

74/471

पावती

Original/Duplicate

Friday, January 05, 2024

नोंदणी क्रं.: 39म

9:21 AM

Regn.: 39M

पावती क्रं.: 566 दिनांक: 05/01/2024

गावाचे नाव: कावेसर

दस्तऐवजाचा अनुक्रमांक: टनन2-471-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: उधयसंकर शनमुगसुंदरम ..

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अदाजे

9:41 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

बाजार मूल्य: रु. 13764116.916/-

मोबदला रु. 16750000/-

भरलेले मुद्रांक शुल्क: रु. 1172500/-

सह. दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु. 640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124058400601 दिनांक: 05/01/2024

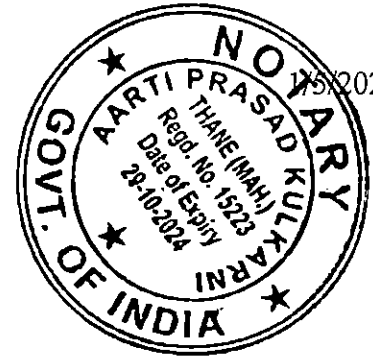
बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013061173202324M दिनांक: 05/01/2024

बँकेचे नाव व पत्ता:

/L9qfvb





05/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 471/2024

नोंदणी:

Regn:63m

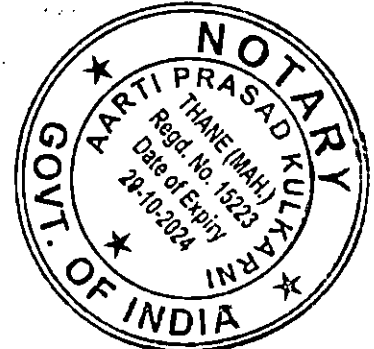
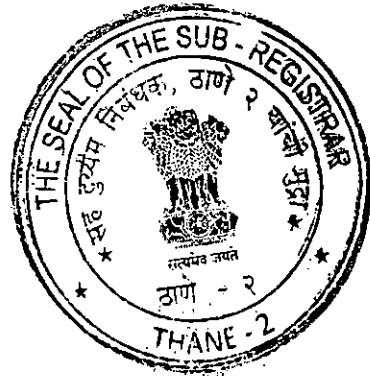
गावाचे नाव : कावेसर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	16750000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिसपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	13764116.916
(4) मू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका नं. 8ए,आठवा मजला,विल्डींग नं. 1,सॉलिटिवर बी विंग,फेज 1,सॉलिटिवर सी.जे. को-ऑप.हॉ.सो.लि.,कॉसमॉस ज्वेल्स,घोडबंदर रोड,कावेसर,ठाणे प.,सदनिकेचे 960 चौ.फुट कारपेट व सोबत कव्हर्ड पार्किंग स्पेस नं. 62 सहीत,फोन नं. 11/42-2अ-1((Survey Number : 162/3, 163/9(pt), 164/1, 164/2, 165/1(pt), 165/2(pt), 165/3, 165/4, 165/5, 165/6, 165/7, 166/10(p), 163/10, 166/11(p), 166/12(p), 166/13(p), 166/14(p), 166/15(p), 166/16(p), 166/17, 166/18, 166/19, 166/20, 166/21, 166/22 (p), 166/23, 166/24(p), 166/25, 166/26, 166/27, 166/28, 166/30(p), 166/32, 166/33, 166/34 ;))
(5) क्षेत्रफळ	1) 960 चौ.फूट
(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:-अनुज जैन . वय:-44; पत्ता:-प्लॉट नं: डी-1802, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: प्रतीक विस्तेरीया, सेक्टर 77, मोईदा, रोड नं: गौतम बुध्द नगर, उत्तरप्रदेश, उत्तर प्रदेश, गौतम बुद्धा नगर. पिन कोड:-201301 पॅन नं:-AFIPJ1799N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-उद्ययसंकर शनसुरसुंदर . वय:-44; पत्ता:-प्लॉट नं: 13 सी, माळा नं: तेरावा मजला, इमारतीचे नाव: सफायर 2, कॉसमॉस ज्वेल्स, ब्लॉक नं: डीमार्टच्या पुढे, घोडबंदर रोड, रोड नं: कावेसर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ABAPU3226B 2): नाव:-राधिका राज उद्ययसंकर . वय:-39; पत्ता:-प्लॉट नं: 13 सी, माळा नं: तेरावा मजला, इमारतीचे नाव: सफायर 2, कॉसमॉस ज्वेल्स, ब्लॉक नं: डीमार्टच्या पुढे, घोडबंदर रोड, रोड नं: कावेसर, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AILPR5969C
(9) दस्तऐवज करून दिल्याचा दिनांक	05/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	05/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	471/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1172500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

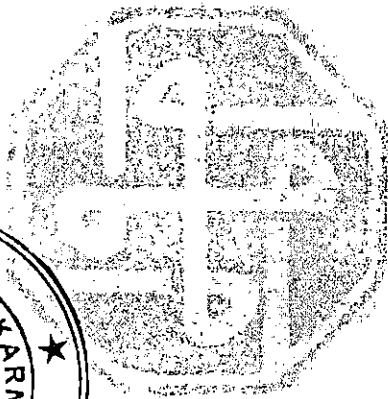
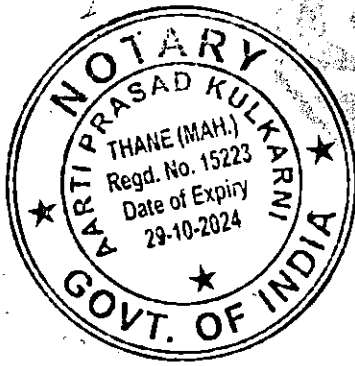
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	UDHAYASANKAR SHANMUGASUNDARAM	eChallan	69103332023122813149	MH013061173202324M	1172500.00	SD	0007108734202324	05/01/2024
2		DHC		0124058400601	640	RF	0124058400601D	05/01/2024
3	UDHAYASANKAR SHANMUGASUNDARAM	eChallan		MH013061173202324M	30000	RF	0007108734202324	05/01/2024

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





CHALLAN
MTR Form Number-6



GRN	MH013061173202324M	BARCODE	Date 28/12/2023-11:17:08		FormID	25.2
Department	Inspector General Of Registration		Payment Details 29/12/2023			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	9/33			
		PAN No.(If Applicable)	ABAPU3226B			
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1	Full Name	UDHAYASANKAR SHANMUGASUNDARAM			
Location	THANE					
Year	2023-2024 One Time	Flat/Block No.	FLAT NO. 8A 8TH FLR BLDG NO. 1			
Account Head Details	Amount In Rs.	Premises/Building	SOLITAIRE-B WING, PHASE - I			
0030046401 Stamp Duty	1172500.00	Road/Street	SOLITAIRE C. J.CHS LTD COSMOS JEWELS KAVESAR			
0030063301 Registration Fee	30000.00	Area/Locality	THANE WEST			
		Town/City/District				
		PIN	4	0	0	6 1 5
		Remarks (If Any)	PAN2=AFIPJ1799N-SecondPartyName=ANUJ JAIN-			
		Amount In	Twelve Lakh Two Thousand Five Hundred Rupees Only			
Total	12,02,500.00	Words				
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332023122813149	736090579	
Cheque/DD No.		Bank Date	RBI Date	28/12/2023-14:33:49	Not Verified with RBI	
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. , Date	100 , 29/12/2023			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8433677372

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

[Handwritten signatures]

Anuj Jain
THE SEAL OF THE SUB-REGISTRAR
30/12/2023

NOTARY
PARTI PRASAD KULKARNI
THANE (MAH.)
Regd. No. 15223
Date of Expiry 29-10-2024
GOVT. OF INDIA



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दस्ता क्रमांक ४०९/२०२४

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AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 05th day of January, 2024

