

S.No.	Survey No.	Hissa No.	Area H.R.P.
1.	273	2	0-37-0
2.	273	3	0-04-0
3.	275	4	0-09-6
4.	275	5	0-06-1
5.	276	3	0-10-0
6.	276	6	0-38-0
7.	276	7	0-37-0
8.	276	8	0-09-0
9.	277	4	0-17-2
10.	277	6	0-16-4
11.	277	10	0-16-7
12.	277	11	0-15-4
13.	277	15	0-08-6
14.	278	3	0-09-9
15.	280	7	0-32-0
			<hr/>
			2-66-9
			<hr/>

**THE SECOND SCHEDULE HEREINABOVE REFERRED TO**

ALL THOSE pieces or parcels of land lying, being and situate at Village Majiwade, Pokharan Road No.2, Taluka & District Thane together with the structures standing thereon, and bearing the following particulars: -

S.No.	Survey No.	Hissa No.	Area H.R.P.
1.	273	2	0-37-0
2.	273	3	0-04-0
3.	275	4	0-09-6
4.	275	5	0-06-1
5.	276	3	0-10-0
6.	276	6	0-38-0
7.	276	7	0-37-0
8.	276	8	0-09-0
9.	277	4	0-17-2
10.	277	10	0-16-7
11.	277	11	0-15-4
12.	277	15	0-08-6
13.	278	3	0-09-9
14.	280	7	0-32-0
			<hr/>
			2-50-5
			<hr/>

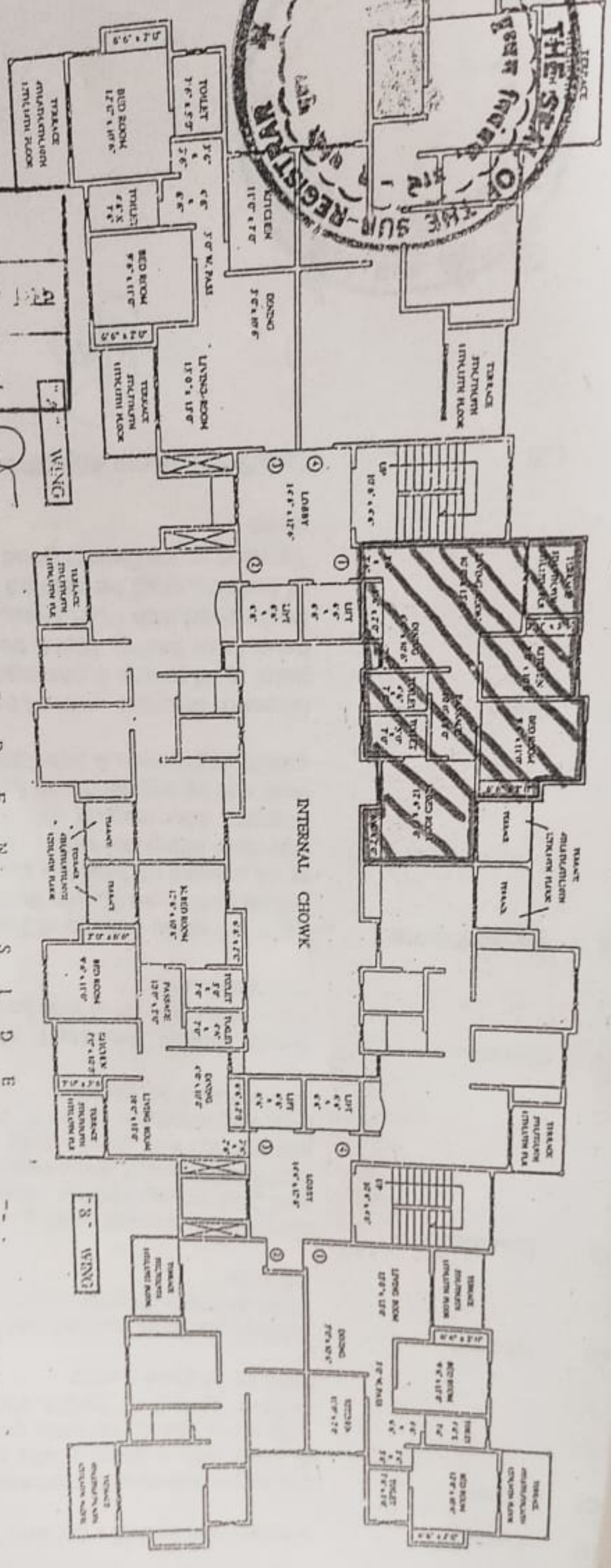
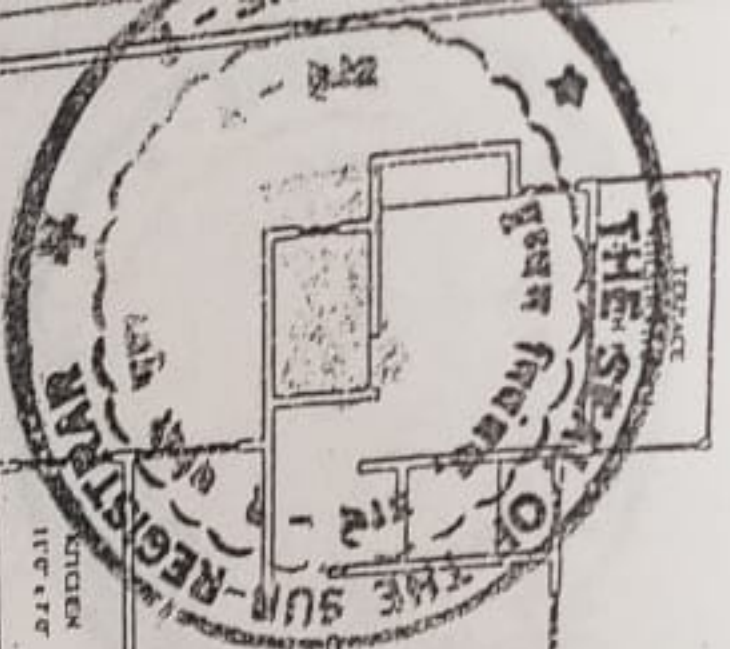
**THE THIRD SCHEDULE HEREINABOVE REFERRED TO**

