest above, on the Purchaser/s committing default in payment on the date of any amount due and payable by the Purchaser/s to the Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser/s committing two defaults of payment of installments, the Promoter shall at its own option, may terminate this Agreement: Provided that, Promoter shall give notice of fifteen (15) days in writing to the Purchaser/s, by Registered Post AD or Email at the address provided by the Purchaser/s and mail at e-mail address provided by the Purchaser/s, of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement and soon after such termination the Promoter/s will be at the liberty and entitle to deal and dispose off the said premises to third party in any manner as he/they deems fit and proper for the time being. Provided further that upon termination of this Agreement as aforesaid, the Promoter subject to deduction of 10% as a penal charges towards willful default on all earnest amount shall refund to the Purchaser/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) the balance earnest amount (excluding GST, Stamp Duty & Registration Charges and any other Government & legal charges) within a period of thirty (90) days of the termination, the installments of sale consideration of the Said Premises which may till then have been paid by the Purchaser/s to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities in the Said Premises and common amenities in the said building are set out in the Annexure annexed hereto.

6. The Promoter shall give possession of the Said Premises to the Purchaser/s on or before Dec 2025. If the Promoter fails or neglects to give possession of the Said Premises to the Purchaser/s on account of reasons beyond its control and of its agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser/s the amounts already received by it in respect of the Said Premises with interest at the same rate mentioned above, from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Said Premises on the aforesaid date, if the completion of building in which the Said Premises is to be situated is delayed on account of :

- (i) Non-availability of steel, cement, sand, other building materials, water or electric supply.
- (ii) war, civil commotion or act of God such as earth quake, floods, Storm or any force majeure, National or State Lockdown, Pandemic Situation ;
- (iii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- (iv) Any prohibitory order in any litigation pertaining to the said property or the said premises or the building in which the said premises is situated.



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- (vii) Delay in issuance of Occupation Certificate on part of the Corporation or concerned authority for which the Promoters is/are not responsible.
- (viii) Delay on part of issuing RCC Engineer quality certificate with respect to the said project.

7.1 PROCEDURE FOR TAKING POSSESSION :

The Promoter, upon obtaining the Occupancy Certificate from TMC and the payment made by the Purchaser/s as per the Agreement, shall offer in writing the possession of the Said Premises, to the Purchaser/s in terms of this Agreement to be taken within fifteen (15) days from the date of issue of such notice and the Promoter shall give possession of the Said Premises to the Purchaser/s. The Purchaser/s agree/s to pay the maintenance charges as determined by the Promoter or Association of Purchasers, as the case may be.

- 7.2 The Purchaser/s shall take possession of the Said Premises within 15 days of the written notice from the Promoter to the Purchaser/s intimating that the Said Premises is ready for use and occupancy.

- 7.3 **FAILURE OF PURCHASER/S TO TAKE POSSESSION OF SAID PREMISES :** Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser/s shall take possession of the Said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Said Premises to the Purchaser/s. In case the Purchaser/s fails to take possession within the time provided in clause 7.1 such Purchaser/s shall continue to be liable to pay maintenance charges as applicable.

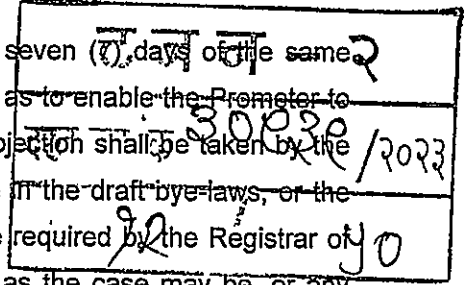
- 7.4 If within a period of 3 years from the date of handing over the Said Premises to the Purchaser/s, the Purchaser/s brings to the notice of the Promoter any structural defect in the Said Premises or the building in which the Said Premises is situated or any defects on account of workmanship, quality or provision of service, accompanied by Certificate from Structural Auditor, then, wherever possible, such defects shall be rectified by the Promoter at its own cost.

The Purchaser/s shall use the Said Premises or any part thereof or permit the same to be used only for purpose for which is sold for. He/she/they shall use the Parking space only for purpose of keeping or parking vehicle.

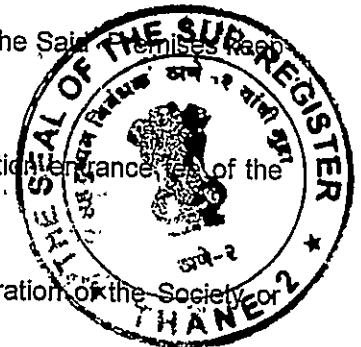
The Purchaser/s along with other Purchasers in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society

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and duly fill in, sign and return to the Promoter within seven (7) days of the same being forwarded by the Promoter to the Purchaser/s, so as to enable the Promoter to register the common organization of Purchaser/s. No objection shall be taken by the Purchaser/s, if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.



- 9.1 The Promoter shall, within three (3) months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the Society or Limited Company all the right, title and the interest of the owners in the Said Property on which the Said Premises is situated.
- 9.2 Within 15 days after notice in writing is given by the Promoter to the Purchaser/s that the Said Premises is ready for use and occupancy, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Said Premises) of outgoings in respect of the Said Property and building's insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of Common Amenities, Said Property and said buildings. Until the Society or Limited Company is to be formed, the Purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser/s further agree/s that till the Purchaser/s's share is so determined the Purchaser/s shall pay to the Promoter provisional monthly contribution for **18 months** starting from the date of Occupation Certificate amounting to **Rs xxxxx /- (Rupees xxxxx only)** (excluding individual Property Tax and Water Tax) towards the outgoings. The amounts so paid by the Purchaser/s to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the Said Property, as explained in Clause No.9.1, is executed in favour of the Society or a Limited Company as aforesaid. After the above said 18 months of Maintenance Pre-paid Period, Promoter shall hand over all the maintenance in respect of the Common Amenities, Said Property and said buildings to existing the Society or a Limited Company on "as is where is" basis. On such conveyance being executed of the Said Property, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.
10. The Purchaser/s shall on or before delivery of possession of the Said Premises deposit with the Promoter, the following amounts:-
- Rs. xxxxx/- (Rupees xxxxx only)** for share money, application fee of the Society or Limited Company/Federation/ Apex body.
 - Rs. xxxxx /- (Rupees xxxxx only)** for formation and registration of the Society or Limited Company/Federation/ Apex body.
 - After issuance of Occupation Certificate the Purchaser/s has/have to pay Property Tax and Water Tax in respect of the Said Premises directly to Thane Municipal Corporation or pay proportionate share as per area of Said Premises to the Society or Limited Company/Federation/ Apex body, Property Tax is to be assessed in the name of the Society or Limited Company/Federation/ Apex body.



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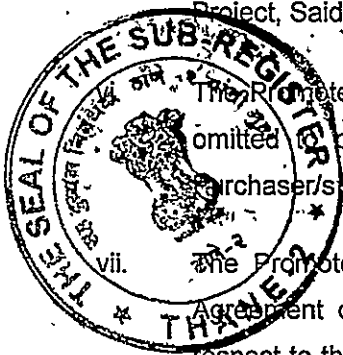
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(iv)	Rs. xxxxx /- (Rupees xxxxx only) for Deposit towards Water, Electric, and other utility and services connection charges.
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11. The Purchaser/s shall pay to the Promoter a sum of Rs. xxxxx /- (Rupees xxxxx only) for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at Law/Advocates of the Promoter in connection with formation of the Society and the cost of preparing deeds and documents.
12. At the time of registration of conveyance of the Said Property, subject to as explained in Clause No.9.1, the Purchaser/s shall pay to the said Society or Limited Company, Purchaser/s' share of stamp duty and registration charges payable on such conveyance or any document or instrument of transfer in respect of the Said Property.

13. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER :**


The Promoter hereby represents and warrants to the Purchaser/s as follows:

- The Promoter has clear and marketable title with respect to the Said Property and has the requisite rights to carry out development upon the Said Property and also has actual, physical and legal possession of the Said Property for the implementation of the Said Project;
- The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Said Project and shall obtain requisite approvals from time to time to complete the development of the Said Project;
- There are no encumbrances upon the Said Property or the Said Project;
- There are no litigations pending before any Court of law with respect to the Said Property or Said Project;
- All approvals, licenses and permits issued by the competent authorities, with respect to the Said Project, Said Property and said building, are valid and subsisting and have been obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Said Project, Said Property, said building and common areas;



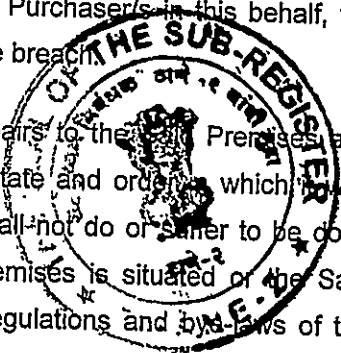
The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicially be affected;

- The Promoter has not entered into any Agreement for Sale and/or Development Agreement or any other agreement / arrangement with any person or party with respect to the Said Property, including the Said Project and the Said Premises which will, in any manner, affect the rights of Purchaser/s under this Agreement;

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- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Said Premises to the Purchaser/s in the manner contemplated in this Agreement;
- ix. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Said Project to the competent Authorities;
- x. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Said Property) has been received or served upon the Promoter in respect of the Said Property and/or the Said Project.
14. The Purchaser/s or himself/herself/themselves with intention to bring all persons into whosoever hands the Said Premises may come, hereby covenant/s with the Promoter as follows :-
- i. To maintain the Said Premises at the Purchaser/s's own cost in good and tenable repair and condition from the date that of possession of the Said Premises is taken and shall not do or suffer to be done anything in or to the building in which the Said Premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said building in which the Said Premises is situated and the Said Premises itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Said Premises is situated, including entrances of the building in which the Said Premises is situated and in case any damage is caused to the building in which the Said Premises is situated or the Said Premises on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.
- iii. To carry out at his/her/their own cost all internal repairs to the Said Premises and maintain the Said Premises in the same condition, state and order which it was delivered by the Promoter to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Said Premises is situated or the Said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in

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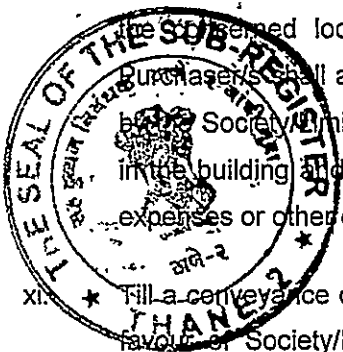
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or to the Said Premises or any part thereof, nor any alteration in the elevation and outside color of the building in which the Said Premises is situated and shall keep the portion, sewers, drains and pipes in the Said Premises and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Said Premises without the prior written permission of the Promoter and/or the Society or the Firm.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Said Property and the building in which the Said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Premises in the compound or any portion of the Said Property and the building in which the Said Premises is situated.
- vii. Pay to the Promoter within fifteen (15) days of demand by the Promoter, his/her/their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Said Premises is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Said Premises by the Purchaser/s for any purposes other than for purpose for which it is sold.
- ix. The Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Said Premises until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid up.
- x. The Purchaser/s shall observe and perform all the rules and regulations which the Society or the Firm/ Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Said Premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupancy and use of the Said Premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xii. * Fill a conveyance of the Said Property in which Said Premises is situated is executed in favour of Society/Limited Society, the Purchaser/s shall permit the Promoter and its surveyors and agents, with or without workmen and others, to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.
- xii. Before installation of Grill the Purchaser/s shall have to take prior written permission from the Promoter however, no such permission will be granted which will be in violation of Development Control Rule in respect of the said project.



