



दस्तक्रमांक व वर्ष: 7749/2009

Friday, August 28, 2009

4:11:53 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कावेसर

- (1) विक्रीच्या प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,680,113.00
बा.भा. रु. 1,318,500.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्णन: सर्वे नं. 240 / 1, 2, 10, 11, 15, 251 / 4, 242 / 1/2, सदनिका क्र. 702. 7वा मजला, ए 4 बिल्डींग, उन्नती वुडस् फेज-1, कावेसर, घोडबंदर रोड, ठाणे.
- (3) क्षेत्रफळ (1) 44.83 चौ.मी.बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. उन्नती इस्टेटस् तर्फे भागीदार श्री राजन बांदेलकर यांचे कु.मु. श्री शरद आर. घुगे AABFU5037A - -; घर/फ्लॅट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेठ/वसाहत: -; शहर/गाव: उन्नती गार्डन 3, पोखरण रोड नं.2, ठाणे (प.); तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रचना कल्पेश लुनावत - -; घर/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेठ/वसाहत: -; शहर/गाव: रहेजा गार्डन, तीन हात नाका, ठाणे, तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 28/08/2009
- (8) नोंदणीचा 28/08/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 7749 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 66625.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 16810.00
- (12) जोरा



सह दुय्यम निबंधक ठाणे रु. ४





THE G.S.B. C

Govt. of Mah. General Sta. D-5/STP(M)/C.R. 1042/01/05/1

शाखा / ठाणे	दिना	Rs.
BL./THANE	Date	Rs.
मुद्रांक शुल्क		6
Stamp Duty		
सेवा आकारणी शुल्क		
Service Charges		
(Incl. Tax)		
एकूण		6671
Total		Rs.

दस्तऐवजांची संख्या / No. of Documents

जवरी रुपये / Amount in words Sixty Six thousand seven hundred

मुद्रांक शुल्क भरणाऱ्याचे नांव व पत्ता

Name & Address of stamp duty paying party Rachana V. Loonawat

संपोर्णाचा पत्ताकाराचे नाव / Name of counter party
FOR UNNATHI ESTATE
 चवहाराचा उद्देशाचा उद्देश / Purpose of transaction
Agreement for sale
 शुल्काचे स्वरूप / Payment Details:
 रोब / बीडी / बनावटा इ. MORNING
 Cash / DD / Cheque No. if any SESSION
 बँकेचे नांव Nazpada, Thane Br.
 Drawn on Bank _____
 शाखा / Branch _____

मुद्रांक देतेले दस्तऐवज देण्यात येतात किंवा मिळविरी जाणजे जायत्येक आहे. / This counterfoil has to be presented at the time of delivery of stamped documents

रोखपात 24 अधिकार्याची सही
Cashier Authorised Signatory

Franking No. 40477



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane this 28th day of August in the Christian Year Two Thousand 2009 BETWEEN M/S. UNNATHI ESTATES, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, having their office at Unnathi Garden, Opp. Ma Niketan, Pokharan Road No.2, Majiwade, Thane (West) 400 610 hereinafter referred to as 'the PROMOTERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean & include the partner/s for the time being constituting the said firm, M/s, Unnathi Estates, survivor or survivors of them and their respective heirs, executors, administrators and assigns of such last survivor) of the One Part

[Signature]
Loonawat

टनन-२
 दस्त क्रमांक 666/2009
9/988

AUTHORISED SIGNATORY
 THE CO-OP. BANK LTD., Thane Br.

[Signature]

Rs. 66,700/- (Rupees Sixty Six Thousand Seven Hundred and Seven)
 The North Kanara G.S.B. Co-op. Bank Ltd., Thane Branch, Raunak Towers, Bajl Prabhudevshpande Marg, Naupada, Thane(W) 400 602
 D-5/STP(M)/C.R. 1042/01/05/1296 to 99

भारत 40477
 107541
 AUG 17 2009
 R. 00667001-P85
 INDIA STAMP DUTY MAHARASH

AND Mrs. RACHANA KALPESH LOONAWAT having his/her/their address at B/1501, Fantasia, Raheja Gardens, Teen Hath Naka, LBS Marg, Thane (W) 400 604 hereinafter referred to as 'the PURCHASER' (which expression shall unless it be 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 :