BETWEEN

MR. ANUJ JAIN, age 44 years, PAN: AFIPJ1799N, Indian Inhabitant, having address at D-1802, Prateek Wisteria, Sector -77, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201301, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) MR. UDHAYASANKAR SHANMUGASUNDARAM, age 44 years, PAN:ABAPU3226B, and 2) MRS.RADHIKA RAJ UDHAYASANKAR, age 39 years, PAN : AILPR5969C, both Indian Inhabitants, having address at Flat No. 13C, 13th Floor, Sapphire 2, Cosmos Jewels, Next to D Mart, Ghodbunder Road, Kavesar, Thane West, Thane 400615, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement dated 31st day of December, 2012 (Registered with the Sub-Registrar of Sub-reg. Doc. No. TNN2-606/2013 dated 18/01/2013) executed between Cosmo's Styles, having Office address as 201, Arihant Building, Agya Lane, Alambhi Naka, Thane (W), therein referred to as the "Promoters" of the One Part and Mr. Anuj Jain therein referred to as the "Purchaser" of the Second Part purchased and Riddhi Siddhi Developers Pvt. Ltd. having address

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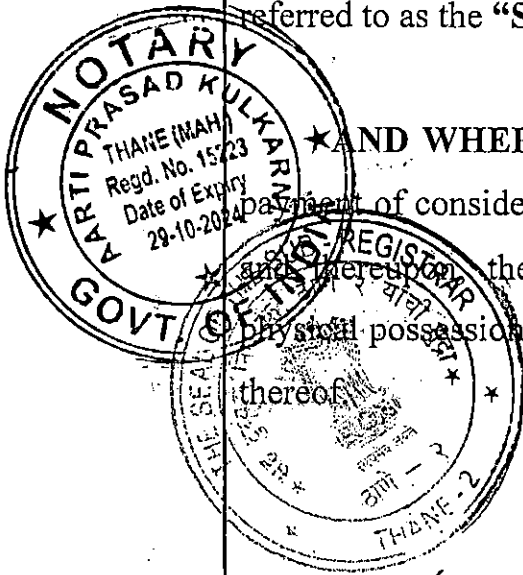
दस्त क्रमांक ४०९ / २०२४

३ / ३३

as45, Maker Chambers III, 223 Nariman Point, Mumbai, therein referred to as the "Confirming Party"/ "the Owners/Developers" (which expression shall unless it be repugnant to the context or meaning thereof mean and include it's successor/s and assigns) of the Third Part

WHEREAS the PURCHASER purchased and acquired all rights, title and interest in Flat No. 8A, admeasuring 960 Sq. Feet. (Carpet) area on 8th Floor including balcony area, along with One Covered Parking Space in Parking No. 62 in Podium Level of 1st Floor of the Building No. 1, in the building known as "SOLITAIRE-B WING, PHASE - I" of the "Solitaire C. J. Co-operative Housing Society Ltd.", of the project known as "COSMOS JEWELS", standing on the plot of land bearing Survey No. 162/3, 163/9(pt), 164/1, 164/2, 165/1(pt), 165/2(pt), 165/3, 165/4, 165/5, 165/6, 165/7, 166/10(p), 163/10, 166/11(p), 166/12(p), 166/13(p), 166/14(p), 166/15(p), 166/16(p), 166/17, 166/18, 166/19, 166/20, 166/21, 166/22(p), 166/23, 166/24(p), 166/25, 166/26, 166/27, 166/28, 166/30(p), 166/32, 166/33, 166/34 of Village -Kavesar, lying, being and situated at Ghodbunder Road, Kavesar, Thane (West) - 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"

AND WHEREAS the TRANSFEROR herein has made the entire payment of consideration to the said Cosmos Lifestyles, of such being on and thereon the TRANSFEROR has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof



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Anuj Jain

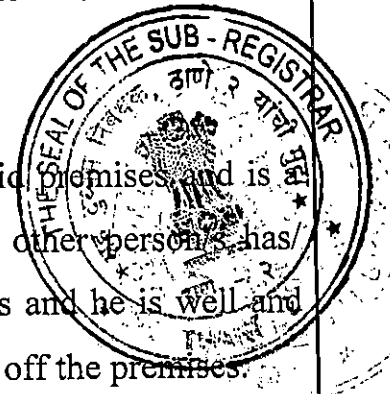
दस्तावेज - २
दस्तावेज क्रमांक ४०९ / २०२४
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AND WHEREAS the TRANSFEROR is the bonafide member of the "Solitaire C. J. Co-operative Housing Society Ltd.", a society registered under Registration No. TNA/(TNA)/HSG/(TC)/30509/2018 Dated 22/01/2018, and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the member of the said society, the TRANSFEROR is holding Ten fully paid up shares of Rs. 50/- each under Share Certificate No. 135, bearing Distinctive No. 1341 to 1350 (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFEROR has clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to the said premises and has absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

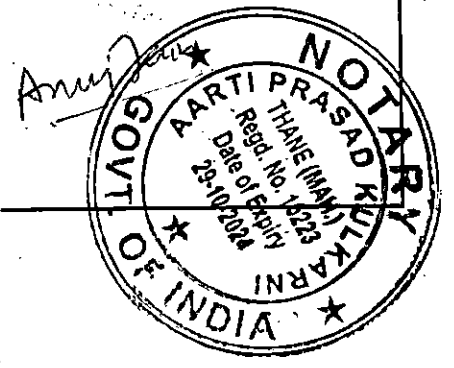
AND WHEREAS the TRANSFEROR out of his own interest has decided to sell the aforesaid premises on OWNERSHIP BASIS.

AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFEROR, whereupon the TRANSFEROR represented to the TRANSFEREES that :

- A) He is the absolute and lawful owner of the said premises and is bonafide member of the said society and no other person has have right, title or interest in the said premises and he is well and sufficiently entitled to deal with and or dispose off the premises.



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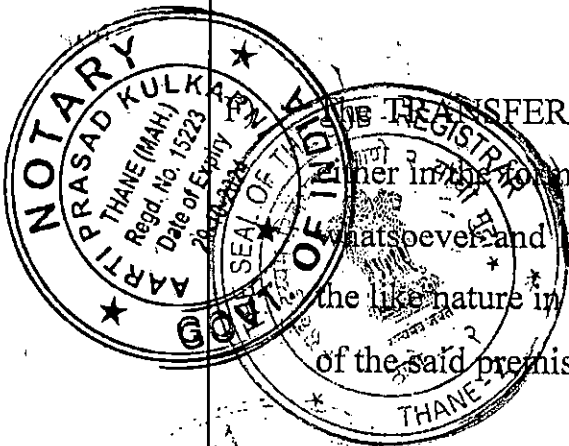
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- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR personally affecting the said premises.
- C) There are no attachments or prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charges and/or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The TRANSFEROR has not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The TRANSFEROR has not mortgaged the said premises with any institutions and the said premises is free from all encumbrances, charges, lien, etc.
- E) The TRANSFEROR has paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.

THE TRANSFEROR in the past has not entered into any agreement other in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy or any other rights of the like nature in the said premises and has not dealt with or dispose of the said premises in any manner whatsoever.



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Arny Jain

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 दस्त क्रमांक ४७९ / २०२४
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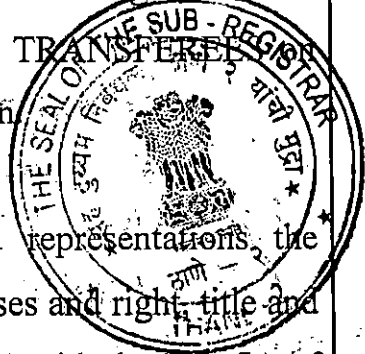
G) Neither the TRANSFEROR nor any of his predecessors in title has/had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.

H) The TRANSFEROR has good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the TRANSFEROR and/or against the said premises or any part thereof.

