

530/9619
Friday, September 28, 2018
9:00 AM

पावनी

Original/Duplicate

नोंदणी क्र. 39म
Regn. 39M

पावनी क्र. 10375 दिनांक: 06/09/2018

साधारण नाव: पांनपावनी
दस्तावेजाचा अनुक्रमांक: 12-9619-2018
दस्तावेजाचा प्रकार: विक्रयकरारनामा
सादर करणाऱ्याचे नाव: मेसर्स. टिप रिअल्टीव्हि तर्फे भागीदार - श्री साधवी नरेश महेश

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 1900.00
पुस्त्याची संख्या: 95

एकूण: ₹. 31900.00

ISRTHANE 12
(जी. बी. सावदेव)

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. १२

बाजार मूल्य: ₹. 48396000/-
मोबदला ₹. 38915000/-
भरलेले मुद्रांक शुल्क: ₹. 2420000/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹. 30000/-
टीडी/घनादेश/पे ऑर्डर क्रमांक: MH005848025201819S दिनांक: 06/09/2018
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹. 1900/-

गुळ दस्तऐवज परत मिळाला
सही - M. Prabhakar
नांव

| | |
|----------------|------|
| टन न १२ | |
| वस्ता नं. ६६९८ | २०१२ |
| ५१ | १२८ |



the said respective agreement. The charges of stamp duty and registration, MVAT, LBT, GST, service tax and/or any other tax or levy that shall be imposed or payable for and against such allotment and /or in respect of such allotment agreement to be executed with each of the Confirming Party, shall be borne and paid by the developer in respect of and/or vis-à-vis the free area of such apartment, but for additional area which is opted by the concerned confirming party all such charges of stamp duty and registration, MVAT, LBT, GST, service tax and/or any other tax or levy that shall be imposed or payable shall be paid by such confirming party.

**SCHEDULE I ABOVE REFERRED TO
(SAID LAND)**

All that piece and parcel of land admeasuring 1007 sq. yards equivalent to 842 sq. meters out of and forming part of Survey No. 113/2, 332/1, 333 Hissa No.1, 2 and 3 OP no.461 and 462, final plot no.326-B (Sub-divided plot B) of T.P.S. I, lying, being and situate at, Village Panchpakhadi, Almeida Road, Thane (W)-400602 within the limits of Municipal Corporation for the city of Thane, registration district and sub-district Thane and bounded as follows:-

- On or towards East :- 20' - 0" wide road
- On or towards West :- Survey No.334
- On or towards South :- Amenity open space
- On or towards North :- 80' - 0" wide Road

SCHEDULE II ABOVE REFERRED TO

Handwritten signatures and notes:
 H. M...
 RA...
 H...
 M...
 Shaden...
 Datta...
 31/11/2019...
 J...
 K. Raj...
 ...

| | | | | | |
|------------|-----|-------|---|--------|---------------------|
| | 403 | 1 BHK | Nandini Baviskar / Kishore Bhaviskar | Tenant | 8,11,000 |
| | 404 | 2BHK | Seenatha Pradeepkumar | Tenant | 17,73,000 |
| | 405 | 1 BHK | Kunal Vijay Bhaosale /Rachana Arun Pawar | Sold | 75,00,000 |
| 5th | 501 | 2BHK | Sucheta V Vaze | Tenant | 3,69,000 |
| | 502 | 2BHK | Snehalata M Vaze | Tenant | 17,47,000 |
| | 503 | 1 BHK | Prabhakar Ambonkar | Tenant | 8,11,000 |
| | 504 | 2BHK | Shashank Kanhere/Manjiri Kanhere | Tenant | 17,73,000 |
| | 505 | 1 BHK | Manjusha Bhoir / Manojkumar Prabgakar Bhoir | Sold | 65,12,000 |
| 6th | 601 | 2BHK | Sudhir Damle /Vasudha Sudhir Damle | Sold | 1,18,00,000 |
| | 602 | 2BHK | Shrikant Gaitonde/Shivangi Gaitonde | Tenant | 17,47,000 |
| | 603 | 1 BHK | Shanta Parker | Tenant | 8,11,000 |
| | 604 | 2BHK | Ramesh Jambekar | Tenant | 39,70,000 |
| | 605 | 1 BHK | Laxmikant Ramnath / Priti Laxmikant Ramnath J | Sold | 71,00,000 |
| 7th | 701 | 2BHK | Chitra Jog/ JAGDISH JOG | Tenant | 3,69,000 |
| | 702 | 2BHK | Satish Choudhari | Sold | 1,45,00,000 |
| | 703 | 1 BHK | Onkar Marathe | Sold | 82,00,000 |
| | 704 | 2BHK | Bhushan Khairnar | Sold | 1,10,00,000 |
| | 705 | 1 BHK | Rajesh Vichare / Karuna Vichare | Sold | 94,00,000 |
| | | | | | 17,94,70,003 |

