

Receipt (pavli)

74/3085

Friday, February 02, 2024

10:49 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 3512 दिनांक: 02/02/2024

गावाचे नाव: डायघर

दस्तऐवजाचा अनुक्रमांक: टनन2-3085-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: निखिल कालिदास फेगडे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकूण:

रु. 31840.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:08 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

सह दुय्यम निर्बंधक वर्ग - २
ठाणे क्र. २

वाजार मुल्य: रु.2963710.05 /-

मोबदला रु.4450000/-

भरलेले मुद्रांक शुल्क : रु. 311500/-

1) देयकाचा प्रकार: DHC रकम: रु.1840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224010816669 दिनांक: 02/02/2024

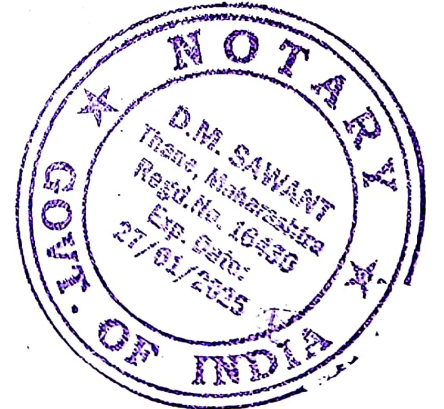
बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014908491202324E दिनांक: 02/02/2024

बँकेचे नाव व पत्ता:

Netegade





सूची क्र.2

02/02/2024

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 3085/2024

नोंदणी :

Regn:63m

गावाचे नाव : डायघर

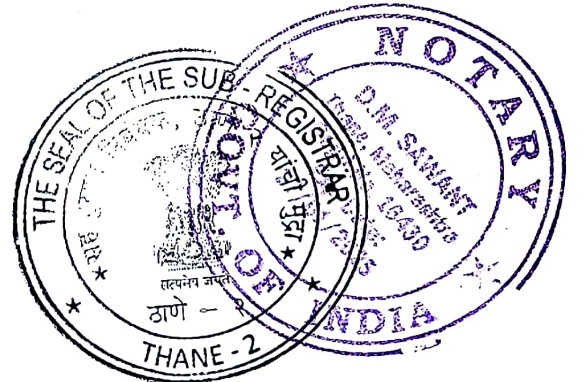
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4450000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2963710.05
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: मौजे-डायघर, ता. जि. ठाणे येथील सर्वे नं 27,27,28 हिस्सा नं 1,2,1 प्रोजेक्ट एलिमेंट्स येथील बिल्डिंगचे नाव- जल मधील अठव्या मजल्यावरील, सदनिका क्र 806 असा असून 54.29 चौ.मीटर रेंरा कारपेट एरिया अधिक 5.64 चौ. मीटर एरिया इनक्लोज बाल्कनी एकूण 59.93 चौ. मीटर रेंरा कारपेट एरिया मोजमापाची मिळकत खरेदीदार यांस या नोंदणीकृत कराराने कायम स्वरुपी विकत देण्यात येत आहे. तसेच एक मेकॅनिकल/स्टॅक कार पार्किंग देण्यात येत आहे. इतर माहिती सदरच्या दस्तात नमुद केल्याप्रमाणे. ((MILKAT NUMBER : सर्वे नं 27,27,28 हिस्सा नं 1,2,1 ;))
(5) क्षेत्रफळ	1) 59.93 चौ.मीटर
(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:- मेसर्स उमा रियाल्टी तर्फे भागीदार महेश पुनमचंद जैन -- वय:-36; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मु. डायघर, पो. पडले, ता. जि. ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AACFU9368F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- निखिल कालिदास फेगडे -- वय:-35; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जीएल-3/28/10 कारगिल, को. ऑप. हौसिंग सोसायटी, सेक्टर-6, घणसोली, ब्लॉक नं: -, रोड नं: -, . पिन कोड:-400701 पॅन नं:-AASPF0935H
(9) दस्तऐवज करून दिव्याचा दिनांक	02/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	02/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3085/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	311500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

