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**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made and entered into at THANE, on this 31<sup>st</sup> day of August in the Christian Year Two Thousand and Eighteen (2018).

**BETWEEN**

M/s. **SIDDHI GAURAV ENTERPRISES**, PAN No. AADAS0792F, a Joint Venture Concern constituted of (1) M/S. **SIDDHI REAL ESTATE DEVELOPERS**, a duly registered Partnership Firm, (for short called Firm) and (2) M/S. **SKYBUILDZ CONSTRUCTION LLP** a duly registered limited liability partnership firm, both having Office at : 4<sup>th</sup> Floor, Lake City Mall, Kapurbawdi Junction, Majiwade, Thane 400607. hereinafter referred to as "**PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its aforesaid Constituents, Partners or Partner of the said M/s. Siddhi Real Estate Developers and M/S. Skybuildz Construction LLP for the time being constituting the same, their survivors and their respective heirs, executors and administrators) of the **ONE PART**.

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MR. DILIP KHANDU CHOUDHARY, Age-44, PAN No. ACCPC1220G , & MRS.VIDYA DILIP CHOUDHARY, Age- 43, PAN NO. AFAPC2505B, having address at BUILDING NO 9, FLAT NO. 605, HIGHLAND PARK, DHOKALI KOLSHET ROAD THANE WEST -400607., hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof, in the case of individual persons, mean and include his/her/their heirs, executors, administrators and assigns and in the case of a Partnership Firm, all the Partners for the time being constituting such firm, their survivors and respective heirs, executors and assigns and in the case of a Company incorporated under the Companies Act 1956, all the successors in office and legal assignees of such Company and shall also mean and include singular and plural as also masculine and feminine gender wherever the context so requires) of the **OTHER PART**.

**WHEREAS**

- A) At all the relevant time M/S. **G. M. FINANCE & TRADING COMPANY** (hereinafter referred to as **G. M. FINANCE**) was the absolute owner and fully seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of the land totally admeasuring 17461 Sq. Mtrs., bearing Old Survey Nos.124/1, 128/2P, 129/5/2P and 129/5/3P, all situated at- Village Balkum and now bearing New Survey Nos. 81/1, 87/2P, 88/5/2P and 88/5/3P now situated at- Village Dhokali, Thane, Taluka and District Thane, Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation (hereinafter referred to as the **SAID LAND-A**).
- B) By and under Agreement for Development and Power of Attorney, both dated 30th April, 2003 (hereinafter referred to as **Agreement-A** and **Power of Attorney-A**), M/s. Siddhi Real Estate Developers, a duly registered Partnership Firm (hereinafter referred to as **Said Firm**) has acquired from G. M. FINANCE the rights of development of the Said Land-A and agreed to purchase the same for the consideration and upon the terms and conditions contained therein.
- C) At all the relevant time G. M. Finance was the absolute owner and fully seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of N.A. land totally admeasuring 2-H. 12-R. 09-P. i.e. about 21209 sq. mts. bearing Old Survey Nos. 126, 127, 128/2P and 129/5/2P and 129/5/3P situated at- Village Balkum and now New Survey Nos. 84, 85, 87/2P and 88/5/2P and 88/5/3P now situated at- Village Dhokali, Thane, Taluka and District Thane , Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation (hereinafter referred to as the **SAID LAND-B**).
- D) By and under registered Agreement for Development and Power of Attorney, both dated 31st March, 2004 (hereinafter referred to as **Agreement-B** and **Power of Attorney-B**), the Said Firm has acquired from the said G.M. Finance the rights of Development in respect of the Said Land-B and agreed to purchase the same for the consideration and upon the terms and conditions contained therein.

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- E) Recently the said G. M. Finance has executed a Deed of Conveyance dated 05/04/2008 in favour of the Said Firm, duly registered at Sr. No. 2056/2008 in the office of Sub Registrar Thane and thereby has sold and transferred the Said Land-A and Said Land-B amongst other lands to the Said Firm. In the result the Said Firm became the absolute owner and fully seized and possessed of and otherwise well and sufficiently entitled to the Said Land-A and Said Land-B.
- F) At all the relevant time **SMT. YAMUNABAI DEO PATIL AND OTHERS** (hereinafter referred to as **YAMUNABAI & OTHERS**) was the absolute owner and fully seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of the N.A. land totally admeasuring 0-H, 88-R, 0-P i.e. about 8800 sq. mts. bearing Old Survey No. 306/5 situated at- village Balkum and and New Survey No. 66/5 now situated at- village Dhokali, Tal. & Dist. Thane, Registration District & Sub-District Thane and within the limits of Thane Municipal Corporation (hereinafter referred to as the **SAID LARGER LAND-C**). Said Smt. Yamunabai & Others had made and executed Agreement with Shri. Rajdaksh Mahendra Sharma and Shri. Kapil Mahendra Sharma to give rights of development and to sell the Said Larger Land-C. Subsequently a registered Agreement came to be made between said Smt. Yamunabai & Others and the said Shri. Rajdaksh Mahendra Sharma and Shri. Kapil Mahendra Sharma as Confirming Parties and the Said Firm and thereby all the rights of development of the Said Larger Land-C came to be given to the Said Firm.
- G) By and under registered Sale Deed dated 29/12/2005, registered at Sr. No. TNN-5/641/2006 in the office of Sub Registrar Thane, executed by said Smt. Yamunabai & Others through their Constituted Attorney as the Vendors, Shri. Rajdaksh Mahendra Sharma and Shri. Kapil Mahendra Sharma as the First Confirming Party, the Said Firm as the Second Confirming Party and Shri. Kunal Pravinchandra Gala and others (hereinafter referred to as **KUNAL & OTHERS**) as the Purchasers, the said Kunal & Others have purchased and acquired the Said Larger Land-C.
- H) By registered Agreement dated 28<sup>th</sup> June 2006, registered at Sr. No. TNN-2/7902/2007 in the office of Sub Registrar Thane (hereinafter referred to as **Agreement-C**) and by and under a registered Power of Attorney dated 28<sup>th</sup> June 2006, registered at Sr. No. 7903/2007 in the office Sub Registrar Thane as Annexure to a Deed of Confirmation dated 30<sup>th</sup> October 2007 (hereinafter referred to as **Power of Attorney-C**), said Kunal & Others have given to the Said Firm rights of development in respect of a part portion admeasuring 401 sq. mts. out of the Said Larger Land-C (hereinafter referred to as **Said Land-C**) and have also agreed to sell and transfer the same to the Said Firm and/or its nominees or assigns.
- I) By and under diverse Agreements and Power of Attorneys, duly registered in the office of Sub Registrar Thane, the Said Firm acquired from various owners the rights of development in respect of various pieces and parcels of land owned, held and possessed