ट न न १२
 दलक. eEge २०१६



AEBPA2137H, 10) Mrs. Ushadevi Vishwanathan Nair, Age:- 64 years, PAN No.:-AANPN7607B-10A) Mr. Reshan Vishwanathan Nair, Age:- 33 years, PAN No.:-AFQPN2081M through his Constituted Attorney Mrs. Ushadevi Vishwanathan Nair, Age:- 64 years, PAN No.:-AANPN7607B, 11) Mrs. Chitra Jagdish Jog, Age:- 55 years, PAN No.:-ABJPJ7519B 11A) Mr. Jagdish Balkrushna Jog, Age:- 57 years, PAN No.:-AADPJ0545L, 12) Mr. Shrikant Pandurang Galtonde, Age:- 65 years, PAN No.:-AGPPG5004M 12A) Mrs. Shivangi Shrikant Gaitonde, Age:- 65 years, PAN No.:-AGPPG5003N, 13) Mrs. Shanta Baliram Parkar, Age:- 84 years, PAN No.:-BGNPP1763M ,through her Constituted Attorney Mrs. Minal Sayaji Nikam Age:- 53 years, PAN No.:-ABAPN9641F 14) Mrs. Nandini Kishor Baviskar, Age:- 40 years, PAN No.:-AKNPB8539J 14A) Mr. Kishor Shridhar Baviskar, Age:- 44 years, PAN No.:-AGLPB7625H 15) Mr. Shashank Parashuram Kanhere, Age:- 44 years, PAN No.:-ACDPK6539R, 15A) Mrs. Manjiri Shashank Kanhere, Age:- 39 years, PAN No.:-AREPK9793M, 16) Mrs. Sucheta Vinod Vaze, Age:- 59 years, PAN No.:-ABLPK7424L, 17) Mrs. Snehalata Moreshwar Vaze, Age:- 96 years, PAN No.:-ABBPV6795M through her Constituted Attorney Mr. Vinod Moreshwar Vaze, Age:- 66 years, PAN No.:-ACSPV1225G , 18) Mr. Ramesh Vasant Jambekar, Age:- 53 years, PAN No.:-AADPJ3041K, 19) Mr. Anant Vishnu Degvekar, Age:- 58 years, PAN No.:-AGCPD1887A, 20) Mrs. Seenatha Pradeepkumar, Age:- 46 years, PAN No.:-BNGPS5307G

Above named from serial nos.1 to 20 all are the members of the owner society, hereinafter referred to as the MEMBERS/CONFIRMING PARTY (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their co-members, associate members, nominees their respective heirs, executors, successors in estate, administrators and assigns etc.) OF THE THIRD PART

Handwritten signatures and names at the bottom of the page, including names like 'Manhe', 'Jag', 'Mina', 'Vandana', 'S. D. Datta', 'Ramesh', 'Seenatha', and others, some with dates and initials.