(Handwritten Signature)
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



CHALLAN
MTR Form Number-6



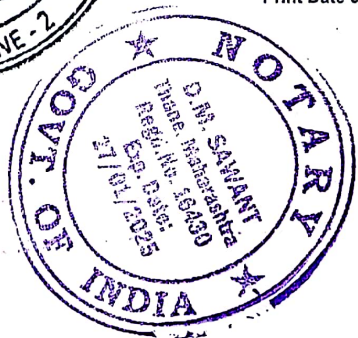
MH014908491202324E	BARCODE	Date	01/02/2024-16:55:44	Form ID	25.2
Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
of Payment Registration Fee		PAN No.(If Applicable)		AASPF0935H	
e Name THN12_THANE NO 12 JOINT SUB REGISTR		Full Name		NIKHIL KALIDAS FEGADE	
tion THANE		Flat/Block No.		FLAT NO 806,8TH FLOOR,BUILDING NAME- JAL	
2023-2024 Or e Time		Premises/Building		MOUJE DAIGHAR TALUKA AND DIST THANE	
Account Head Details		Amount In Rs.		Road/Street	
46401 Stamp Duty		311500.00		THANE	
63301 Registration Fee		30000.00		Town/City/District	
				PIN	
				4 2 1 2 0 4	
				Remarks (If Any)	
				PAN2=AACFU9368F-SecondPartyName=UMA REALTY-CA=4450000	
				Amount In	
				Three Lakh Forty One Thousand Five Hundred Rupees	
		3,41,500.00		Words	
				Only	
nt Details		FOR USE IN RECEIVING BANK			
IDBI BANK		Cheque-DD Details		Bank CIN	
				Ref. No.	
				69103332024020120610	
				2851452464	
DD No.		Bank Date		RBI Date	
				01/02/2024-16:56:17	
				Not Verified with RBI	
Bank		Bank-Branch		IDBI BANK	
Branch		Scroll No. , Date		Not Verified with Scroll	

ठ न न - २
दस्त क्रमांक 3045 / 2024
9.1.22

ent ID : Mobile No. : 7738691831
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलन केवल दुर्यम निबंधात कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू

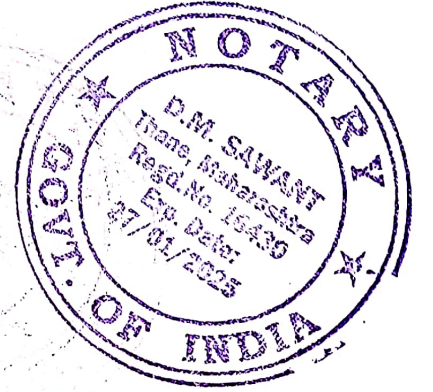
P. Sahesh

M. Fegade



Print Date 01-02-2024 04:56:40

ट न न - २
दस्त क्रमांक 3000 / 2024
2 / 2024



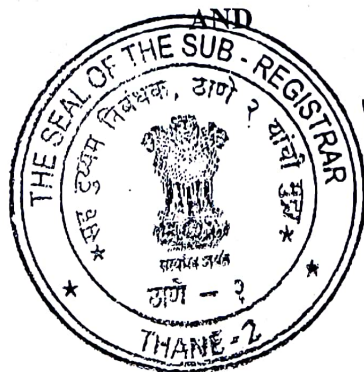
AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Thane on this 02 day of FEBRUARY in the Christian year 2024.

BETWEEN

M/S. UMA REALTY, a Partnership Firm having address at Survey No. 28/1, Village Daighar, Post - Padale Village, Kalyan Phata, Taluka and District Thane - 421 204 through its partner MAHESH POONAMCHAND JAIN, hereinafter referred to as "PROMOTERS/DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Partner or Partners for the time being of the said firm their survivor or survivors and the heirs, executors, administrators and assigns of such last survivor) having PAN NO. AACFU9368F of the ONE PART

Mahesh



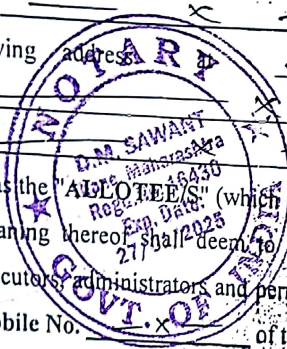
Mahesh

दस्तावेज (1) NIKIL KALIDAS FEGADE, Age 35 Years, Having address at GL-3/28/10
KARGIL CHS. SECTOR-6, GHANSOLI-400701 hereinafter referred to as the
3 "ALLOTEE/S" (which expression shall unless it be repugnant to the context or

meaning thereof shall deem to mean and include his/her/their respective legal heirs, executors, administrators and permitted assigns) having PAN NO AASPF0935H, Mobile No. 7738691831 of the OTHER PART.