WHEREAS One Shri Shantaram Bhiku Shinge (hereinafter referred to as 'the First Owner') was cultivating land bearing Survey No.240, Hissa No.(p), admeasuring 3600 sq. mtrs., situate, lying and being at Village Kavesar, Tal. & Dist. Thane (hereinafter referred to as 'the said First Property') and shown by red coloured boundary line on the map annexed hereto as Annexure 'A' and accordingly became entitled to have the status of the protected tenant under the provisions of the Bombay Tenancy & Agricultural Lands Act, 1948 & Rules framed thereunder from time to time (hereinafter referred to as 'the Tenancy Act');

AND WHEREAS by order bearing No. Land Survey/DU.R.No.175/04 dated 14/06/2004 issued by T.I.L.R and as per Hissa Form No.12 and Mutation Entry No.2114, the said First Property has been renumbered as Survey No. 240 Hissa No. 1;

AND WHEREAS by ULC Order bearing No.ULC/TATE.NO.4/KAVESAR/SR-10 dated 08/07/2004 passed by the Addl. Collector & Competent Authority, Thane Urban Agglomeration constituted under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as 'the Ceiling Act') under Sec. 8(4) of the Ceiling Act, the First Owner was declared as Surplus land holder to the extent of 4596 sq. mtrs. out of his total holdings which includes portion of the said First Property to the extent of 1880 sq. mtrs. A copy whereof is annexed hereto as Annexure 'B';

AND WHEREAS by Order bearing No.ULC/TAW.S.H.S.20/SR-1445 dated 16/08/2004, the Addl. Collector Thane exempted the entire portion of the surplus vacant land out of the said First Property to the extent of 1880 sq. mtrs. subject to the terms and conditions contained therein. A copy whereof is annexed hereto and marked as Annexure 'C';

AND WHEREAS by an Order dated 18/10/2004 bearing No. ULC/TATPI/SECTION-20/S.R.-1445, the Addl. Collector and Competent Authority under the Ceiling Act granted permission to the First Owner to amalgamate the said First Property with the plots mentioned therein subject to the conditions contained therein. A copy whereof is annexed hereto and marked as Annexure 'D';

AND WHEREAS by an Agreement For Development dated 13/12/2004 (hereinafter referred to as 'the said First Agreement') made and entered into between the Promoters herein therein referred to as the Developer of the One Part and the First Owner alongwith the said Shinge therein referred to as the Owners of the Other Part, the Owners therein, agreed to grant to the Developer therein and the Developer therein agreed to acquire from the Owners therein the development rights in respect of the said First Property at or for the consideration and upon the terms and conditions contained therein. The said First Agreement is registered with the Sub Registrar of Assurances at Thane under Sr. No.8897/2004;

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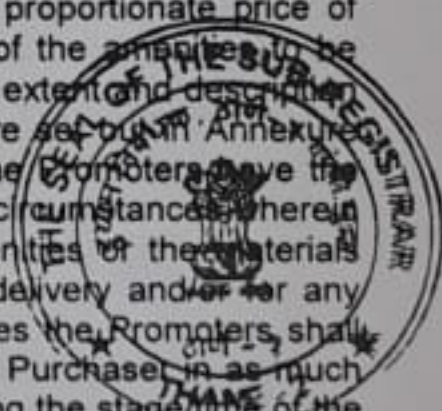
टनन-२
दस्त क्रमांक २०४१/२००६
२/१००

... one upper floor on the said Property in accordance with the building ... by the Corporation with only such variations and modifications as the ... the Promoters may deem fit and the Purchaser hereby consents to the same. ... shall, however be entitled to make any variations, alterations or amendments in the ... or specifications of the said buildings and/or layout plans if desired by the Promoters ... required to be made for the purpose of meeting any requisition, objection or requirement of ... the Concerned Authorities. The Purchaser shall not object to the aforesaid and hereby grants ... irrevocable consent to the same. PROVIDED THAT if such variations or modifications adversely ... affect the area of the said flat agreed to be purchased by the Purchaser, then and in such event, ... the Promoters shall obtain consent of the Purchaser in writing.