I) The TRANSFEROR is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other stature from disposing of the said premises or any part thereof in the manner stated in this agreement.

J) The TRANSFEROR has not done any act, deed, matter whereby he is prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREES and the TRANSFEROR has all the right, title and interest to enter into this agreement with the TRANSFEREES the various term and conditions as stated herein.

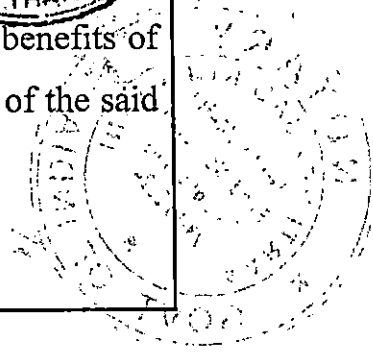
AND WHEREAS believing the aforesaid representations, the TRANSFEREES offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said



[Signature]

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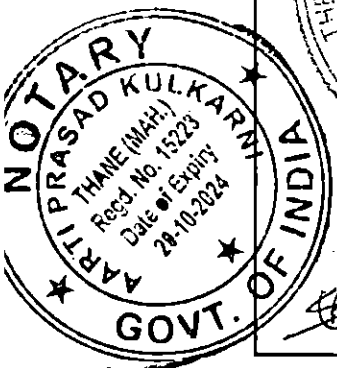
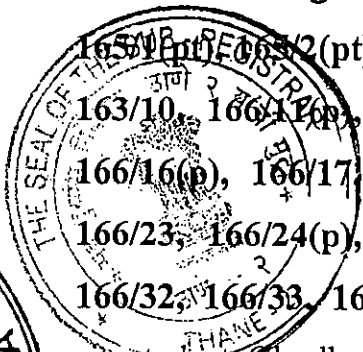
दस्तावेज - २
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society at and for Lump-sum Price / Consideration of Rs. 1,67,50,000/- (Rupees One Crore Sixty Seven Lakhs Fifty Thousand Only).

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing as follows :

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

- The TRANSFEROR hereby agrees to sell, assign and transfer and the TRANSFEREES hereby agree to purchase and acquire the right, title and interest in and upon the said premises bearing Flat No. 8A, admeasuring 960 Sq. Feet. (Carpet) area on 8th Floor including balcony area, along with One Covered Parking Space in Parking No. 62 in Podium Level of 1st Floor of the Building No. 1, in the building known as "SOLITAIRE-B WING, PHASE - I" of the "Solitaire C. J.Co-operative Housing Society Ltd.", of the project known as "COSMOS JEWELS", standing on the plot of land bearing Survey No. 162/3, 163/9(pt), 164/1, 164/2, 165/1(pt), 165/2(pt), 165/3, 165/4, 165/5, 165/6, 165/7, 166/10(p), 163/10, 166/11(p), 166/12(p), 166/13(p), 166/14(p), 166/15(p), 166/16(p), 166/17, 166/18, 166/19, 166/20, 166/21, 166/22(p), 166/23, 166/24(p), 166/25, 166/26, 166/27, 166/28, 166/30(p), 166/32, 166/33, 166/34 of Village - Kavesar, lying, being and situated at Ghodbunder Road, Kavesar, Thane (West) - 400615, within the limits of Thane Municipal Corporation and within the



[Signature]

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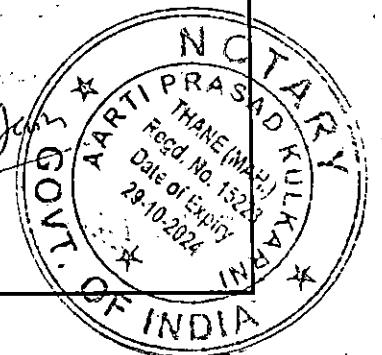
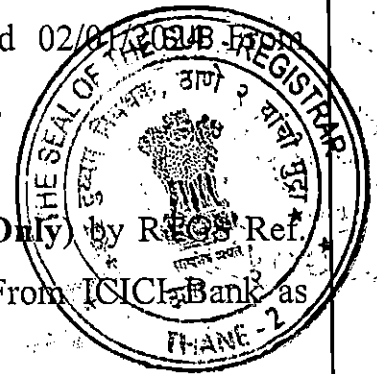
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दस्तावेज क्रमांक ४०९/२०२४
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Registration District and Sub-District of Thane, as and for a Lump-sum Price of Rs. 1,67,50,000/- (Rupees One Crore Sixty Seven Lakhs Fifty Thousand Only) along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the SCHEDULE hereunder written.

2. The TRANSFEREES have agree to pay to TRANSFEROR Lump-sum Price / Consideration of Rs. 1,67,50,000/- (Rupees One Crore Sixty Seven Lakhs Fifty Thousand Only) in the following manner :-

- a. Rs. 5,00,000/- (Rupees Five Lakhs Only) by Online Transfer Ref. No. 323208904090 Dated 20/08/2023 From ICICI Bank as Token Money before execution of this Agreement.
- b. Rs. 10,00,000/- (Rupees Ten Lakhs Only) by NEFT Ref. No. DA18367792 Dated 01/01/2024 From ICICI Bank as the Part Payment.
- c. Rs. 10,00,000/- (Rupees Ten Lakhs Only) by RTGS UTR. No. SBINR12024010293427724 Dated 02/01/2024 From State Bank of India as the Part Payment.
- d. Rs. 10,00,000/- (Rupees Ten Lakhs Only) by RTGS Ref. No. DA29007890 Dated 02/01/2024 From ICICI Bank as the Further Part Payment.



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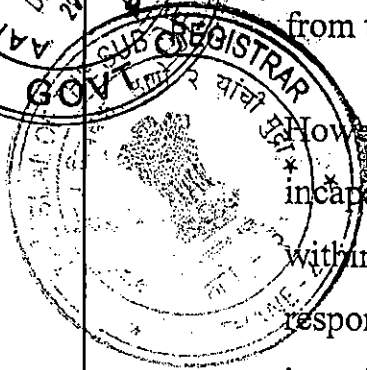
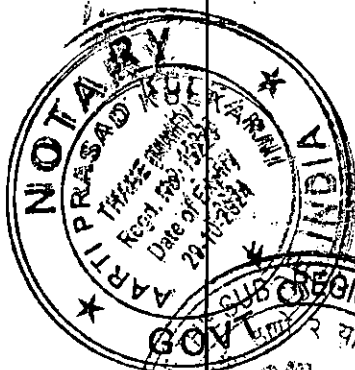
e. **Rs. 10,00,000/- (Rupees Ten Lakhs Only)** by RTGS UTR. No. SBINR12024010393682071 Dated 03/01/2024 From State Bank of India as the Further Part Payment.

f. **Rs. 82,500/- (Rupees Eighty Two Thousand Five Hundred Only)** by NEFT UTR No. SBIN424001932841 Dated 01/01/2024 From State Bank of India as the further Part Payment.

g. The TRANSFEREES have agree to pay TDS of **Rs.1,67,500/- (Rupees One Lakh Sixty Seven Thousand Five Hundred Only)** i.e. 1% of the value of this Agreement to the concern authority and to provide supporting Challan evidencing payment of TDS & TDS Certificates within 15 days from the date of registration of this Agreement and handover to the TRANSFEROR.

h. **Balance Amount of Consideration of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only)** by obtaining loan from any Bank / Financial Institution as **Full and Final Payment** after registration of this Agreement and within 30 days from handing over Mortgage NOC from Society including all Original Document and other related paper from the TRANSFEROR to TRANSFEREES.