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xiii) The Purchaser/s shall not affixed any external Dish Antenna apart from the Dish Antenna to be installed by the Promoter attached to the said Premises or said Building.

xiv) Entire Waste material, Disposal, Garbage and etc. from the said premises shall be properly taken away from the said Building.

xv) No such internal work in the said premises shall be carried out which will directly or indirectly harmful or cause damages to the premises of other tenement/s in the said building/s or to the electric line, cable, wall or slab, plumbing piping, fire fitting, drainage, gap and etc. and on occurrence of the same the Promoter/s has the right to restrain the Purchaser from carrying such un permissible activity.

xvi) All Air Conditioner Outdoor Units shall only have to be kept on the Service Slab or Duct as the same is likely to hit the elevation of the said Building/s.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which it has been received.

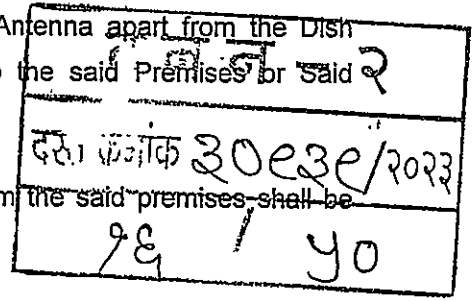
16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Said Property and said building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Said Premises hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the Said Property alongwith said building is transferred to the Society/Limited Company or other body.

17. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the Said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser/s who has taken or agreed to take such Said Premises.

18. **BINDING EFFECT:**

Forwarding this Agreement to the Purchaser/s by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser/s until, firstly, the Purchaser/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Purchaser/s(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser/s,



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application of the Purchaser/s shall be treated as cancelled and all sums deposited by the Purchaser/s in connection therewith including the booking amount subject to deduction of 10 % of overall amount to be received by Promoter in addition of retaining the GST Stamp Duty, Registration, Legal and any other government charges and amount applicable therein and after such deduction the balance earnest amount shall be returned to the Purchaser/s without any interest or compensation whatsoever.

19. **ENTIRE AGREEMENT:**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the Said Premises, as the case may be.

20. **RIGHT TO AMEND:**

This Agreement may only be amended through written consent of the Parties.

21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/S / SUBSEQUENT PURCHASER/S:**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Said Project shall equally be applicable to and enforceable against any subsequent Purchaser/s of the Said Premises, in case of a transfer, as the said obligations go along with the Said Premises for all intents and purposes.

22. **SEVERABILITY:**


If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:**

Wherever in this Agreement it is stipulated that the Purchaser/s has/have to make any payment, in common with other Purchasers in the Said Project, the same shall be in proportion to the carpet area of the Said Premises to the total carpet area of all the Said Premises in the Said Project.

24. **FURTHER ASSURANCES:**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or


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perfect any right to be created or transferred hereunder or pursuant to any such transaction.

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25. **PLACE OF EXECUTION:**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchaser/s, in after the Agreement is duly executed by the Purchaser/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar within whose jurisdiction the execution of the said Agreement is permissible. Hence this Agreement shall be deemed to have been executed at Thane.

26. The Purchaser/s and/or Promoter shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. That all notices to be served on the Purchaser/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Promoter :

M/s. SAI SHRUSHTI ENTERPRISES

Having Office at Shop No.6, E-Wing, Subhadra Anant Complex, Opp. Sachin Niwas, Diva Shil Road, Diva (East), Taluka & District-Thane

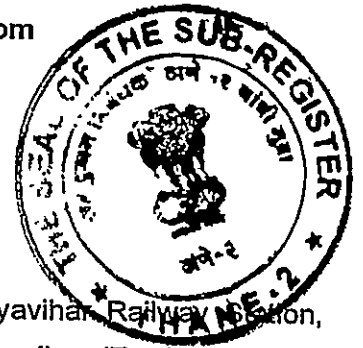
Notified Email.Id.saishrushtienterprises@gmail.com

Purchaser/s :

1) MR. RAVINDRA PANDURANG GHADSH

2) MRS. RUDRAVI RAVINDRA GHADASHI

address at Room No. 67, Road No. 07, Near Vidyavihar Railway Station, Mohan Nagar, Rahiwashi Sangh Road, No. 07, Vidyavihar (East), Mumbai - 400077



It shall be the duty of the Purchaser/s and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Purchaser/s, as the case may be.

Rudra

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28.

JOINT PURCHASERS:

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That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser/s whose name appears first and at the address given by him/her/them which shall for all intents and purposes to consider as properly served on all the Purchasers.

29. **STAMP DUTY AND REGISTRATION:**

The charges towards stamp duty and Registration of this Agreement shall be borne by the Promoter / Purchaser/s however, in case if the said agreement is cancelled under any circumstances then it will be the sole and exclusive duty and liability of the Purchaser/s at his own cost and expenses to bear such loss and/or shall personally to approach and apply for refund before the District Collector of Stamp, Thane and/or shall further personally approach and apply for reimbursement of GST and/or taxable amount before the concern authority.

30. **DISPUTE RESOLUTION:**

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. **GOVERNING LAW:**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Thane courts will have the jurisdiction for this Agreement.

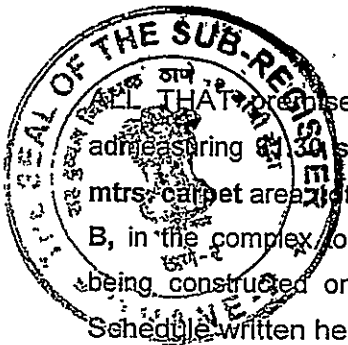
FIRST SCHEDULE ABOVE REFERRED TO :

(SAID PROPERTY)

An immovable land property being Survey No. 173 Hissa No. 2 having total admeasuring area of 0H-42R-50P equivalent to 4250 sq. mtrs., lying and situated at Revenue Village Dawle, Taluka & District Thane as per Revenue Records and within the local limit of Thane Municipal Corporation and Registration District Thane and Sub-Registration Office at Thane.

SECOND SCHEDULE ABOVE REFERRED TO :

(SAID PREMISES)



The Said Premises being the Residential Flat bearing No. 202, on 2nd Floor, admeasuring 37.98 sq. mtrs. carpet area along with Open balcony area of 6.68 sq. mtrs. carpet area, totally admeasuring 37.98 sq. mtrs. carpet area, of the Building No. B, in the complex to be known as "SAI SHRUSHTI VATIKA GAJANAN ALIMKAR" being constructed on the Said Property more particularly described in the First Schedule written hereinabove.

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND
SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY AND YEAR WRITTEN
HEREINABOVE.

SIGNED AND DELIVERED by the
withinnamed the "PROMOTER/S"

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दस्त क्रमांक ३०६३९ / २०२३
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M/s. SAI SHRUSHTI ENTERPRISES

A partnership firm

through its PARTNER

MR. MAHAVIR MEHTA

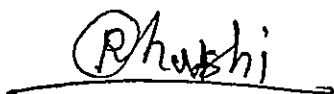
In the presence of



1) Anwar Padi! - 

2) Roshen Gaid - 

SIGNED AND DELIVERED by the
withinnamed the "PURCHASER/S"



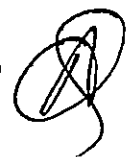
1) MR. RAVINDRA PANDURANG GHADSHI

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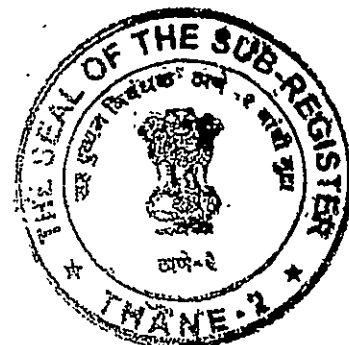
2) MRS. RUDRAVI RAVINDRA GHADASHI

In the presence of



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RECEIPT

RECEIVED of and from the withinnamed the PURCHASER/S a sum of Rs. 7,07,000/- (Rupees Seven Lakhs Seven Thousand Only) being the amount of part consideration to be paid by him/them to us as per these presents by Cheque.

Sr. No.	Rupees	Cheque No.	Dated	BANK NAME
1.	51,000/-	972784	17/01/2023	SBI
2.	3,00,000/-	572946	11/12/2023	SBI
3.	3,56,000/-	572947	11/12/2023	SBI

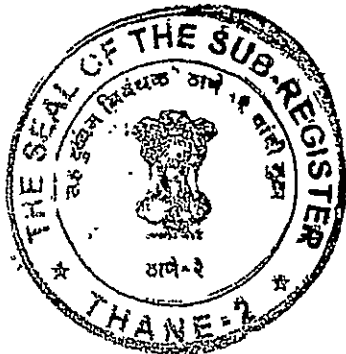
(Subject to realization of instrument)

WE SAY RECEIVED

Rs. 7,07,000/-

FOR M/s. SAI SHRUSHTI ENTERPRISES
(Authorised Signatory)

(PROMOTER)



LIST OF AMENITIES

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दस्त क्रमांक ३०९३९ / २०२३
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LIVING ROOM:

- A) French Window & Anodized Aluminium Slidings with Granite frame of marble.
- B) 2 X 2 vitrified tiles in all room all finished with putty & acrylic paints in all flats.
- C) T.V. points, Telephone point & Cable, Net Point in living room & bedroom.
- D) Electrical Anchor branded accessories in all rooms.
- E) Designed wooden main door with sunmica finish.
- F) Intercom facility.

KITCHEN:

- A) French window & Anodized Aluminium Slidings.
- B) Kitchen platform with granite & sink with ISI mark.
- C) 15 X 12 full height glazed tiles.
- D) Fridge point, Mixer point.

W/C-BATH:

- A) Granite frame door.
- B) Full tiles (15 X 12).
- C) Concealed plumbing with good quality.
- D) Gezer point, Washing machine point.

BED ROOM:

- A) French Window.
- B) A/c. Point.
- C) Wooden door with cenmica.

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INDEMNITY CUM DECLARATION

I M/S. SAI SHRUSHTI ENTERPRISES, hereby state and declare that I had sold Residential Flat bearing No. 202, on 2nd Floor, admeasuring 31.30 sq. mtrs. carpet area along with Open balcony area of 6.68 sq. mtrs. carpet area, totally admeasuring 37.98 sq. mtrs. carpet area, of the Building No. B, in the complex to be known as "SAI SHRUSHTI VATIKA GAJANAN ALIMKAR" which is under construction on Survey No. 173, Hissa No. 2 of Village - Dawale, Taluka and District Thane for total consideration of Rs. 32,07,000/- (Rupees Thirty Two Lakhs Seven Thousand Only).

I hereby state that I have not sold Parking Space alongwith the above said flat.