(2) X X , Age Years,
 Having address at X X
 X X
 X X , hereinafter referred
 to as the "ALLOTEE/S" (which expression shall unless it be repugnant to the context or
 meaning thereof shall deem to mean and include his/her/their respective legal heirs,
 executors, administrators and permitted assigns) having PAN NO X
 Mobile No. X of the OTHER PART.

(3) X X , Age Years,
 Having address at X X
 X X , hereinafter referred
 to as the "ALLOTEE/S" (which expression shall unless it be repugnant to the context or
 meaning thereof shall deem to mean and include his/her/their respective legal heirs,
 executors, administrators and permitted assigns) having PAN NO X
 Mobile No. X of the OTHER PART.



WHEREAS:

A. One Shri. Dharma Rama Patil was at all material times absolutely seized and possessed of or otherwise well and sufficiently entitled inter alia to all and singular the piece or parcels of land or ground bearing Survey No. 28, Hissa No. 1 admeasuring 0-29-2 situate lying and being at Village Diaghar in the Registration Sub-District and District of Thane ("the said Property I") as can be seen from the 6/12, 7/12 extracts and other revenue records.

B. The said Dharma Rama Patil expired around 1967 leaving behind him, Gopal Dharma Patil, Bagubai, Nagubai Namdev, Ragubai Pandurang, Chimibai Gana, Birnabai Tukaram as his legal heirs entitled to inherit the said Property I as can be evidenced from mutation entry no. 553 of the revenue records. In the same Mutation Entry it is mentioned that Gopal Dharma Patil has expired leaving behind him Ragibai Gopal, Nana Gopal, Harichandra Gopal, Ganpat Gopal, Sripath Gopal, Waman Gopal, Stabai Harichandra, Shantabai Atmaram as his legal heirs entitled to inherit the said Property I.