ALL THAT piece or parcel of land bearing Survey No.277, Hissa No.6, admeasuring 1640 sq. mtrs. out of the property described in the First Schedule hereinabove written together with the structures standing thereon.

*SMA*



277
277
277



TYPICAL FLOOR PLAN

*Handwritten signature*

WING "A"	WING "B"
FLAT NO. 901	FLAT NO.
FLOOR 9TH	FLOOR

RAJASTHAN PARADISE	RAJASTHAN PARADISE
THANE (W) - 400010	THANE (W) - 400010
PH: 22942713	PH: 22942713

DEVELOPER  
RAJASTHAN PARADISE  
THANE (W) - 400010  
PH: 22942713



NORTH

M. S. BAKSHI & ASSOCIATES

RAJASTHAN PARADISE  
THANE (W) - 400010  
PH: 22942713



Govt. of Mah. General Stamp office Licence No. D-5/STP(V)/CR. 1042/01/05/1296/12-01-85

स्थान / मक Br / THANE	दिनांक Date	18/06
स्टाम्प शुल्क Stamp Duty	₹	35400/-
सेवा शुल्क Service Charges (Incl. Tax)	₹	20/-
एकूण Total	₹	35420/-
दस्तावेजांची संख्या / No. of Documents		2

मूल्य / Amount in words Nineteen Thousand Five Hundred and Twenty  
 Name & Address of stamp duty paying party  
Supriya M. Arvind Kay  
 Name of counter party  
MS Raunak Paradise  
 Purpose of production  
Agreement for sale  
 Payment Mode  
 Cash / DD / Cheque No. if any 80372  
 Drawn on Bank JCSB bank  
 Branch Thane  
 This counterfoil has to be presented at the time of delivery of stamped documents  
 Cashier [Signature] Authorized Signatory

