

LOS ID: 24297750 HL/CL/PL/ED/20 - 20

Applicant Name: Mr. Prasad Kharat

Co - Applicant Name:

Contact Number (R) 7219433423 (O)

Applicant CIF: 90737041734

Co - Applicant CIF:

Loan Account No.:

Collateral:

Loan Amount: <u>40,00,000/-</u>	Tenure:
Interest Rate:	EMI:
Loan Type:	SBI LIFE : YES / NO
Individual Housing Loan <u>      </u> Maxgain <u>      </u> Flexi <u>      </u>	
Realty <u>      </u> Optima <u>      </u> Others: <u>      </u>	

Property Location:

Property Cost.

Name of Developer / Vendor:

Offer:

02401006068396

Person:

AMT		
PROCESSING OFFICER		
RESI/OFF	<u>20/01</u>	
TIR	<u>20/01</u>	<u>LG Naik</u>
VALUATION	<u>20/01</u>	<u>Vastukala</u>
SITE		
LOAN AC		
T.D.		
D.E.		



**Mulund (E) Branch(04210)**



SCANNED

Unnathi Woods Ph – 7B

G4 - 506

74/4144

पावती

Original/Duplicate

Thursday, February 18, 2021

नोंदणी क्र. :39म

8:51 AM

Regn.:39M

पावती क्र.: 4733

दिनांक: 18/02/2021

गावाचे नाव: कावेसर

दस्तऐवजाचा अनुक्रमांक: टनन2-4144-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रसाद रामचंद्र खरात --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2600.00

पृष्ठांची संख्या: 130

एकूण:

रु. 32600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

9:10 AM ह्या वेळेस मिळेल.

राह दुय्यम विना सादर

वाजार मुल्य: रु.4807627.65 /-

मोवदला रु.5665437/-

भरलेले मुद्रांक शुल्क : रु. 226700/-

राये रु. २

1) देयकाचा प्रकार: By Cash रक्कम: रु 2600/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011717064202021E दिनांक: 16/02/2021

वैकेचे नाव व पत्ता:

[Handwritten Signature]

Index-II

Page 1 of 2



18/02/2021

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.ठाणे 2

दस्त क्रमांक : 4144/2021

नोंदणी :

Regn:63m

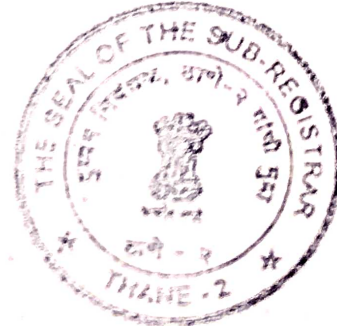
गावाचे नाव : कावेसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5665437
(3) बाजारभाव (भाडेपट्ट्याच्या वायवितपट्ट्यावर आकारणी देतो की पट्टेदार ते नमुद करावे)	4807627.65
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : नदरिका नं: 506, माळा नं: 5 वा मजला, इमागतीचे नाव: जी 4 विल्डिंग, उन्नती बुद्धम, ब्लॉक नं: फेज 7 वी, कावेसर, रोड नं: जी वी रोड, ठाणे, इतर माहिती: क्षेत्र 379.95 चौ.फुट कापेट + 36.05 चौ. फुट बाल्कनी (विभाग क्र. 11/43, 2क/1) ( ( Survey Number : 246,247/1,2 ; ) )
(5) क्षेत्रफळ	1) 416 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. उन्नती इस्टेट्स लॉफे भारीदार श्री श्यामल व्ही मॉरी यांचे लॉफे कव्हीजयायासाठी कु.गु. म्हणून श्री शरद आर बुगे वय:- 43; पत्ता:- प्लॉट नं: 1, माळा नं: , इमागतीचे नाव: गोनक गुप , मोहन मिल कंपाउंड, ब्लॉक नं: नेफ्ट टू ऑडी ठाणे , रोड नं: जी वी रोड, ठाणे ( व ) , महाराष्ट्र, ठाणे. पिन कोड:- 400607 पिन नं:- AABFU5037A
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रसाद रामचंद्र खनात - - वय:- 31; पत्ता:- प्लॉट नं: , माळा नं: , इमागतीचे नाव: , ब्लॉक नं: कयावा वायडा , रोड नं: कारवीर , कोल्हापूर , महाराष्ट्र, कोल्हापूर. पिन कोड:- 416006 पिन नं:- DEBPK8987Q
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2021
(10) दस्त नोंदणी केल्याचा दिनांक	18/02/2021
(11) अनुक्रमांक, खंड व पृष्ठ	4144/2021
(12) बाजारभाव प्रमाणे मुद्रांक शुल्क	226700
(13) बाजारभाव प्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	

मह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



3/2029
Agreement for Sale
3/2029

THIS AGREEMENT made at Thane this 18<sup>th</sup> day of Feb in the Christian Year Two Thousand Twentyone BETWEEN M/S. UNNATHI ESTATES, PAN NO. AABFU5037A a partnership firm registered under the provisions of Indian Partnership Act, 1932, having its office at Plot No. 1, Mohan Mill Compound, Next Audi showroom, Ghodbunder Road, Thane (W) 400 607, hereinafter referred to as 'the PROMOTERS' (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being constituting the said firm M/s. Unnathi Estates, the survivor or survivors of them and the heirs, executors and administrators of such last survivor) of the One Part AND