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BB) M/s Patil Gangarkar and Co., Advocate from Mumbai, by their Title Certificates, dated 21/07/2017 have certified that the Project Land is clear and marketable and a copy thereof is annexed hereto marked "Annexure-D".

CC) Copies of 7/12 extract in respect of the Project Land are annexed hereto marked "Annexure-E".

DD) The Said Firm has submitted plans, which were revised/amended from time to time, for construction of the eight multi storey buildings on the Project Land to the Said Corporation and the same have been approved by the Said Corporation with Commencement Certificate vide Old (V.P.No.99/089) new V. P. No.S05/0085/14 TMC/TDD/ 2542/18 dated 19/04/2018 (hereinafter referred to as the **Approved Plans and Commencement Certificate** respectively). The Promoters have obtained **Occupancy Certificate** vide Old (V.P.No.99/089) new V. P. No. S05/0085/14/TMC/TDD/OCC/0515/18 Dated 25/04/2018 for **Building No. K-23:- Lower Podium + Upper Podium + Stilt + 1 to 22 Floor Only**. A Copy of the Location Plan of said Approved Plans and that of the said Commencement Certificate are annexed hereto marked "**Annexure-F collectively**". The Promoters have named the complex of eight multi storey buildings to be constructed on the Project Land as **HIGHLAND PARK (Dhokali)**. The Promoters have accordingly commenced and completed the construction work of four multi storey buildings forming part of **HIGHLAND PARK (Dhokali)** as per the said Approved Plans and sold the flats and premises therein to various Purchaser/Investors on ownership basis and Co-operative Housing Societies of such buildings have been formed and registered under the provisions of Maharashtra Co-operative Societies Act 1960 and Rules made there under.

EE) As per the said Approved Plans, presently FSI 75087.78 sq.mts. is permitted to be utilized in the construction of buildings and FSI 2.07 sq.mts. is retained as balance FSI.

FF) The Promoters have further proposed to use additionally Floor Space Index (FSI) and/or Floating FSI and/or TDR and 0.30 Premium F.S.I. in respect of the Project Land which may become available in future and/or of any other land or property in the construction of buildings in the Project Land and for which purpose have proposed to amend/modify/revise the said Approved Plans, and obtain sanction and approval for the same from the Said Corporation and/or any other concerned authority and to carry out further construction accordingly.

GG) The Promoters have commenced construction of Building No. K-23, Wing A of Building No. K-25 and also propose to commence the work of construction of building Nos. K 25 Wing B and K 25 Wing C forming part of **HIGHLAND PARK (Dhokali)** as per the said Approved Plans and said Commencement Certificate, in phase manner.

HH) The Promoters hereby declare that neither they have any rights in respect of the said School Plot nor the same is part of development of the Project Land.

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II) The Purchaser being interested in purchasing a Residential Flat/Premises in the building being constructed in the Project Land approached the Promoters and demanded from the Promoters and the Promoters have given inspection to the Purchaser of the documents of title relating to the Project Land referred to hereinabove and also of the Said Approved Plans and Said Commencement Certificate and of such other documents as are specified under the MOFA ACT and THE RERA and the rules and regulations made there under (hereinafter collectively referred to as "Said documents, permissions and sanctions"). Being fully satisfied with the inspection of aforesaid documents, the Purchaser applied to the Promoters for allotment of a Residential Flat/Premises bearing No. 1808 as per Approved plan which is shown as Residential Flat/ Premises bearing No. 1803 as per sale Plan of the Promoter. having 61.4Sq. Mts. (i.e.661 Sq. Ft.) carpet on 18<sup>th</sup> floor in Building No. K-23 as per Approved Plan which is shown as BUILDING No. 7 as per the Sale Plan of the Promoter in the said Highland Park (Dhokali) (hereinafter referred to as the Said Premises) a floor plan whereof is annexed hereto marked Annexure-G.

JJ) The carpet area of said premises is 61.4 Sq. Mts. (i.e. 661sq. ft.) means net usable floor area of the said premises, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the said premises for exclusive use of the Purchaser or verandah area and exclusive open terrace appurtenant to the said premises for exclusive use of the Purchaser, but includes the area covered by the internal walls of the said premises; (the abovementioned carpet area is calculated as per the clarification issued by Maharashtra Real Estate Regulatory Authority vide No. MAHARERA/SECY/ File No. 27/84/2017 dated 14<sup>th</sup> June 2017 having Circular No.4/2017).However it is expressly made it clear that while calculating the consideration for said premises the area of columns and share walls are not taken into consideration.

KK) In pursuance of the Purchaser having approached the Promoters for purchasing the Said Premises the parties held negotiations and have agreed upon the price and other terms and conditions in that behalf and the same are being reduced into writing herein.