M/S. SAI SHRUSHTI ENTERPRISES





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 : P51700033427

Project: Sai Shrushti Vatika Gajanan Alimkar , Plot Bearing / CTS / Survey / Final Plot No.:173/2 at Thane, Thane, 400612;

1. Sai Shrushti Enterprises 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 22/02/2022 and ending with 31/12/2025 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.

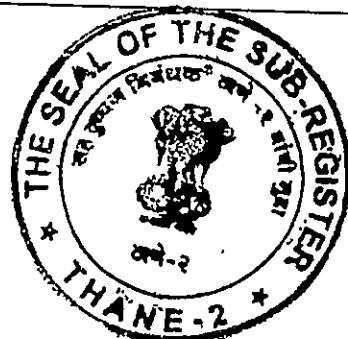
Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:22-02-2022 13:06:03

Dated: 22/02/2022

Place: Mumbai

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

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अहवाल दिनांक : 17/11/2021

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन मद्रपूण अधिकार अभिलेख आणि नोंदवद्या (नया काणे व सुविधतीत देवणे) नियम, १९७१ च्या नियम ३,५,६ आणि ७]

तालुका :- ठाणे

जिल्हा :- ठाणे

गाव :- डावले

भूमापन क्रमांक व उपविभाग : 173/2

भू-पारभा पध्दती : भोगवटादार वर्ग -1		शेताचे स्थानिक नाव :				नयनीत जमिनी	
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कूट, खंड व इतर अधिकार
क्षेत्र एकक	इ.आर.घो.पो	अनंत गजानन भातोगकर				(1486)	पुढाचे नगर व घरा
अ) लागवडी योग्य क्षेत्र	1015	बळीराजे गजानन भातोगकर				(1486)
जमीन	0.30.60	बासुदेव गजानन भातोगकर				(1486)	प्रा. अधिकार
सागवट	-	मुलाजी गजानन भातोगकर				(1486)	[-सह] (2773)
एकूण सा.घो. क्षेत्र	0.30.60	-----सागवट क्षेत्र-----	0.3060	5.69	0.1190		[-सह] (2773)
ब) पार-घात क्षेत्र (सागवट अयोग्य)						
जमिनी (अ)	0.11.90						उत्तमिण कोणता : नाही.
जमिनी (ब)	-					
एकूण पो.ख.	0.11.90						नोंदवद्या पत्रक क्रमांक 2773 व दिनांक 30/06/2021
एकूण क्षेत्र (अ+ब)	0.42.50					
आकारणी	5.69						
नुई वित्त वित्त	-						
आकारणी	-						
मूळ क्रमांक (90) (364) (595) (653) (818) (856) (1486) (1689) (2203) (2317) (2773)							साचा आणि भूमापन चित्री

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन मद्रपूण अधिकार अभिलेख आणि नोंदवद्या (नया काणे व सुविधतीत देवणे) नियम, १९७१ च्या नियम २९]

तालुका :- ठाणे

जिल्हा :- ठाणे

गाव :- डावले

भूमापन क्रमांक व उपविभाग : 173/2

वर्ष	हंगाम	खाता क्रमांक	पिकांखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेता			
			मिश्र पिकांखालील क्षेत्र			निर्भळ पिकांखालील क्षेत्र			स्वरूप	क्षेत्र					
			घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित					अजल सिंचित		
(१)	(२)	(३)	*४	*५	*६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
						इ.आर. घो.पो	इ.आर. घो.पो		इ.आर. घो.पो	इ.आर. घो.पो		इ.आर. घो.पो			
2019-20	खरीप								पात		0.3060				

शेरा *४ - मिश्रपिकांचा सकल प्रमाणात, *५ - जल सिंचित, *६ - अजल सिंचित

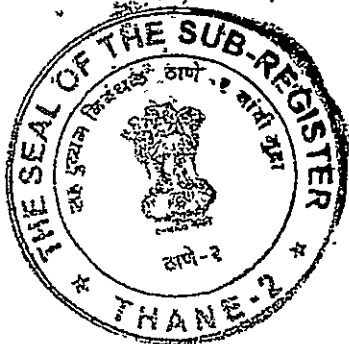
"मा प्रमाणित प्रतीपाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 17/11/2021
सांकेतिक क्रमांक :- 2721000942131032001120211375

(नाव :)
तलाठी सजा शिळ
ता. जि. ठाणे

<https://mahafarfar.enlightcloud.com/DDM/PgHtml712>

17-Nov-21

Scanned by CamScanner



टन व - २

दफाचें पत्रक (गा. न. नं. ६).

दिनांक

३०/३१/२०२३

नोंदीया
अनुक्रम
नं. ४.

दफाचें प्रमाण.

फारमा घालिल्ले
सर्वे नंबर आणि
पोट दिश्टी.

दफाचो नंबर
परी खिा चेरा.

नोंदीया
अनुक्रम
नं. ५०

५०

१०) १९९८-९९ (७/११/१९९९) जमनीजिना. दे. ३३/११/१९९९ H ce १३/११/१९९९
 रिचो केवनी के मुळीजवावा मळून नारा ३३/११/१९९९ Jami ul-mul
 अण भाऊ मळून व. स. यो. दे. नामालमि यमर १५/११/१९९९
 आंचे मांटे सभारके मळून दारमळके मळी.

सलाठी सजा शिळ

११) १९९८-९९ (७/११/१९९९) सभारके मळून नारा ३३/११/१९९९ ना. मि. वि. यो. दे. ३३/११/१९९९
 सभारके मळून नारा ३३/११/१९९९ वावा मळून व. स. यो. दे. नामालमि यमर १५/११/१९९९
 अण भाऊ मळून व. स. यो. दे. नामालमि यमर १५/११/१९९९
 आंचे मांटे सभारके मळून दारमळके मळी.

१२) १९९८-९९ (७/११/१९९९) सभारके मळून नारा ३३/११/१९९९ ना. मि. वि. यो. दे. ३३/११/१९९९
 सभारके मळून नारा ३३/११/१९९९ वावा मळून व. स. यो. दे. नामालमि यमर १५/११/१९९९
 अण भाऊ मळून व. स. यो. दे. नामालमि यमर १५/११/१९९९
 आंचे मांटे सभारके मळून दारमळके मळी.

१६. १६/११/२१

Phadshi



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दस्तावेज क्रमांक ३०२३९/२०२३

दस्तावेज पत्रक (गा. न. नं. १)

०. २६

गोदाया नं. ५०

विशेष कर किंवा शेत.

खात्या क्रम.

फापर बाबत संशय न्यायाणि पो. डि. सि. से.

व्याप्तगी कर्तव्याबाबत किंवा शेत.

० ३१/५५

३६४

तारीख १-८-८३ संदर्भात कुळ कायदा कलम ३ (अ) १ क्षमणें

तयारले ३१/५५

० ३१/५५

३६४

स्वाकील कबजेदार यांची स्वाकील संदर्भात कुळें उगाहेल -

३१/५५

० ३१/५५

कबजेदार कुळ. गोपाळ गोपाळ

३१/५५

० ३१/५५

उगावदल उगावदल करमाळी यांक करमाळी कायम

३१/५५

० ३१/५५

३६५

तारीख १-८-८३ संदर्भात कुळ कायदा कलम ३ (अ) १ क्षमणें

३१/५५

० ३१/५५

स्वाकील कबजेदार यांची स्वाकील संदर्भात कुळें उगाहेल -

३१/५५

० ३१/५५

कबजेदार कुळ. कोड्या उगावदल

३१/५५

० ३१/५५

३६६

तारीख १-८-८३ संदर्भात कुळ कायदा कलम ३ (अ) १ क्षमणें

३१/५५

० ३१/५५

स्वाकील कबजेदार यांची स्वाकील संदर्भात कुळें उगाहेल -

३१/५५

० ३१/५५

कबजेदार कुळ. मोती उगावदल व इतर यांचा

३१/५५

० ३१/५५

३६७

तारीख १-८-८३ संदर्भात कुळ कायदा कलम ३ (अ) १ क्षमणें

३१/५५

० ३१/५५

स्वाकील कबजेदार यांची स्वाकील संदर्भात कुळें उगाहेल -

३१/५५

० ३१/५५

कबजेदार कुळ. निना गोपाळ निना

३१/५५

० ३१/५५

३६८

तारीख १-८-८३ संदर्भात कुळ कायदा कलम ३ (अ) १ क्षमणें

३१/५५

० ३१/५५

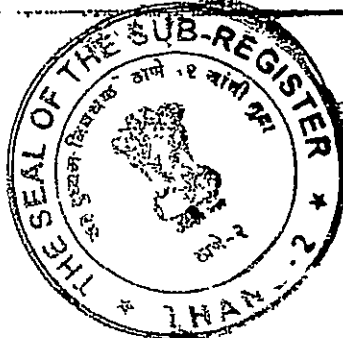
स्वाकील कबजेदार यांची स्वाकील संदर्भात कुळें उगाहेल -

३१/५५

० ३१/५५

कबजेदार कुळ. कर्नार उगावदल व इतर

३१/५५



त. न. न. २
 दिनांक २३/१०/२०२३
 २३

इसमें पत्र (गां. न. नं. ६)

पत्राचार प्रसार	वैतनिक प्रालेखों में नया प्राप्ति पत्र दिवस	वर्तमान अनुसूचित नयी किता नंबर
गारिच १-१-१९७३ वारसाने श्यामदार श्री. काश्याम	२५५	७-५-७३
वाचना गायकनाथ दे. गारोच २०१४६३ रोमी भयापडग	३५२	
भोहा ल्यारा वरस एकल मुठगा दूगड्याकाथोड	३५५	
गारुचनाड व मुठगा वयोजा वाचना भशी दोधेच	२१०१-	HELE
वारस भोहा वरस वयोवाडि काच्या दिने मापवा	२१५	
वडीमय वक कसावेठ्या/जमिनीसी वंढोडी संबंके वक	१३३२ २५९५	
व्यानहलया क्षेत्री जबाब दिवे वरन मिया गाचे गावे	२१७	
करुमेठी जमिन वारस श्री दगड्या काथोडयागाव		
दुवाड याचे गावे साखळ कुडी वक (वदी)	११००००	

yes

पत्राच २०१७६३ मुठगी पाटीच की वारस इनाम व-	१२०१- २५५ ६२१- २२२१- १३५१७	७-५-७३
गारोच ३/१/७३ वारसाने वरस वरसो आम भोहा मुठगा	१३५५२ १५५१३०५१	
लो (पुानं WTN-७१ वा गारोच वरस वरसो वरसो	१५५१३२ १५५१३ १५५१०५	
वकल्या वरस वरस इनाम वरसो वरस वरस		
वार वरसो वरस वरस वरस वरस वरस		