AND

Mr. Prasad Kharat PAN No. DEBPK8987Q having address at Kasba Bavada, Karvir, Kohlapur, Maharashtra 416006 hereinafter referred to as the 'the ALLOTTEE' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and 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:

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

WHEREAS :

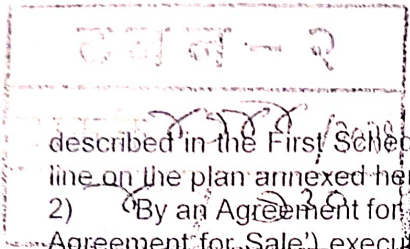
A. 1) 1) Smt. Hababi alias Havabai Alisaheb Bharmar alias Bharmal, 2) Shri Abdul alias Aziz Alisaheb Bharmar alias Bharmal, 3) Smt. Suraiya Mustaq Kuvvari, 4) Smt. Asma Sikandar Bhuran, 5) Smt. Noorjahan Abdul Latif Mulla, 6) Miss Ruksana A. Bharmar alias Bharmal, 7) Smt. Asifa Aziz Bharmar alias Bharmal, 8) Shri Bakir Jasuddin Bharmar alias Bharmal, 9) Smt. Rehana Bakir Bharmar alias Bharmal, 10) Smt. Saherbanu Musa Vadekar (hereinafter collectively referred to as 'the said First Owners') alongwith Shri Alisaheb Jasuddin Bharmar alias Bharmal (hereinafter referred to as 'the said Alisaheb'), were the owners of the property being land bearing Survey No:246 admeasuring 3890 sq. mtrs., situate, lying and being at Village Kavesar, Taluka and District Thane and within the limits of the Thane Municipal Corporation (hereinafter referred to as 'the said first property') more particularly

*[Handwritten signature]*

*[Handwritten signature]*







described in the First Schedule hereunder written and shown in red colour boundary line on the plan annexed hereto and marked as **Annexure "A"**.

- 2) By an Agreement for Sale dated 20/10/1992 (hereinafter referred to as the said Agreement for Sale) executed by and between the said First Owners alongwith the said Alisaheb therein referred to as the Owners of the Vendors of the One Part and M/s. Viroop Estates & Investments Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 1956 (hereinafter referred to as the said Viroop) therein referred to as the Purchaser of the Other Part, the Vendors therein agreed to sell to the Purchasers therein and the Purchasers therein agreed to purchase from the Vendors therein the said first property along with other properties at or for the consideration and for and upon the terms and conditions therein contained. The said Agreement for Sale is registered with the Sub-Registrar of Assurances at Thane under Sr.No.634/92.
- 3) Pursuant to the said Agreement for Sale, the said First Owners alongwith the said Alisaheb executed a Power of Attorney of even date (hereinafter referred to as 'the said POA dated 20/10/1992') in favour of the persons nominated by the said Viroop to enable them to do all acts, deeds, matters and things for in respect of the said first property alongwith other properties as contained therein. The said POA dated 20/10/1992 is registered with the Sub-Registrar of Assurances at Thane under Sr.No.110/92;
- 4) By Order bearing No.ULC/TA/Te-1/KAVESAR/SR-193 dated 22/04/1998, the Addl. Collector and Competent Authority declared the said First Owners to be surplus land holder to the extent of 17239.75 sq. mtrs. out of their total holdings which includes the entire said first property. An authenticated copy whereof is annexed hereto and marked as **Annexure "B"**;
- 5) The said Alisaheb died intestate on or about 08/02/2002, leaving behind the said First Owners Nos.1 to 6 as his only heirs as per the personal law by which he was governed at the time of his death.
- 6) Under the circumstances, the said First Owners became absolutely entitled to the said first property.
- 7) By an Agreement for Development dated 26/07/2004 (hereinafter referred to as 'the said Development Agreement') executed by and between the said Viroop therein referred to as the Owners of the One Part and the Promoters herein therein referred to as the Developers of the Other Part, the Owners therein granted to the Developers therein and the Developers therein acquired from the Owners therein the development rights for and in respect of the said first property alongwith other properties at or for the consideration and upon the terms and conditions therein contained. The said Development Agreement is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.5551/2004 on 30/07/2004;
- 8) Pursuant to the said Development Agreement, the said Viroop executed a Substituted Power of Attorney of dated 30/07/2004 (hereinafter referred to as 'the said POA dated 30/07/2004') in favour of the persons nominated by the Promoters to



22 230  
 NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY  
 AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

The Promoters shall construct 4 buildings on the said property being Building No.G1 comprising of Stilt +13 Upper Floors; Building No.G2 comprising of Stilt +17 Upper Floors, Building No.G3 comprising of Stilt 1 to 19<sup>th</sup> Floor & 20<sup>th</sup> and 21<sup>st</sup> Pt upper Floor only and Building No.G4 comprising of Stilt +1 to 15 Upper Floors and 16<sup>th</sup> (P) Upper Floor on the said property in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time with only such variations and modifications as the Corporation may deem fit and the Allottee hereby consents to the same. The Promoters also propose to construct additional floors on Building No G3 & G4 upto 22<sup>nd</sup> upper floors by consuming and utilizing either TDR available &/or additional FSI by paying premium to the Corporation/Competent Authority as per the D. C. Regulations on the said property.