2) The Purchaser has prior to the execution of this agreement satisfied himself with the title of the Owners to their respective property including the Agreements and other documents referred to hereinabove and the Purchaser hereby agrees and confirms that he shall not be entitled to further investigate the title of the Owners and the Promoters' right of development of the said property and no requisition or objection shall be raised by the Purchaser on any matter relating thereto or howsoever in connection therewith. Further, prior to the execution of these presents, the Promoters have given the purchaser an express notice of the rights reserved and retained by the Promoters for themselves as well as for their nominees and assigns.

3) 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.

4) The Purchaser hereby agrees to acquire and purchase from the Promoters and Promoters hereby agree to sell to the Purchaser Flat/Commercial Premises/Shop bearing No. 702 on the 7th floor of the building No. A 4 to be known as **Unnathi Woods Phase I** (hereinafter referred to as 'the said Building') having carpet area of 402 sq. ft. (which is inclusive of the area of balcony as well as door & window sills) and bounded by red colour boundary line on the floor plan hereto annexed and marked as Annexure 'AW' (wherever the context permits collectively referred to as 'the said Flat') at or for a price of **Rs. 16,80,113/- (Rupees Sixteen Lac Eighty Thousand One Hundred Thirteen Only)** (which includes proportionate price of common areas and the facilities appurtenant to the said flat). The list of the amenities to be provided by the Promoters in the said flat as well as to the entire nature, extent and description of the common area & facilities and limited common area & facilities are set out in Annexure 'AX' & 'AY' hereto respectively. However, the Purchaser agrees that the Promoters have the right to change the fixtures, fittings and amenities to be provided in the circumstances where there is an uncertainty about the availability of fixtures, fittings or amenities or the materials required to be provided either in terms of quantity and quality and/or delivery and/or for any other reason beyond the control of the Promoters. In such circumstances the Promoters shall substitute the fixtures, fittings and amenities without any approval of the Purchaser, in as much similar specification and/or quality as may be available and required during the stage/time of the construction in order to enable the Promoters to offer at the earliest the possession of the said flat and/or for any other reason whatsoever.



5) The Purchaser hereby agrees to pay to the Promoters the aforesaid purchase price of Rs. 16,80,113/- as under :

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[Signature]

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दस्ता क्रमांक <i>26/08/2008</i>
<i>95/977</i>



Friday, August 28, 2009

4:10:42 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7930

गावाचे नाव कावेसर

दिनांक 28/08/2009

दस्तऐवजाचा अनुक्रमांक टनन2 - 07749 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: रचना कल्पेश लुनावत - -

नोंदणी फी	:	16800.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (144)	:	2880.00
एकूण रु.		19680.00

आपणास हा दस्त अंदाजे 4:23PM ह्या वेळेस मिळेल

lll

बह दुर्यम निबंधक ठाणे रु. १

सा: दु.नि.हा. २

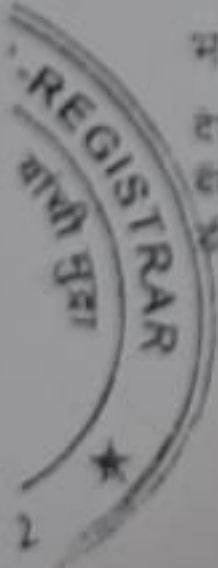
बाजार मूल्य: 1318500 रु. मोददला: 1680113रु.

भरलेले मुद्रांक शुल्क: 66700 रु.

दस्ताचा प्रकार : डीडी/धनाकर्षाद्वारे

दस्ताचे नाव व पत्ता: बँक ऑफ महाराष्ट्र

डीडी/धनाकर्ष क्रमांक: 383460; रक्कम: 16800 रु.; दिनांक: 17/08/2009



Boonawat

Document/s required to be executed by the Promoters as well as the entire professional costs of the Attorneys-at-Law of the Promoters in preparing and approving all such documents shall be borne and paid by the Society or proportionately by all the premises purchasers in the said Building. The stamp and registration charges and the entire professional costs of Advocate/Solicitor incidental to this Agreement shall be borne and paid by the Purchaser. The Promoters shall not contribute anything towards such expenses. The shares of such costs, charges and expenses payable by the Purchaser shall be paid by him immediately on demand.