LL) By and under a Deed of Mortgage dated 05<sup>th</sup> July 2016 registered at Sr. No. TNN-5-8153/2016 on 05<sup>th</sup> July 2016 the said Joint Venture M/s Siddhi Gaurav Enterprises have created mortgage in respect of some of the Project land in favour of J.M Financial Credit Solutions Limited on the terms and conditions as more particularly set out under the aforesaid Deed of Mortgage and hence NOC is required to be taken from J.M Financial Credit Solutions Limited for sale of each flat in the said Project.

MM) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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utilization of addition FSI acquired from the Thane Municipal Corporation on payment of premium as may be permissible as per D.C. Regulations.

- xv) The Promoters specifically makes it clear that there may be a situation where the said premises is ready for handing over of possession to the Purchaser, however facility of the Club House could not be provided to the Purchaser and other flat purchasers, for the reason not having an Occupation Certificate, but the Promoters duty bound and undertakes to provide the Club House facility to the Purchaser and other flat purchasers on or before completion of Phase 4, if not provided at the time of handing over of possession to the Purchaser. The Promoter agrees, confirms and declares that the Purchaser shall have right to use and utilize the Club House with swimming pool as and when provided subject to the Purchaser paying the monthly charges towards maintenance, any other applicable charges in respect of the same and also taxes thereon, regularly.
- 8) The Promoters shall construct the buildings in the Project Land in accordance with the said Approved Plans which have been seen and approved by the Purchaser, with such variations, revisions and modifications as aforesaid and in the manner as set out elsewhere in these presents and/or with such variations, revisions and modifications as the Promoters may consider necessary from time to time and/or as may be required by the concerned Local Authorities/Government to be made in them from time to time.
- 9) (a) The Purchaser does hereby agree to purchase and acquire from the Promoters and the Promoters do hereby agree to sell and allot to the Purchaser a Residential Flat bearing No. bearing No. 1808 as per Approved plan which is shown as Residential Flat/ Premises bearing No. 1803 as per sale Plan of the Promoter. having 61.4 Sq. Mts. (i.e.661 Sq. Ft.) carpet on 18<sup>th</sup> floor in Building No. K-23 as per Approved Plan which is shown as BUILDING No. 7 as per the Sale Plan of the Promoter, being constructed on the Project Land in the said Highland Park (Dhokali) i.e. the Said Premises, a Floor Plan whereof is annexed hereto marked Annexure-G and more particularly described in the **SECOND SCHEDULE** hereunder written on ownership basis at or for the price Consideration of Rs.1,09,00,000/- (RUPEES ONE CRORE NINE LAKH ONLY) including Rs. 1,09,00,000/- being the proportionate price of the common areas and facilities appurtenant to the premises and the nature, extent and description of common areas and facilities are more particularly described in the **THIRD SCHEDULE** hereunder written.
- (b) The Purchaser has paid on or before execution of this agreement a sum of Rs 14,53,500/- (RUPEES FOURTEEN LAKH FIFTY THREE THOUSAND FIVE HUNDRED ONLY) as advance payment or application fee and hereby

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South: 15 Mtrs Wide D.P.Road

West: S.No. 79/3

East: 25 Mtrs wide D.P. Road

**NOTE:**

It is made clear that since some of the 7/12 extracts allocating exact areas of the land handed over to TMC are yet to be prepared and finalized, and in consequence thereof the area of the project land are also proportionately likely to vary. After finalization of revenue records, the exact area of the project land will be determined and the said area will be the subject matter of the conveyance.

**THE SECOND SCHEDULE REFERRED TO ABOVE**

(SAID PREMISES)

A Residential Flat/Premises bearing No. 1808 as per Approved plan which is shown as Residential Flat/ Premises bearing No. 1803 as per sale Plan of the Promoter. having 61.4 Sq. Mts. (i.e.661 Sq. Ft.) carpet on 18<sup>th</sup> floor in Building No. K-23 as per Approved Plan which is shown as BUILDING No. 7 as per the Sale Plan of the Promoter, in the said Highland Park (Dhokali), being constructed on the Project Land more particularly described in the First Schedule written herein above.

**THE THIRD SCHEDULE REFERRED TO ABOVE**

(Description nature & extent of the common areas & facilities)

- ❖ Sewage Treatment Plant as per TMC Norms
- ❖ Compound Wall: Surrounding Compound Wall with Main Gate
- ❖ Club House:
  - Swimming Pool for Kids & Adults
  - Gymnasium
  - Multipurpose Hall
  - Indoor Games Room
  - Steam Room
  - Massage Room
- ❖ Podium Area:
  - Landscape Garden
  - Children Play Area
  - Amphitheatre
  - Jogging Track
  - Multipurpose Court

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IN WITNESS WHEREOF THE PARTIES HERE TO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY AND YEAR WRITTEN HEREINABOVE.

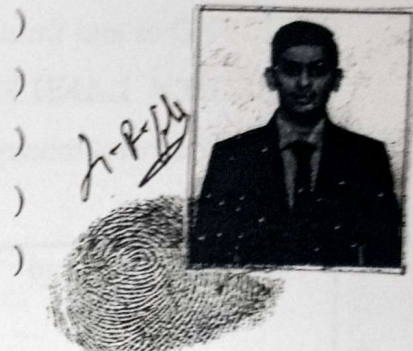
SIGNED AND DELIVERED by the  
withinnamed the "PROMOTER"  
M/S SIDDHI GAURAV ENTERPRISES  
Joint Venture Firm

Through Its member

1. MR. HEMAL J. GALA

In the presence of ... ..