AGREEMENT FOR SALE

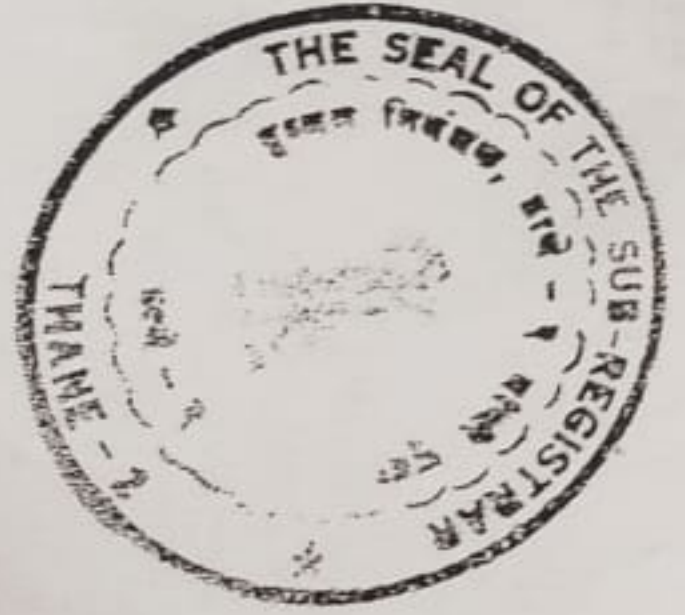
ARTICLES OF AGREEMENT made at Thane this 05<sup>th</sup> day of Oct 06 in the Christian year Two Thousand Six BETWEEN M/s. **RAUNAK PARADISE**, a joint venture between M/s. Raunak Enterprises, (Thane) and Mrs. Kalpana Vijay Mody, Mr. Shyamal Vijay Mody & Mrs. Shradha Rajan Bandelkar having their office at Unnathi Gardens-III, Opp. Ma Niketan, Pokharan Road No.2, Majiwade, Thane (W) 400 610, hereinafter referred to as 'the DEVELOPERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include members of the joint venture and their successors or

Sm Arvind Kay

[Signature]

[Signature]

८ न न-२
वर्षा २०२३/२००६
१/०६



INDIA  
 MAHARASHTRA  
 STAMP DUTY  
 Rs. 0095300/-P85082

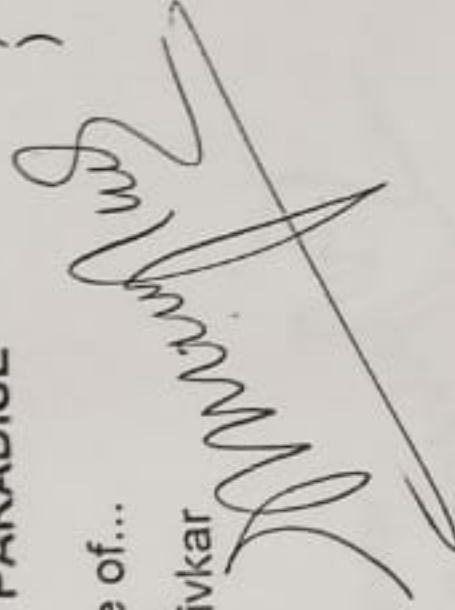
Bank Ltd., Thane  
 Towers, Bajji Prabhu Deshpande  
 Marg, Naupada, Thane (W) 400 602  
 D-5/STP(V)/C R. 1042/01/05/1296 10  
 99

S.No.	Survey No.	Hissa No.	Area H.R.P.
1.	273	2	0-37-0
2.	273	3	0-04-0
3.	275	4	0-09-6
4.	275	5	0-06-1
5.	276	6	0-38-0
6.	275	6	0-02-0
7.	275	7	0-00-2
8.	275	9	0-00-5
9.	275	10	0-00-5
10.	275	8	0-02-3

Total 1-00-2  
i.e. 10,020 sq. mtrs.

SIGNED, SEALED AND DELIVERED )  
by the within named DEVELOPERS )  
M/S. RAUNAK PARADISE )  
through )  
in the presence of...

1. Sunil Karanjivkar

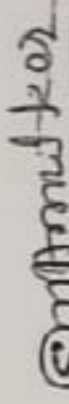


2.