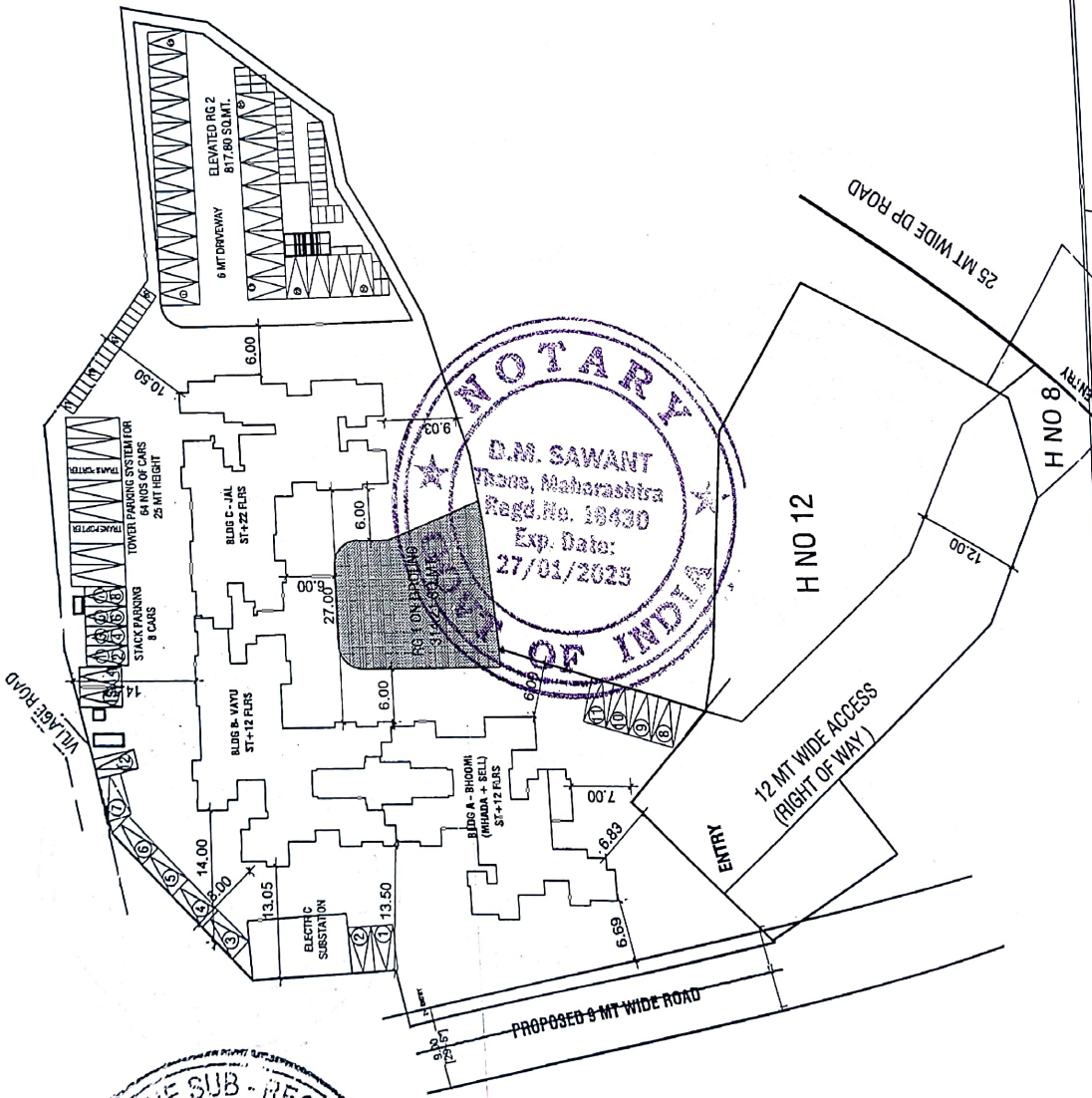


D. Sahast

M. G. Gadh

ANNEXURE-D

30/04/2024
 YR/22



NOTARY
 D.M. SAWANT
 Thane, Maharashtra
 Regd. No. 18430
 Exp. Date: 27/01/2025
NOTARY OF INDIA

THE SEAL OF THE SUB-REGISTRAR
 THE REGISTRAR, THANE - 2
 सत्यमेव जयते
 ठाणे - २

LAYOUT PLAN

ARCHITECT
 godbole mukadam & associates
 2, MAHATRA HERITAGE, MR. KARVE
 HOSPITAL, HINDU COLONY,
 PRAHMANI SOC., WALUPADA, THANE (W),
 PIN - 401 102



SCALE : NOT TO SCALE
 SUBJECT TO APPROVAL FROM

DESCRIPTION OF PROPOSAL
 PROPOSED RESIDENTIAL BUILDING ON PROPERTY BEARING
 C.S. NOS. 8, NO. 27-1, 2 SNO. 28 H NO. 1 OF VILLAGE
 THANE, SUBURBAN ROAD, THANE