1. Chavak
2. RVDabrange

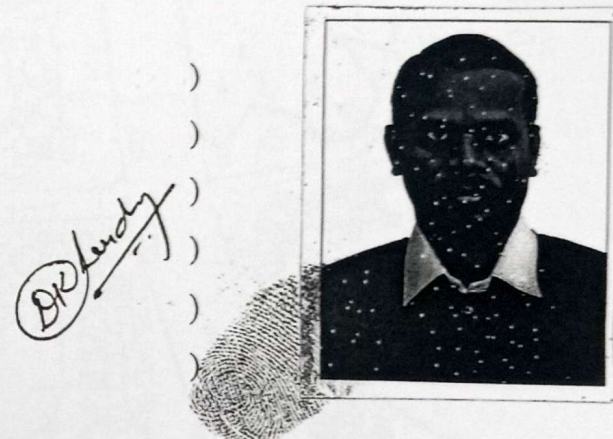


SIGNED AND DELIVERED by the  
withinnamed the "PURCHASER "

1) MR. DILIP KHANDU CHOUDHARY

in the presence of .....

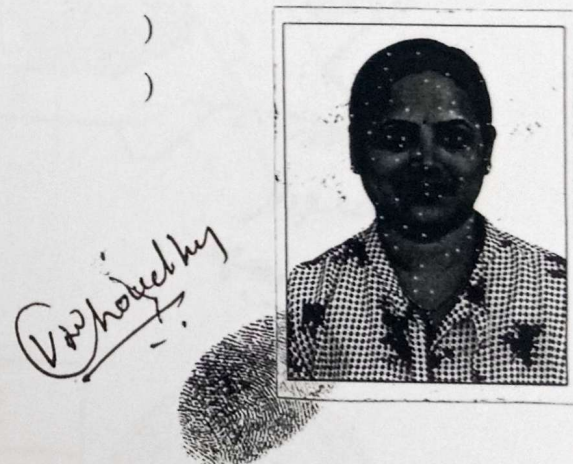
1. Chavak
2. RVDabrange



1) MRS. VIDYA DILIP CHOUDHARY

in the presence of .....

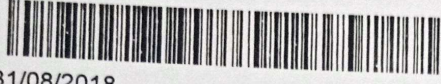
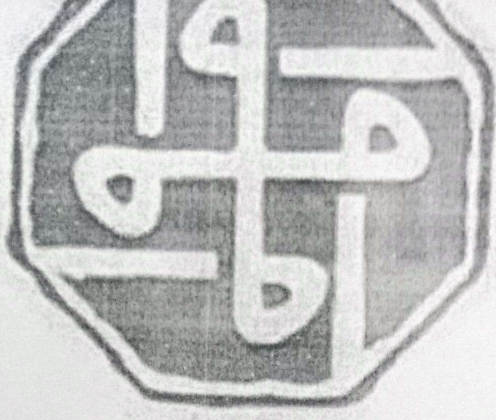
1. Chavak
2. RVDabrange



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31/08/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 12

दस्त क्रमांक : 9408/2018

नोंदणी :

Regn:63m

गावाचे नाव : ढोकाळी

- |  |  |
|--|--|
| (1) विलेखाचा प्रकार  | करारनामा   |
| (2) मोबदला   | 10900000   |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 6992017.692  |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)   | 1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: सदनिका क्र.1808, माळा नं: 18वा मजला, बि.नं.7, के-23,, इमारतीचे नाव: हायलॅन्ड पार्क, ब्लॉक नं: हायलॅन्ड पार्क, रोड नं: कोलशेत रोड, ठाणे प., इतर माहिती: झोन नं. 8/34 3ई-2, क्षेत्र 661 चौ.फुट कारपेट म्हणजेच 61.40 चौ.मिटर ( ( Survey Number : New Survey Nos.79/1A, 79/2A, 79/2C, 79/3A, 80/1B, 80/2 A, 80/2B, 80/5A, 81/1/1, 81/1/3, 82/2, 82/3, 82/4, 82/5A, 82/5B, 82/5C, 82/5D, 82/6A, 82/6B, 82/6C, 82/6E, 84, 85, 86/1, 86/2, 86/3/A, 86/4A, 86/4B, 86/5/A, 86/5/AI, 86/5/3(B), 86/5/C, 86/5D, .86/5E, 86/5/F, 86/5/H, 86/5/K, 86/5/M, 86/5/(O), 86/5/(S), 86/5/(T), 86/2/1/All, 87/2/4, 88/5/6, 88/5/2A 88/5/2C, 66/5, स.नं.81/1पार्ट, 87/2पार्ट, 85/5/2पार्ट, 88/5/3पार्ट 67, 84, 85, 87/2P, 88/5/2, 88/5/3P, 66/ ; ) ) |
| (5) क्षेत्रफळ  | 1) 661 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:-मे. सिध्दी गौरव एन्टरप्रायझेसचे भागीदार श्री. हेमल जे गाला यांचे तर्फे कुलमुखत्यार म्हणून श्री.सुनिल मुरलीधर देशपांडे - वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हायलॅन्ड पार्क, ब्लॉक नं: कोलशेत रोड, रोड नं: ढोकाळी ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AADAS0792F  |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                   | 1): नाव:-दिलीप खंडू चौधरी -- वय:-44; पत्ता:-प्लॉट नं: सदनिका क्र.605, माळा नं: 6वा मजला, बिल्डींग नं. 9, इमारतीचे नाव: हायलॅन्ड पार्क , ब्लॉक नं: ढोकाळी , रोड नं: कोलशेत रोड, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ACCPC1220G<br>2): नाव:-विद्या दिलीप चौधरी -- वय:-43; पत्ता:-प्लॉट नं: सदनिका क्र.605, माळा नं: 6वा मजला, बिल्डींग नं.9, इमारतीचे नाव: हायलॅन्ड पार्क, ब्लॉक नं: ढोकाळी , रोड नं: कोलशेत रोड ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AFAPC2505B   |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 31/08/2018   |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 31/08/2018   |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 9408/2018  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 654000   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |



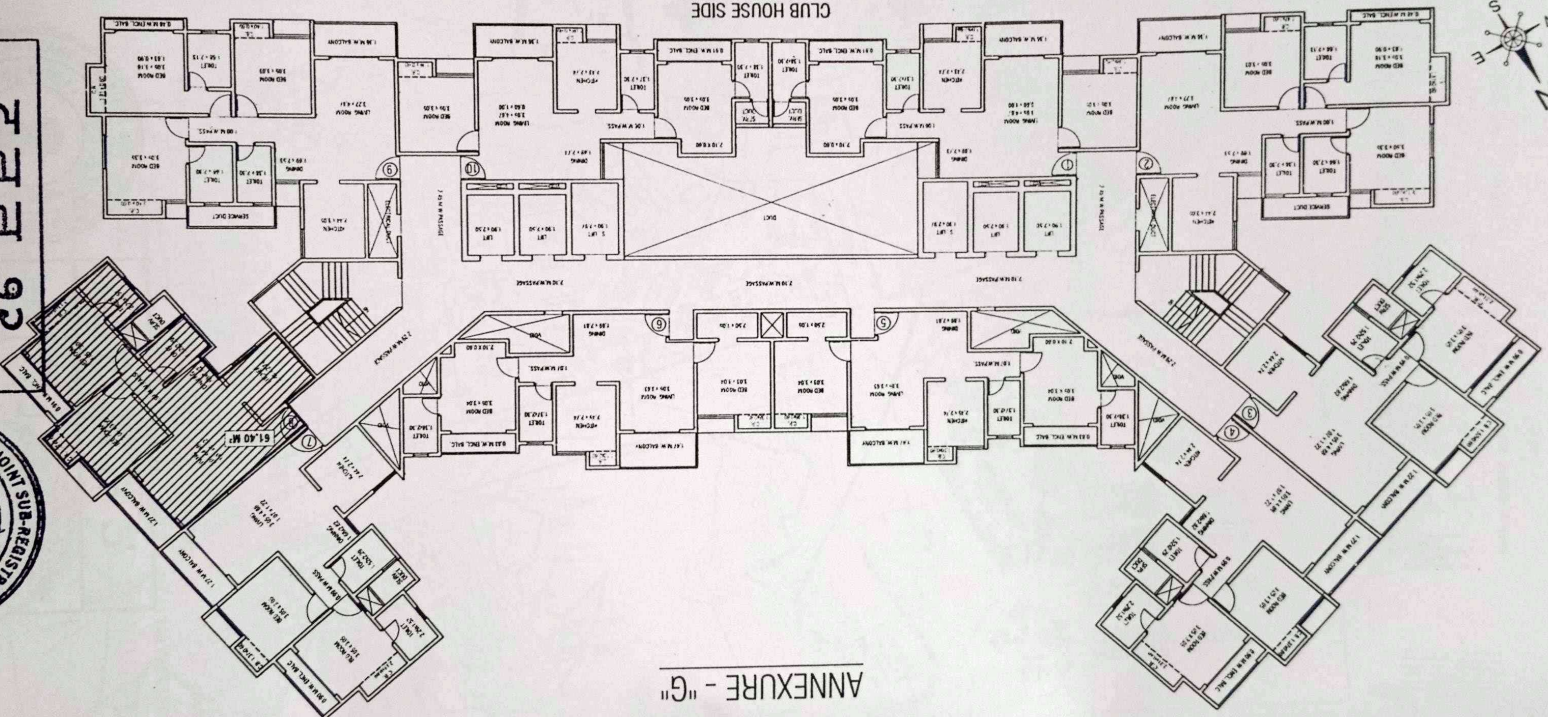
HTB

NO	UNIT	BLDG NO.07
6	UNIT 6 - 2BHK	62.15
7	UNIT 7 - 2BHK	61.40
8	UNIT 8 - 2BHK	61.40
9	UNIT 9 - 2BHK	61.67
10	UNIT 10 - 2BHK	61.48
		662.00

NAME: MR. Dilip Khondra Choudhary (BLDG. NO. - 7)  
 NAME: Mrs. Vidya D.D. Choudhary (K.23) FLAT NO. - 1808  
 BLDG NO. 07

TYPICAL FLOOR PLAN (BLDG. K23)

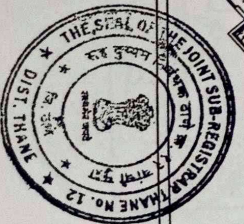
CLUB HOUSE SIDE



ANNEXURE - "G"

*Mr. Khondra*  
*Dilip*

रज न १२  
 दरत क्र. २००८  
 २०१८  
 १२५ १६०



रज न  
 दरत क्र. १२०८  
 १२५ १६०

S.No. 79/1, 2A, 2 B, 3, 80/1 (P4),  
 5B, 5C, 5D, 6A, 6B, 6C, 6D, 6E,  
 5/6, 5/7, 5/8, 5/9, 5/10, 5/12, 5/13



Certificate No.:- 1347

# THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

## Occupancy Certificate

Bldg. No. K-23:- Lower Podium + Upper Podium + Stilt+1 to 22 Floor Only  
New S05/0085/14 TMC/TDD/000/0515/18 Date 25/04/2018  
V.P. No. (Old 99/089)

To, M/s. Joshi Deshaware & Asso. (Architect)

M/s. Siddhi Real Estate Developers (Owners)

Sub -	वापर परवाना वरील प्रमाण
Ref. V. P. No.	New S05/0085/14 (Old 99/089)
Your Letter No.:	९६७ दि. २३/४/२०१८



The part/full development work/erection/re-erection alteration in / of building / part building no. 5 situated at Dhokali Road / Street Dhokali Road Ward No. 5 as Below Dhokali under the supervision of Joshi Deshaware & Asso. Licensed Surveyor / Engineer / Structural Engineer / Supervisor Architect / Licence No. CA/2010/49068 may be occupied on the following conditions.

