

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Thane, on this _____ day of _____ **2024**, between **MR. RAMNATH BHAGWANDAS GUPTA** (PAN No. AAZPG6794J), age 86 years, Indian Inhabitant, residing at 802, M.V. Everest, Bhakti Mandir Road, Hari Niwas Circle, Naupada, Thane(W) 400602., hereinafter referred to as "**TRANSFEROR**" (which expression shall unless it repugnant to the context or meaning thereof mean and be deemed to mean and include their heirs, executor, administrators and assigns) of the **FIRST PART;**

Comment[SANJAY HARIA]: Replace V or Seller

Deleted[SANJAY HARIA]: **VENDOR**

AND

MR. SANJAY TARACHAND HARIA (PAN No. AAIPH7420D), Age 49 years Indian Inhabitant having address at Near Kalidas Natya Mandir, 104, Vishnu Tower, P.K.Road, Bhaktidham Complex, Mulund (W) 400080 hereinafter referred to as "**TRANSFEEE**" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to mean and include their heirs, executors, administrators and signs) of the **SECOND PART**;

Deleted[SANJAY HARIA]: **PURCHASER**

WHEREAS the TRANSFEROR has purchased **Flat No. 807**, on the 8th Floor of building C2 of "UNNATHI WOODS PHASE III" having carpet area of 643 square feet with **One** parking in the puzzle parking system in the said building C2 of "UNNATHI WOODS PHASE III" Wide Agreement dated 20/12/2017 vide Registration No. TNN2-14168-2017 and Registration Date 20/12/2017 executed BETWEEN themselves & **M/s. UNNATHI ESTATES**.

Deleted[SANJAY HARIA]: **VENDOR**

WHEREAS the **TRANSFEROR** is holding and otherwise sufficiently entitled to a residential flat which is described in more details in '**Property Schedule**' hereunder written, which shall mean and include all such properties, rights of easement, connections, common amenities and facilities allotted to it, hereinafter referred to as 'the said flat'. The **TRANSFEROR** has purchased the said flat from **M/s. UNNATHI ESTATES**.

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Deleted[SANJAY HARIA]: VENDOR

The Occupation Certificate for the said Building is obtained on 4/10/2016 Vide V.P No. S06/0209/15 TMC/TDDOCC/0286/16 DATE-4/10/2016 from Thane municipal corporation.

Comment[SANJAY HARIA2]: TMC/TDD/OCC/0286/

And whereas in the year 2018, the "UNNATHI WOODS C2 Co-Operative Housing Society Limited" was registered under no. (T.N.A(T.N.A.) / H.S.G / (TC) / 30539 / DT. 09/03/2018) under the provisions of the Maharashtra Co-Operative Societies Act ,1960 (hereinafter referred to as "the Said Society).

Comment[SANJAY HARIA3]: Any certificate or v... confirming society formation!

The society has not issued share certificate till date , hence the Share Certificate will be directly issued by the society in favour of the transferee / Transferee., & for brevity 's sake the same shall be

Deleted[SANJAY HARIA]: purchaser

referred as "the SAID SHARES" and thus the TRANSFEROR / TRANSFERORS have clear and marketable title in respect of the said premises and has absolute right and power to hold, occupy and deal with and dispose of the said premises to any party.

Deleted[SANJAY HARIA]: VENDOR

Comment[DHANANJAY SATHE4]: Please get this verified society as well, may be in NOC issued by Society

This Agreement is being executed in Pursuance of what is recorded hereinabove.

The recitals written hereinabove shall form and be construed as part of the Terms and Conditions contained herein, wherever the context so requires. NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

1. The Transferor do and hereby agree to sell to the Transferee and the Transferee hereby agree to purchase from the Transferor the said **Flat No. 807**, on the 8th Floor of building C2 of "UNNATHI WOODS PHASE III" having carpet area of 643 square feet with **One** parking in the puzzle parking system in the said building C2 of "UNNATHI WOODS PHASE III" constructed on a plot of land bearing bearing City Survey No. 242/1/2,1/1 K ,251/2,5,11; village Kavesar, Thane Taluka and District Thane, Registration District and Sub District , Thane and within the limits of Thane Municipal Corporation, title and interest therein for the total price or consideration of **Rs. 83,00,000/- (Rupees Eighty Three Lakhs Only)** to be paid as under:-

Deleted[SANJAY HARIA]: Vendor

Deleted[DHANANJAY SATHE]: each of them do the

Deleted[SANJAY HARIA]: Purchasers

Deleted[SANJAY HARIA]: Purchasers

Deleted[DHANANJAY SATHE]: of

Deleted[SANJAY HARIA]: Vendor

Deleted[DHANANJAY SATHE]:

Comment[SANJAY HARIAS]: There is no K in the survey number

242/1/2,1/1 252/2,5,11

a) **Rs. 1, 00,000/- (Rupees One Lakh Only)** paid as Earnest money , receipt whereof the TRANSFEROR does hereby admit and acknowledge.