However, should the TRANSFEREES find themselves incapable of fulfilling the entire and conclusive payment within the previously stated period, they shall take on the responsibility of paying interest at the prevailing rate of interest for a saving bank account to the TRANSFEROR on



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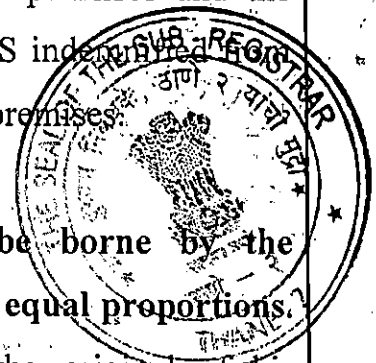
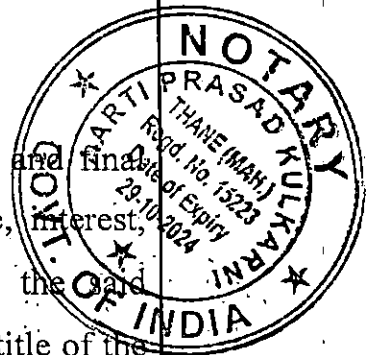
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the outstanding payment. This interest will be applicable until the conclusion of a grace period, lasting one month.

Furthermore, in the scenario where the TRANSFEREES are unable to pay full and final payment even within the grace period mentioned earlier, this Agreement may be terminated / cancelled. In such an instance, a sum of Rs 1,50,000 will be forfeited by TRANSFEROR and the TRANSFEROR will reimburse the remaining amount within 7 days and shall retain ownership of the said premises as before.

3. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFEROR shall put the TRANSFEREES in actual, physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREES, free from all the encumbrances charges, equity, etc.
4. The TRANSFEROR, after realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through himself or through his predecessors in title of the said premises to secure their title to the said premises and the TRANSFEROR shall keep the TRANSFEREES indemnified from all the liabilities and / or claim against the said premises.
5. The transfer fees of the society shall be borne by the TRANSFEROR and the TRANSFEREES in equal proportions. The TRANSFEROR shall also hand over the original of his previous agreement, allotment letter, last maintenance charges



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[Handwritten Signature: Anuraj Jain]

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receipt, last electricity bill and other records amounting to the title of the premises for the purpose of their record.

6. The TRANSFEREES hereby agrees that, on becoming the members of the said society, the TRANSFEREES shall abide by all the bye - laws, rules and regulations adopted by the society.
7. The TRANSFEROR hereby states, declares and confirms that the TRANSFEREES shall be entitled to get transferred the **Electricity Meter No. 053K4817328** having **Consumer No.000087926851** and **Mahanagar Gas Meter No. 2200702137** having **C.A. No. 210001329212** installed in the said premises to their name and the TRANSFEROR shall, if required give his fullest co-operation in that regard.
8. The TRANSFEREES, after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the TRANSFEREES can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand or lien of the TRANSFEROR or any person on his behalf or who may claim through him or in trust for sum, subject only on the part of the TRANSFEREES to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.

9. The TRANSFEROR hereby declare that, the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be

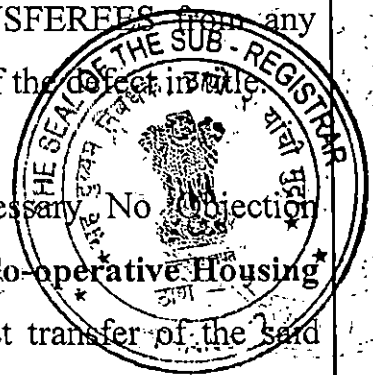
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cleared off by them i. e. all the liabilities towards Municipal Taxes, Electricity Bills, Society's Maintenance, Gas bill and other charges, etc. upto date of possession will be cleared by TRANSFEROR. The TRANSFEREES declare that, they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.

10. The TRANSFEROR further declares that, he has full right and absolute authority to enter into this agreement and that he has not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or he may be prevented from entering into this agreement or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREES in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFEROR shall indemnify and keep indemnified the TRANSFEREES from any loss caused to the TRANSFEREES because of the defect in title.

11. The TRANSFEROR shall obtain the necessary No Objection Certificate (NOC) from the "Solitaire C. J. Co-operative Housing Society Ltd.", to effectuate the legal perfect transfer of the said premises and TRANSFEROR has confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREES herein.



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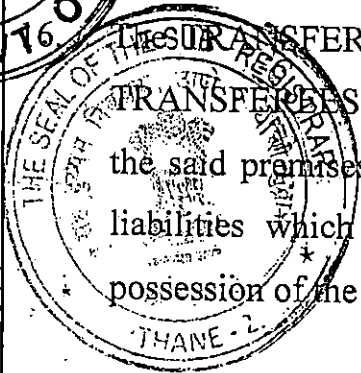
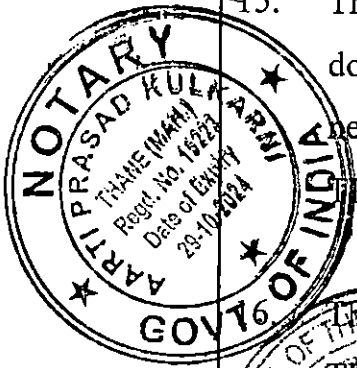
12. It is mutually agreed by and between the parties that, the aforesaid consideration includes the cost of the said shares and benefits annexed to the said premises and various deposits paid by the TRANSFEROR to the said society.

13. The TRANSFEROR hereby agrees, assures and declares that there is no suit or litigation pending in any court of law in respect of the said premises.

14. The TRANSFEREES are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFEROR hereby undertakes to render his fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREES and further undertakes not to charges any extra consideration and / or charges etc. for the same.

15. The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREES.

The TRANSFEROR shall indemnify and keep indemnified the to TRANSFEREES for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES.



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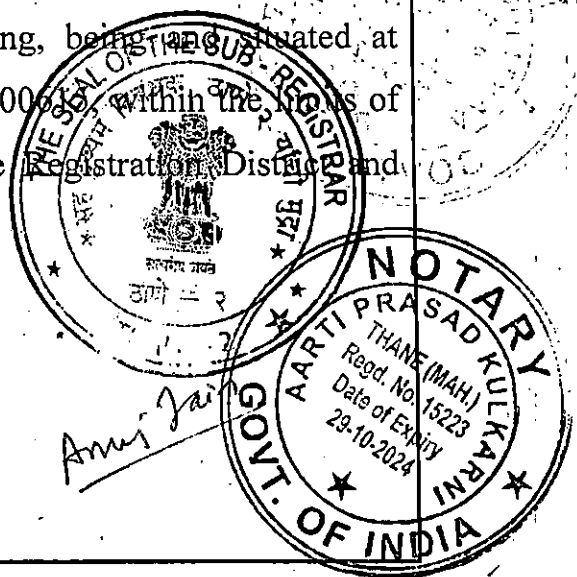
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- 17. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.
- 18. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 8A, admeasuring 960 Sq. Feet. (Carpet) area on 8th Floor including balcony area, along with One Covered Parking Space in Parking No. 62 in Podium Level of 1st Floor of the Building No. 1, in the building known as "SOLITAIRE-B WING, PHASE - I" of the "Solitaire C. J.Co-operative Housing Society Ltd.", of the project known as "COSMOS JEWELS", standing on the plot of land bearing Survey No. 162/3, 163/9(pt), 164/1, 164/2, 165/1(pt), 165/2(pt), 165/3, 165/4, 165/5, 165/6, 165/7, 166/10(p), 163/10, 166/11(p), 166/12(p), 166/13(p), 166/14(p), 166/15(p), 166/16(p), 166/17, 166/18, 166/19, 166/20, 166/21, 166/22(p), 166/23, 166/24(p), 166/25, 166/26, 166/27, 166/28, 166/30(p), 166/32, 166/33, 166/34 of Village - Kavesar, lying, being and situated at Ghodbunder Road, Kavesar, Thane (West) - 400615, lying, being and situated at Ghodbunder Road, Kavesar, Thane (West) - 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

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IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands on the day and year written hereinabove.