- उपलब्धतेनुसार ठाणे महानगरपालिकेकडून पिण्याच्या पाण्याचा पुरवठा करण्यात येईल.
- पाणी, वृक्ष, व ड्रेनेज विभागाकडील नाहरकत दाखल्यामधील अटी बंधनकारक राहतील.
- रेन-वॉटर हार्वेस्टिंग व सोलार यंत्रणा कार्यान्वित ठेवण्याची जबाबदारी वापरकर्त्यांची राहिल.
- अग्निशमन विभागाकडील नाहरकत दाखल्यामधील अटी विकासकावर बंधनकारक राहतील.

### सावधान

As per certificate returned herewith

विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कॅड व रु. ५०००/- वंड होऊ शकतो.

- 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



Yours faithfully

*(Signature)*  
Executive Engineer  
Town Development Department  
Municipal Corporation of Thane

THANE  
Amended

टन न ९२  
Bldg. No. K-23  
दस्त क्र. ९६७  
P. No. १६०  
Shri / Smt. M/s.

With reference to permission / grant of Regional and Town building No. as at Road / Street Dhokali

- The development permits conditions.
- 1) The land vacated the public street
  - 2) No new building to be used by any
  - 3) The development period of one year
  - 4) This permission do
  - ५) प्रस्तुत विकास प्रस्ताव बंधनकारक राहतील.
  - ६) वापर परवान्यापूर्वी
  - ७) वापर परवान्यापूर्वी
  - ८) वापर परवान्यापूर्वी

S.No. 79/1, 2A, 2 B, 3, 5B, 5C, 5D, 6A, 6B, 6C 5/6, 5/7, 5/8, 5/9, 5/10, 5/11

WARNING : PLEASE NO CONTRAVEN AMOUNTS UNDER THE PLANNING A

सावधान  
मंजूर Office No. बांधकाम न करणे तसे विकास नियंत्रण अधिनियमाच्या अटीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कॅड व रु. ५०००/- वंड होऊ शकतो.



# THANE MUNICIPAL CORPORATION, THANE

Amended

(Registration No. 3 &amp; 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

Blde. No. K-23: 92

Bldg. No. K-25: 92

Podium + Upper Podium + Stilt+1 to 22 Floor Only

Podium + Upper Podium + Stilt + 12 Floor Part Only

दस्त क्र.	2096
P. No.	92
To,	Shri / Smt. M/s. Joshi Deshaware & ASSO. (Architect)



DD / 2542 / 18

Date : 19/04/2018

Shri M/s. Siddhi Real Estate Developers (Owners)

With reference to your application No. 15248 dated 27/03/2018 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. as above in village Dhokali Sector No. 5 Situated at Road / Street Dhokali Road S. No. / C.S.T. No. / F. P. No. as Below

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.
- ५) प्रस्तुत विकास प्रस्तावा अंतर्गत या पुर्वी देण्यात आलेल्या परवानगी सी.सी. मधील सर्व अटी बंधनकारक राहतील.
- ६) वापर परवान्यापुर्वी Enclosed Balcony साठी सज्जा अधिमूल्य भरणे आवश्यक राहिल.
- ७) वापर परवान्यापुर्वी Organic Waste Composting System राबविणे बंधनकारक राहिल.
- ८) वापर परवान्यापुर्वी अग्निशमन दलाचा अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.

S.No. 79/1, 2A, 2 B, 3, 80/1 (Pt.) H.No. 2A, 2 B, 3, 4, 5, 8, 9 S.No. 82 H.No.2, 3, 4, 5A, 5B, 5C, 5D, 6A, 6B, 6C, 6D, 6E S.No.86 H.No.1, 2, 3, 4A & B, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 5/7, 5/8, 5/9, 5/10, 5/12, 5/13, 5/14, 5/15 S.No.81, 84, 85, 87/2, 88/5/2, 5/2, 66/5

**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



Yours faithfully,

Executive Engineer  
Town Development Department  
Municipal Corporation of  
the city of, Thane.

मंजूर Office No. सावधान न करणे तसेच  
Office Stamp मुसार आदेशक त्या  
Date रचना साधनियमाचे कलम ५२  
मुसार Issued मुता आडे. त्यासाठी जाणवीत  
सर्व ३ वर्षे वैध व रु. १०००/- टंक होऊ शकतो."

# Share Certificate

## HIGHLAND PARK BUILDING NO. 6 & 7 CO-OP HOUSING SOCIETY LIMITED

(Registered under the M. C. S. Act, 1960)

Registration No.: TNA / (TNA) / HSG / TC / 32507 Dated : 15/02/2020  
Dhokali, Kolshet Road, Thane (W), Pin Code - 400607.

This is to certify that Mr. Dilip Khandu Choudhary & Mrs. Vidya Dilip Choudhary

is/are the Registered Holder of 10 fully paid up shares of  
Rupees FIFTY (Rs.50/-) each numbered from 1921 to 1930 both inclusive,

in **HIGHLAND PARK BUILDING NO. 6 & 7 CO-OP HOUSING SOCIETY LIMITED,**  
Kolshet Road, Dhokali, Thane (W), Pin Code- 400 607. Subject to the Bye-Laws of the said society.

