530/9619 Friday,September 28 ,2018 9.00 AM पावती

Original/Duplicate

पानती # 10375

दिनाक: 06/09/2018

गानाचे नाडः पांचयाधारी सन्तर्भेडनाचा जनसम्बद्धाः

वस्तरीय बानी अनुक्रमांनः उनत्तर्थ-9619-2018

वस्तारेकतामा प्रकार किकलकतारकामा

सरवर करणान्याचे नाव मेमर्स ड्रिम रिअलटर्स तर्फे भागीदार - सी साद्यांगी गरेश स्ट्रस्के

नोडणी की इस्त हाताळणी की पृथांनी संख्या: 95

₹. 30000.00 ₹. 1900.00

以更可:

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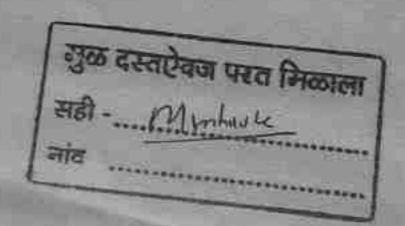
(जा-ब्रार्ट स्वादित) सह दुस्यम निबंधक वर्ग - २ ठाने क्र. १२

बाजार मुन्य. र 48396000 /-भोबदला र 38915000/-भरतेले मुद्रांक शुन्तः रु. 2420000/-

-2

1) देवकाचा प्रकार: eSBTR/SimpleReceipt रक्षम रु.30000/-डीडी/धनादेश/पे ऑर्डर क्रमाक: MH005848025201819S दिनांक 06/09/2018 देकच नाव व पता: IDBI

2) देवकाचा प्रकार. By Cash रक्रम. रू 1900/-



of me confirming Party shall be allottee in members of said respective agreement. The charges of stainty and registration, MVAT, LBT, GST, eria eege stamm and/or any other tax or levy that shall 920 man be imposed or payable for and against such allotment and for 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-á-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)

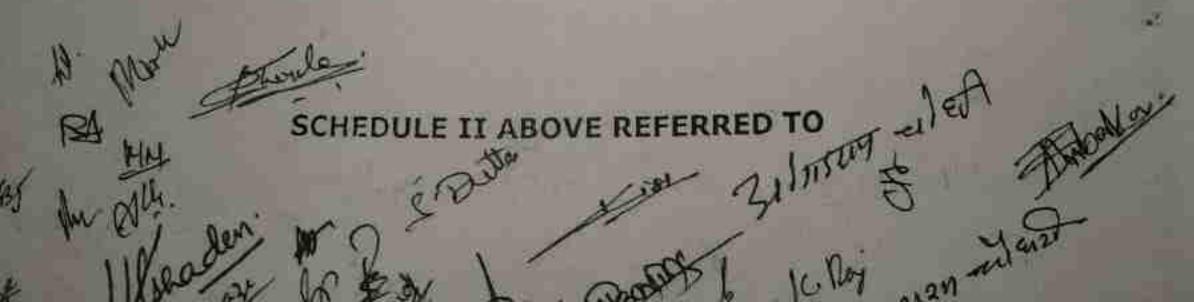
All that piece and parcel of land admeasuring 1007 sq. yards equivalent to 842 sq. meters out of and forming part of Survey No. 113/2, 332/1, 333 Hissa No.1, 2 and 3 OP no.461 and 462, final plot no.326-B (Sub-divided plot B) of T.P.S. I, lying, being and situate at, Village Panchpakhadi, Almeida Road, 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



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Laxmikant Ramnath / Priti Laxmikant Ramnath IT sold
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Wanjusha Bhoir / Manojkumar Prabgakar Bhoir
Bhaosale /Rachana Arun Pawar

टनः**न १२** क्तक *८६१*८ २०१८

AEBPA2137H, 10) Mrs. Ustradev Vishwanathan Naje Age: 64 years, PAN No.: -AANPN7607B 10A) Mr. Heshan 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 Ballram 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



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R-30	Vinced v	30 9	2096	568	13	578
R-30	Snehalata Moreshwar Vaze	R-501	500	565	119	686
R-303	Vasant Jambekar Mr. Apart	R-604	350	396	290	686
R-304	Degvekar	R-203	350	396	47	686
305	Mrs, Seenatha Pradeepkumar	R-404	500	565	121	1 600

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: -

- 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/conforming 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 the developer on completion of 4th slab.