SIGNED SEALED AND DELIVERED

by the withinnamed "TRANSFEROR"



Anuj Jain

MR. ANUJ JAIN

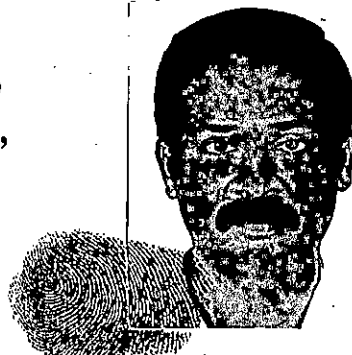
in presence of

1) *[Signature]*

2) *[Signature]*

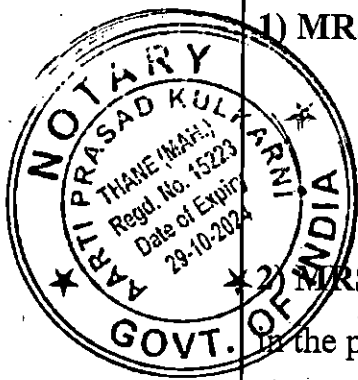
SIGNED SEALED AND DELIVERED

by the withinnamed "TRANSFEREES"



[Signature]

1) MR. UDHAYASANKAR SHANMUGASUNDARAM



[Signature]

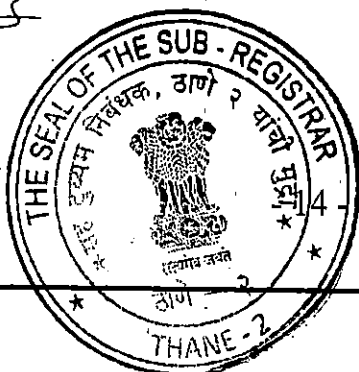
2) MRS. RADHIKA RAJ UDHAYASANKAR

in the presence of



1) *[Signature]*

2) *[Signature]*



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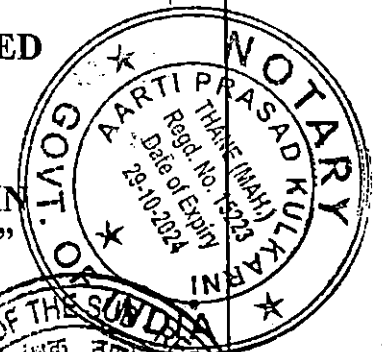
:: RECEIPT ::

RECEIVED of and from MR. UDHAYASANKAR SHANMUGASUNDARAM and MRS. RADHIKA RAJ UDHAYASANKAR(TRANSFEREES) a sum of Rs. 45,82,500/- (Rupees Forty Five Lakhs Eighty Two Thousand Five Hundred Only) as the Earnest Money / Part Payment against the sale of Flat No. 8A, admeasuring 960 Sq. Fts. (Carpet) area on 8th Floor, along with One Covered Parking Space No. 62 in Podium Level of 1st Floor, of the Building No. 1, in the building known as "SOLITAIRE WING B, PHASE - I" of the "Solitaire C. J. Co-operative Housing Society Ltd.", of the project known as "COSMOS JEWELS", situated at Ghodbunder Road, Kavesar, Thane (West) - 400615, in the following manner :

- a) Rs. 5,00,000/- (Rupees Five Lakhs Only) by Online Transfer Ref. No. 323208904090 Dated 20/08/2023 From ICICI Bank.
- b) Rs. 10,00,000/- (Rupees Ten Lakhs Only) by NEFT Ref. No. DA18367792 Dated 01/01/2024 From ICICI Bank.
- c) Rs. 10,00,000/- (Rupees Ten Lakhs Only) by RTGS UTR. No. SBINR12024010293427724 Dated 02/01/2024 From State Bank of India.
- d) Rs. 10,00,000/- (Rupees Ten Lakhs Only) by RTGS Ref. No. DA29007890 Dated 02/01/2024 From ICICI Bank.
- e) Rs. 10,00,000/- (Rupees Ten Lakhs Only) by RTGS UTR. No. SBINR12024010393682071 Dated 03/01/2024 From State Bank of India.
- f) Rs. 82,500/- (Rupees Eighty Two Thousand Five Hundred Only) by NEFT UTR No. SBIN424001932841 Dated 01/01/2024 From State Bank of India.

Rs. 45,82,500/-
I SAY RECEIVED

Anuj Jain
MR. ANUJ JAIN
"TRANSFEROR"



WITNESSES :-

1) *[Signature]*
2) *[Signature]*

Share Certificate

SOLITAIRE CJ Co-op. Housing Society Ltd. THANE
Registered under the M.C.S. Act 1960
TNA / (TNA) / HSG / (TC) / 30509 / 2018

22-01-2018

This is to certify that Shri Smt. / M/s. _____

Registered holder of _____
paid up share of Rs. FIFTY each
numbered from 1311 to _____

SOLITAIRE CJ

THANE

under the Bye-laws of the said Society

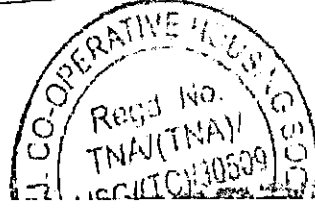
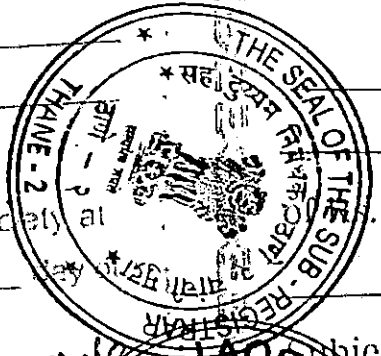
under the Common Seal of the said Society at _____

THANE this 11 th

day of May 2019

Secretary _____ Chairman _____

Received the Share Certificate



Plot/Unit No. _____ Share Certificate No. _____ Member's Regn. No. _____ No. of Shares _____



Solitaire CJ Co-op. Hsg. Soc. Ltd.

Share Certificate

SOLITAIRE CJ CO-OPERATIVE HOUSING SOCIETY LTD.

SOLITAIRE, A & B BUILDING, COSMOS JEWELS, NEAR D-MART, GHODBUNDER ROAD, THANE-400615.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 5,00,000/- Divided into 10000 Shares of Rs. 50 each

Registration No. TNA / (TNA) / HSG / (TC) / 30509 / 2018 Date 22-01-2018

This is to certify that Shri / Smt. / M/s. _____

is the Registered Holder of 10 fully paid up shares

FIFTY each numbered from _____ to _____ both inclusive, in

SOLITAIRE CJ CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society

Give Under the Common Seal of the said Society at _____ THANE

11 th day of May 2019

Authorised M.C. Member

Secretary _____

Chairman _____

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06/05/2019	



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कडील नकाशांनुसार कुंपणभित बांधणे आवश्यक राहिल.
इन् लेआऊट मंजूर करून इनेज विभागाकडील ना हरकत दाखला सादर करणे
आवश्यक राहिल.

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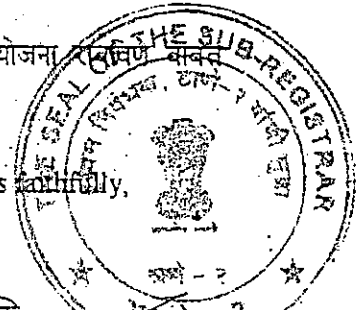
काही भूखंड पैकी पैकी असल्याने तालुका निरीक्षक धूमि अभिलेख
कार्यालयाकडून प्रस्तावित भूखंडाची हद्द कायम मोजणी करून घेऊन त्याचा नकाशा सी. एन पुर्वी या
कार्यालयाकडे दाखल करणे आवश्यक राहिल. व मोजणी नुसार क्षेत्रात बदल झाल्यास त्याप्रमाणे
सुधारित नकाशा मंजूर करून घेणे आवश्यक राहिल.