Given under common seal of the said society at **THANE** this 02nd day of March 2021



For **HIGHLAND PARK BUILDING NO. 6 & 7 CO-OP HOUSING SOCIETY LIMITED**

Authorised M. C. Member

Secretary

Chairman

### TERMS AND CONDITIONS OF SHARE CERTIFICATE

- Bye Laws**:- This Certificate is issued subject to the provision of the M.C.S. Act, 1960 and Rules, 1961 registered under Bye-Law No. 9 and the amendments made thereto from time to time as applicable to **HIGHLAND PARK BUILDING NO. 6 & 7 CO-OP HOUSING SOCIETY LIMITED.**
- Occupation of Flat/Premises**:- The holder/s of this share certificate is/are deemed to have been allotted the flat mentioned in this certificate and will occupy and use the flat/premises for the purpose as mentioned in the membership application.
- Transfer/Transmission**:- For the purpose of transfer of share certificate to any person on account of sale/transfer of flat/share or due to death of member/s, this certificate has to be submitted to the society for the transfer and after completing all the required formalities as per provisions in the Law & Bye-laws of the said society then shares will be transferred and necessary endorsement will be done by the society with their records.



ठाणे महानगरपालिका, ठाणे

मालमत्ता कराची पावती

मालमत्ता क्रमांक 1819051060003/00181

पावती क्रमांक : TMC2324OL092827

वर्ष : 2023-2024

पावती दिनांक : 12/07/2023 7:58:57AM

क्र. : TMC232410601699

घर क्र. : / 106

बिल दिनांक : 01/04/2023, 03/10/2023

प्रभाग कार्यालय :

DEVELOPER NAME : M/S. SIDDHI REAL ESTATE DEVELOPERS / OWNER NAME

1	नोटीस फी	0	भरणा प्रकार : Online	ध. दिनांक :
2	ब्याज	0	धनादेश क्र.:	
3	वॉरंट फी	0	बँकेचे नाव :	
4	जसी फी	0	एकूण मालमत्ताकर रक्कम :	20,270
5	जाहिरात फी	0	भरलेली रक्कम :	20,168
6	41(1) अन्वयेची शास्ती	0	सूट : EBR : 102 ABR :	0 102
	एकूण इतर देयक रक्कम :	0	एकूण उर्वरित रक्कम :	0

	थकबाकी	दि. १ एप्रिल रोजी देय कर	दि. १ ऑक्टोबर रोजी देय कर	इतर देय रक्कम	एकूण
नोटीस	0	10162	10108	0	20270
जसी	0	0	0	0	0
जाहिरात	0	10162	10006	0	20168
शास्ती	0	0	102	0	102
एकूण	0	0	0	0	0

रुपये :- वीस हजार एकशे अडुसष्ट फक्त

पावती चेक वाटल्यानंतर ग्राह्यधरण्यात येईल. अधिकृत बांधकामावरील कर भरल्यामुळे सदर बांधकाम अधिकृत होणार नाही. निकालावर कार्यवाही करण्यात बाधा होणार नाही या अर्थाने अधिकृत बांधकामावरील कर वसूल करण्यात येत आहे."

R

वसुली लिपिक  
ठाणे महानगरपालिका

22,033 / TA

Date: 14/01/2024 11:00:44AM





# महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.



Website : [www.mahadiscom.in](http://www.mahadiscom.in)  
GSTIN of MSEDCL 27AAECM2933K1ZB  
BILL NO.(GGN): 000002283667394

वीज पुरवठा देयक माहे: JAN-2024

HSN code 27160000

ग्राहक क्रमांक: 000033345453  
DILIP KHANDU CHOUDHARY  
FLAT NO-1803 BIDG NO-07 HIGHLAND PARK KOLSHET ROAD BEHIND 'D'MART 400607  
मोबाइल/ ईमेल: 81\*\*\*\*\*19/wit\*\*\*\*\*@gmail.com

देयक दिनांक: 12-JAN-24  
देयक रक्कम रु: 5,120.00

देय दिनांक: 01-FEB-24  
या तारखे नंतर भरल्यास: 5,150.00

बिलिंग युनिट: 4726 :VIKAS COMPLEX S/DN.  
दर संकेत: 090 /LT I Res 1-Phase  
पोल नं: 00000000  
पी.सी./वक्र+मार्ग-क्रमा/डि.टी.सी.: 4 / 25-6426-0999 /4726549  
मिटर क्रमांक: 05375706652  
रिडिंग ग्रुप: G4

पुरवठा दिनांक: 21-Mar-2018  
मंजूर भार: 3 KW  
सुरक्षा ठेव जमा(रु): 3,260.50  
चालू रिडिंग दिनांक: 07-JAN-24  
मागील रिडिंग दिनांक: 07-DEC-23

Scan this QR  
Code with  
BHIM App for  
UPI Payment

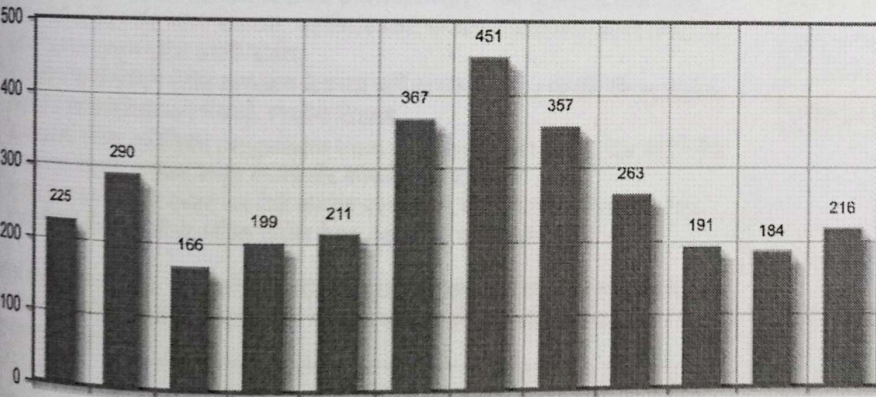


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
16251	16012	01	239	0	239

NORMAL  
Bill Period: 1.03 Month(s) /

## मागील वीज वापर



\* मध्यवर्ती तक्रार निवारण केंद्र 24\*7  
**MSEDCL Call Center:**  
18002333435  
18002123435  
1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-  
[www.mahadiscom.in](http://www.mahadiscom.in) >  
ConsumerPortal > CGRF  
यावर उपलब्ध आहे.