| टन न १२ | | रकम | | रकम | | रकम | |
|---------|---|-------|------|------|------|------|------|
| | | २०१२ | २०१३ | २०१४ | २०१५ | २०१६ | २०१७ |
| R-301 | Shashank Kanhere Mrs. Susheta Vinod Vaze | ३० | १२२ | ५०० | ५६५ | १३ | ५७८ |
| R-302 | Mrs. Snehalata Moreshwar Vaze | R-501 | ५०० | ५६५ | ११९ | ६५१ | ६८६ |
| R-303 | Mr. Ramesh Vasant Jambekar | R-604 | ३५० | ३९६ | २९० | ६८६ | |
| R-304 | Mr. Anant Vishnu Degvekar | R-203 | ३५० | ३९६ | ४७ | ४४३ | |
| R-305 | Mrs. Seenatha Pradeepkumar | R-404 | ५०० | ५६५ | १२१ | ६८६ | |

The Member/Confirming Party who as aforesaid opted for additional area shall be liable to pay agreed purchase price for respective additional area in the following manner: -

- i) 9.50% to be paid to the Developer after execution and registration of these present and before RERA registration of the Redevelopment project.
- ii) 10.50% of the agreed purchase price, to be paid to the developer, immediately after execution of Agreement of Allotment of apartment in favour of such respective members/confirming party and before registration of said Agreement.
- iii) 15% of total purchase price to be paid to the Developer on the completion of plinth.
- iv) 5% of the total purchase price to be paid to the developer on completion of 1st slab.
- v) 5% of the total purchase price to be paid to the developer on completion of 2nd slab.
- vi) 5% of the total purchase price to be paid to the developer on completion of 3rd slab.
- vii) 5% of the total purchase price to be paid to the developer on completion of 4th slab.

RA. MH

RA. MH









Khosale

Khosale

S. Dutta

अध्यापक

अध्यापक

| | | | | | |
|----|-----------|---|----------|--|--|
| 12 | R- 202 | Mr. Shrikant Pandurang Gaitonde Mrs. Shivangi Shrikant Gaitonde | 65 65 | <i>Shrikant Gaitonde</i> <i>Shivangi</i> |   |
| 13 | R- 203 | Mrs. Shanta Baliram Parkar Through her constituted attorney Mrs. Minal Sayaji Nikam | 84 | <i>Minal Nikam</i> |  |
| 14 | R- 204 | Mrs. Nandini Kishor Baviskar Mr. Kishor Shridhar Baviskar | 40 44 | <i>Nandini</i> <i>Kishor</i> |   |
| 15 | R- 205 | Mr. Shashank Parashuram Kanhere Mrs. Manjiri Shashank Kanhere | 44 39 | <i>Shankhere</i> <i>Manjiri Shankhere</i> |   |
| 16 | R- 301 | Mrs. Sucheta Vinod Vaze | 59 | <i>Sucheta Vaze</i> |  |

१२ १२



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|-------------------|------|
| हल न १२ | |
| दस्तावेज नं. २६१० | २०१८ |
| ४ | १२० |



DEVELOPMENT AGREEMENT

This **DEED OF DEVELOPMENT AGREEMENT** is made at Thane on this 6th day of September, 2018 (In the Christian Year Two Thousand Eighteen)

BETWEEN

SACHINAM CO-OPERATIVE HOUSING SOCIETY LTD.,
 a Co-operative Housing Society, duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960, having registration No. TNA/HSG/1400/82, through its (1) **CHAIRMAN, SHRI. SURESH S.SURVE**, Age: 66 years, Occupation: Retired (2) **SECRETARY, SHRI. RAMESH V. JAMBEKAR**, Age:- 53 years, Occupation: service both are the residents of Sachinam Co-operative

SECRETARY, MR ANANT VISHNU DEGVEKAR, Age 58 years

Handwritten notes:
 RA MN
 In all
 to
 Mahara
 was
 SP P
 Jambekar









Handwritten signatures and names:
 JG Raj
 Ramesh V. Jambekar
 Anant Vishnu Degvekar
 Wadav