- ११) नियोजित रस्त्याखालील व वगीचा आरक्षणाखालील क्षेत्र प्रमाणीत T.I.L.R कडील नकाशांनुसार
प्रमाणीत करून सी.सी. पुर्वी नोंदणीकृत घोषणापत्र सादर करणे आवश्यक व जोता प्रमाणपत्रापूर्वी सादर
रस्त्याखालील क्षेत्र ठा. म. पा. च्या नावे केलेले स्वतंत्र ७/१२ उतारे दाखल करणे आवश्यक.
- १२) जोता प्रमाणपत्रापूर्वी व वापरपरवान्यापूर्वी आर. सी. सी. तहांचे स्ट्रिक्चर प्रमाणपत्र सादर करणे आवश्यक.
- १३) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंग व सोलर वॉटर हिटींग यंत्रणा कार्यरत करणे आवश्यक.
- १४) सी. एन. पुर्वी मोकळ्या जागेचा कर भरणे आवश्यक राहिल.
- १५) सी. एन. पुर्वी जागेवर विहित नमुन्यातील माहितीफलक दर्शनी बाजुस लावणे आवश्यक. व तो
अंतीम वापर परवान्यापर्यंत कायम ठेवणे आवश्यक.
- १६) वृक्ष, पाणी व इनेज विभागाचे नाहरकत दाखले वापर परवान्यापूर्वी दाखल करणे आवश्यक.
- १७) भूखंडाचे मालकी हक्काबाबत, हद्दीबाबत काही वाद निर्माण झाल्यास त्यास विकासकर्ते पुर्णपणे जबाबदार
राहतील. व त्याचे निराकरण करण्याची जबाबदारी विकासक यांचेवर राहिल त्यास ठाणे महानगरपालिका
जबाबदार राहणार नाही.
- १८) हद्दीवर उभारण्यात आलेल्या कुंपणभित्तीबाबत वनविभागावरोवर चालु असलेल्या न्यायालयीन
वादबाबत न्यायालयाचे निर्णय बंधनकारक राहिल.
- १९) २०,००० चौ. मी. पेक्षा जास्त क्षेत्राचा प्रारंभ प्रमाणपत्र मागण्यापूर्वी पर्यावरण अधिसूचने नुसार वने
व पर्यावरण विभागाकडील आदेश दाखल करणे आवश्यक.
- २०) अस्तित्वातील शेडवरील कर भरणा केल्याच्या अदयावत पावत्या शेड तोडण्यापूर्वी सादर करणे
आवश्यक.
- २१) परवानगी दिलेल्या इमारतीसाठी C. C. प्रखन करणेच्या अर्जापूर्वी पर्यावरण वन विभागाचे E. C.
दाखल करावे
- २२) प्रारंभ प्रमाणपत्रापूर्वी Vector Borne disease प्रतिबंधात्मक उपाय योजना तयार करणे व
सार्वजनिक आरोग्य अधिकार्यांचे प्रमाणपत्र दाखल करणे आवश्यक.

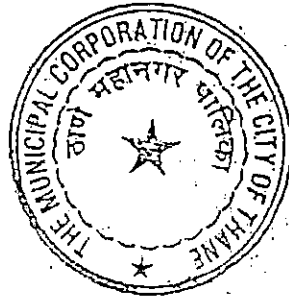
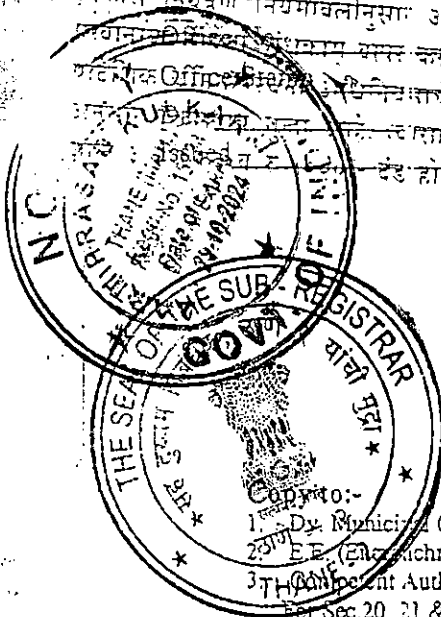
सावधान

नकाशांनुसार बांधकाम व करणे तसेच
विकास निर्माण नियमावलीनुसार आवश्यक त्या
प्रमाणे बांधकाम करणे, महाराष्ट्र
पब्लिक Office
अनुसंधान
दंड होऊ शकतो.

Your's faithfully,



EXECUTIVE ENGINEER,
Town Development Department,
Municipal Corporation of The City of, Thane



- Copy to:-
1. Dy. Municipal Commissioner - Zone.
 2. E.E. (Enforcement)
 3. Competent Authority (U.L.C.)
Per Sec.20, 21 & 22 if required
 4. TILR for necessary correction in record of

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६ / २०३

डनन - २
दस्ता क्रमांक ८०९ / २०२४
२३ / ३३



Certificate No.:- 1073

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

इमारत क्र. १ (विंग अे बडी) - ५ फजला स्टिल्ट (पार्ट) + ६ फजला ते २९ फजले (रहिवास),

इमारत क्र २ व ३ - एल. जी. + यु. जी. + स्टिल्ट + २७ फजले फक्त.

V.P. No. 88/415 TMC/TDD / 144 Date 22/11/2016

To,
Suvarna S. Ghosh (Architect)
301, Arihant, Jambli Naka, Thane (w)
M/s Cosmos Lifestyle.

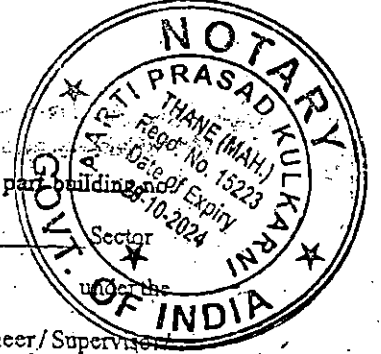
Sub - Occupancy Certificate - As Above.

Ref. V. P. No. 88/415

Your Letter No. 9827 dated 21/10/2016

Sir,

The part/full development work/extension/re-erection/alteration in/of building / part building, as above situated at Kavesar Road Street Ward No. As Below Village Kavesar in the supervision of Suvarna S. Ghosh Licensed Surveyor/Engineer/Structural Engineer/Supervisor Architect/Licence No. GA/91/14324



स.क्र. १६२ दि.नं.३, स.नं.१६३/१६.नं.१क, १७ स.नं.१६४ दि.नं.१६५, स.नं.१६५ दि.नं.१६६, ३, ४, ५, ६, ७, स.नं.१६६ दि.नं.१०क, ११क, १२क, १३अ, १४अ, १५क, १६, १७, १८, १९, २०, २१, २२क, २३, २४व, २५अ, २६अ, २७अ, २८अ, ३०अ, ३२अ, ३३ व ३४

- १) पाणी पुरवठा विभाग व मलनिःस्कारण विभाग यांनी दिलेल्या ना हरकत दखल्यातील अटी बंधनकारक राहतील.
२) अग्निशमन विभाग यांनी दिलेल्या ना हरकत दखल्यातील अटी बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Copy to

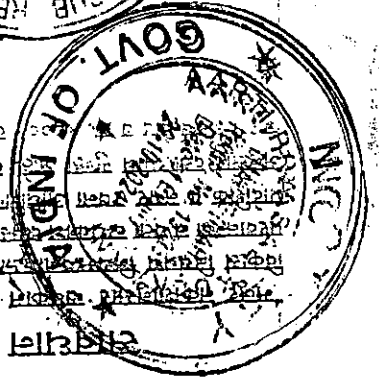
- 1) Collector of Thane
- 2) Dy. Mum. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

Municipal Corporation of
the City of Thane.




P.T.O.