50) This Agreement shall always be subject to the provisions of the MOF ACT and the rules made thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land bearing Survey No.240, Hissa No.1, admeasuring 3600 sq. mtrs., situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration Sub-District & District of Thane & within the limits of Municipal Corporation of the city of Thane.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land bearing Survey No.240, Hissa No.2, admeasuring 3440 sq. mtrs., situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration Sub-District & District of Thane & within the limits of Municipal Corporation of the city of Thane.

THE THIRD SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land bearing Survey No.240, Hissa No.10, admeasuring 1820 sq. mtrs., situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration Sub-District & District of Thane & within the limits of Municipal Corporation of the city of Thane.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land bearing Survey No.240, Hissa No.11, admeasuring 2230 sq. mtrs., situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration Sub-District & District of Thane & within the limits of Municipal Corporation of the city of Thane.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land bearing Survey No.240, Hissa No.15, admeasuring 1160 sq. mtrs., sq. mtrs., situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration Sub-District & District of Thane & within the limits of Municipal Corporation of the city of Thane.



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दस्त क्रमांक <i>008/2002</i>
<i>39/988</i>

THE SIXTH SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land bearing Survey No.242, Hissa No.1/2, admeasuring 3155.07 sq.mtrs. situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration Sub-District & District of Thane & within the limits of Municipal Corporation of the city of Thane.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land bearing Survey No.251, Hissa No.4, admeasuring 2230 sq. mtrs., situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration Sub-District & District of Thane & within the limits of Municipal Corporation of the city of Thane.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal on the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED)

by the within named PROMOTERS,)

M/S. UNNATHI ESTATES)

through it's Partners)

in the presence of ... *Rajan N Bandelkar*)

FOR UNNATHI ESTATE

PARTNER/AUTHORISED SIGNATORY

1. *Amil Karanjilal*)
Amil Karanjilal)

2. *Rohidas Khande*)
Rohidas Khande)

SIGNED SEALED AND DELIVERED)

by the within named PURCHASER)

Mrs. RACHANA KALPESH LOONAWAT)

in presence of...)

1. *Amil Karanjilal*)
Amil Karanjilal)

2. *Rohidas Khande*)
Rohidas Khande)



Rachana



ट न न - २
दस्त क्रमांक <i>6096/2002</i>
<i>32/988</i>



ठाणे महानगरपालिका, ठाणे
माजिवडा मानपाडा प्रभाग समिती
यशस्वी नगर, बाळकुम, हायलॅन्ड रोड, ठाणे (प.) ४०० ६०८
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

दुरध्वनी क्र. - ०२२ २५४१०२

संदर्भ क्र. / ठा.म.पा. / मामाप्रस / माकवि / सहा आ 1326

दिनांक : 8/1/24

Ref. / T.M.C./

प्रति,

श्री. / श्रीमती रेचणा कल्पेश लुजावत
फ्लॉट. नं. 702 A-4 उज्ज्वली कुड्डव
कावेश्वर आर्गेट लगर
घोडबंदर रोड ठाणे



विषय : मालमत्ता क्रमांक 131001092/00026 संपूर्ण मिळकत / स्ट्रक्चर
प्रत्यक्ष ताबेदार म्हणून दस्तरी नोंद घेणेबाबत.

संदर्भ : आपला दि. 01/12/2023 रोजी चा आवक अर्ज क्र. 725

महाशय,

वरील संदर्भांकित विषयाबाबत आपणास कळविण्यात येते कि वॉर्ड क्र. 100 घर क्र. _____
येथील मालमत्ता ग्राहक क्र. 131001092/00026 पूर्ण / _____ खोल्या _____ चौ. फूट _____
मिळकत / स्ट्रक्चर इकडील कार्यालयाचे करआकारणी दस्तरी श्री. / श्रीमती मे उज्ज्वली
रेचणा कल्पेश लुजावत यांचे नावावरून कमी
करून प्रत्यक्ष श्री. / श्रीमती रेचणा कल्पेश लुजावत
यांचे नावे सादर केलेल्या कागदपत्राच्या प्रतीवरून ताबेदार म्हणून आपल्या नावाची दस्तरी नोंद
घेण्यात आली आहे.