Provided that the Promoters shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

The Allottee has prior to the execution of this agreement satisfied himself with the title of the said First Owners and the Promoters to their respective property including the Agreements and other documents referred to hereinabove and the Allottee hereby agrees & confirms that he shall not be entitled to further investigate the title of the respective Owners and the Promoters' right of development of the said property and no requisition or objection shall be raised by the Allottee on any matter relating thereto or howsoever in connection therewith.

While sanctioning the said plans, concerned local authority has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said buildings and upon due observance and performance of which only the completion and Occupation Certificates in respect of the said buildings shall be granted by the concerned local authority.

1(a) (i) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee the Apartment bearing No. 506 on 5 floor of Building No. G4 (hereinafter referred to as 'the said Building') of UNNATHI WOODS PHASE VII-B having carpet area of 35.30 square meter equivalent to 379.95 sq. ft. as per RERA (in addition enclosed balcony area 3.35 sq. meter equivalent to 36.05 sq. ft.) (hereinafter referred to as "the said Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexure P described in the fourth schedule hereunder written for the consideration of Rs.56,65,437/- (Rupees:



*[Handwritten signature]*



**Fifty Six Lakh Sixty Five Thousand Four Hundred Thirty Seven Only** including Rs. 0/- being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule A written herewith.

(ii) The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee Nil covered car parking space situated in being constructed in the layout for the consideration of Rs. 0/-

1(b) The aggregate consideration amount for the said Apartment including Nil covered parking space is thus **Rs.56,65,437/- (Rupees: Fifty Six Lakh Sixty Five Thousand Four Hundred Thirty Seven Only)**.

1(c) The Allottee has paid on or before execution of this agreement a sum of **Rs.10,000.00/- Rupees Ten Thousand Only** as advance payment or application fee and hereby agrees to pay to that Promoters the balance amount of **Rs. 56,55,437/- (Rupees: Fifty Six Lakh Fifty Five Thousand Four Hundred Thirty Seven Only)** in the following manner :-

i)	9.00 %	Rs. 5,09,889/-	On Booking
ii)	22.00 %	Rs. 12,46,397/-	On or before Agreement
iii)	15.00 %	Rs. 8,49,816/-	On completion of Plinth and Raising demand letter for this event
iv)	1.00 %	Rs. 56,654/-	On completion of Slab 1 and Raising demand letter for this event
v)	1.00 %	Rs. 56,654/-	On completion of Slab 2 and Raising demand letter for this event
vi)	1.00 %	Rs. 56,654/-	On completion of Slab 3 and Raising demand letter for this event
vii)	1.00 %	Rs. 56,654/-	On completion of Slab 4 and Raising demand letter for this event
viii)	1.00 %	Rs. 56,654/-	On completion of Slab 5 and Raising demand letter for this event
ix)	1.00 %	Rs. 56,654/-	On completion of Slab 6 and Raising demand letter for this event
x)	1.00 %	Rs. 56,654/-	On completion of Slab 7 and Raising demand letter for this event

*[Handwritten Signature]*

*[Handwritten Signature]*



xii)	1.00 %	Rs. 56,654/-	On completion of Slab 8 and Raising demand letter for this event
xiii)	1.00 %	Rs. 56,654/-	On completion of Slab 9 and Raising demand letter for this event
xiii)	2.00 %	Rs. 1,13,308/-	On completion of Slab 10 and Raising demand letter for this event
xiv)	2.00 %	Rs. 1,13,308/-	On completion of Slab 11 and Raising demand letter for this event
xv)	2.00 %	Rs. 1,13,308/-	On completion of Slab 12 and Raising demand letter for this event
xvi)	2.00 %	Rs. 1,13,308/-	On completion of Slab 13 and Raising demand letter for this event
xvii)	2.00 %	Rs. 1,13,308/-	On completion of Slab 14 and Raising demand letter for this event
xviii)	2.00 %	Rs. 1,13,308/-	On completion of Slab 15 and Raising demand letter for this event
xix)	2.00 %	Rs. 1,13,308/-	On completion of Slab 16 and Raising demand letter for this event
xx)	2.00 %	Rs. 1,13,308/-	On completion of Slab 17 and Raising demand letter for this event
xxi)	2.00 %	Rs. 1,13,308/-	On completion of Slab 18 and Raising demand letter for this event
xxii)	2.00 %	Rs. 1,13,308/-	On completion of Slab 19 and Raising demand letter for this event
xxiii)	2.00 %	Rs. 1,13,308/-	On completion of Slab 20 and Raising demand letter for this event
xxiv)	2.00 %	Rs. 1,13,308/-	On completion of Slab 21 and Raising demand letter for this event
xxv)	5.00 %	Rs. 2,83,273/-	On completion of Brick Work / Plaster and Raising demand letter for this event
xxvi)	5.00 %	Rs. 2,83,273/-	On completion of External Plumbing and Raising demand letter for this event
xxvii)	5.00 %	Rs. 2,83,273/-	On completion of Electrical fittings and Raising demand letter for this event