तलाठी सजा शिक
 दि १७/११/२५
 वा. जि. ठाणे



हस्ताक्षर पत्र

त न न - २

पुस्तक क्रमांक ३०९३९ / २०२३

दिनांक ३० / ५०

गोदीचा पत्तनामिक	हस्ताक्षर पत्र	ज्या भूतत्तल प उपविभाग कमीकर पर परिणाम दोष झालेस, तो भूतत्तल प उपविभाग कमीकर
	<p>(191)</p> <p>विभागांक ३८/१२/५०</p> <p>राज्याचा वसाहत मासिक मजुरी मंडळ</p> <p>मजुरी मंडळीचा अर्थसंबंधी</p> <p>१९५० च्या संविधानाच्या अन्वयेत</p> <p>ज्याच्या अन्वयेत १९५५ मध्ये राज्याचे एक नोंद</p> <p>कागदी मंडळ देणे साठी विविध निरहता</p> <p>निरहताक भूमि-मजुरी (वसाहत) काणा</p> <p>मांचे फर्दून नविले व वसाहत पत्रिका</p> <p>वसाहतरील जाकार वंद व हिस्सा फॉर्म</p> <p>नं. न. १२ गाव वसाहतरील जात करून</p> <p>त्याचा गावी वसाहत देणे साठी नोंद करी</p> <p>क्रमेण:</p> <p><i>[Signature]</i></p> <p>अंतरिमस लवंगी</p> <p>८८३. डायरी</p> <p>दि. १६/११/२१</p>	<p>संपूर्ण</p> <p>मावाच</p> <p>वसाहत</p> <p>रुपांतर</p> <p>केट.</p> <p>वसाहत</p> <p>पत्रिका</p> <p><i>[Signature]</i></p> <p>सजा शिळ</p> <p>ना. जि. ठणे</p>

तपासले

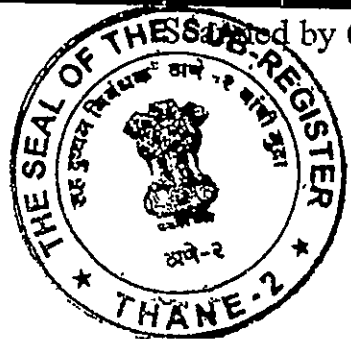
३०/५०

३०/५०

१९२८

२०१९

२०१९



Rhadshi

ट न न - २

अधिकार अभिलेख

म. गा. सं. म.
16. V. 8 म.

पत्रा क्रमांक ३०२३० / २०२३

नोंदणी
क्रमांक

३१

/ ५०

अधिकारये लक्ष्य

या प्रमाण व
उपविभाग इत्याका-
वर परिणाम होत
असेल, तो प्रमाण
& उपविभाग
क्रमांक

याचणी वेगान्या
अधिकार्याची माणसरो
क्रिया तेंच

जारीय ३/१२/५५ रपेदे रपाः - कायदे

१०७/२

समय वसुध्या नो-यो जमीन गा. गंगानग

गोविंद काकोणकर यांना जी. गोविंद गोमाण पा.

यांचा पारख २.५. २०००) रपा कायदे रवर दो

पारख (०)

तलाठी दिवा

5/11/23

तलाठी प्रसिद्धाधिक

कायदे क्र. ३०२३०

दि-१०/१/२३

जारीय - १०-२-५५ म. अ. ज. म. न्यायालय

व अतिशय महत्त्वाचे बाणे यांचे वडील हुक्मी

हुक्मी कार्या क्र. ३२३ म. न्या.

उप न. सी. अ. १०२/४५५

अंशवये कायदे दाखल केलेल्या स. न. सी. जमीन

अ. धरपुरास अ. धरपुरास यांचे वडील

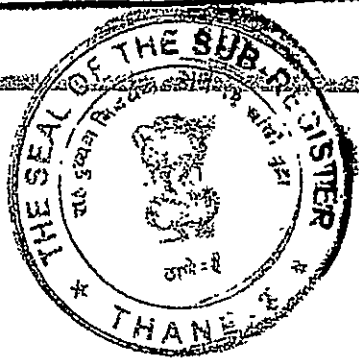
मादकीची असेल ती जमीन आ. जमीनी लीट

हुक्मी कार्या क्र. ३०२३० म. न्या.

सामा. ज. म. न्या. अ. व. री. ३०२३० म. न्या.

ज. म. न्या. अ. व. री. ३०२३० म. न्या.

ज. म. न्या. अ. व. री. ३०२३० म. न्या.



ट न न - २

दस्त क्रमांक 30630/2023

परिचाराची वीचीवही (परिचार पत्रक)

(परिचार पत्रक अर्थात अधिकारी वित्तवही आणि तंत्रिका (तंत्रिके व सुविधीत उद्योग) विभाग, १५७५-१५७६, वित्त (१०)

पत्रक : २०२३

ता.पु.का : १०/०५/२३

दिनांक : १०/०५/२३

५०

वेधिकाः सर्वप्रथम
 तपासून घेतलेल्या अधिकार्यांचे तत्व
 परियाय तालेले प्रमाण व
 उत्तरिगत क्रमांक
 वाचणी अधिकार्यांचे
 आवासीय पिन कोड

वेधिकाः	तपासून घेतलेल्या अधिकार्यांचे तत्व	परियाय तालेले प्रमाण व उत्तरिगत क्रमांक	वाचणी अधिकार्यांचे आवासीय पिन कोड
१. (१४९६) म.स. शिंदे १६६१०९६ बा.स. उस्ता	७८५	९६७७९	५०१०५१०५
२. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
३. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
४. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
५. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
६. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
७. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
८. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
९. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
१०. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
११. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
१२. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
१३. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
१४. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
१५. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
१६. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
१७. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
१८. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
१९. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५
२०. म.स. शिंदे १६६१०९६ बा.स. उस्ता	९०३१२	९०३१२	५०१०५१०५

असे करण्डे प्रमाणे लिखित व वस्तु आवेत.

आ विषयाय तय्यतात आगा नारख गाती

नदीसा कमतान्न नाक, नारी कळण

पुतळि वारसाणी नाक दाखळ करणी

हेम (१५)

(वारी अर्ध, मृत्कणा दखळा, साधप्रप्रतिनिष्ठेव

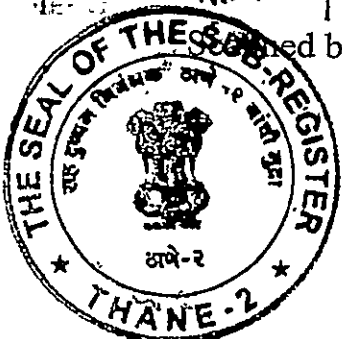
जंथाव, पंनगाण, वार. व. दु. नोदं)

मन्तेहर शं. वनसोडे
 तलाठी-शिळ
 ना. जि. ठाणे

दि-१६/११/२३

नरतण सजा शिळ
 ना. जि. ठाणे

Rhadshi



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दस्त क्रमांक ३०६३९ / २०२३

पोलीस निका १०।

३४ / ५०

जिल्हा - ठाणे

गाय मयुगा ६
पेतपतर मोसवही (पेतपता भागक)
[महाराष्ट्र जमीन महसुल अधिकाार अधिलेख आणि मोसवहा (तपतर फाणे य सुविगीत ठेपणे) नियम, १९७१]

गाय :- शयले

तासुफा :- अणे

नोटीसा अनुक्रमांक	संपादन वेळोह्या अधिकााराचे स्वरुप	परिणाम झालेले भुमपन य उपविभाग क्रमांक	अधिकार्याचे नाव , आचार्यी य शेता
2773	<p>फेरफाराचा प्रकार : अनोडणीवृत्त नोटीसा प्रकार : आदेश य दस्त्यावेब फेरफाराचा दिनांक : 23/06/2021 माहिती मिळालेला दिनांक :- 22/06/2021 आदेशाने भायुर दाखल केलेली स.नं. थी जमिनीबाबत मा. तहसिलदार सो. ठाणे यांचेकडील आदेश क्र. मह/क-1/2-2/जमिनबाब/कावि-4842/2021/814 दि. 16/06/2021 अन्वये अनंता गजानन अलीमकर च इतर यांची नावे दाखल आलेली भौजे डावले येथील स.नं. 173/2 क्षेत्र 0-42-50 आकार 5-69 या जमीन शिळकतीबाबताची शासन परिपत्रक क्र. चतन/ 1099/ प्र.क्र. 223/ स-1 दि. 09 जुलै, 2002 नुसार मा. सह बिल्हा निर्बंधक चर्ग-1 तथा मुद्दोक जिल्हाधिकाारी, ठाणे शहर यांचेकडील शिप्रसिद्ध गणकानुसार निगमानुकूल करावयाचे एकुण क्षेत्र 0-42-50 हे.आर. चौ.मी. कालिता जमीनीचे मुल्यांकन 3,00,87,500/- एवढे होत आहे. सदर रकमेच्या 50 टक्के नजराणा परिगणना होणारी रक्कम रुपये 1,50,43,750/- (अधरी एक कोटी पन्नास लाख त्रैचाळीस हजार सातशे पन्नास मात्र एवढी रक्कम अर्जदार यांनी शासनाय चलन क्रमांक MH 2264008202122M दि. 15/06/2021 अन्वये शासन जमा केली असल्याने इतर अधिकारातील बेकायदेशीर व्यवहार ही नोंद कमी करण्यात येत आहे. तसेच भौजे-डावले ता. खि. ठाणे येथील स.नं. 173/2 क्षेत्र 0-42-50 या जमीनीची भूधारणा पद्धती भोगवटादार चर्ग-2 ही बदलून भोगवटादार चर्ग -1 करण्यात आली असुन अधिकार अधिलेख अघाचत करणेकामी नोंद घेण्यात आली असे. जमिनीचे वर्णन :- स.नं. 173/2 एकुण क्षेत्र 0-42-50 (हे.आर.) (नोंद :- मा. तहसिलदार सो. ठाणे यांचेकडील आदेश क्र. मह/क-1/टे-2/जमिनबाब/ कावि-4842/ 2021/ 814 दि. 16/06/2021 वर)</p> <p>हितसंबंधितांना नोटीस बजावल्याचा दि. फेरफार नोद निर्गतीचा दि. 30/06/2021</p> <p>(रोहन असोक वैष्णव) तलाठी डावले साझा शिळ ता. ठाणे जि. ठाणे</p>	173/2 एकूण :- 1	<p>मा.तहसिलदार सो. ठाणे यांचेकडील आदेश क्र.मह/क-1/टे-2/जमिनबाब/कावि- 4842/2021/814 दि.16/06/2021 पाहिला. जमीन मालक यांनी 50% नजराणा रक्कम ₹.1,50,43,750/- चलन क्रमांक MH 2264008202122M दि. 15/06/2021 रोजी शासन जमा केल्याचे पाहिले. अधिकार अधिलेख अघाचत करणे कामी सबब नोंद प्रमाणित</p> <p>(सुभाष रामराज जाधव) मंडळ अधिकारी:- भुंन्रा ता.: ठाणे जि.: ठाणे दि.: 30/06/2021</p>

"या प्रमाणित प्रतीसाठी की म्हणून १५/- रुपये मिळाले."