ऑक्टोबर 2023  
नोव्हेंबर 2023  
डिसेंबर 2023  
जानेवारी 2024  
फेब्रुवारी 2024  
मार्च 2024  
एप्रिल 2024  
मे 2024  
जून 2024  
जुलै 2024  
ऑगस्ट 2024  
सप्टेंबर 2024  
ऑक्टोबर 2024

- महत्वाचे:
- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रुपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी: <https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपण्यामध्ये उपलब्ध आहे.)
  - डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु. ५००/- पर्यंत) सवलत मिळवा. (टॅक्सेस व ड्यूटीज वगळून)
  - तुमचा मोबाइल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी <https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp> येथे भेट द्या.
  - पुढील महिन्याची रिडिंग साधारणतः 07-02-2024 ह्या तारखेला होईल.

महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. गैरसोप टाकण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: **MSEDCL**
- Beneficiary Account Number: **MSEDCL01000033345453**
- IFS Code: **SBIN0008965**
- Name of Bank: **STATE BANK OF INDIA**
- Name of Branch: **IFB BKC**
- Amount: **As per Bill**

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

[www.mahadiscom.in/wss/wss](http://www.mahadiscom.in/wss/wss)



## SBI Home Top Up Loan- Application Form

		Current photograph of 3 <sup>rd</sup> applicant
Name: <u>D.K. CHOUDHARY</u>	Name: <u>VIDYA-D. CHOUDHARY</u>	

0,

State Bank of India  
BARC Branch

Dear Sir/Madam,

We have availed Home Loan of Rs.(Rs.only) from State Bank of India as per the details furnished below. I/We need funds for the purpose of Purchase & Construction. I/We, therefore, request you to sanction loan of Rs- 20,00,000/- (Twenty lakh only) under SBI Home Top-Up Scheme. I/We hereby undertake that the funds raised through this loan will not be used by me/us for speculative purposes or in trading and business.

(a) Existing Home Loan account number	<u>37991753361</u>		
(b) Home Loan availed in (Year)	<u>Year 2018</u>		
Existing Home Top-Up or Home plus or Home Equity account number, if any	<u>NO.</u>		
Savings Bank/ Current Account Number	<u>34814162513</u>		
Personal details of 1 <sup>st</sup> applicant:			
Age(years)	<u>49</u>	Marital Status	<u>MARRIED</u>
No. of Dependents	<u>2</u>	Educational Qualifications	<u>DIPLOMA</u>
Current Employment/Occupation	<u>BARC / GOVT. Service.</u>		
Current Residential Address & contact no.	<u>BLD 7, FLAT 1808, HIGHLAND PARK, BEHIND D MART, KOLSHET ROAD, THANE - 400607.</u>		

Ph. 8108984919.

Ext 27293, 21199.



**PERSONAL ASSETS AND LIABILITIES STATEMENT**  
(For Loans up to 25 Lacs)

Please note the following before compiling Opinion Report

Copies of Documentary evidence in respect of assets of Borrowers/ Guarantors to be obtained and kept on record.

Bank account statement for the past one year to be obtained. c. Self-certification will be the basis for the Opinion Report.

d. Other assets to include cars etc.

Name: Shri/Smt/Kum DILIP KHANDU CHOUDHARY

S/o, W/o, D/o KHANDU KAMA CHOUDHARY

Aadhaar No. \_\_\_\_\_

Resident of BLD 7, FLAT, 1808, HIGHLAND PARK, BEHIND D MART, KOLSHET ROAD, THANE.

Mobile NO. 8108984919 Landline or Alt Mobile No. \_\_\_\_\_

PAN NO. ACCPK1220G DOB: 27/12/1973 AGE: 50 Yrs.

Profession GOVT SERVICE. Net Annual Income /NM/ 20,00,00/-

**Description of immovable property**

House / Flat No (Area of land and House)	Address/ Location	Owned / Leased	Value, Encumbrance, if any, for loan availed and amount.
FLAT 1808 Area. 657 sqft 59. feet.	BLD 7, FLAT 1808 HIGHLAND PARK KOLSHET, THANE	OWNED.	Value - 109,00,000/- Loan - 47,00,000/-
/	/	/	/
/	/	/	/

**Other assets-Description and value**

Description	Value	Description	Value	Description	Value
MSCs	-	PPF	-	Gold ornaments	1,00,000/-
Mutual Funds	-	Shares/ Debentures	-	Others (please specify) commercial property.	70,00,000/-
Total Assets Rs.	70,00,000/-				

2730  
19/01/2024

S.S.T

File No.

Previous File No. \_\_\_\_\_

Address \_\_\_\_\_

Name of Subject \_\_\_\_\_

Reference No. \_\_\_\_\_

File No. \_\_\_\_\_

Year From TO

Top-up

HOME LOAN TOP UP

BARC (01263)

DILIP CHOUDHARY

VIDYA CHOUDHARY

R. 202485

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR	Mefne Mehafan	
VALUATION	24/01/24	Vasudeva
SITE		
LOAN A/C		
T.D.		
D.E.		

73260

Spring File  
2 Cloth Patti

13/4/2023  
Apoorva F