*[Handwritten signature]*



xxviii)	1.00 %	Rs. 56,654/-	On completion of Entrance lobby and Raising demand letter for this event
xxix)	5.00 %	Rs. 2,83,280/-	On Possession and Raising demand letter for this event

Handwritten notes and stamps: "2020", "938", and a rectangular stamp with illegible text.

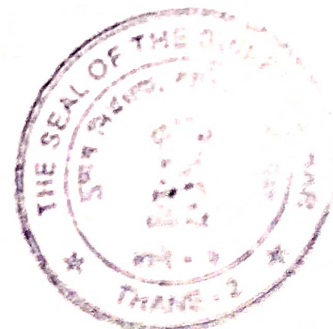
1(d) The Total consideration mentioned in clause 1 (a) (i) hereinabove is inclusive of the duties and taxes as applicable on the date of this agreement. If there are any new or incremental taxes, duties, cess, fees, premiums, surcharge, levies or any other similar taxes by whatever name called levied by Corporation, state and/or central government in connection with construction of and carrying out the Project or on the sales hereof payable by the Promoters up to the date of handing over the possession of the said Apartment shall be paid and borne by the Allottee. The Price herein is based on several factors including the rate of GST, the provisions related to Input Tax Credit of GST etc. In case of any change in the provisions related to rate of GST, ITC, reversal of ITC etc., in the GST Laws, the Price herein will be varied accordingly.

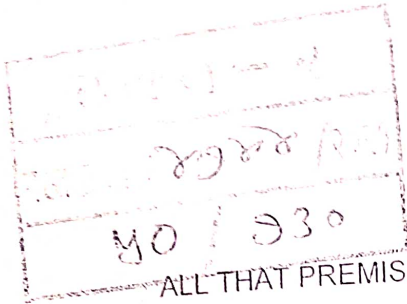
1(e) The Consideration mentioned in herein to be paid by the Allottees has been calculated inter alia on the basis of the consents, representations and covenants made that the Allottees have granted including but not limited to their irrevocable and binding consent to make any such variations, alterations, amendments or deletions as may be provided in this Agreement. In the event that the Allottees withdraw their consent or in the event the validity of the same is challenged, then the amount of Consideration stated herein shall automatically stand enhanced to include any direct and/or indirect loss, damage, claim, expenditure suffered by the Promoter due to such consent not being granted to the Developer.

1(f) The Promoter may raise appropriate demand notices for payment upon the Allottee, specifying the amount out of each instalment of the Consideration to be paid into the Promoter's Account. The Allottee shall pay the same within 7 days of the date of such a demand notice. Further, the Promoter shall not bound to give any notice requiring such payment and the failure thereof, shall not be a plea, or an excuse for non-payment of any amount or amounts on their respective due dates.

1(g) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoters undertake and agree that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in

Handwritten signatures and initials: "Ajay" and "G".





SCHEDULE 'A'

ALL THAT PREMISES being Apartment bearing No.506 having carpet area of 35.30 square meter equivalent to 379.95 sq. ft. as per RERA (in addition enclosed balcony area 3.35 sq. meter equivalent to 36.05 sq. ft.) on floor No. 5 of Building No. G4 of "UNNATHI WOODS PHASE VIIB " alongwith covered car parking space NIL being constructed upon the said property.





2988  
108 930

Annexure - 114

Certificate No. 2983



**THANE MUNICIPAL CORPORATION, THANE.**  
Registration No. 3 & 24  
**SANCTION OF DEVELOPMENT**  
**Amended PERMISSION/COMMENCEMENT CERTIFICATE**

Bldg No. G1 - (St+13<sup>th</sup> flrs.), G2 (St+17<sup>th</sup> flrs.)  
Bldg. No. G3 - (St+1<sup>st</sup> fl.), G4 (St+1<sup>st</sup> to 15 & 16<sup>th</sup> Part flrs.)  
(Additional 0.30 Premium FSI)

S 06/0034/09  
M.F. No. \_\_\_\_\_ TMC/TDD /1951/16 Date: 14/10/2016  
To, Shri / Smt. \_\_\_\_\_ Jitendra Makadam (Architect)  
\_\_\_\_\_ Shri. Bakir Jusuuddin Durrani  
\_\_\_\_\_ & Others \_\_\_\_\_  
Shri \_\_\_\_\_ (Owner)  
\_\_\_\_\_ Shri. Rajan Bandekar for Mrs. Umashai Estate (P.O.A.H)

With reference to your application No. 779 dated 20/04/2016 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. \_\_\_\_\_ in village \_\_\_\_\_ Sector No. VI Situated at Road/Street \_\_\_\_\_ S. No./G.S.T.No./F.P.No. 246, 247/1, 247/2

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

4) कामगार/सन्निधि/१६७१/१५ दि.०१/०२/२०१६ रोजीचे सुधारित परवानगी/सीसी मधील अटी अर्थातदर-बंधनकारक राहतील.