टनन १२

दस्तावेज क्र. २६९२ २०१६



५० १२०

| | | | | | |
|----|-----------|---|----------|-----------------------|---|
| 6 | R- 101 | Mr. Rajkumar | K 47 | <i>Rajkumar</i> |  |
| 7 | R- 102 | Mrs. Lakshmi Prabha | 66 | <i>Lakshmi Prabha</i> |  |
| 8 | R- 103 | Mr. Suresh Shivram Surve Miss. Supriya Suresh Surve | 66 36 | <i>Supriya Suresh</i> |   |
| 9 | R- 104 | Mr. Prabhakar Sahdeo Ambonkar | 49 | <i>Prabhakar</i> |  |
| 10 | R- 105 | Mrs. Ushadevi Vishwanathan Nair Mr. Roshan Vishwanathan Nair | 64 33 | <i>Ushaden</i> |  |
| 11 | R- 201 | Mrs. Chitra Jagdish Jog Mr. Jagdish Balkrushna Jog | 55 57 | <i>Chitra Jog</i> |   |

टन न १२

दस्तावेज क्र. २६१२ २०१८

१ १२२



मौजे पाणव्यावली तालुके व. व. व. व.

स. नं. ११३२२, ३३२१, ३३३ विस्मा नं. १ २ व. ३ अंगीकृत प्लॉट नं. १६१ नं. १६२.

पणव्यावली प्लॉट नं. ३३२-बी, टि. पी. एस. नं. १,

विद्युत देवाण
विद्युत वायु
दुय्यम निबंधक कार्यक्षेत्राचे कार्य
दस्तावेज प्रकरण
मिळवणीचे प्रमाण

- सविनियम जो मॉप टी को लो
- मेसर्स ट्रिग रिजल्टर्स - विनियमक
- शांत मनास
- विनियमन करार
- मौजे पाणव्यावली तालुके व. व. व. व. प्लॉट नं. ३३२-बी
टि. पी. एस. नं. १

दस्तावेजातील मिळवणीचे एकूण क्षेत्रफळ
एकूण समासदा

- ८४२ चौ मी
- २० (३ दुकाने, १७ निवासी सदनिका)

पणव्यावलीचे उपविभागात
आलेला मोबदला

- पणव्यावली समासदास पणव्यावली अस्तित्वातील चौ फुट कार्पेट बांधकाम
क्षेत्र, तसेच विकसन कराराच्या अनुषंगाने पणव्यावली समासदास
अस्तित्वातील क्षेत्राच्या १३% क्षेत्र वित्तमोबदलास, पणव्यावली समासदास
₹ २५,००,०००/- प्रमाणे रक्कम कोरपस फंड निवासी समासदास शिफ्टिंग
चाार्जेस, डोकरेज, पार्किंग, भाडे, डिपोझिट

सन २०१७-२०१८ चे बाजारमूल्य दर
(मूल्य विभाग ५/१९.५५)

- जमीन दर ₹. ५८२००/-
बांधकाम दर ₹. २४२००/-

मोबदला:

जमीन मालकास (सोसायटीस मिळणारा मोबदला)