- ✓ 1) खरेदीखत रजि. दुय्यम निबंधक 2) सोसायटी (NOC) 3) टॅक्स बिल / पावती
4) खरेदीखत नोटरी 5) वारस हक्क सत्यप्रतिज्ञापत्र नोटरी 6) सत्यप्रतिज्ञापत्र ना हरकत
7) शेअर सर्टीफिकेट 8) इतर कागदपत्रे.

सादर केलेल्या वरील कागदपत्रे बनावट / खोटी / दिशाभूल करणारी असल्याचे आढल्यास
अथवा कायदेशीर अडचण निर्माण झाल्यास सादरचे हस्तांतरण रद्द समजण्यात येईल याची नोंद घ्यावी.

सहाय्यक आयुक्त

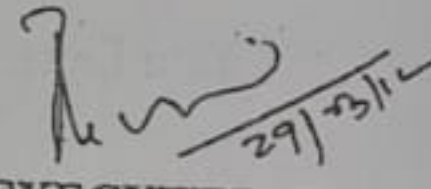
माजिवडा मानपाडा प्रभाग समिती
ठाणे महानगरपालिका, ठाणे.

३. स्ट्रॉम वॉटर ड्रेन व वृक्ष विभागाकडील नाहरकत दाखल्यातील अटी आपणावर बंधनकारक राहतील.
४. सोलार वॉटर योजना व उदवाहन यंत्रणा कार्यान्वित ठेवण्याची जबाबदारी वापरकर्त्यावर राहिल.
५. अग्निशमन विभागाकडील ठामपा/मुअअ/मु-२९४४/१६४ व मु-२९४५/१६४ दि. २८/०३/२०१२ रोजीच्या नाहरकत दाखल्यातील अटी अपणावर बंधनकारक राहतील.

A set of certified completion plan is returned herewith

सावधान
 Office No. मंजूर नकाशांनुसार बांधकाम न करणे तसेच
 वेक Office Stamp नियमावलीनुसार आवश्यक त्या
 परवानग्या न घेता बांधकाम वापर करणे, महानगर
 प्रादेशिक व नगर कानून अधिनियमाचे कलम ५२
 अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत
 जाल्त ३ वर्षे कॅद व रु ५०००/- दंड होऊ शकतो.

Yours faithfully,


 EXECUTIVE ENGINEER,
 Town Development Department,

Copy To:

- 1) Collector of Thane.
- 2) Dy. Municipal Commissioner - Zone
- 3) E. E. (Water works), TMC.
- 4) Assessor, Tax Dept. TMC.
- 5) Vigilance Dept. T.D.D. TMC.





Certificate No.:- 374

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

Building No. A1(Gr.pt + 16 fl.), A2 (St + 15 fl.), A3 (St + 10 fl.)
A4, A5, A6 - (ST + 7 Floors) , Club House (Gr.fl.) & Podium Only

V.P. No. 2004/178 TMC/TDD / 260 Date 20/03/2012

To, Jitendra Mukadam (Architect)
Gr. Floor, Nakshatra Heritage, Hindu colony,
Brahmin Soc., Naupada, Thane (w)

Shantaram Bhiku Shinge (Owner) Shri .Rajan Bandelkar for M/s. Unnathi Estate. (P.O.A.H.)

Sub - Occupation Certificate for Building No. A1 (Gr.pt + 16 fl.), A2 (St+15 fl.)
A3 (St + 10 fl.), No. A4, 5, 6 - (ST + 7 fl.), Club House (Gr.fl.) & Podium

Ref. V. P. No. 2004/178

Your Letter No. 8327 dated 02/03/2012

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.
As Above situated at Kavesar Road / Street Chodbunder Rd. Ward No. VI Sector
No. VI S.No./C.T.S. No./F.P.No. As Below Village Kavesar under the
supervision of 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. 240/1, 2, 10, 11, 15, 242/1/2, 251/4 at Village Kavesar

१. ठाणे महानगरपालिकेकडून पिण्याच्या पाण्याचा पुरवठा उपलब्धतेनुसार करण्यात येईल.
२. पाणी पुरवठा विभागाकडून प्रदान करण्यात आलेल्या नाहरकत दाखल्यातील अटी आपणावर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mum. Commissioner
- 3) E. E. (Water Works) TMC.

Yours faithfully

Municipal Corporation of
the city of Thane.