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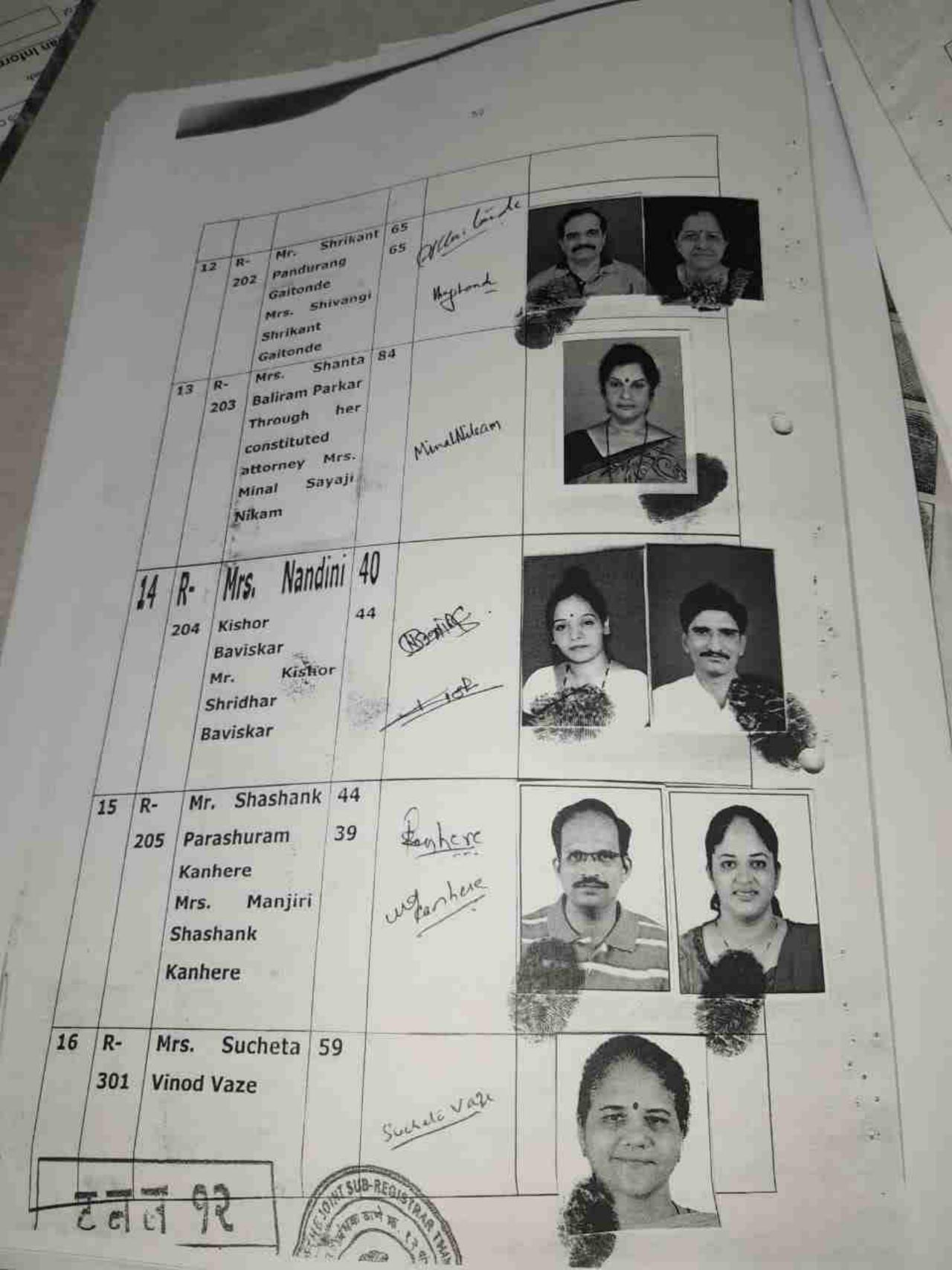
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religion Panchia Maria - 400602, hereinafter referred to as THE OWNER/SOCIETY (which expression shall and unless the context requires diservise includes their successors and permitted assigns, administrators and/or receivers) of the Party of the FIRST PART AND