- एकूण २० / दुकानाचे अस्तित्वातील क्षेत्र बांधकाम क्षेत्र (८०८४ - १०५०.९२(१३%)) = ९१३४.९२ चौ. फुट कार्पेट
 $9134.92 \times 1.2 = 10,761.50$ - $1018.77 \times 24200 \times 1.05 = 2,58,86,945/-$ ₹. २,५८,८७,०००/-
 - निवासी सदनिकांना मिळणा-या २४ महिन्यांच्या भाड्याची एकूण रक्कम खालीलप्रमाणे
₹. ३५/- प्रती चौ. फुट कार्पेट, अस्तित्वातील कार्पेट क्षेत्रावर २४ महिने करिता
 $35 \times 7600 \times 24 = 63,84,000/-$ एकूण भाडे रक्कम ₹. ६३,८४,०००/-
 - एकूण १७ निवासी समासदांना शिफ्टिंग चाार्जेस प्रत्येकी ₹. १०,०००/- प्रमाणे
 $17 \times 10000 =$ एकूण शिफ्टिंग चाार्जेस रक्कम ₹. १,७०,०००/- ₹. १,७०,०००/-
 - एकूण १७ निवासी समासदांना डोकरेज (१ महिन्याचे भाडे)
 $35 \times 7600 = 2,66,000/-$ ₹. २,६६,०००/-
 - एकूण १७ निवासी समासदांना पार्किंग
 $200000 \times 17 = 34,00,000/-$ ₹. ३४,००,०००/-
 - एकूण १७ निवासी समासदांना डिपोझिट (२ वर्षे करिता)
 $1,00,000 \times 10\% \times 17 \times 2 = 3,40,000/-$ ₹. ३,४०,०००/-
 - एकूण २० समासदांना कम्पेनसेशन
 $75,000 \times 20 = 15,00,000/-$ ₹. १५,००,०००/-
 - इन्व्हलपमेंट चाार्जेस रक्कम ₹. ९,६८,०००/-
- वरील १ ते ८ ची एकूण रक्कम ₹. ३,८९,१५,०००/-
- ₹. ३,८९,१५,०००/-

बाजारमूल्य:-

$842 \times 2 = 1684 - 1018.77 = 665.23$

$665.23 \times 58200 = 2,55,10,758/-$

+ २५% टिडिआर = ९६,७९,०९६/-

₹. ४,८३,९५,४८४/-

₹. ४,८३,९६,०००/-

(जी. बी. सातदिवे)
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. १२

2) MR. SACHIN M. BHOSALE



In the presence of

1. *[Signature]*

2. *[Signature]*

SIGNED AND DELIVERED
By the within named Members/Confirming Party

| Sr. no | Flat no. | Flat name | owner | Age | Signature | Photo |
|--------|----------|------------------------------|---------|-----|------------------------|-------|
| 1 | S-1 | Mrs. Shakuntla Shyamal Dutta | | 73 | <i>Shakuntla Dutta</i> | |
| 2 | S-2 | Mr. Hemaji Chaudhary | Dalaram | 43 | <i>[Signature]</i> | |
| 3 | S-3 | Mr. Hemaji Chaudhary | Ogadram | 50 | <i>[Signature]</i> | |
| 4 | R-001 | Mrs. Lakshmi Prabha | | 66 | <i>Lakshmi Prabha</i> | |
| 5 | R-002 | Mr. Mukund Ambekar | Vikas | 58 | <i>[Signature]</i> | |

टन न १२

कल को, २९९६ २०१६

५२ १२०



530/9619

इतर भाषा

Original/Duplicate

Wednesday, 03 October 2018 12:10 PM

राज्या क्र. 39M

Regn. 39M

पारसी क्र. 11239

दिनांक: 03/10/2018

राज्याचे नाव: -राजभाषा

दस्तावेजाचा क्रमांक: 12-9619-2018

दस्तावेजाचा प्रकार: विकसनाकरिता

सादर करणाऱ्याचे नाव: मेमर्स युनियन ऑफ इंडियन डॉक्टर - ही भाषा ही तरा म्हणून
वर्णित

दस्त हाताळणी की
पृष्ठांची संख्या: 34

₹. 880.00

एकूण

₹. 880.00

ISSUANCE 12
सह दुय्यम निदेश क्र. 12-3
क्र. 12

1) देवळाचा प्रकार: By Cash रक्कम: ₹ 680/-

| | |
|----------------------------|------|
| ट न न १२ | |
| दस्तावेज २६१० | २०१९ |
| प २ १२० (SAID PROPERTY) | |



all that piece and parcel of land admeasuring 1007 sq. yards equivalent to 842 sq. meters out of and forming part of Survey No. 113/2, 332/1, 333 Hissa No.1, 2 and 3 OP no.461 and 462, final plot no.326-B (Sub-divided plot B) of T.P.S. 1, lying, being and situate at, Village Panchpakhadi, Almeida Road, Thane (W)-400602 together with said Sachinam building comprising of Ground + three upper floors, total 17 flats and 3 commercial premises.