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966.**

सावधान

नगरपालिका/सन्निधि/१६७१/१५ दि.०१/०२/२०१६ रोजीचे सुधारित परवानगी/सीसी मधील अटी अर्थातदर-बंधनकारक राहतील.



Yours faithfully,

*[Signature]*  
Executive Engineer  
Town Development Department  
Municipal Corporation of  
the city of Thane.

FOR UMATHI ESTATES  
*[Signature]*  
PARTNER



Annexure - H5

**HDFC**  
HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED  
www.hdfc.com

Date : 24<sup>th</sup> May, 2018

UNNATHI ESTATES,  
Ranpak Group,  
Plot No.1, Mohan Mill Compound  
Next to Audi Thane, Ghodbunder Road,  
Thane West 400 607

उत्तर - २  
सं. ४२४४/२०१९  
७७ / ९३०

Sub : Mortgage Release Letter.  
Re : Loan Account No. 6210224727 for Rs. 50 Crores.

Dear Sir,

This bears reference to your letter dated 14<sup>th</sup> May, 2018, in the captioned matter.

Please note that HDFC has considered your request and pursuant to repayment of the facility of Rs. 50 Crores under the Loan Account No. 6210224727 releases the properties more particularly described in the Schedule hereinbelow written (hereinafter referred to as the "said Premises" ) from the purview of its mortgage / charge:

Please also note that release of mortgage / charge over the said Premises shall not in any manner affect the mortgage / charge / security created over the other properties for the facilities and / or other facilities that are currently outstanding and all other securities shall continue to remain in full force and effect as before till such time the entire liability is discharged in full.

**SCHEDULE**  
("said Premises" hereinabove referred to)

**I. Unnathi Woods- Phase VII Property**

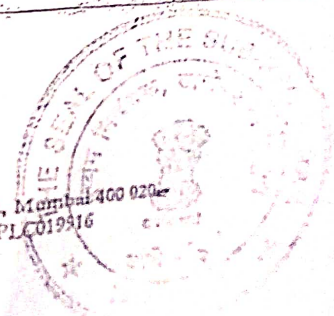
All piece and parcel of land bearing S. No. 246, 247 Hissa No.1, 247 Hissa No.2 (admeasuring as per the area shown below) situated at Village Kavesar, Tal. & Dist. Thane in the Registration District & Sub. District Thane, within the local limits of the Municipal Corporation of the City of Thane together with construction thereon both present and future and bounded as shown hereinbelow.

Details of Survey Numbers (Village Kavesar)	Area (in Sq. mtrs) As per Agreements	Area (in Sq. mtrs) As per 7/12 Extracts	Area (in Sq. mtrs) As Per Sanctioned Plan		
			Gross Plot Area	Reservations	Net Plot Area
S. No. 246	3890.00	3890.00	3890.00	0	3890.00
S. No. 247 Hissa No. 1	4200.00	4200.00	4200.00	0	4200.00
S. No. 247 Hissa No. 2	3140.00	3140.00	3140.00	0	3140.00
<b>TOTAL</b>	<b>11230.00</b>	<b>11230.00</b>	<b>11230.00</b>	<b>0</b>	<b>11230.00</b>

And bounded as follows:



Regd. Office: Ramon House, H Y Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020  
Tel: 61766000, 61766100, Fax: 022 - 22811205. Corporate Identity Number: L70100MH1977PLC019316



TATES  
M  
TNER



7988/2020  
 WC/936

Continuation of

On or towards the North	S. No. 245;
On or towards the South	S. No. 250/1, 250/2C;
On or towards the East	12m wide Internal Road;
On or towards the West	S. No. 244 (Park Reservation).

Including without limitation the project (Unnathi Woods- Phase VII (previously known as Phase Gold)) constructed/proposed to be constructed over the above parcel of lands ALONG WITH all scheduled receivables of sold/unsold units, book debts, receipts, income, benefits, considerations and compensations whatsoever received or to be received in future in respect of the proposed project "(Unnathi Woods- Phase VII (previously known as Phase Gold))" on the aforesaid land.

II. Unnathi Woods- Phase VI Property

All piece and parcel of land bearing S. No. 250/1, 250/2C, 250/2/D, 251/1, 250/4 (admeasuring as per the area shown below) situated at Village Kavesar, Tal. & Dist. Thane in the Registration District & Sub. District Thane, within the local limits of the Municipal Corporation of the City of Thane together with construction thereon both present and future and bounded as shown hereinbelow.

On or towards the North:	S. No. 247, H. No. 2, S. No. 244, H. No. 14
On or towards the East:	S. No. 249 & 248.
On or towards the South:	S. No. 251 H. No. 2 and H. No. 5
On or towards the West:	S. No. 250; H. No. 2B.