M/S DREAM REALTORS through its partners 1) MRS. MADHAVI NARESH MHASKE and Z) MR. SACHIN MARUTI BHOSALE, having office at B/23 Building No.1, Satsang Building, Opp, Abhishek Hotel, Khopat, Thane hereinafter referred to as the 'DEVELOPERS' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its existing partners, last surviving partner/s, successor in title, executors, administrators and assigns) of the SECOND PART:

#### AND

Mrs. Shakuntla Shyamlal Dutta, Age:- 73 years, 1) PAN No.:-AAOPD8920G, 2) Mr. Dalaram Hemaji Chaudhary, Age:- 43 years, PAN No.:-ADHPC0518M 3) Mr. Ogadram Hemaji Chaudhary, Age:- 50 years, PAN No.:-ADFPC285B,4) Mrs. Lakshmi Prabha, Age:- 66 years, PAN No.:-AUFPS2114J, 5) Mr. Vikas Mukund Ambekar, Age:- 58 years, PAN No.:-ABRPA1549E, 6) Mr. K Rajkumar, Age:- 47 years, PAN No.:-ABUPN2762M, 7) Mrs. Lakshmi Prabha, Age:- 66 years, PAN No.:-AUFPS2114J, 8) Mr. Suresh Shivram Surve, Age:- 66 years, PAN No.:-AGTPS0099L, 8A) Miss. Supriya Suresh Surve, Age:- 36 years, PAN No.:-BRYPS1522B, 9) Mr. Prabhakar Sahdeo Ambonkar, Age:- 49 years, PAN No.:-