दिनांक :- 17/11/2021

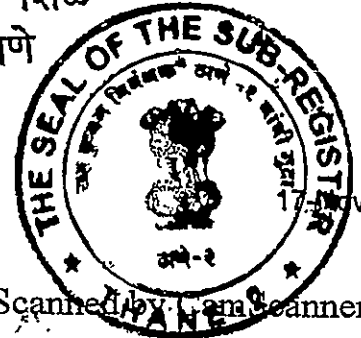
साकेतिक क्रमांक :- 2721000942131032001120213376

(नाव : रोहन असोक वैष्णव)

तलाठी साझा शिळ ता. ठाणे जि. ठाणे

तलाठी सजा शिळ

ता. जि. ठाणे



17/11/2021

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दस्त क्रमांक ३०९३९ / २०२३

३५ / ५०

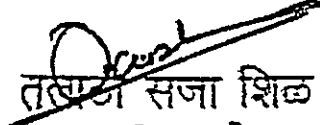
तलाठी सजा शिळ

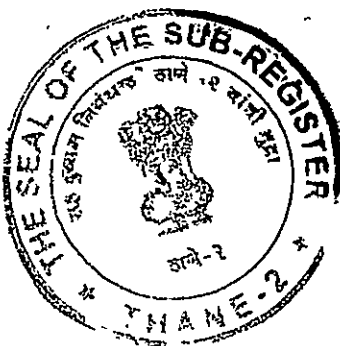
ता. जि. ठाणे

दिनांक :- १७ / ११ / २०२१

दाखला

दाखला देण्यात येतो की, मौजे - डावले ता.जि ठाणे फेरफार क्र. २२०३.२३१७ हे फेरफार ई-फेरफार प्रकल्पातर्गत एडीट मोड्युल वापरून हस्तलिखित व संगणकीकृत अधिकारी अभिलेख (गा.न.न. ७/१२) तंतोतंत जुळविणे बाबत शासन परिपत्रक क्र. रा. भू.अ./प्र.क्र.१८०/ ल-१/ दि ०७/०५/२०१६ मधील निर्देशानुसार तहसिलदार ठाणे यांनी दि. ११/०७/२०१६ रोजी पारित केलेल्या आदेशानुसार संगणकीकृत ७/१२ मध्ये दुरुस्ती केल्या बाबतचा फेरफार आहे. त्यामुळे हा दाखला दिला असे.


तलाठी सजा शिळ
ता. जि. ठाणे



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Kavita S. Shah
B.Com, L.L.B., Int. C.S.
Advocate High Court

B9 - 402 Gagang Enclave
Khadakpada, Kalyan
Thane - 421301
Tel : 9323545900

तल्लन - २

क्रमांक २०९९/२०२३

Date : 24/06/2021 / २९/५०

SEARCH REPORT

Ref : Property being and bearing S No. 173 Hissa No 2 at the Village Davle, Tal Thane.

I have taken search in respect of the above mentioned property for the last 30 years From 1992 To 2021 till date online on the official website of the IGR i.e www.igrmaharashtra.gov.in as due to Covid Situation Physical Search is not allowed at the Registration Offices. I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

YEAR	TRANSACTION	YEAR	TRANSACTION
1992	Torn Condition	2007	Nil
1993	Torn Condition	2008	Nil
1994	Torn Condition	2009	Nil
1995	Torn Condition	2010	Nil
1996	Torn Condition	2011	Transaction
1997	Torn Condition	2012	Nil
1998	Torn Condition	2013	Nil
1999	Torn Condition	2014	Nil
2000	Torn Condition	2015	Nil
2001	Torn Condition	2016	Nil
2002	Nil	2017	Nil
2003	Nil	2018	Nil
2004	Nil	2019	Nil
2005	Nil	2020	Nil
2006	Nil	2021	Transaction

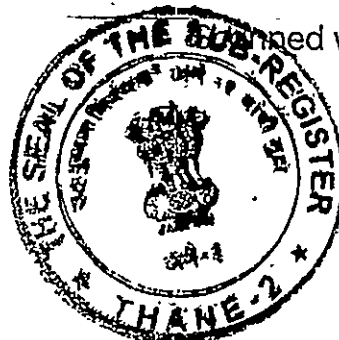
TRANSACTION FOR THE YEAR 2011 : (As Seen From Computer Screen)

Release Deed at the Agreed Value of Rs. 0/- and Market Value of Rs. 0/- of the Property being Situated at S No. 173 Hissa No. 2 area 0-30-6 Hec Aar Prati and many others Survey numbers, at the village Village Davle, Tal Thane.

Ksshah
ADV. KAVITA SHAH
ADVOCATE HIGH COURT,
MAH/2314/2000

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ढनन - २

दसल कुमल ३०८३९/२०२३

३६

Party 1
Party 2

५०

Housabai G Aalimkar and others
Fulaji G Aalimkar and others
Date of Execution : 29/08/2011
Date of Registration : 30/08/2011
Registration No. : 9467/2011 (Thane-2)
Stamp duty : 200/-
Registration fee : 1,000/-

TRANSACTION FOR THE YEAR 2021 : (As Seen From Computer Screen)

Development Agreement at the Agreed Value of Rs. 8,12,11,500/- and Market Value of Rs. 11,04,36,500/- of the Property being Situated at S No. 173 Hissa No. 2 with Pot kharaba total area 4250 Sq Mtrs, at the village Village Davle, Tal Thane.

Vendor : Ananta G Aalimkar and 16 others
Purchaser : M/s. Sai Shrushti Enterprises through Partner
Anil G Bhagat
M/s. Sai Shrushti Enterprises through Partner
Pravin M Mehta
Date of Execution : 14/06/2021
Date of Registration : 16/06/2021
Registration No. : 8143/2021 (Thane-9)
Stamp duty : 55,21,900/-
Registration fee : 30,000/-

Note : Search and entry confirmed from available data on computer from given Site.

Attached Government Fees paid vide GRN No. MH00268950202122E/2021, Receipt No. 1112060606/2021.

HENCE THIS SEARCH REPORT :

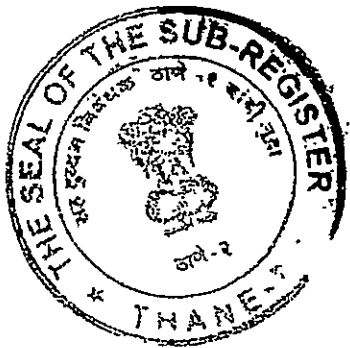
Place : Thane
Date : 24/06/2021

Keshah
Adv. Kavita Shah

ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000

DISCLAIMERS:

- 1) The said Search Report is summary of the contents available on the official website of the Inspector General of Revenue and stamp, Govt. of Maharashtra (www.igrmaharashtra.gov.in). The report is not based on any personal judgment or opinion of any individual or a professional.
- 2) The above search report is Subject to the sever errors, Availability of the records/ entries/ data/ authentication of data on the website of the Inspector General of Revenue and stamp, Govt. of Maharashtra (www.igrmaharashtra.gov.in).
- 3) By issuing the present Report, I do not certify the genuineness of the entries made available during the search of the Index II records.



Adv Vimayak Patil

Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 - 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane - 421 103
Tel : 9323545900

ट न न - २

DATE: 24/06/2021

Ref: June /2021

Tracing of title of M/s Sai Shrusht Enterprises in respect of Property being and bearing S. No. 173/2 at the village Davle Taluka and Dist. Thane

I have gone through the documents and relevant records in respect of the land bearing Survey Nos. 173/2 admeasuring area 0-30-60 in Hec Aar Prati and the Pot kharba of 0-11-90 in Hec nar prati situated at Village Davle Taluka and Dist. Thane owned by Ananta Gajanan Aalimkar and others my observation regarding the same are as under :-

1. DESCRIPTION OF THE PROPERTY

The land bearing Survey Nos. 173/2 admeasuring area 0-30-60 in Hec Aar Prati and the Pot kharba of 0-11-90 in Hec nar prati situated at Village Davle Taluka and Dist. Thane, within the limits of Taluka and Sub Registration District Thane and Registration District Thane

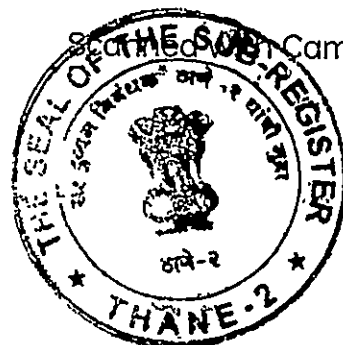
2. DESCRIPTION OF THE DOCUMENTS VERIFIED (XEROX COPIES)

- i. 7/12 extracts of the above property
- ii. Relevant Mutation Entries in Revenue Form No. 6
- iii. Search Report for the years 1992-2021 dated 24/06/2021

3. TRACING OF THE TITLE

The land bearing Survey Nos. 173/2 admeasuring area 0-30-60 in Hec Aar Prati and the Pot kharba of 0-11-90 in Hec nar prati situated at Village Davle Taluka and Dist. Thane was originally owned by Gajanan Aalimkar . The said property shows the said revenue records respectively.

Keshav
ADV. KAVITA SHAH
ADVOCATE HIGH COURT,
MAH/2314/2000



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दस्ता क्रमांक ३०२३९/२०२३
३९ / ५०

Further after the death of Gajanan Aalimkar in 2009 , his legal heirs Housabnai Aalimkar (Wife), Ananta Aalimkar and others , his children were brought on record .

Further in the year 2011, the said Housabnai Aalimkar along with others have released their rights in the above property along with the others survey Nos . through registered release deed bearing Registration No TNN-2/3467/2011 dated 30/08/2011 in favor of Ananta Gajanan Aalimkar . Baliram Gajanan Aalimkar Vasudev Gajanan Aalimkar and Fulaji Gajanan Aalimkar

Further the said Ananta Gajanan Aalimkar and others have transferred Development rights in favor M/s Sai Shruti Enterprises through Partner Anil Bhagat and others through Registered Development Agreement dated 16/06/2021 bearing Registration 8143/2021 (TNN-9)

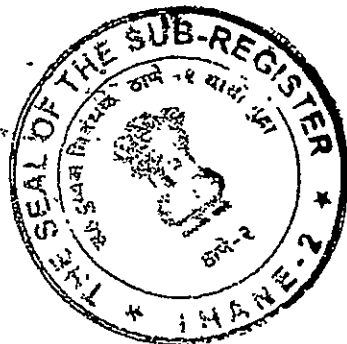
The said property shows that the Ananta Gajanan Aalimkar and others are the present Owners the said revenue records respectively and the M/s Sai Shruti Enterprises are the Developers of the said Property

4. EFFECT OF PROVISIONS OF LAW

The said land does not attract the provisions of ULC Act as the said Act has been repealed by the notification of State Govt. dated 1st December, 2008 . On perusal of search of records for the period of 1992 to 2021 (24/06/2021) made by me and other documents mentioned in the clause No. (2) hereinabove, the title of the "Developers" appears to be marketable and free from all encumbrances.

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K. Shah
ADV. KAVITA SHAH
ADVOCATE HIGH COURT,
MAH/2314/2000



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दस्त क्रमांक ३०६३६ / २०२३
०० / ५०

5. CERTIFICATE OF TITLE

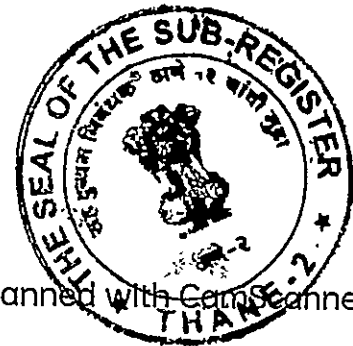
I have gone through the documents mentioned in para No. 2 above in respect of the subject matter land and relying on those documents and reports, I certify that, "M/s Sai Shruti Enterprises", are the "Developers", have valid and proper possessory title over the said subject matter land .