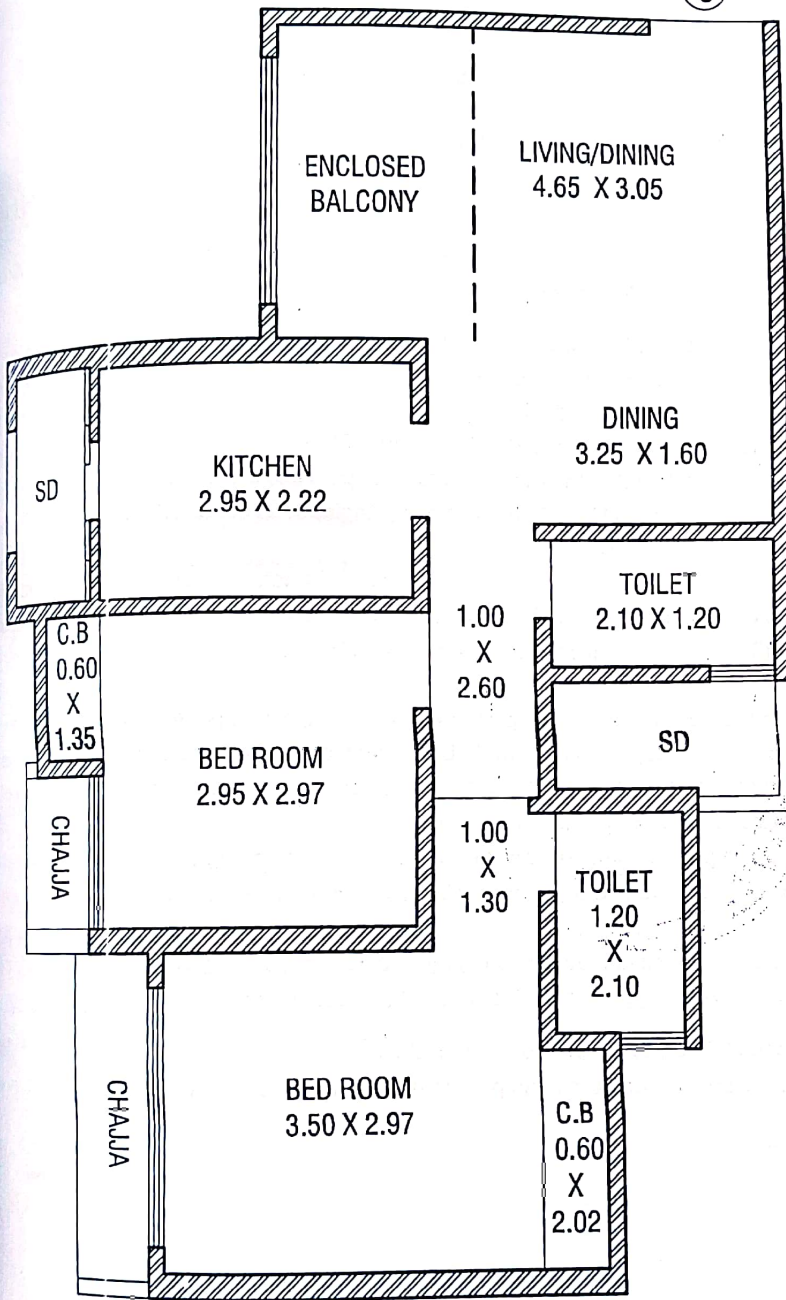
DEVELOPER
 UNNA REALTY

Shaheth

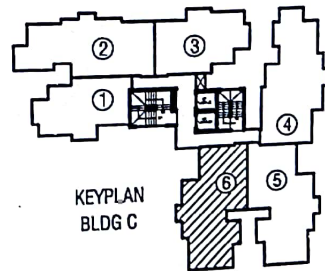
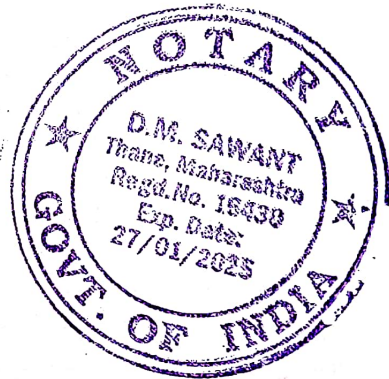
Shaheth

ANNEXURE-E

6



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 दस्त क्रमांक 3024 / 2024
 50 / e2



BLDG C

FLAT NO.	CARPET AREA AS PER RERA	ENCLOSED BALCONY	NET AREA	SQ.MT.
806	54.29	5.64	59.93	

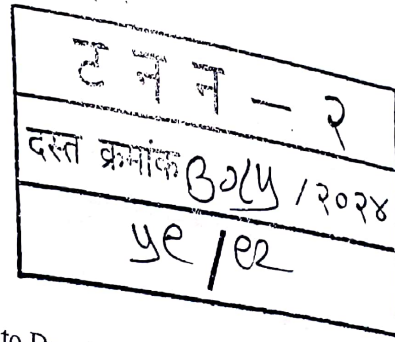
REALTY	DESCRIPTION OF PROPOSAL	ARCHITECT
	PROPOSED RESIDENTIAL BUILDING ON PROPERTY BEARING C.S. NOS. S.NO.27-1,2 SNO. 28 H NO. 1 OF VILLAGE DIAGHAR, SHILPHATA ROAD, THANE	godbole mukadam & associates 2, NAKSHATRA HERITAGE, NR. KARVE HOSPITAL, HINDU COLONY, BRAHMIN SOC., NAUPADA, THANE(W)-400 602. PH. NO. - (022)25364052, 25384498.