# 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)

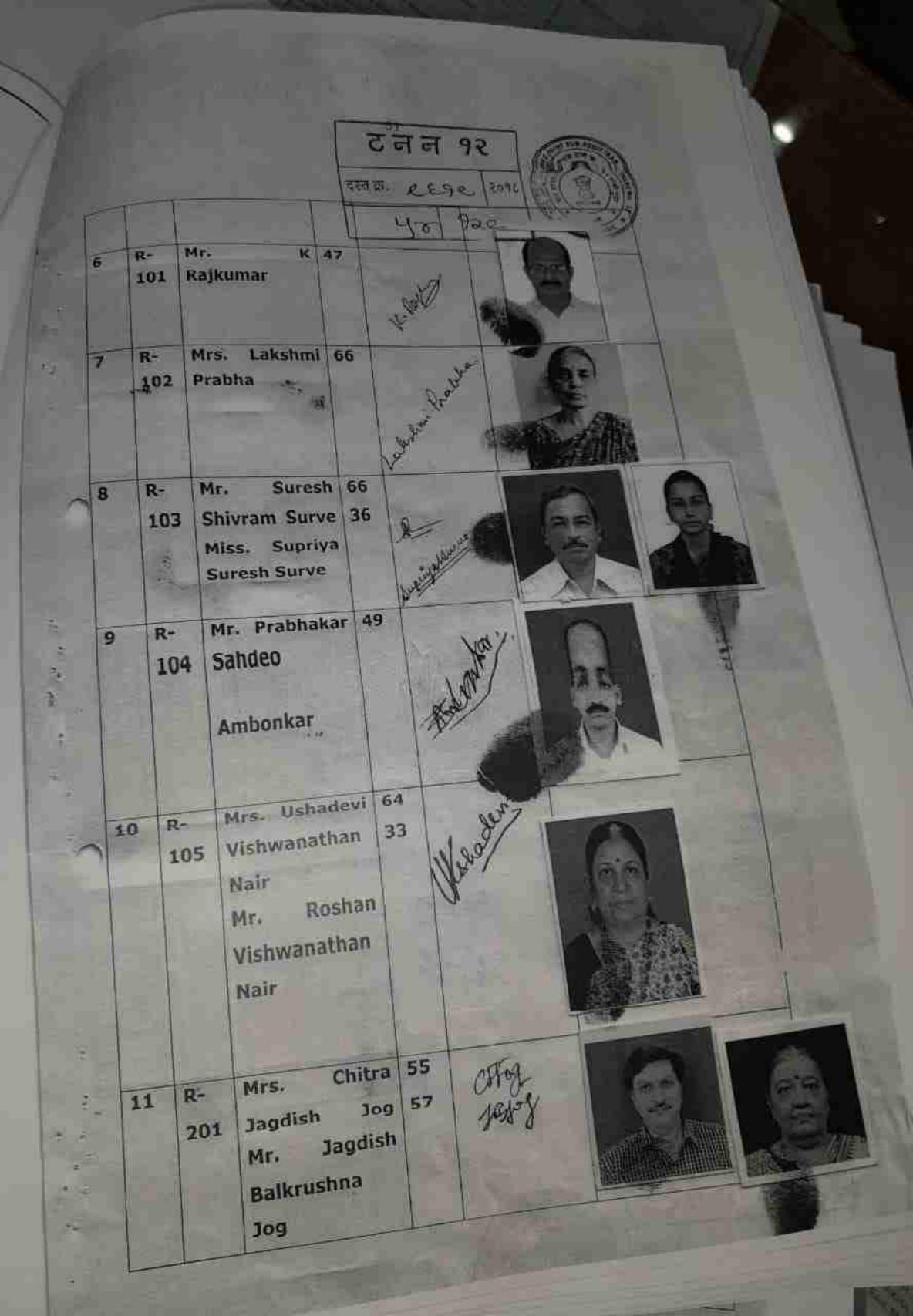
### BETWEEN

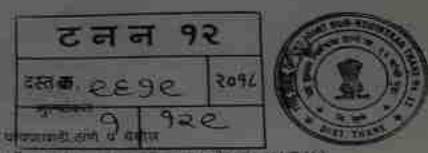
SACHINAM CO-OPERATIVE HOUSING SOCIETY LTD.,

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 Are 5840-8

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प्रशास्त्रकामध्ये उपविभागत

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- १०१३ दुकाते. १७ जिपासी सदनिका)

् प्रत्येक समासदास प्राच्येन अस्तित्यातील चौ फुट कार्पट बाधकाम क्षेत्र, तसेच विकासन कारण्या अनुष्णाते, प्रत्येक सभासदास अस्तित्यातील क्षेत्रच्या १३% क्षेत्र विज्ञानीबदस्य, प्रत्येक सभासदास ३ ३५,००० प्रसाणे रक्ताम स्थापम कड निवासी सभासदास शिविदम

वाजेस, बोकरेज, पाकिंग, महे, डिपोझीट

सम् २०१७-२०१६ चे बाजारमूला दर (मूल्य विभाग ५/१९ ५४१)

जमीत दर है. 58200/ वांचवाम दर है. 24200/-

#### मोबदसाः

## जमीन मानकास (सोसावटीस मिळणारा भोबदला)

1) एकूण 20 / दुकानाचे अस्तित्वातील क्षेत्र प्राप्तकात क्षेत्र (१८३६ - (६५६,९२(13%) - ९१३४,९२ ची पुष्ट कार्येट) 9134.92 X1.2 - 10.76 - 1018.77 X 24280 X 1.05 - 2,58,86,9457