IN WITNESS whereof the Parties hereto have signed this Development Agreement sealed and delivered these present on the date mentioned hereinabove in presence of the witnesses.

SIGNED, SEALED AND DELIVERED

By the within named **OWNER/SOCIETY SACHINAM CO-OPERATIVE HOUSING SOCIETY LTD**

Through its

(1) **CHAIRMAN SURESH S.SURVE**



(2) **SECRETARY RAMESH V. JAMBEKAR**



(3) **TREASURER ANANT VISHNU DEGVEKAR**
In the presence of



1. Mr. Sunil Jha

2. Mr. Ashish Kamble
SIGNED, SEALED AND DELIVERED

By the within named **DEVELOPERS DREAM REALTORS THROUGH ITS PARTNERS**

M. Mhaske

1) **MRS. MADHAVI N. MHASKE**



M. Mhaske
RA NH CH
Madhavi
Swati
M. Mhaske
S. Datta
Swati
M. Mhaske

ढनन १२

रक. १९९८



| स-३ | स-३ | स-३ | स-३ | स-३ | स-३ | स-३ |
|-------|--|-------|-----|-----|-----|-----|
| R-001 | Mr. Dyanram Chaudhary Mrs. Lakshmi Prabha | R-401 | 500 | 565 | 13 | 578 |
| R-002 | Mr. Vikas Mukund Ambekar | R-201 | 500 | 565 | 119 | 684 |
| R-101 | Mr. K Rajkumar | R-302 | 500 | 565 | 119 | 684 |
| R-102 | Mrs. Lakshmi Prabha | R-402 | 500 | 565 | 119 | 684 |
| R-103 | Mr. Suresh Shivram Surve Miss. Supriya Suresh Surve | R-601 | 350 | 396 | 182 | 578 |
| R-104 | Mr. Prabhakar Sahdeo Ambekar | R-503 | 350 | 396 | 47 | 443 |
| R-105 | Mrs. Ushadevi Vishwanathan Nair Mr. Roshan Vishwanathan Nair | R-204 | 500 | 565 | 121 | 686 |
| R-201 | Mrs. Chitra Jagdish Jog Mr. Jagdish Balkrushna Jog | R-701 | 500 | 565 | 13 | 578 |
| R-202 | Mr. Shrikant Pandurang Gaitonde Mrs. Shivangi Shrikant Gaitonde | R-602 | 500 | 565 | 119 | 684 |
| R-203 | Mrs. Shanta Baliram Parkar | R-603 | 350 | 396 | 47 | 443 |
| R-204 | Mrs. Nandini Kishor Baviskar Mr. Kishor Shridhar Baviskar | R-403 | 350 | 396 | 47 | 443 |
| R-205 | Mr. Shashank Parashuram Kanhere Mrs. Manjiri | R-504 | 500 | 565 | 13 | 578 |

Handwritten notes: 15/10/18, 18/10/18, 19/10/18

Handwritten signatures and notes: Ushaden, Zubair, K. Raj, Ambekar



and stated in the table mentioned in para (1) below.

b) Some of the Confirming Parties have expressed their intention to avail additional area by paying Rs.13,000/- per sq. ft. carpet. Accordingly, such respective member/confirming parties and developer has negotiated and confirmed the requirement of additional area and the consideration payable for the same. While preparing the said first plan i.e. Annexure H requirement of such additional area of the concerned members/confirming parties has been taken into consideration and their respective new Apartments have been designed accordingly. The details of the respective new apartments of respective Member/Confirming Party are as under:

| EXISTING FLAT /SHOP NO. | NAME OF THE MEMBER | NEW FLAT /SHOP NO | Existing Area (Carpet) sq. Ft | New Area offered including Existing area +13% free of cost on existing area (Sq.ft) | Addit ional area opted Carp et) | New Area (in Sq.Ft.) (carp et) |
|-------------------------|-------------------------------|-------------------|-------------------------------|---|---------------------------------|---------------------------------|
| (1) | (2) | (3) | (4) | (5) | (6) | (7) |
| S-1 | Mrs. Shakuntla Shyamlal Dutta | S-3 | 149 | 168 | 0 | 168 |
| S-2 | Mr. Dalaram Hemaji | S-2 | 149 | 168 | 0 | 168 |