And on the basis of above investigation and relying on the documents I hereby certify that title of said land is free from any encumbrances and marketable .

Place : Kalyan
Date : 24/06/2021

Keshah
(Kavita Shah)
Advocate

ADV. KAVITA SHAH
ADVOCATE HIGH COURT.
MAH/2314/2000



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दस्ता क्रमांक ३०६३९ / २०२३

७९ / ५०



Certificate No. 4817

THANE MUNICIPAL CORPORATION, THANE

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

इमारत क्र.अ - तळ (पार्ट)/स्टिल्ट (पार्ट) + १ ते ७ मजले,
इमारत क्र.बी - तळ + १ ते ७ मजले
इमारत क्र.सी - तळ (पार्ट)/स्टिल्ट (पार्ट) + १ ते ७ मजले,

V. P. No. SP११/०२४५/२१ TMC/TDD/३०४३/२२ Date: ०९/०२/२०२२
To, Shri / Smt. मे. जोशी देशावरे अण्ड असो. (Architect)

Shri मे. साईसुखी एंटरप्रायझेस तर्फे भागीदार (Owners)
श्री. अचिल गणेश भगत (P.O.A.)

With reference to your application No. १०८२१ dated २४/०१/२०२१ 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. वरील प्रमाणे in village डावले Sector No. ११ Situated at Road/Street ४५.०० मी. रुंद डी.पी. रस्ता S.No./C.S.T.No./F.P.No. १७३, वि.नं.२

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. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Authority will not supply water for construction (Optional)
7. Information Board to be displayed at site till Occupation Certificate.
8. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
9. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.

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. _____

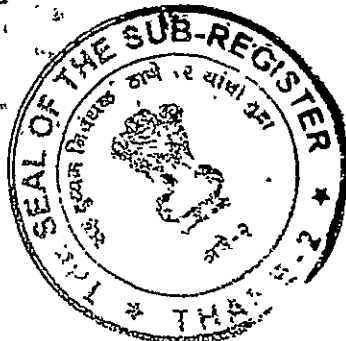
Office Stamp. _____

Date _____

Issued _____

~~XXXXXX~~
Municipal Corporation of
~~the City of Thane~~

P.T.O.



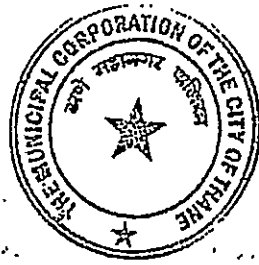
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10. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
11. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate (Optional)
12. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
13. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
14. N.O.C. from water dept., drainage dept. and tree dept. should be submitted before O.C.
15. परवानगी / सी. सी. अदा केल्यानंतर सहा महिन्यांमध्ये वास्तू विशारद व विकासक यांचे दर तीन महिन्यांनी कामाच्या सद्यस्थितीबाबतचे प्रतिज्ञापत्र सादर करणे आवश्यक राहिल.
16. विकासक / मालक यांनी सादर केलेले यु.एल.सी. बाबतचे शपथपत्र बंधपत्र विकासक / मालक यांचेवर बंधनकारक राहिल.
17. भुखंडाच्या हद्दीवर कुंपण भिंत बांधणे बंधनकारक राहिल.
18. नियोजित इमारतीची संरचना आय. एस. कोड १८९३ आणि ४३६२ मधील भूकंपरोधक तरतूदीनुसार करणे आवश्यक व तसे जोत्यावरील बांधकाम सुरु करणेपूर्वी आर.सी.सी. तज्ञांचे स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक.
19. जोता Intimation पुर्वी ४५.०० मी. डी. पी. रस्त्याखालील क्षेत्र ठाणे महानगरपालिकेच्या नावे ७/१२ उता-यावर स्वतंत्रपणे करणे आवश्यक.
20. नियोजित इमारतीची संरचना आय. एस. कोड १८९३ आणि ४३६२ मधील भूकंपरोधक तरतूदीनुसार करणे आवश्यक व तसे जोत्यापूर्वी व वापर परवाना प्रमाणपत्रापूर्वी आर. सी. सी. तज्ञांचे स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक.
21. वापर परवान्यापूर्वी जलसंचय व जलसंधारण यंत्रणा (रेन वॉटर हार्वेस्टिंग सिस्टिम) बसविणे आवश्यक राहिल.
22. वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाचा ना हरकत दाखला सादर करणे आवश्यक राहिल.
23. वापर परवान्यापूर्वी स्ट्रॉम वॉटर विभागाकडील अंतिम ना हरकत दाखला सादर करणे आवश्यक राहिल.
24. वापर परवान्यापूर्वी उद्दवाहक यंत्रणाबाबतचा परवाना व अनुज्ञेपत्री प्रमाणपत्र सादर करणे आवश्यक राहिल.
25. वापर परवान्यापूर्वी तळ मजल्यावर सर्व गाळे / सदनिका धारकांसाठी स्वतंत्र पत्र पेटया बसविणे आवश्यक राहिल.
26. वापर परवान्यापूर्वी इमारतीच्या टिकाणी आतील बाजूस तसेच इमारतीच्या समारील रस्त्याचे बाजूस सी. सी. टि. व्ही. चित्रिकरण करणेस सी.सी. टि. व्ही. यंत्रणा कार्यान्वीत करणे आवश्यक राहिल व वापर परवान्यानंतर सदरची सी. सी. टि. व्ही. यंत्रणा कार्यान्वीत ठेवण्याची जबाबदारी मालक / विकासक व संबंधीत संस्थेची राहिल.
27. वापर परवान्यापूर्वी जाहीर सूचना क्र. ठामपा / शविनि / वियोअंक / ७३९ दि. ५/७/२०१६ मधील Organic Waste Disposal ची व्यवस्था प्रारुप नियमावलीनुसार प्रस्तावाधीन भूखंडामध्ये करणे आवश्यक राहिल.
28. नियमानुसार वेळोवेळी योग्य ती शुल्क भरणे आवश्यक राहिल.

ट. न. व. - २
 ट. न. क्रमांक ३०२३९/२०२३
 १०

सावधान

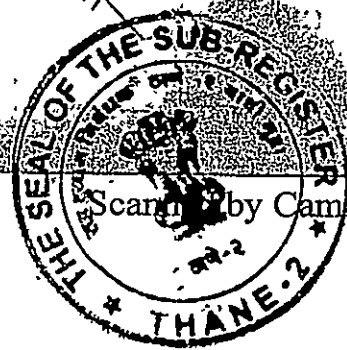
"मजूर नकाशासुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकामे वापर करणे, नगराध्य प्रादेशिक व नगरपालिकेच्या नियमांचे कलम ५२ अनुसार दखलपत्र युनहा आहे. त्यासाठी वास्तूत जास्त ३ वर्षे किंवा ५०००/- दंड होऊ शकतो."



Yours Faithfully

[Handwritten Signature]

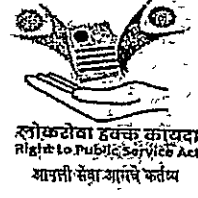
Executive Engineer,
 Town Development Department
 Municipal Corporation of
 the city of Thane.



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Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



ट न न - २
दस्त क्रमांक २०२३/२०२३
१३/१०

Approval No. : TMCB/PO/2023/APL/00046

Building Proposal Number - 197412

Proposal Code : TMCB-23-ENTRY-55809

Date : 25/07/2023

Building Name : BUILDING A(Mixed)

Floor :

GROUND PART AND STILT PART FLOOR - 0F(258.94 Sq mt),FIRST FLOOR - 1F(336.30 Sq mt),SECOND FLOOR - 2F(336.30 Sq mt),THIRD FLOOR - 3F(336.30 Sq mt),FOURTH FLOOR - 4F(336.30 Sq mt),FIFTH FLOOR - 5F(336.30 Sq mt),SIXTH FLOOR - 6F(336.30 Sq mt),SEVENTH FLOOR - 7F(336.30 Sq mt)

Building Name : BUILDING B(Mixed)

Floor :

GROUND FLOOR - 0F(337.76 Sq mt),FIRST FLOOR - 1F(392.01 Sq mt),SECOND FLOOR - 2F(392.01 Sq mt),THIRD FLOOR - 3F(392.01 Sq mt),FOURTH FLOOR - 4F(392.01 Sq mt),FIFTH FLOOR - 5F(392.01 Sq mt),SIXTH FLOOR - 6F(392.01 Sq mt),SEVENTH FLOOR - 7F(392.01 Sq mt)

To,

i) Sai Shruti Enterprises Through Partner Shri Anil Ganesh Bhagat Poa, Ms Sai Shrushti Enterprises Through Partner Mr Anil Ganesh Bhagat Poa,

S.NO. 173/2 VILLAGE DAWALE, THANE.

ii) Rakesh Deshaware (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name BUILDING A(GROUND PART AND STILT PART FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR),BUILDING B(GROUND FLOOR ,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR) Plot No -, Final Plot No -, City Survey No./Survey No./Khasara No./ Gut No. S.NO. 173/2, Village Name/Mouje DAWALE, Sector No. 11 completed under the supervision of Architect, License No CA/87/11149 as per approved plan vide Permission No. VP NO.S11/0245/21, TMC/TDD/4330/23 AND TMC/TDD/3947/22 DT.09/02/2022 Date 16/03/2023 may be occupied on the following conditions -

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree. Water & Drainage department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separatly alongwith this letter. Hence, please refer approved plan issued vide Permission No VP NO.S11/0245/21, TMC/TDD/4330/23 AND TMC/TDD/3947/22 DT.09/02/2022 Date 16/03/2023, Permission No TMC/TDD/3947/22 Date 09/02/2022, Permission No TMC/TDD/4184/22 Date 30/08/2022

Signature valid

Digitally signed by NITIN BABUR D YESUGADE
Date 2023.07.25 06:10:26 PDT
Reason: Approved Certificate
Location Thane Municipal Corporation
Project Code : TMCB-23-ENTRY-55809
Application Number : TMC/2023/197412/31052
Proposal Number 197412
Certificate Number : TMCB/PO/2023/APL/00046





Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : TMCB/PO/2023/APL/00046
Proposal Code : TMCB-23-ENTRY-55809

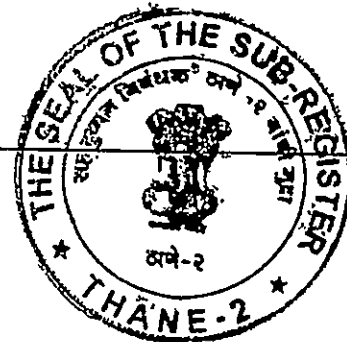
Building Proposal Number - 197412
Date : 25/07/2023



Scan QR code for verification of authenticity.

Yours faithfully,
Deputy City Engineer.