 निवासी सदानिकांना मिळणाऱ्या ३४ महिन्यांच्या आङ्याची एकूण स्वक्त खालीलप्रमाणे र. ३५/ प्रती चौ. फुट कार्येट, अस्तित्वातील कार्येट दो गवर ३४ महिले करिता

35 X 7600 X 24 - 63,84,000 एकूण भाडे स्वक्तम

₹. 63,84,000/-

एकूण 17 तिवासी सम्प्रसदांना शिपिटेंग चार्जेस पर वैकी रू. 100001- प्रमाणे
 17 X 10000 = एकूण शिपिटेंग चार्जेस स्वक्रम रू. 1,70,000-

4) एकूण 17 निवासी समासदाना ब्रोकरेज (। महिन्याचे मार्ड)

35 X 7600 = 2,66,000/-

5. 2.66,000/-

₹. 1,78,0000

 एकूण 17 निवासी समासदांना पार्किंग 200000 X 17 = 34,00,000/-

6) एकूण 17 निवासी सभासदांना डिपोइरिट (३ वर्ष करिता)

क्रील 1 ते 8 ची एक्पा स्वक्त र 3,89,15,008-

1,00,000 X 10.54 X 17 X 2 = 3,40,000

7) एकूण 20 समासदांना कम्पेनसेशन 75,000 X 20 = (5,00,000)