Deleted[SANJAY HARIA]: VENDOR

b) **Rs. 6,47,000/- (Rupees Six Lakh Forty Seven Thousand Only)** paid as on or before execution of this agreement , receipt whereof the TRANSFEROR does hereby admit and acknowledge.

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c) **Rs. 83,000/- (Rupees Eighty Three Thousand Only)** is to be paid as a 1% TDS of total consideration amount and shall deposit with the Income Tax Authorities as per section 194IA if Income Tax 1961,

d) **Rs. 74,70,000/- (Rupees Seventy Four Lakh Seventy Thousand Only)** paid on or before 5th March 2024

papers etc. and things as the Transferee may reasonably require for completely effectuating this agreement.

Deleted[SANJAY HARIA]

SCHEDULE ABOVE REFERRED TO

All that premises being a residential **Flat No. 807**, on the 8th Floor of building C2 of "UNNATHI WOODS PHASE III" having carpet area of 643 square feet with **One** parking in the puzzle parking system in the said building C2 of "UNNATHI WOODS PHASE III" constructed on a plot of land bearing bearing City Survey No. **242/1/2,1/1 K ,251/2,5,11**; Village Kavesar, Thane Taluka and District Thane, Registration District and Sub District , Thane and within the limits of Thane Municipal Corporation has granted Occupation Certificate on 10/06/2021 vide Vide V.P No. S06/0209/15 TMC/TDDOCC/0286/16 DATE-4/10/2016.

Comment[SANJAY HARIA7]: 242/1/2,1/1 251/2,5,11.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year written herein above

SIGNED, SEALED AND DELIVERED BY)
The within named the "TRANSFEROR")

Deleted[SANJAY HARIA]: VENDOR

MR. RAMNATH BHAGWANDAS GUPTA)

In the presence of

- 1.
- 2.

SIGNED, SEALED AND DELIVERED BY)
The within named the "TRANSFEREE")

Deleted[SANJAY HARIA]: PURCHASER

MR. SANJAY TARACHAND HARIA)

In the presence of

1.

2.

RECEIPT

Received of and from TRANSFEREE above named, an amount of
7,47,000/- (Rupees Seven Lakh Forty Seven Thousand Only)

Rs.

Deleted[SANJAY HARIA]: PURCHASERS

Details are as follows:-

Sr.No	Amount	Date	Cheq No.	Bank
1	1,00,000/-	559560	28.01.2024	Bank of India
2	3,30,000/-	559561	08.02.2024	Bank of India
3	3,17,000/-	559562	08.02.2024	Bank of India

Rs. 7,47,000/-

I SAY RECEIVED,

MR. RAMNATH BHAGWANDAS GUPTA

In the presence of

1.

2.

OIC Set

74/14168

पावती

Original/Duplicate

Wednesday, December 20, 2017

नोंदणी क्र.: 39M

11:23 AM

Regn.: 39M

पावती क्र.: 20734

दिनांक: 20/12/2017

गावाचे नाव: काबेसर

दस्तऐवजाचा अनुक्रमांक: दमन2-14168-2017

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रमणराव ब्रह्मबानदास गुप्ता - -

नोंदणी फी

₹. 30000.00

दस्त: हाताळणी फी

₹. 2840.00

पृष्ठांची संख्या: 142

एकूण:

₹. 32840.00

आपणास मूळ दस्त, शंभनेल मिट, सुधी-२ अदाजे

11:27 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

सह दुय्यम निबंधक, ठाणे क्र. २

बाजार मूल्य: ₹. 7790553 /-

मोबदला ₹. 7970000/-

भरलेले मुद्रांक शुल्क : ₹. 478500/-

मुळ दस्त मिळाला

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007871644201718S दिनांक: 04/12/2017

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 2840/-

Original Agreement along with Index II,
 Payment Receipt (Stamp duty & Regi.)
 handover to Mr. Rajesh Gupta

Market Value - 2024

RE
 Receiver's Signature



20/12/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे २

दस्त क्रमांक : 14168/2017

नोंदणी :