S. No. H. No.	Area as per 7/12 Extract (Sq. mtrs)	Reservations/Road/School (Sq. mtrs)	Net Plot Area (Sq. mtrs)
250/1	3140	2110	1030
250/2C	2020	-	2020
250/2/D	1300	145	1155
251/1	700	700	-
250/4	1070	135	935
Total	8230	3090	5140

Including without limitation the project "Unnathi Woods- Phase VI" constructed/proposed to be constructed over the above land ALONG WITH all scheduled receivables of sold/unsold units, book debts, receipts, income, benefits, considerations and compensations whatsoever received or to be received in future in respect of the proposed project "Unnathi Woods- Phase VI" on the aforesaid land.

Yours faithfully,  
 For Housing Development Finance Corporation Limited

Authorized Signatory  
 FOR UNNATHI WOODS  
 PARTNER



Annexure - H5

Certificate No. 4178



**THANE MUNICIPAL CORPORATION, THANE**

Amended **PERMISSION COMMENCEMENT CERTIFICATE**  
 (Registration No. 3 & 24)  
**SANCTION OF DEVELOPMENT**  
**PERMISSION COMMENCEMENT CERTIFICATE**  
 Bldg. No. G3 - (St+ 1<sup>st</sup> to 19<sup>th</sup> floor & 20<sup>th</sup> and 21<sup>st</sup> Pt. floor),  
 Bldg. No. G4 - (St+ 1<sup>st</sup> to 15<sup>th</sup> floor & 16<sup>th</sup> Pt. floor.)  
 Utilized By DRC No. 029 (Cont. Amenity), 153 (Res.) & 264 (Res.)

V.P. No. S 66/0034/09 TMC/TDD / 2987/19 Date: 12/02/2019  
 To, Shri / Smt. Bhendra Mukadam (Architect)  
 Shri Dr. Rajan Pandeyan  
 & Others for M/s Unnathi Estate (Owners)

With reference to your application No. 10103 dated 03/12/2018 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Kavesar Sector No. VI Situated at Road/Street 29<sup>th</sup> A. R. Rd. S. No. / C.S.T. No. / F.P. No. 246, 247/1, 247/2

The development permission / the commencement certificate is granted subject to the following conditions:

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

- 5) वागपा/शुविनि/3859/18 दि. 28/02/2018 रोजी मुंबरीत परवानगी / सीसी प्रमाणपत्रांमधील मधील अटी अपणावर तय्येकारक राहतील.
- 6) वापर परतान्यापुर्वी Organic Waste Disposal ची व्यवस्था करणे आवश्यक राहिल.
- 7) सदरसी परवानगी मुंबुर सुबरीत आरखडा व मुंबुर विकास नियंत्रण नियमावलीतील तरतुदीच्या अनुषंगाने देण्यात येत आहे. केंद्र व राज्य शासनाच्या विविध शासकीय परवानग्या प्राप्त करणे विकसक याचेवर बंधनकारक राहिल.

FOR UNNATHI ESTATES

*[Signature]*  
 PARTNER

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.**

Yours faithfully,

Municipal Corporation of the city of Thane.

Office No. \_\_\_\_\_  
 Office Stamp \_\_\_\_\_  
 Date \_\_\_\_\_  
 Issued \_\_\_\_\_





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700015800  
Project: *Unnathi Woods Phase VII-B, Plot Bearing / CTS / Survey / Final Plot No.: 246 247-1 247-2 at Thane (M Corp.), Thane, Thane, 400615;*

1. *Unnathi Estates* having its registered office / principal place of business at *Tehsil: Mumbai, District: Mumbai Suburban, Pin: 400002.*

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

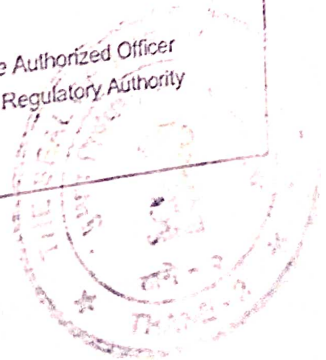
- The Registration shall be valid for a period commencing from 26/03/2018 and ending with 31/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasan Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 19-07-2020 09:01:50

Dated: 26/03/2018  
Place: Mumbai

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



UNNATHI WOODS  
PHASE VII

STILT + 15 & 16TH PART FLR. II.