हेन्द्रलफ्सँट चार्जेस रक्कम

₹ 34,00,000

₹. 3,40,000/-

₹. 15,00,000/-

₹. 9,68,000/-

₹. 3,89,15,000/-

बाजासम्बद्धः-

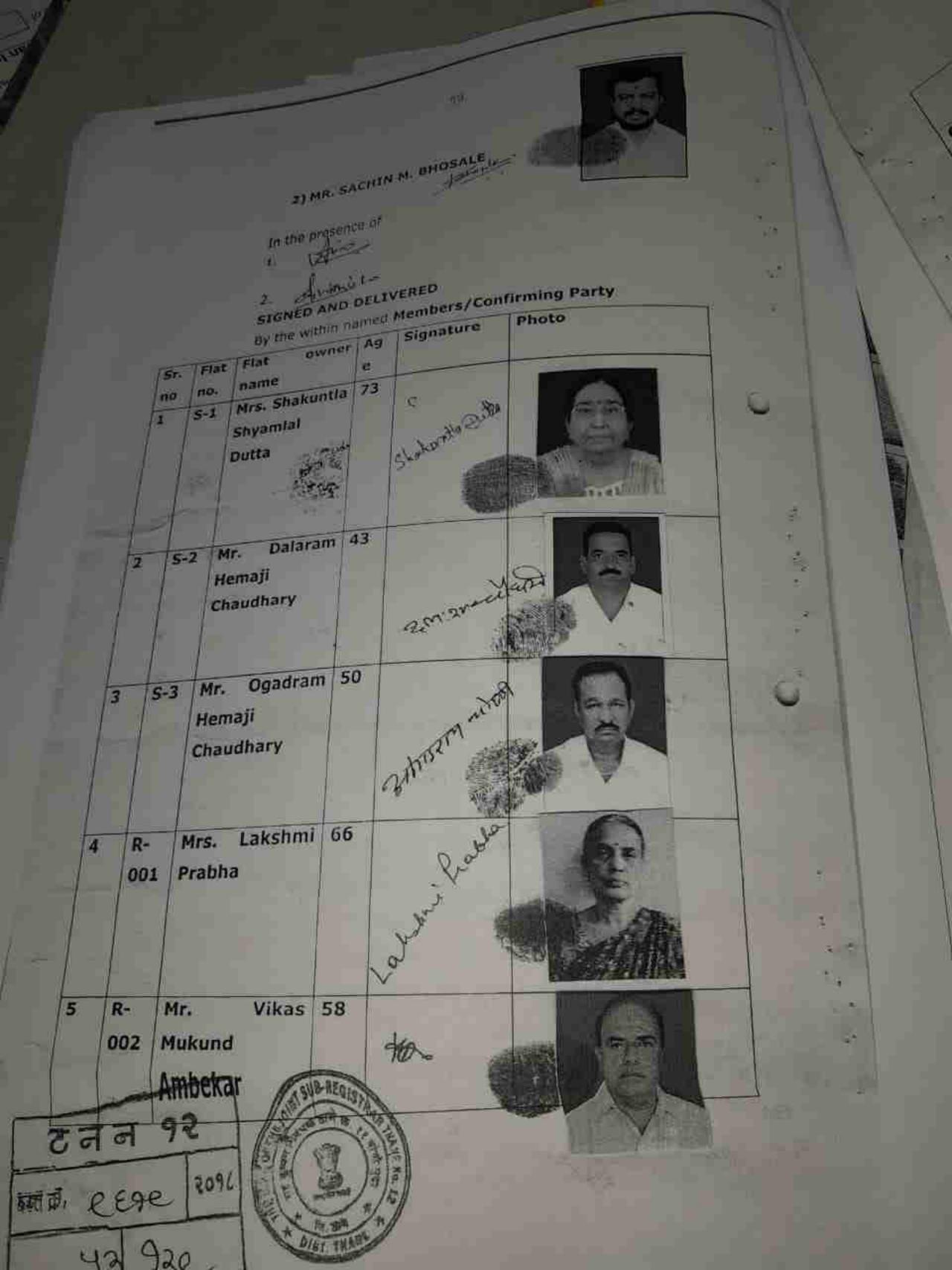
842 X 2= 1684 1018,77 = 66523

665,23X 58200 = 2,55,10,758/-+ 25% दिक्रिआर = 96,79,096/-

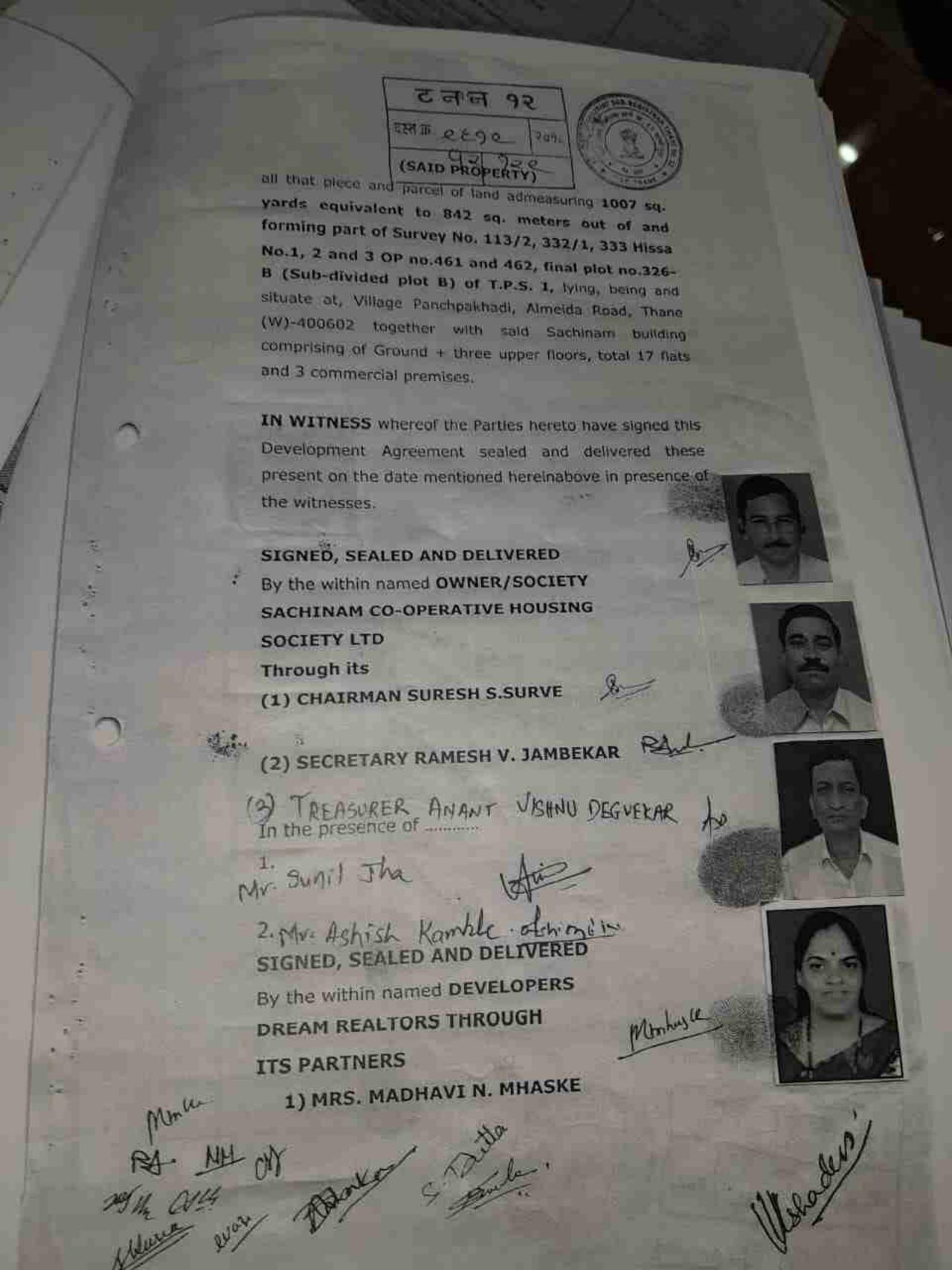
4,83,95,482/-

₹ 4,83,96,000/-

(जी. बी. शातिदवे) सह दुख्यम विवंधक वर्ग - र ठाणे क्र. १२



Original/Duplicate 130/9849 Wednesday 03 Clotober 2016 12:10 HER 11 11 1994 Regn. 39M farire, 03/10/2018 medt 6 11239 रानाचे तसः -पात्रपाताची इम्प्रोपेक्टाचा अनुक्रमास जनते 12-9619-2018 देखलेब बाचा प्रकार : विकसनक्ष्यारतामा सादर करणाऱ्याचे अत्यः मेसमें द्विम रिअलटर्स वर्षे भागीतार - सी माधनी तरेन गहरेक 3777 वस्त हाराध्वाति की ₹. 880.00 पृथानी सच्नाः ३४ 15-580 1); देवकाचा प्रसाट By Cash समा ४ 680/-



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	A STATE OF THE PARTY OF THE PAR		500	565	13	578	
p-001	preidra Vikas	R-201	500	565	119	684	A.
9-002	Ambaikar	R- 302	500	565	119	684	A
R-102 P	ripha ripha Ir. Suresh hivrom	R-402	350	396	182	578	
MI SU	resh Surve Prabhakar Reeo	-503	350	396	47	443	
Mes Vish Nair Nair	ushadevi wanathan	-204	500	565	121	686	
R-201 Mr. Ja Balkru	gdish R-	701	500	565	13	578	2
R-202 Mrs. Shi Shrikant Gaitonde	ang le ivangi :	02	500	565	119	684	
R-203 Baliram Parkar	R-60	03	350	396	47	443	
R-204 Mrs. Nand Kishor R-204 Baviskar Mr. Kishor Shridhar Baviskar	R-40.	3	350	396	47	443	
R-205 Mr. Shasha Parashuran Kanhere Mrs. Manjiri	R-504		500	565	12-1	578	
My Mile of a den'		2	UNITED S	UIEN	lej	The state of the s	