SCALE: NOT TO SCALE

D. Gahesh

Netegade

ANNEXURE - G



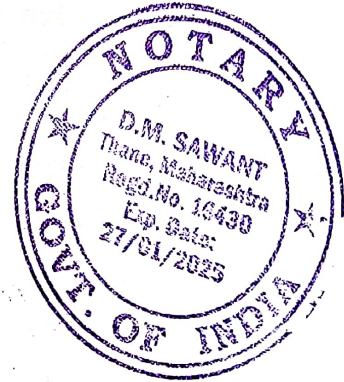
INTERNAL AMENITIES:

- Vitrified Flooring in all rooms.
- Granite Top Kitchen Platform with Glazed tiles above Platform up to Door height.
- S.S. Sink in Kitchen.
- Toilets - Fully tiled up to Door height.
- Concealed Plumbing with C.P. Fittings and Sanitary ware.
- Concealed wiring with Electrical Points.
- Modular Switches.
- Laminated Flush Doors..
- Aluminum Powder Coated Sliding Windows.
- Intercom Facility in Each Flat.
- Acrylic Paint in all rooms.
- Gypsum Finished Walls in all rooms.

SECOND SCHEDULE ABOVE REFERRED TO

COMMON AREA AND FACILITIES:

- Landscape Garden.
- Ample Car Parking Space.
- Children's Play area.
- Senior citizen Sit out Area.
- CCTV in Entrance Lobby & Common Areas.
- Rain Water Harvesting As Per Norms.
- Solar As Per Norms.
- Fire Fighting System As Per Norms.
- Earthquake Resistant RCC Structure.
- Sewage Treatment Plant.
- Power Backup for Lifts & Common Areas.
- Acrylic External Paint.
- Indoor Games
- Meditation Centre
- Yoga Centre
- Mini Theatre



The promoter herein is developing the said land which consists of various common amenities. The construction/ development of the said common amenities will be completed in due course only after the completion of construction of all project phases on the said land. The Purchaser herein agrees that he/ she/they shall not be entitled to refuse to take the possession of the said apartment on the ground of non completion of aforesaid common amenities.





दस्ता क्रमांक 3064 / 2028
 21/9/17

THANE MUNICIPAL CORPORATION, THANE

Regulation
 (Registration No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

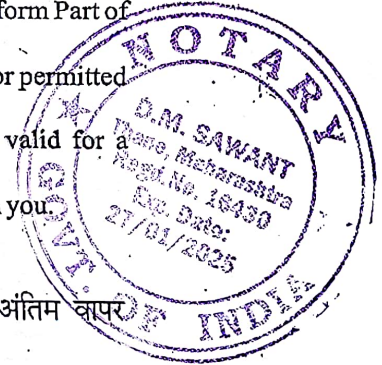
Bldg. A - Stilt + 1st to 12th Floors, Bldg. B - 1st to 8th & 9th (Pt) Floor
 Bldg. C - Stilt + 1st Floor

V. P. No. S11/0089/14 TMC / TDD 12317/17 Date: 21/9/2017
 To, Shri / Smt. Shree Jitendra Mukadam (Architect)
 for Godbole Mukadam & Associates
 Shri Sanjay Vitthalbhai Thakarani (Owners)
 Partner of M/s. Uma Realty

With reference to your application No. 13967 dated 01/03/2017 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As Above in village Daighar Sector No. 11 Situated at Road / Street 25.00 mt. Wide D.P. Road S. No. / C.S.T. No. / F.P. No. 27/1. 2. 28/1