Handwritten signatures and notes:

SP mu
 RA MM
 the 2/4 CH
 Shyamal
 20/12/18
 20/12/18
 20/12/18
 K. Raj
 20/12/18
 20/12/18
 20/12/18

| | |
|--------------|------|
| टनन १२ | |
| दल.क्र. २६१२ | २०१६ |
| १३६ | |



contained flats and 3 commercial premises. Commencement certificate dated 27/03/1980 is annexed herewith and marked as **ANNEXURE 'B'**

AND WHEREAS M/s Sachin Enterprises then obtained occupation certificate from the Thane Municipal Council vide certificate no. 476 dated 22/10/1981 in respect of said existing Sachinam building. Copy of Occupation certificate dated 22/10/1981 is annexed herewith and marked as **ANNEXURE 'C'**.

AND WHEREAS M/s Sachin Enterprises by various agreements sold the residential premises as well as commercial premises situate in said Building to the interested purchasers at and for the consideration and upon the terms and conditions mentioned therein

AND WHEREAS the various flat purchasers of said building as per the provisions of Maharashtra Co-operative Society Act formed a society and get registered under Serial No. TNA/HSG/1400 of 1982 which is popularly known as **Sachinam Co-operative Housing Society Ltd** i.e. the Owner Society herein.

AND WHEREAS the said land alongwith the building standing thereon viz. Sachinam Co-operative Housing Society, is hereinafter referred to as **SAID PROEPRTY**, and which is more particularly described in **SCHEDULE II** hereunder written.

AND WHEREAS after formation of society said Shri. Qutin Perira with the confirmation of said Shri. Rajendra Rajaram Desai and M/s Sachin Enterprises executed a registered Deed of Conveyance dated 04/11/1987 duly registered under Serial No.5810 Book No.1 on

M. M. N.

RA - MN

M. M. N.

M. M. N.

M. M. N.

S. S. S.

Rajendra

Qutin

K. S.

Rajaram

Qutin Perira

टनन १२
 प्लॉक ६६९८ २०१८



WHEREAS at the relevant time one Shri. Quintin Anthony Pereira was seized and possessed of or otherwise well sufficiently entitled to all that piece and parcel of land admeasuring 1007 sq. yards equivalent to 842 sq. meters out of and forming part of Survey No. 113/2, 332/1, 333 Hissa No.1, 2 and 3 OP no.461 and 462, final plot no.326-B (Sub-divided plot B) of T.P.S. I, lying, being and situate at, Village Panchpakhadi, Almeida Road, Thane (W)-400602 within the limits of Municipal Corporation for the city of Thane, registration district and sub-district Thane which is more particularly described in the SCHEDULE-I hereunder written and marked in red colour boundary line in the plan annexed herewith as ANNEXURE A and hereinafter referred to as the 'SAID LAND':

AND WHEREAS said Mr Pereira vide Agreement for Sale dated 13/06/1979 sold and transfer the said land to and in favour of one Shri. Rajendra Rajaram Desai for the consideration and on the terms and conditions mentioned therein.

AND WHEREAS vide Agreement for Sale dated 30/10/1979 said Shri. Rajendra Rajaram Desai sold and transferred the said land to and in favour of M/s Sachin Enterprises, A partnership firm, at and for consideration and upon the terms and conditions mentioned therein.