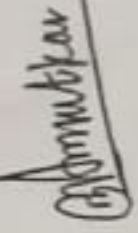


SIGNED, SEALED AND DELIVERED )  
by the within named PURCHASER/S )

Mrs. SUPRIYA MAHESH AMRUTKAR )

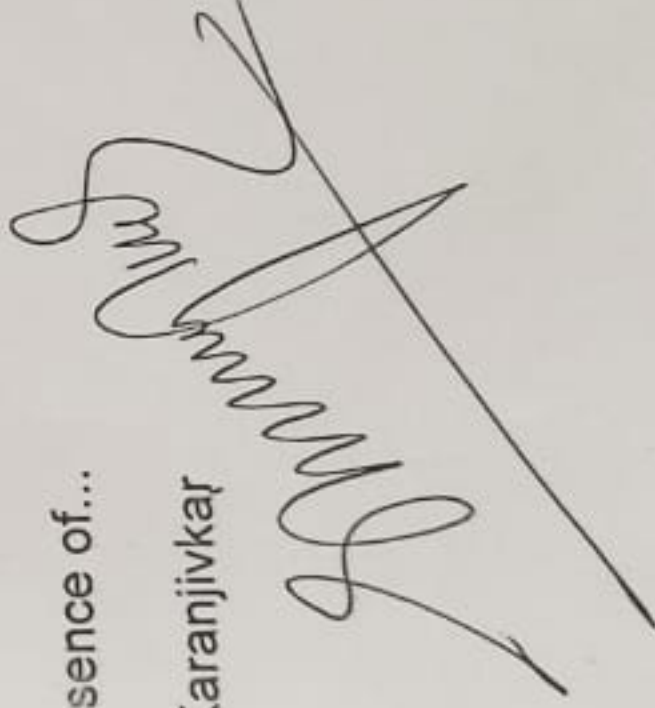


Mr. MAHESH BHALCHANDRA AMRUTKAR )

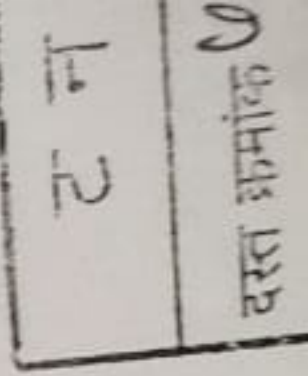


in the presence of...

1. Sunil Karanjivkar



2.



successor and assigns) of the ONE PART AND Mrs. SUPRIYA MAHESH AMRUTKAR & Mr. MAHESH BHALCHANDRA AMRUTKAR having his/her/its/their address at Plot No. 186/10, Kansal Section, Ambernath (E) - 421 501 hereinafter referred to as 'the PURCHASERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include him/her/it/them and all persons deriving title under or through him/her/it/them and permitted assigns) of the OTHER PART:

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

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

WHEREAS :

a) SHREENATHJI CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society, registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. TNA/(TNA)/HSG/(TC)/10575/99 dated 02/08/1999 having its Office at 3, Sandeep Apartment, Patil Road, Charai, Thane (West) (hereinafter referred to as 'the Society') is seized and possessed and/or otherwise well and sufficiently entitled to all those pieces or parcels of land situated at village Majiwade, Pokharan Road No.2, Thane & more particularly described in the First Schedule hereunder written and hereinafter referred to as "the said larger property".

b) As the Society desired to fulfil its obligations and to develop the said larger property, by an Agreement for Development dated 31/12/1999 read with Deed of Confirmation dated 13/09/2000 (hereinafter collectively referred to as 'the said agreement'), entered into between the Society of the One Part and M/s. Raunak Enterprises, (Thane) (hereinafter referred to as 'the said Raunak') of the Other Part, the Society has entrusted the development rights for & in respect of the major portion of the said larger property described in the Second Schedule thereunder written and the same being also described in the Second Schedule hereunder written to the said Raunak at & for the consideration and upon the terms and conditions contained therein. The said Agreement is registered with the Sub Registrar of Assurances at Thane under Serial No.5718 of 2000 on 13/09/2000.

c) Pursuant to the said Agreement dated 31/12/1999, the Society executed Power of Attorney dated 31/12/1999 in favour of the partners of the said Raunak in order to enable them to carry out the development of the property described in the Second Schedule hereunder. The said Power of Attorney dated 31/12/1999 is registered with the Sub-Registrar of Assurances, Thane at Serial No.307.