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

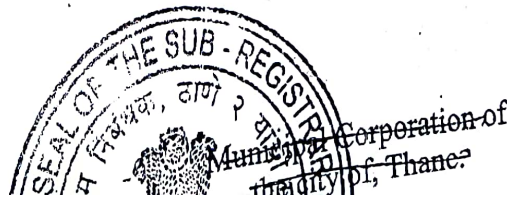
- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / 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) सी.एन. पूर्वी मोकळ्या जागेचा कर भरणा करणे आवश्यक राहिल.
- ६) जागेवर विहित नमुन्यातील माहिती फलक दर्शनी बाजूस लावणे आवश्यक व ते अंतिम वापर परवान्यापर्यंत कायम ठेवणे आवश्यक.
- ७) सी.एन. पूर्वी नियोजित इमारतीची संरचना ही भूकंप प्रवण क्षेत्रासाठी संबंधित आय.एस.कोड अन्वये केल्याचे प्रमाणपत्र व त्यानुसार काम केल्याचे प्रमाणपत्र जोत्यापूर्वी व वापर परवान्यापूर्वी सादर करणे आवश्यक राहिल.
- ८) सी.एन. पूर्वी स्टॉर्म वॉटर ड्रेनेज बाबत तांत्रिक सल्लागार यांचे Design Calculation व नकाशे सादर करणे आवश्यक.

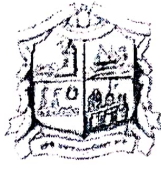


**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN
 CONTRAVENTION OF THE APPROVED PLANS
 AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
 UNDER THE MAHARASHTRA REGIONAL AND TOWN
 PLANNING ACT. 1966**

Yours faithfully,

Office No. _____
 Office Stamp _____
 Date _____





Certificate No. 2954
EU / e2

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

Bldg. A (St+ 1st to 12th floor.)

V. P. No. S 11/0089/14

To. Shri / Smt. Jitendra Mukadam TMC / TDD /2757/18 Date: 8/8/2018
(for Godbole Mukadam & Associates) (Architect)

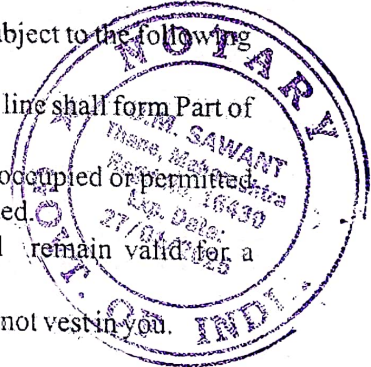
Shri Sanjay Vitthalbhai Thakaram
Partner of M/s Uma Realty (Owners)

With reference to your application No. 347 dated 06/04/2018 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 Diaghar Sector No. XI Situated at Road / Street 25.00 m. D. P. RD. S.no. 27/1, 2, 28/1 S. No. / C.S.T. No. / F. P. No. _____

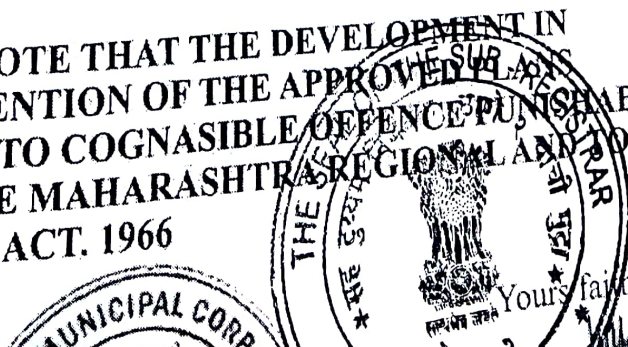
The development permission / the commencement certificate is granted subject to the following conditions.

- 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) सी. सी. प्रमाणपत्र क्र. ठा.म.पा/ श.वि.वि./२३१७/१७ अन्वये दिनांक २१/०९/१७ मधील अटी बंधनकारक राहतील.