FLAT NO. 506

FLOOR NO. 5th

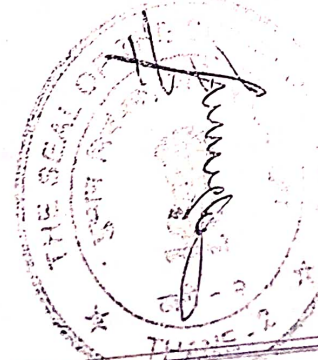
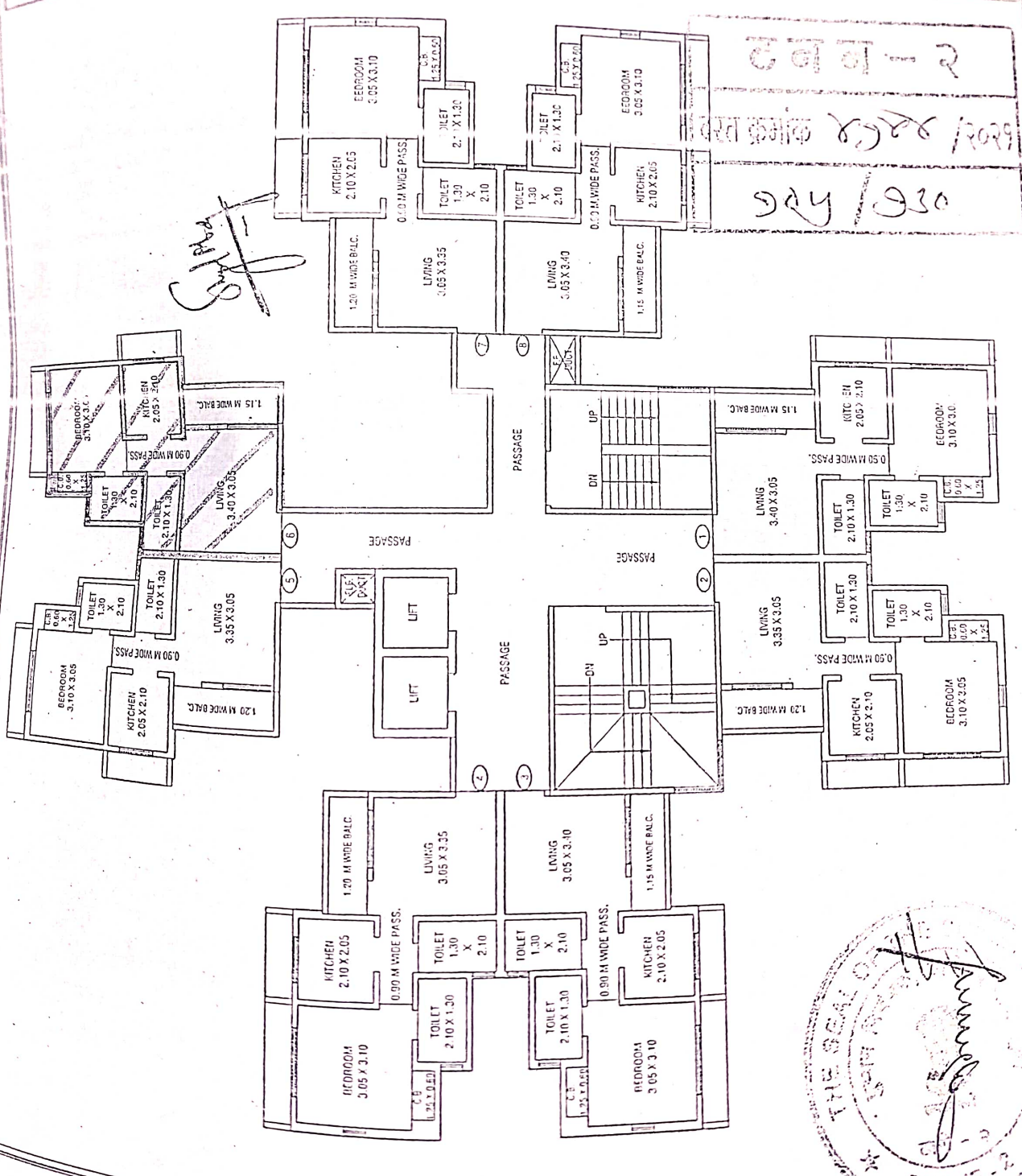
BLDG. NO. G4

DEVELOPERS :

M/S UNNATHI ESTATES

DESCRIPTION OF PROPOSAL :

PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING S NO. 246, 247/1 & 247/2 AT VILAGE JAYDAL GHODDUNDER ROAD, THANE (W).





Certificate No :- 2093

**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

**Occupancy Certificate**

Building No.G4 - Ground + 1st to 22nd Floor Only  
Club House - Ground + 1st (pt.) Floor Only

V.P. No. S06/0034/09

TMC/TDD/

Date

21/11/2023CGG/N/7003/0005/2023To. M/s.Jitendra Mukadam

(Architect)

Gr. Floor, Nakshtra Heritage, Hindu Colony, Thane (w).Shri. Rajan N. Bandelkar for M/s. Unnathi Estates (Owner)

Sub - Occupation Certificate Building No.G4 &amp; Club House

Ref. V. P. No. S06/0034/09

Your Letter No.: 6128 Dt.17/10/2023

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no. As Above situated at Kavesar Road / Street 12.00 Mt. Rd Ward No. \_\_\_\_\_ Sector No. VI S.No./C.T.S.No./F.P.No. As Below Village Kavesar under the supervision of Ar.Jitendra K. Mukadam Licensed Survey or/Engineer/Structural Engineer/Supervisor/Architect/ Licence No. CA/92/14751 may be occupied on the following conditions.