SMH

(Signature)

ट न न-२
दस्ता क्रमांक 02/03/
२/७६

**THE FOURTH SCHEDULE HEREINABOVE REFERRED TO**

ALL THOSE pieces or parcels of land bearing Survey No.277, Hissa No.3 admeasuring 3550 sq. mtrs. Survey No.277, Hissa No. 13 admeasuring 2120 sq. Mtrs, Survey No.278, Hissa No.2 admeasuring 7660 sq. mtrs. Survey No.279 admeasuring 2330 sq. mtrs. & Survey No.280, Hissa No.6 admeasuring 24700 sq. Mtrs., situated, lying and being at Village Majiwade, Pokharan Road No.2, Taluka & District Thane within the limits of Thane Municipal Corporation.

**THE FIFTH SCHEDULE HEREINABOVE REFERRED TO**

ALL THAT piece or parcel of land bearing Survey No.277, Hissa No.3 admeasuring 3550 sq. mtrs. or thereabout out of the property described in the Fourth Schedule hereinabove written.

**THE SIXTH SCHEDULE HEREINABOVE REFERRED TO**

**FIRSTLY:**

ALL THAT piece or parcel of land bearing S. No.275/6, admeasuring 200 sq. mtrs. situate, lying and being at Village Majiwada, Kokanipada, Tal. & Dist. Thane, in the Registration and Sub-Registration District Thane, within the local limits of the Thane Municipal Corporation.

**SECONDLY:**

ALL THOSE pieces or parcels of land S. No.275/7, admeasuring 20 sq. mtrs. S. No.275/9, admeasuring 50 sq. mtrs. & S. No.275/10, admeasuring 50 sq. mtrs. in all admeasuring 120 sq. mtrs. situate, lying and being at Village Majiwada, Kokanipada, Tal. & Dist. Thane, in the Registration and Sub-Registration District Thane, within the local limits of the Thane Municipal Corporation.

**THIRDLY:**

ALL THAT piece or parcel of land bearing S. No.275/8, admeasuring 230 sq. mtrs. situate, lying and being at Village Majiwada, Kokanipada, Tal. & Dist. Thane, in the Registration and Sub-Registration District Thane, within the local limits of the Thane Municipal Corporation.

**THE SEVENTH SCHEDULE HEREINABOVE REFERRED TO**

ALL THOSE pieces or parcels of land lying, being and situate at Village Majiwade, Pokharan Road No.2, Taluka & District Thane together with the structures standing thereon, and bearing the following particulars:

28/12/2023 15:31

*SMF*

*[Handwritten Signature]*



४ न न
दस्तावेज नं. ७२८८
७ ६/७९

referred to as 'the said building') in the third phase on the said property shown by crossed line on the plan annexed as Annexure 'C' hereto in accordance with the building plans sanctioned by the Corporation with only such variations and modifications as the Corporation or the Developers may deem fit and the Purchaser hereby consents to the same. The Developers shall, however, be entitled to make any variations, alterations or amendments in the said plans or specifications of the said buildings and/or layout if desired by the Developers or if required to be made for the purpose of meeting any requisition, objection or requirement of the Concerned Authorities. The Purchaser shall not object to the aforesaid and hereby grants irrevocable consent to the same. PROVIDED THAT if such variations or modifications adversely affect the area of the flat agreed to be purchased by the Purchaser, then and in such event, the Developers shall obtain consent of the Purchaser in writing.

3. The Purchaser has applied to the Developers for allotment of Flat/ Terrace/Stilt Car Parking No. 901 on the 9<sup>th</sup> Floor in Wing No. A (Bldg No. A as per Municipal Corporation of City of Thane's sanction plan) to be known as **RAUNAK PARADISE** (hereinafter referred to as 'the said Building') as shown in the floor plan thereof hereto annexed and marked Annexure 'F' of the carpet area admeasuring 720 sq. ft. which is inclusive of the areas of balconies, (hereinafter for brevity's sake and collectively referred to as 'the flat') for the aggregate price of **Rs. 14,01,000/- (Rupees Fourteen Lac One Thousand Only)** (which includes the proportionate price of common areas and facilities appurtenant to the said flat). The list of the amenities to be provided by the Developers in the said flat as well as to the entire nature, extent and description of the common areas and facilities and limited common area and facilities are set out in Annexure 'G' & 'H' hereto respectively.