AND WHEREAS Pursuant to the aforesaid agreement and the rights acquired therein, the said M/s Sachin Enterprises got approved the plan on 27/3/1980 under Commencement Certificate No. V.P. 445 from Thane Municipal Council and constructed the building consisting of ground plus 3 upper floors and comprising of 17 self-

Handwritten signatures and names:
 Phosale, Chitambar, K. Ray, P. Wast, M. S. Datta, S. Datta, Bhatnagar, Anandkar, Z. Manoj, Z. Manoj, Z. Manoj, Z. Manoj

| | | | | | |
|----|-----------|---|----|---|---|
| 17 | R- 302 | Mrs. Snehalata Moreshwar Vaze through her constituted attorney Mr. Vinod Moreshwar Vaze | 96 |  |  |
| 18 | R- 303 | Mr. Ramesh Yasant Jambekar | 53 |  |  |
| 19 | R- 304 | Mr. Anant Vishnu Dagvalan | 58 |  |  |
| 20 | R- 305 | Mrs. Seenatha Pradeepkumar | 46 |  |  |

| | |
|-------------|------|
| टनन १२ | |
| दस्तक. ९९१९ | २०१६ |
| ५६ | १२९ |



DREAM REALTORS

| Particulars | | | | | | |
|-------------|---------------|-------|--|-----------|---------------|--|
| Floor | Flat No. | Type | Name | Ownership | Consideration | |
| | shop no 001 | | Shkuntala shyamlal dutta | Tenant | 1 | |
| | shop no 002 | | Dalaram Hemaji Chaudhari | Tenant | 1 | |
| | Shop no 003 | | Oghadram Hemaji Chaudhari | Tenant | 1 | |
| | Office no 001 | | Oghadram Hemaji Chaudhari | Sold | 28,00,000 | |
| | Office no 002 | | Sanjay shankar Mane/ Surekha Sanjay Mane | Sold | 39,60,000 | |
| | Office no 003 | | Sanjay shankar Mane/ Surekha Sanjay Mane | Sold | 23,50,000 | |
| | | | Sanjay shankar Mane/ Surekha Sanjay Mane | Sold | 85,00,000 | |
| | | | Abhay patil & mahendra mhaske | Sold | 97,50,000 | |
| | | | Milind Gaitonde & Anjali Gaitonde | Sold | 57,00,000 | |
| | | | Seema Manish Nehete | Sold | | |
| 1st | 101 | 2BHK | Dream Realtors | Own | | |
| | 102 | 2BHK | | Own | | |
| | 103 | 1 BHK | | Own | | |
| | 104 | 2BHK | | Own | | |
| | 105 | 1 BHK | | Own | | |
| 2nd | 201 | 2BHK | Vikas MUKUND Ambekar | Tenant | 3,69,000 | |
| | 202 | 2BHK | Jayshree Joshi | Sold | 1,04,00,000 | |
| | 203 | 1 BHK | Anant Vishnu Degvekar | Tenant | 8,11,000 | |
| | 204 | 2BHK | Ushadevi Nair/ ROSHAN NAIR | Tenant | 17,73,000 | |
| | 205 | 1 BHK | Suresh Surve/ SUPRIYA SURVE | Tenant | 5,51,000 | |
| 3rd | 301 | 2BHK | Uday Kille/ MEGHNA KILLE | Sold | 75,00,000 | |
| | 302 | 2BHK | K Rajkumar | Tenant | 17,47,000 | |
| | 303 | 1 BHK | Vijay Shiva Dhuri / SHARDDHA DHURI | Sold | 81,00,000 | |
| | 304 | 2BHK | SACHIN SURESH KARKHANIS, SONAL KARKHANIS | Sold | 1,48,00,000 | |
| | 305 | 1 BHK | Mangesh Sawant/ Manjiri Sawant | Sold | 80,50,000 | |
| 4th | 401 | 2BHK | Lakshmi Prabha | Tenant | 3,69,000 | |
| | 402 | 2BHK | Lakshmi Prabha | Tenant | 17,47,000 | |

Collecto
 Dy. Mur
 E. P.