S.NO.246, 247/1, 247/2 at Village Kavesar

१. ठाणे महानगरपालिकेकडून पिण्याचा पाण्याचा पुरवठा उपलब्धतेनुसार करण्यात येईल.
२. पाणी पुरवठा व ड्रनेज विभागाकडून प्रदान करण्यात आलेल्या नाहरकत दाखल्यातील अटी बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. 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.



## UNNATHI ESTATES

Raunak Group,  
Plot No. 1, Mohan Mill Compound,  
Above Car & Bike Showroom,  
Ghodbunder Road, Thane (W)-400 607.

Tel. : 022-2584 7000  
E-mail : raunakgroup@gmail.com  
Website : www.raunakgroup.com

To,  
**Mr. Prasad Ramchandra Kharat**  
Kasba Bavada, Karvir,  
Kohlapur, Maharashtra 416006.

Date : 11 JAN 2024

1. With reference to our earlier letter dated 08/12/2023 regarding issuance of Occupation Certificate by the THANE MUNICIPAL CORPORATION to us, We are pleased to hand over to you vacant & peaceful possession of Flat No. 506 on Floor No. 5 in Building No. G4 of "UNNATHI WOODS PHASE VII", constructed on the property described in the Schedule hereunder written.
2. You have inspected the entire flat including area, plumbing, painting, and electrical fittings and various amenities and have found the same to be in conformity as set out in the agreement for sale.
3. You are aware that your maintenance for the above flat will start Jan '2024.
4. You will not carry any heavy luggage / baggage through lifts and will co-operate for smooth functioning of lift.
5. You will not make any changes in paint or other external features like Doors, Windows & other aesthetics of the building. If any damage is caused to the premises or any fittings or fixtures due to your negligence or misuse, then you shall alone be responsible & liable to make good the loss. Similarly you shall not put any plants on the windows or grills to avoid the dirty water flow downwards spoiling the exterior painting of the building. You will not make any changes in living room or Bedroom-Balcony, Dry yard, as provided by Builder / Developer. You will not fix tiles above chajja, which is outside the Building line.
6. You are aware that we are carrying out development work of the entire property in buildings wise manner and you will not object to the same till the total development is completed in all respect.

### THE SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land being Survey No. 246, 247/1, 247/2, lying and being village Kavesar, Taluka & District Thane, Registration District and Sub District Thane and within the limits of Thane Municipal Corporation.

Kindly acknowledge receipt of the keys.

For Unnathi Estates

Authorised Signatory

I/We have received the possession the  
Above said flat and received Key no....

Mr. Prasad Ramchandra Kharat  
(Flat Purchaser)

CC: Site-in-Charge  
please handover keys of Flat No. 506 in Building No. G4 of "UNNATHI WOODS PHASE VII"  
to the bearer of this letter, **Mr. Prasad Ramchandra Kharat**.





## UNNATHI ESTATES

Raunak Group,  
Plot No. 1, Mohan Mill Compound,  
Above Car & Bike Showroom,  
Ghodbunder Road, Thane (W)-400 607.

Tel. : 022-2584 7000  
E-mail : raunakgroup@gmail.com  
Website : www.raunakgroup.com

Date: 12<sup>th</sup> January, 2024

To,  
The Asst. General Manager  
State Bank of India,  
Mumbai.

Dear Sir/Madam,

We, **Unnathi Estates**, hereby certify that:

1. We have transferable rights to the property described below, which has been allotted by us to **Mr. Prasad Ramchandra Kharat** herein after referred to as "The Purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Agreement for Sale dated **18<sup>th</sup> February 2021** (herein after referred to as the "Sale Document")

### Description of the Property:

Flat No.	506
Building Name	G4 Unnathi Woods
Plot No.	Phase VII B
S. No.	246, 247/1, 2
Street No. / Name	Ghodbunder Road
Area Name	Kavesar
City Name	Thane (W) 400615

2. That the total consideration for this transaction is **Rs.56,65,437/- (Rupees Fifty Six Lakhs Sixty Five Thousand Four Hundred Thirty Seven only)** towards sale document.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/We have no objection whatsoever to the said purchasers at their own costs, charges, risks and consequences mortgaging the said property to **STATE BANK OF INDIA** (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

5. We have borrowed a loan from **JM Financial Credit Solutions Ltd.** Mumbai for the development of the property the **NOC** for the above flat is already taken from the **JM Financial Credit Solutions Ltd.** We have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.



## UNNATHI ESTATES

Raunak Group,  
Plot No. 1, Mohan Mill Compound,  
Above Car & Bike Showroom,  
Ghodbunder Road, Thane (W)-400 607.

Tel. : 022-2584 7000  
E-mail : raunakgroup@gmail.com  
Website : www.raunakgroup.com

-2-

6. After creation of proper charge/mortgage and after receipt of the copies thereof and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm.

The above Flat is mortgage with State Bank of India & this N.O.C. is subject to clearance from State Bank of India

Yours faithfully,

For Unnathi Estates

Authorised Signatory