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



Yours faithfully,



04/12

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended

PERMISSION/COMMENCEMENT CERTIFICATE

Bldg. No. C - Gr.(Pt) + Stilt (pt.) + 1st to 22nd floor

V. P. No. S11/0089/14 TMC / TDD 4/18/22 Date : 6/7/2022

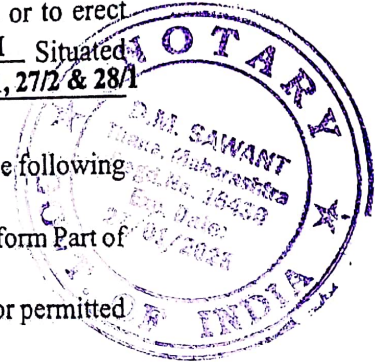
To. Shri / Smt. Jitendra Mukadam (Architect)

(for Godhole Mukadam & Associates)

Shri Sanjay Vitthalbhai Thakarani (Owners)

Partner of M/s Uma Realty

With reference to your application No. 1240 dated 10/05/2022 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 Daighar Sector No. XI Situated at Road / Street 25.00 mt Wide Road S. No. / C.S.T. No. / F. P. No. 27/1, 27/2 & 28/1



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) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulation. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Authority will not supply water for construction (Optional)
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) If in the development permission reserved land /amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any then necessary registered transfer deed shall be executed in the name of authority with in 6 months from the commencement certificate.

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



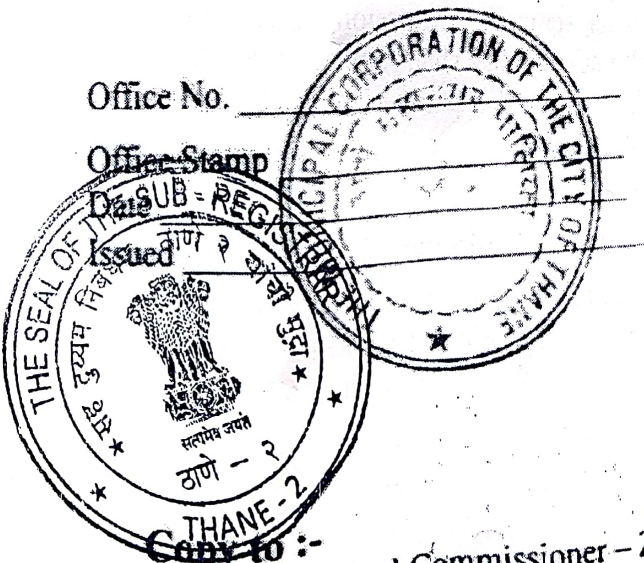
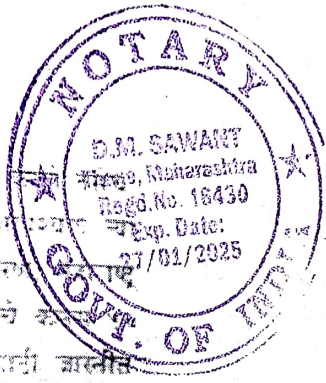
Yours faithfully,

UQ/ 6/ 22

All the provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner/ developer.

- 10) Provisions for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
- 11) Areas / cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and the application for occupancy certificate (optional)
- 12) Lift certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 13) Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate / letter for plantation of trees on the land, if required under the provision of tree act shall be submitted before occupation certificate.
- 14) NOC from water dept. drainage dept. and tree dept. should be submitted before O.C.
- 15) Conditions mentioned in Amended Permission /C.C. vide no. TMC/TDD/3795 21 Dated: - 7/12/2021 shall be binding upon the Developer/Owner
- 16) Affidavit Dated 17/05/2022 submitted by Developer/Owner regarding third party rights shall be binding upon them.

सावधान
 महाराष्ट्र राज्य शासन
 विद्यमान नियमन विभागातील
 परवानगा व सेवा बांधकाम कार्या कल
 प्रदर्शित व सेवा देण्या उद्देशाने
 प्रमाणित आहे. याबाबत
 कायदा व नियमन विभाग
 शासन व सेवा देण्या उद्देशाने



Your's faithfully,

Town Development & Planning officer
 Town Development Department
 Thane Municipal Corporation

- Copy to :-
- 1. Dy. Municipal Commissioner - Zone.
 - 2. E.E. (Encroachment)
 - 3. Competent Authority (U.L.C.)
 - 4. TDR for necessary correction in record of