4. The Purchaser hereby agrees to pay to the Developers the said Purchaser price of **Rs. 14,01,000/-** as under: -

- |      |                                |  |
|------|--------------------------------|--|
| i)   | 20% i.e. Rs. <b>2,80,200/-</b> | On or before execution this agreement by the way of advance/earnest money. |
| ii)  | 5% i.e. Rs. <b>70,050/-</b>    | On or before Commencement of Construction work.                            |
| iii) | 5% i.e. Rs. <b>70,050/-</b>    | On or before plinth.   |
| iv)  | 56% i.e. Rs. <b>7,84,560/-</b> | On or before all the slabs being Casted in the following instalments.      |
| a)   | Rs. <b>60,351/-</b>            | On or before completion of 1 <sup>st</sup> slab.                           |
| b)   | Rs. <b>60,351/-</b>            | On or before completion of 2 <sup>nd</sup> slab.                           |
| c)   | Rs. <b>60,351/-</b>            | On or before completion of 3 <sup>rd</sup> slab.                           |
| d)   | Rs. <b>60,351/-</b>            | On or before completion of 4 <sup>th</sup> slab.                           |
| e)   | Rs. <b>60,351/-</b>            | On or before completion of 5 <sup>th</sup> slab.                           |
| f)   | Rs. <b>60,351/-</b>            | On or before completion of 6 <sup>th</sup> slab.                           |

SMFA

[Signature]

[Signature]



28/12/2023 17:11

ट न

## THANE MUNICIPAL CORPORATION, THANE.

( Regulation No. 37 )

वापरपरवाना प्रमाणपत्र

इमारत क्र. अ - स्टील + १५ (पार्ट) मजले फक्त

V. P. No. २००२/०२८ TMC/TDD/ 887 DATE - 19/03/08

प्रती,

श्री. मोलॉय एस्. बक्षी अॅण्ड असो. ( वास्तुविशारद )

३, निवारा सोसायटी,

वीर सावरकर पथ, ठाणे.

करिता : श्री. राजन एन. बांदेलकर ( कुलमुखत्यारपत्रधारक )

( श्रीनाथजी को-ऑप.हौ.सोसायटी व श्री. मोसम आर.पटेल )

Sub :- वापरपरवाना प्रमाणपत्र

इमारत क्र. अ - स्टील + १५ (पार्ट) मजले फक्त

Ref :- V. P. No. २००२/०२८

Your Letter No. ४९९०० - ०७/०२/०८

Sir,

The part / full development work / erection / re-erection or alteration in / or building / part building No. अ Situated at कोकणीपाडा Road / Street पोखरण रोड नं. २ Ward No.      Sector No. ४ S. No. २७३/२, ३, २७५/४, ५, ६, ७, ८, ९, १० व २७६/६ Village / T.P.S. माजीवडे under the supervision of श्री.मोलॉय एस्. बक्षी. Licensed Surveyor / Engineer Supervisor / ~~Structural Engineer~~ / Architect Lic. No. सीए - ८९/१२२७७ may be occupied on the following conditions.

१) ठाणे महानगरपालिका उपलब्धतेनुसार पिण्यासाठी पाणी पुरवठा करेल.

A set of certified completion plan is returned herewith

Office No. \_\_\_\_\_

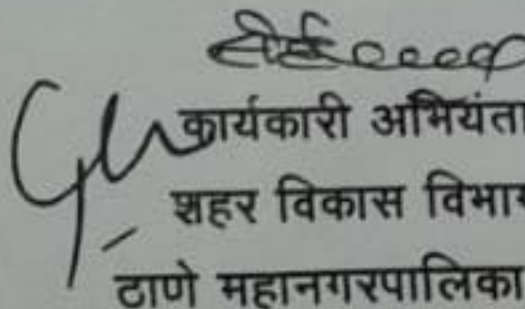
Office Stamp \_\_\_\_\_

Date :- \_\_\_\_\_

Yours Faithfully,

Copy To :-

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner Zone
- 3) E. E. Water Dept.
- 4) Assessor, Tax Dept. Thane.
- 5) Vigilance Dept. T. D. D. T.M.C.

  
कार्यकारी अभियंता,  
शहर विकास विभाग,  
ठाणे महानगरपालिका, ठाणे.