1. Dr. Municipal Commissioner - Zone:
 2. E.P. (Encroachment)
 3. Competent Authority (U.L.C.)
 For S. 20, 21 & 22 if required
 4. T.R. for necessary correction in record of
 Lands affected by Road, Widening / reservation.



EXECUTIVE ENGINEERS,
 Town Planning Department,
 Municipal Corporation the City of Thane

Yours faithfully,


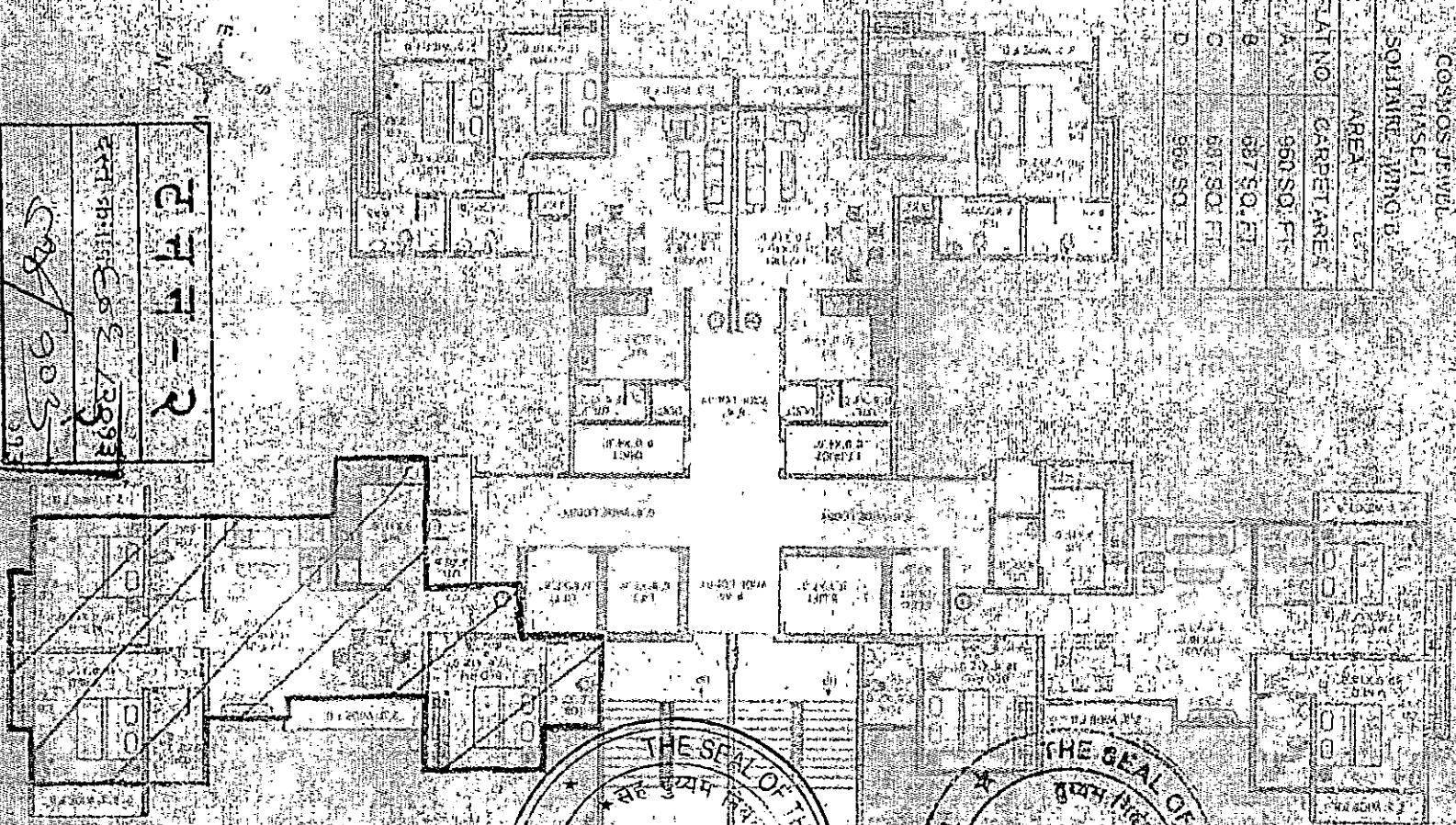
Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

3) विकसक धानि क्र. १८/२०/२०१६ रोजी यु.एल.सी. बाबत दिलेले धांपाप खातेवर बंधनकारक राहतील.
 त्यामुळे विकसक धानि धांपापबाबत मधुर सदानकामधुब अखत्य वरक निमण कर्तव्ये.
 ४) सुधारित परवानगी / सी. सी. - अ. म. पा. / अ. वि. वि. / २५ दिनांक २९/०४/२०१६ मधील उर्वरित अटी बंधनकारक राहतील.
 ५) सी. सी. टी. सी. व्ही. सी. के.एम. रॅन वॉटर टॉव्स्टींग, सोलर वॉटर टॉव्स्टींग यंत्रणा व लिफ्ट सुविधातील ठेवण्याची जबाबदारी विकसकांची राहिल व धांपापवटी धारकास हस्तांतरित केल्यानंतर सीसापवटी धारकांची जबाबदारी राहिल.

२२/३
 २०२२/१०
 ८ - १ - १२

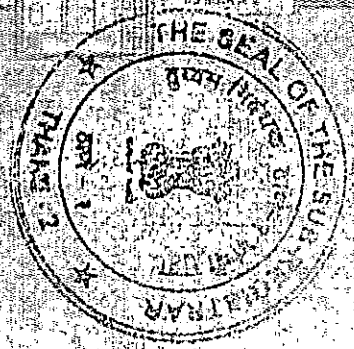
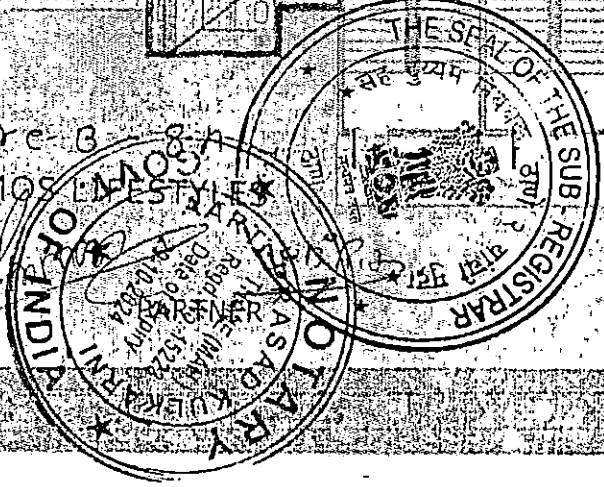
FLAT NO.	CARPET AREA
A	960 SQ. FT.
B	687 SQ. FT.
C	647 SQ. FT.
D	500 SQ. FT.

COSMOS JEWEL
PHASE 1
SOULMITE WING B



एतत् - २
दस्ता क्रमांक ८२३९९३
२००६/१०२३

Solitaire - B
For COSMOS JEWEL



एतत् - २
दस्ता क्रमांक ८५७१/२०२४
२५/१३३

COSMOS LIFESTYLES

COSMOS GROUP™	
Upgrading Lifestyle	
दस्त नं. 819	12028
Ref. No.: J2-251	20/133

Date:-05/06/2018

Ref. No.:

To,
MR. ANUJ JAIN
 A-701, RUNWAL REGENCY , MAJIWADE,
 THANE (W)-400601

SUB : ALLOTMENT OF PROVISIONAL PARKING SPACE

REF. : 1) Agreement For Sale Dated 31/12/2012 Registered Under Sr. No. TNN2-606-2013.