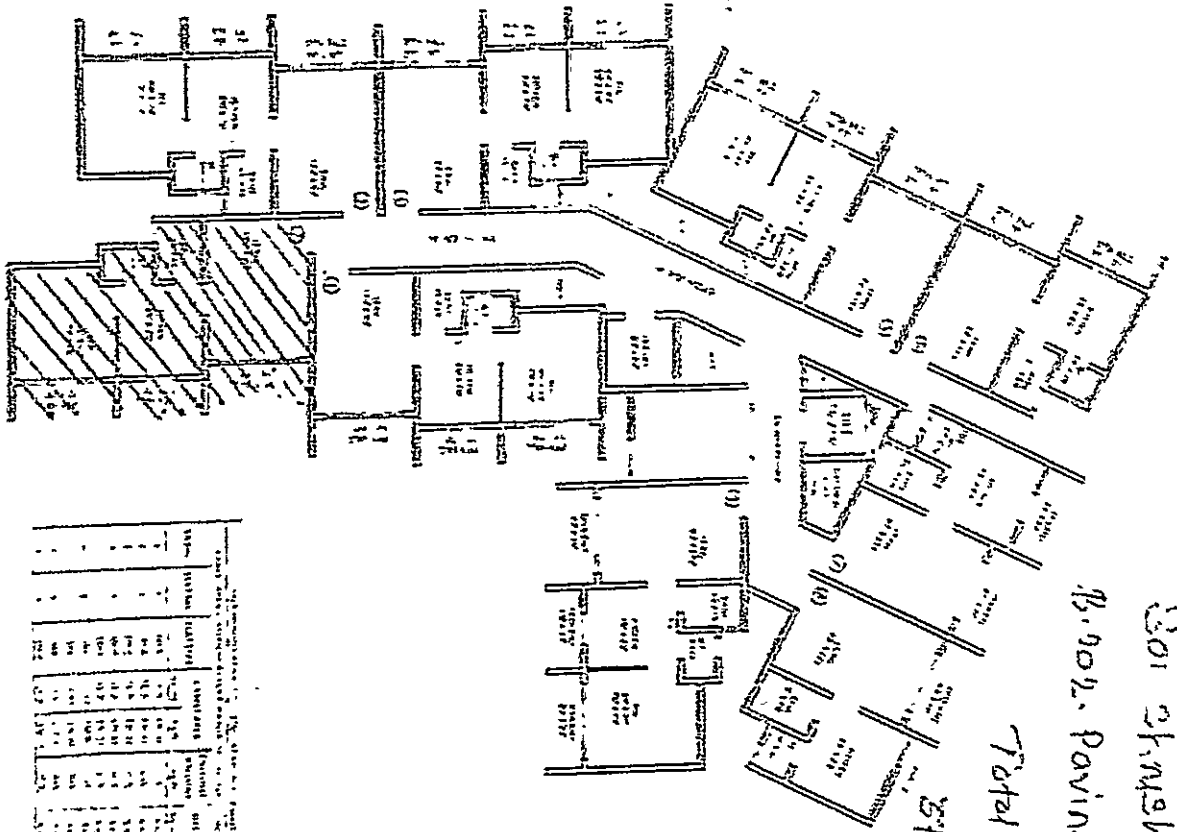
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दस्त क्रमांक ३०९३९ / २०२३	
४४ /	५०



ट न न - २

दस्ता क्रमांक ३०६३९/२०२३

१५ / ५०



Sl. No.	Room No.	Area (sq. ft.)	Volume (cu. ft.)	Remarks
1	101	100	3000	Bed Room
2	102	100	3000	Bed Room
3	103	100	3000	Bed Room
4	104	100	3000	Bed Room
5	105	100	3000	Bed Room
6	106	100	3000	Bed Room
7	107	100	3000	Bed Room
8	108	100	3000	Bed Room
9	109	100	3000	Bed Room
10	110	100	3000	Bed Room
11	111	100	3000	Bed Room
12	112	100	3000	Bed Room
13	113	100	3000	Bed Room
14	114	100	3000	Bed Room
15	115	100	3000	Bed Room
16	116	100	3000	Bed Room
17	117	100	3000	Bed Room
18	118	100	3000	Bed Room
19	119	100	3000	Bed Room
20	120	100	3000	Bed Room
21	121	100	3000	Bed Room
22	122	100	3000	Bed Room
23	123	100	3000	Bed Room
24	124	100	3000	Bed Room
25	125	100	3000	Bed Room
26	126	100	3000	Bed Room
27	127	100	3000	Bed Room
28	128	100	3000	Bed Room
29	129	100	3000	Bed Room
30	130	100	3000	Bed Room
31	131	100	3000	Bed Room
32	132	100	3000	Bed Room
33	133	100	3000	Bed Room
34	134	100	3000	Bed Room
35	135	100	3000	Bed Room
36	136	100	3000	Bed Room
37	137	100	3000	Bed Room
38	138	100	3000	Bed Room
39	139	100	3000	Bed Room
40	140	100	3000	Bed Room
41	141	100	3000	Bed Room
42	142	100	3000	Bed Room
43	143	100	3000	Bed Room
44	144	100	3000	Bed Room
45	145	100	3000	Bed Room
46	146	100	3000	Bed Room
47	147	100	3000	Bed Room
48	148	100	3000	Bed Room
49	149	100	3000	Bed Room
50	150	100	3000	Bed Room

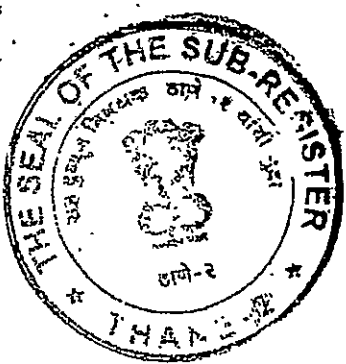
Sri Suresh Vaidya,
B. No. 2, Pavindra Ghoshali

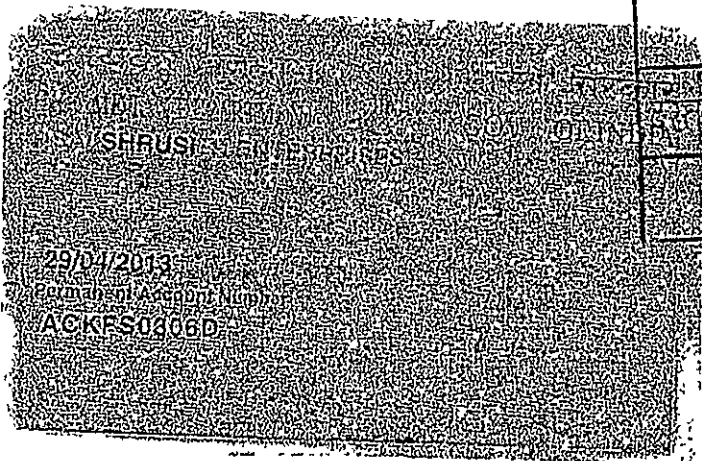
Total Area, Carpet + Open balcony

21.98 sq. mtr = 2130 + 668 sq. ft.

Rhoshhi

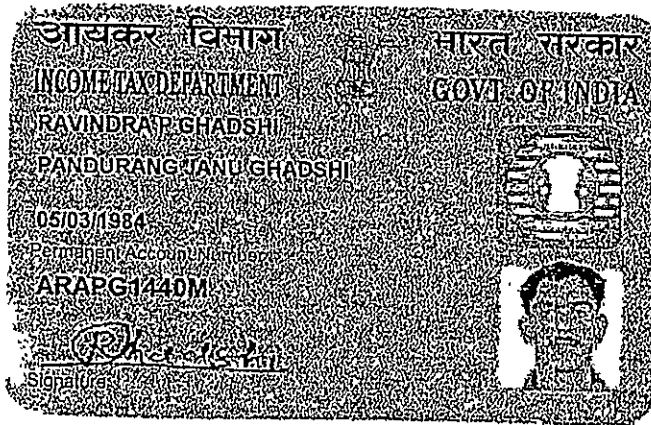
रुशवी र घडशी





टन न - २
 क्रमांक ३०२३९/२०२३
 ४६ / ५०

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Rhadshi



रुडवी र घडशी

MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH04 2014003003 DOI 17-07-2014
 Valid Till 16-07-2034 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	17-07-2014
LMV	17-07-2014

FORM 7
 RULE 16 (7)