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they intention to avail additional area by paying Rs.13.000/- per sq. ft. corpet. 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:

FL	NG THE MEMBER AT HO	NEW FLAT NO. SHOP NO	Area (Carpet) sq. Ft	New Area offered includin g Existing area +13%) free of cost on existing area (Sq.ft)	ional area opte d 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
5-2	Mr. Dalaram Hemaji	5-2	149	168	0	A 168

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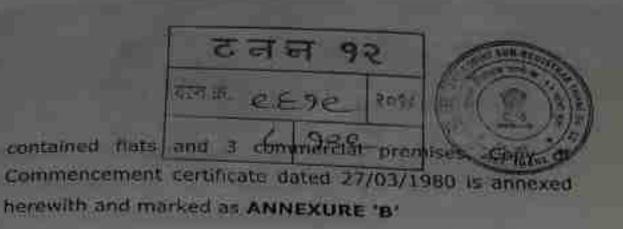
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AND WHEREAS M/s Sachin Enterprises then obtained occupation certificate from the Thane Municipal Council vide certificate no. 476 dated 22/10/1981 in respect of said existing Sachinarn building. Copy of Occupation certificate dated 22/10/1981 is annexed 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. Quitin 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

My Will.

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Zamam Edmid Waladan

रजन १२ WHEREAS at the Selevant ome one She Quintin Anthony Perema 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, Iving, 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-

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311 June

17	302	Mrs. Snehalata 96 Moreshwar Vaze through her constituted attorney Mr.
		Vinod Moreshwar Vaze
8	R- 303	Mr. Ramesh 53 Viiii
9	R- 304	Mr. Anant 58 Vishnu DOUGLA
20	R- 305	Mrs. Seenatha 46  Pradeepkumar

टनन १२	ST SUB-REBISTRATA
दस्तक. ८६९८ २०१८	
Y & 928	CIST. THAM

	4th					3rd					2nd					157							Gr.	Floor	
402	401	305	304	303	302	301	205	204	203	202	201	105	104	103	102	101	COLLICE DO 003	Office He DOZ	Office ac or	Office no not	Shop no 003	shop no noo	shop no non	Flat No	
ZBHK	2BHK	1 BHK	2BHK	1 BHK	28HK	2внк	1 BHK	28HK	1 BHK	28HK	2BHK	1 BHK	2BHK	1 BHK	2BHK	28HK	tu	1	F		W   1	7	ype	-	
Laksnini Prabna	Lakshmi Prapha	Mangesh Sawant/ Manjiri Sawant	SACHIN SURESH KARKHANIS, SONAL KARKHANIS, SOID	Vijay Shiva Dhuri-/ SHARDDHA DHURI	K Rajkumar	Uday Kilje/ MEGHNA KILJE	Suresh Surve/ SUPRIYA SURVE	Ushadevi Nair/ ROSHAN NAIR	Anant Vishnu Degvekar	Jayshree Joshi	Vikas MUKUND Ambekar		Dream Realtors		Gaitonde	Abhay patil & mahendra mhaske	urekha Saniay Mane	a Sanjay Mane				Shkuntala shyamlal dutta	Name	4/1	CALAM ANALTORY
Tenant	Tenant	Sold	Sold	Sold	Tenant	Sold	Tenant	Tenant	Tenant	Sold	Tenant	Own	Own	Sold	Sold	Sold	Sold	Sold	Sold	Tenant	Tenant	Tenant	Ownership		
17,47,000	3,69,000	80,50,000	1,48,00,000	81,00,000	17,47,000	75,00,000	5,51,000	17,73,000	8,11,000	1,04,00,000	3,69,000			27,00,000	000,000,16	000,00,00	000,000	23 50,000	39,60,000	28,00,000				Consideration	

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