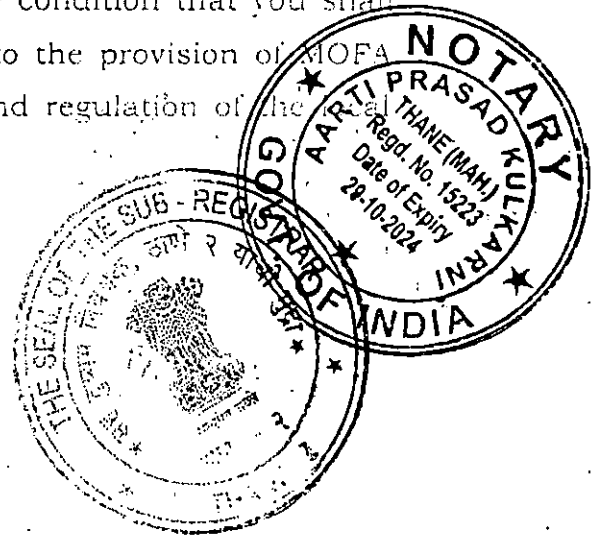
Sir/Madam,

Under the above referred agreement, you have agreed to purchase **FLAT NO. 8A, on 8TH FLOOR**, in "**SOLITAIRE-B**" building, project known as "**COSMOS JEWELS**" situated at **OPP. CORAL HEIGHTS, NEAR SURAJ WATER PARK, GHODBUNDER ROAD, THANE (WEST) - 400607**. While purchasing the said premises, you had requested us to grant permission to use **COVERED PARKING** space in **PODIUM LEVEL OF 1ST FLOOR**. Accordingly, we hereby allot you provisional **PARKING NO. 62** in **PODIUM LEVEL OF 1ST FLOOR** for your flat. The common areas as prescribed under the provisions of Maharashtra Ownership Flat Act, 1963, (MOFA) and rules made there under and with the condition that you shall use the same only for parking purpose, subject to the provision of MOFA and the rules made there under and the rules and regulation of the authorities.

For COSMOS LIFESTYLES

[Signature]

FOR COSMOS LIFESTYLES



ए ३ ७ - २
दस्ता क्रमांक ४०९ / २०२४
२० / ३३

(2)

I hereby record and confirm that all and whatever stated hereinabove is understood by me/us and I/We hereby agree and undertake to be bound and abide by the same at all time.

MR. ANUJ JAIN

Anuj Jain



18/01/2013

सूची क्र.2

2

दस्तावेजांचे मह. दु. दि. १९/१/२०२४

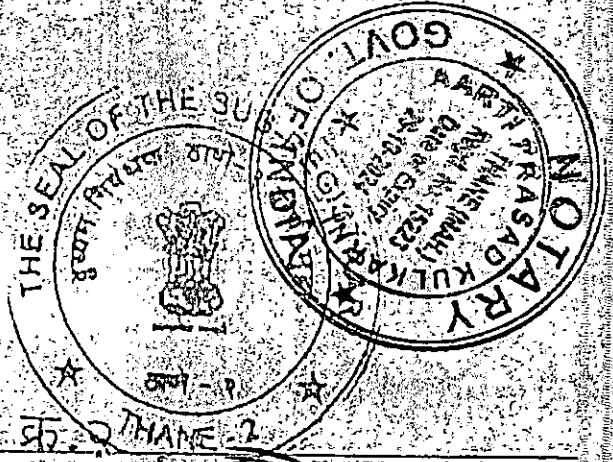
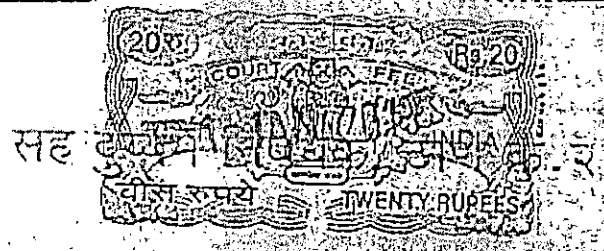
दस्तावेजांचे क्र. ००६/२०१३

नोंदणी : २६/३३

Regn:63m

नावाचे नाव : १) कावेसर

(1) विलेखना प्रकार	करावनामा	
(2) मॉन्टरला	9080000	
(3) कावासा भाव (भावेपट्ट्याच्या शाखेविषयक आकारणी देतो. फी पट्टेदार ते नमुद करावे)	5621000	
(4) भू-भाग, पोटॅन्सिया व परमार्थान (अगल्यात)		१) पालिकाचे नाव: ठाणे म.न.पा. इतर वर्णन : सरनिवा नं: ८ए, माळा नं: ८, इमारतीचे नाव: सोबीटेर वी वी विन्डिंग क्र. १, फेज १, ब्लॉक नं: कासिमोस जेवेंस सुरज वॉटर पार्क जयळ, रोड: जी वी रोड कावेसर ठाणे, इतर माहिती: सरनिवा नं: ८ए, माळा नं: ८, इमारतीचे नाव: सोबीटेर वी वी विन्डिंग क्र. १, फेज १, ब्लॉक नं: कासिमोस जेवेंस सुरज वॉटर पार्क जयळ, रोड: जी वी रोड कावेसर ठाणे, इतर माहिती: स. नं: 162/3, 163/9pt, 164/1pt to 2pt, 165/1pt, to 5pt, 166/1pt, 166/3pt, 166/14pt स. नं: 107.06 जी वी विन्डिंग व पोलीस आकारण सहा (Survey Number: 162/3, 163/9pt, 164/1pt to 2pt, 165/1pt, to 5pt, 166/1pt, 166/3pt, 166/14pt.))
(5) क्षेत्रफळ		१) 107.06 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले क्षेत्र		
(7) दस्तावेजा करून देणाऱ्या/लिहून देणाऱ्या पक्षांचे नाव किंवा दिवाणी न्यायालय किंवा अदालत किंवा आदेश अखत्यार प्रतिसादिते नाव व पत्ता		१) नाव: - कासिमोस साईकल स्टोअर तर्फे साहिबदार कासिमोस वी. विन्डिंग व सुरज आर. परमार यांचे कु.मु. इद्र कात - शर्मा वय: 49, पत्ता: प्लॉट नं: 2011, माळा नं: 2, इमारतीचे नाव: अखिल विन्डिंग, ब्लॉक नं: टवी नाका, रोड नं: ठाणे प. वि. कोड-400601 पं नं: AAGEC7714B २) नाव: - रिडी सिटी रेव्ह्यू अस. प्रा. लि. तर्फे सनासकर रवी शुभमन यांचा कु.मु. इद्र कात - शर्मा वय: 49, पत्ता: प्लॉट नं: 45, माळा नं: - इमारतीचे नाव: मेकर नेबर, ब्लॉक नं: 233 नदीमल पोस्ट, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड-400021 पं नं: AAACR0426N
(8) दस्तावेजा करून देणाऱ्या पक्षांचे नाव किंवा दिवाणी न्यायालय किंवा अदालत किंवा आदेश अखत्यार प्रतिसादिते नाव व पत्ता		१) नाव: - गजुज - जेठवण - 33, पत्ता: प्लॉट नं: ए/701, माळा नं: 7, इमारतीचे नाव: कपावाल रेजेन्सी, ब्लॉक नं: साजिवडे, रोड नं: ठाणे प. वि. कोड-400601 पं नं: AFIPJ1799N
(9) दस्तावेजा करून दिल्याचा दिनांक	31/12/2012	
(10) दस्तावेजाची केल्याचा दिनांक	18/01/2013	
(11) अतुक मालाचा क्र. यापुढे	606/2013	
(12) राजास्वादा प्रमाण शुल्क	454000	
(13) राजास्वादा प्रमाण नोंदणी शुल्क	30000	
(14) शेर		



सह दुष्यम निबंधक, ठाणे क्र. २

मुल्यांकनासाठी विनायक भतसला तपशील :-

मुद्रांक शुल्क आकारलेल्या नमुदनाला अतुक मालाचा क्र. :-

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

1900

W. H. B. & S. 1900
1000