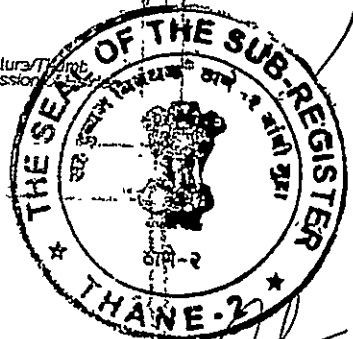
DOB 05-12-1982 BG

Name AMAR PATIL
 S/D/W of VILAS PATIL
 Add AZAD NGR NR INDOFIL COMPANY KOLSHET RD
 PO-SANDOUZ BAUG AZAD NGR THANE

Pin 400807
 Signature & ID of Issuing Authority *[Signature]* MH04 2014440

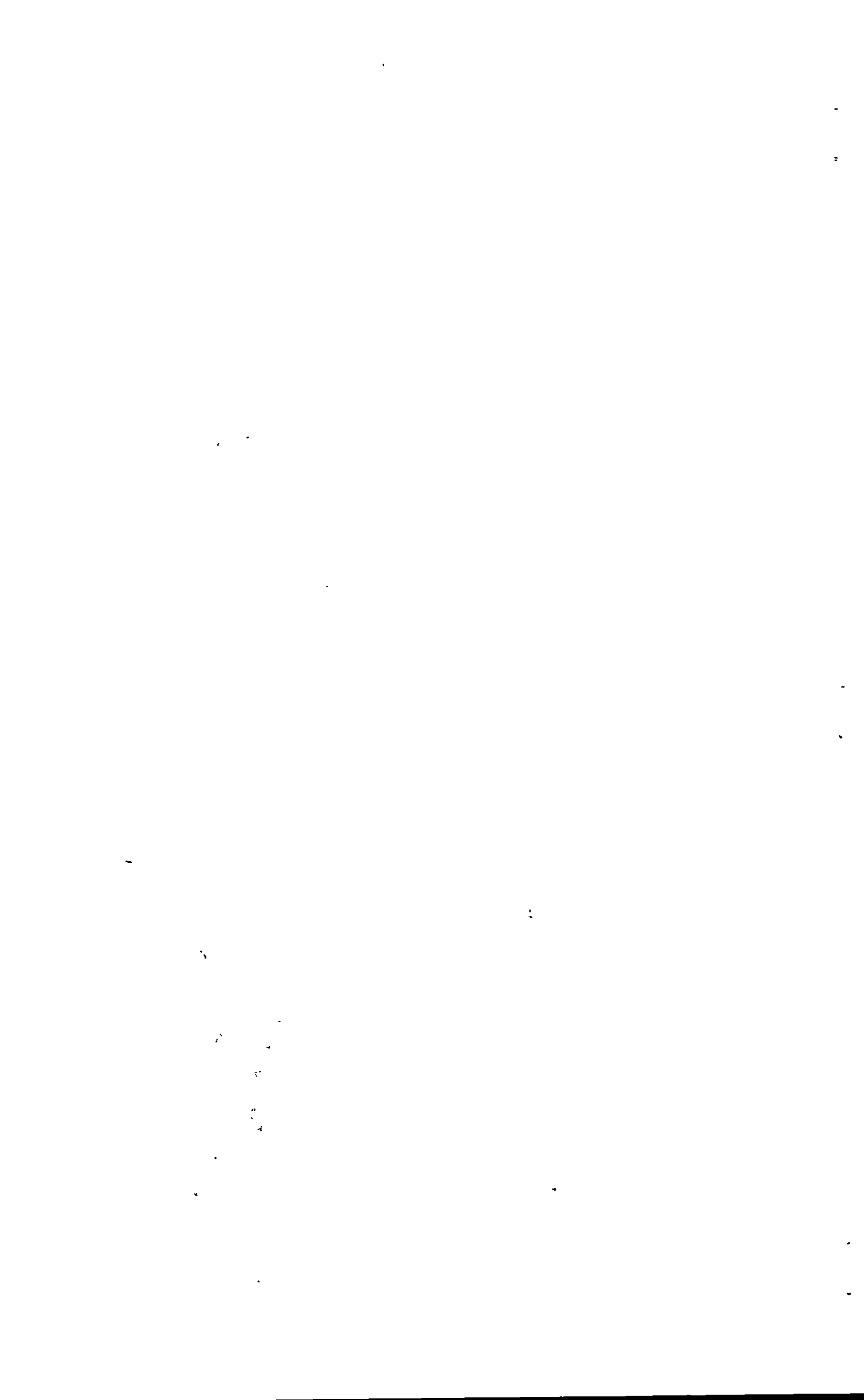
Signature/Impression *[Signature]*

Government of India
 रोशन मंगल गौड
 Roshan Mangal Goud
 जन्म तारीख / DOB 17/10/1982
 पुरुष / Male

9694 2805 4621

माझे आधार, माझी ओळख



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID	2023121868	18 December 2023,08:14:28 AM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	28/107-20अ) सर्वे नंबर				
क्षेत्राचे नांव	- Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#173		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
10400	52300	53500	65400	53500	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	41.778चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	37.98चौ. मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.52300/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((52300-10400) * (100 / 100)) + 10400 = Rs.52300/-				
मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 52300 * 41.778 = Rs.2184989.4/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2184989.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2184989.4/- = ₹ एकवीस लाख चौन्याऐंशी हजार नऊ शे एकोणनव्वद /-				

Home

Print

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दस्त क्रमांक ३०२३९ / २०२३
४० / ५०





74/30939

सोमवार, 18 डिसेंबर 2023 10:54 म.पू.

दस्त गोषवारा भाग-1

टनन2 86/90

दस्त क्रमांक: 30939/2023

दस्त क्रमांक: टनन2 /30939/2023

वाजार मुल्य: रु. 21,84,989/-

मोवदला: रु. 32,07,000/-

भरलेले मुद्रांक शुल्क: रु.2,24,500/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

पावती:34312

पावती दिनांक: 18/12/2023

अ. क्र. 30939 वर दि.18-12-2023

सादरकरणाराचे नाव: रविंद्र पांडुरंग घडशी .

रोजी 10:53 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकुण: 31000.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 18 / 12 / 2023 10 : 53 : 28 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 18 / 12 / 2023 10 : 54 : 13 AM ची वेळ: (फी)

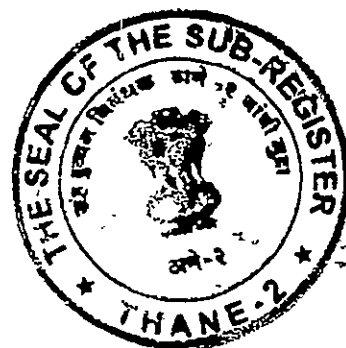
- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी करण्या १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपु मजकुर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता करण्याशीर यावी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर दस्तांकरण दस्तांमुदें राष्ट्रशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

सदर वेपार सही

सदर वेपार सही

रुक्मी र घडशी







18/12/2023 11 09:28 AM

दस्ता गोपवारा भाग-2

दस्ता क्रमांक: 30939/2023

दस्ता क्रमांक : दस्ता 2/30939/2023

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: मे. साई सुटी एन्टरप्रायजेस तर्फे भागिदार महावीर मेहता . पत्ता: प्लॉट नं: शॉप नं. 6, ई - विंग, माळा नं: , इमारतीचे नाव: सुभद्रा अनंत कॉम्प्लेक्स, ब्लॉक न: सचिन निवास समोर, दिवा शिळ रोड, रोड न: दिवा पूर्व, ता. व जि. ठाणे, महाराष्ट्र, ठाणे. पिन नंबर: ACKFS0306D	लिहून देणार वय :- 43 स्वाक्षरी:-		
2	नाव: रविंद्र पांडुरंग घडशी . पत्ता: प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: रूम नं. 67, रोड न. 07, विद्याविहार रेल्वे स्टेशन जवळ, मोहन नगर, रहिवाशी संघ, रोड नं. 07, विद्याविहार पूर्व, मुंबई, रोड नं: , महाराष्ट्र, मुम्बई. पिन नंबर: ARAPG1440M	लिहून घेणार वय :- 39 स्वाक्षरी:-		
3	नाव: रुद्रवी रविंद्र घडशी . पत्ता: प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: रूम नं. 67, रोड नं. 07, विद्याविहार रेल्वे स्टेशन जवळ, मोहन नगर, रहिवाशी संघ, रोड न. 07, विद्याविहार पूर्व, मुंबई, रोड नं: , महाराष्ट्र, मुम्बई. पिन नंबर: EJEJPG9117F	लिहून घेणार वय :- 35 स्वाक्षरी:-		

(Signature)

Rhachshi

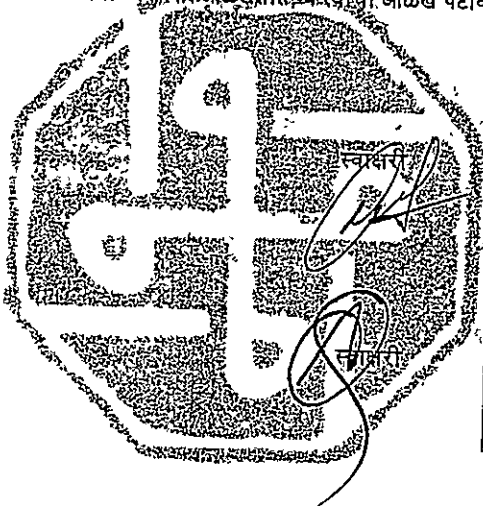
रुद्रवी र घडशी

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 18 / 12 / 2023 11 : 08 : 05 AM

ओळख:-

खालील प्रसम असे निघेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीस ओळखतात. त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: रोशन गौड . . वय: 41 पत्ता: खोपट, ठाणे प. पिन कोड: 400601		
2	नाव: अमर पाटील . . वय: 30 पत्ता: आझादनगर, ठाणे प. पिन कोड: 400607		



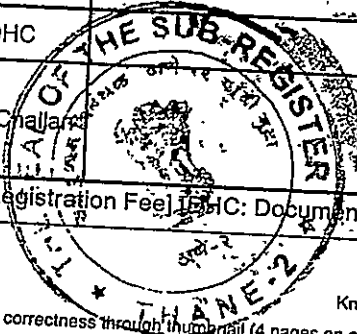
शिक्षा क्र.4 ची वेळ: 18 / 12 / 2023 11 : 09 : 16 AM

शिक्षा क्र.5 ची वेळ: 18 / 12 / 2023 11 : 09 : 22 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAVINDRA PANDURANG GHADSHI	eChallan	69103382023121615926	MH012504903202324E	224500.00	SD	0006569718202324	18/12/2023
2		DHC		1223186001611	1000	RF	1223186001611D	18/12/2023
3	RAVINDRA PANDURANG GHADSHI	eChallan		MH012504903202324E	30000	RF	0006569718202324	18/12/2023



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30939 /2023

For feedback, please write to us at feedback.learia@gmail.com

ट न न - २
दस्त क्रमांक ३०९३९ / २०२३
५० / ५०

प्रमाणित करण्यात येते कि सदर
दस्त क्रं. ३०९३९ मध्ये ५०
पाने आहेत.

पहीले नंबराचे बुकात अ. नं.
३०९३९ वर नोंदला

M. V. K.

सह. दुय्यम निबंधक ठाणे क्र. २
दि. १६/१२/२०२३



Payment Details

sr. Purchase	RAY
	1



18/12/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.ई
दस्त क्रमांक : 30939/2/
नोंदणी :
Regn:63m

गावाचे नाव : डावले

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3207000
(3) बाजारभाव(भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2184989.4
(4) भू-सापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 202, माळा नं: दुसरा मजला,बिल्डींग नं. बी, इमारतीचे नाव: साई सृष्टी वाटिका गजानन आलीमकर, ब्लॉक नं: डावले,ता. व जि. ठाणे, इतर माहिती: सदनिकेचे क्षेत्रफळ 31.30 चौ. मी. कारपेट + ओपन बाल्कनीचे क्षेत्रफळ 6.68 चौ. मी. कारपेट म्हणजेच एकूण क्षेत्रफळ 37.98 चौ. मी. कारपेट,फ्लोन नं. 28/107 20ब((Survey Number : 173, Hissa No. 2 ;))
(5) क्षेत्रफळ	1) 37.98 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. साई सृष्टी एन्टरप्रायजेस तर्फे भागिदार महावीर मेहता . वय:-43; पत्ता:-प्लॉट नं: शॉप नं. 6, ई - विंग, माळा नं: , इमारतीचे नाव: सुमद्रा अनंत कॉम्प्लेक्स, ब्लॉक नं: सचिन निवास समोर, दिवा शिळ रोड, रोड नं: दिवा पूर्व, ता. व जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-ACKFS0306D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- रविंद्र पांडुरंग धडशी . वय:-39; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: रूम नं. 67, रोड नं. 07, विद्याविहार पूर्व, विद्याविहार पूर्व, मुंबई, रोड नं: , महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-ARAPG1440M 2): नाव:- रविंद्र धडशी . वय:-35; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: रूम नं. 67, रोड नं. 07, विद्याविहार पूर्व, विद्याविहार पूर्व, मुंबई, रोड नं: , महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-EJEPG9117F
(9) दस्तऐवज करून दिल्याचा दिनांक	18/12/2023
(10)दस्त नोंदणी केल्याचा दिनांक	18/12/2023
(11)अनुक्रमांक,खंड व पृष्ठ	30939/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	224500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

(Signature)
सह दुय्यम निबंधक वर्ग - २
क्याणे क. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	eChallan	69103332023121615926	MH012504903202324E	224500.00	SD	0006569718202324	18/12/2023
2	DHC		1223186001611	1000	RF	1223186001611D	18/12/2023
3	eChallan		MH012504903202324E	30000	RF	0006569718202324	18/12/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