Regn:63m

बाबाचे नाव : 1) कावेसर

(1) वित्तेबाचा प्रकार	करारनामा
(2) मोबदला	7970000
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7790553
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर बर्णन :सदनिका नं: 807, माळा नं: 8 वा मजला, इमारतीचे नाव: सी 2 विल्डिंग,उच्चती बूडस, ब्लॉक नं: फेज 3,कावेसर, रोड : जी.बी. रोड,ठाणे, इतर माहिती: क्षेत्र 643 चौ.फूट कारपेट,सोबत कारपार्किंग . विभाग क्र. 11/43.2 क 1((Survey Number : 242/1/2, 1/1 क, 251/2, 5, 11 ;))
(5) क्षेत्रफळ	1) 643 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव: श्री. जयंती इस्टेट्स तर्फे माधीबंदर स्थानिक वि. बोदी बांधे तर्फे कबुलीजबाबासाठी कु. सु. म्हणून शेरु आरवुया, वय: 39, पत्ता: प्लॉट नं. , माळा नं. -, इमारतीचे नाव: नल्मी नारायण रेसिडेन्सी, ब्लॉक नं: उज्ज्वलाईन 3, रोड नं: पोखरण रोड नं 2, ठाणे, महाराष्ट्र, ठाणे. पिन कोड: 400610 पॅन नं: AABFU5037A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव: न्यामनाथ प्रगुवाकृदास गुप्ता, वय: 80, पत्ता: प्लॉट नं: सदनिका नं 802, माळा नं: -, इमारतीचे नाव: एच व्ही. एम्ब्रेस्ट, ब्लॉक नं: मध्यपाखाडी, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड: 400602 पॅन नं: AAZPG6794J
(9) दस्तऐवज करून दिल्याचा दिनांक	20/12/2017
(10)दस्त नोंदणी केल्याचा दिनांक	20/12/2017
(11)अनुक्रमांक,खंड व पृष्ठ	14168/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	478500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक, ठाणे क्र. २



US
Date: 2024.02.24 11:16

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane this 20th day of December, 2017 BETWEEN M/S. UNNATHI ESTATES, a partnership firm registered under the provisions of the Indian Partnership Act, having its office at Unnathi Garden, Opp. Ma Niketan, Pokharan Road No.2, Majiwade, Thane (West) 400 610, PAN NO. AABFU 5037A hereinafter referred to as "the BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all partner/s of the said firm, M/s. Unnathi Estates, survivor or survivors of them and the respective heirs, executors and administrators of such last survivor) of the One Part AND Mr. Ramnath Bhagwandas Gupta PAN NO. AAZPG6794J having his/her/its/their address at 802, M.V. Everest, Panchpakhadi, Thane (W) 400602 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;

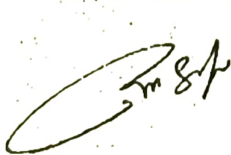

In this Agreement, unless the context otherwise implies, the expression defined hereunder shall have the respective meanings assigned to them.

- i. The singular where ever used shall include plural and vice-versa.
- ii. The masculine gender used herein shall include feminine and/or neutral gender where ever applicable.

WHEREAS :

(A) 1. One Shri Balu Budhya Shinge (hereinafter referred to as 'the said Balu') was cultivating lands bearing Survey No.251, Hissa No. P, admeasuring 3950 sq. mtrs. situate, lying and being at Village Kavesar, Tal. & Dist. Thane (hereinafter referred to as 'the said First Property') and accordingly he is 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')

2. On 21/01/1991 the said Balu died intestate leaving behind his (1) Smt. Chandribai Gajanan Shinge (hereinafter referred to as the said Chandribai), (2) Shri Krishna Gajanan Shinge, (3) Shri Kisan Gajanan Shinge, (4) Smt. Ananta Gajanan Shinge, (5) Shri Nilesh Gajanan Shinge, (6) Mrs. Manda Ramabai Patil, (7) Mrs. Changuna Ganesh Chaudhari (8) Shri Narayan Balu Shinge And (9) Shri Gangaram Balu Shinge (hereinafter collectively referred to as 'the said Krishna & Others') as his only legal heirs as per the provisions of the Hindu Succession Act by which he was governed at the time of his death.

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3. Upon the orders issued by the T.I.L.R dated 14/06/2004 and as per Hissa Form No.12 and Mutation Entry No.2114, the said First Property is renumbered as Survey No.251, Hissa No.2, more particularly described in the First Schedule hereunder written and shown on the plan thereof hereto annexed as Annexure 'A' by red colour boundary line.

4. By an Agreement For Development dated 26/08/2004 (hereinafter referred to as 'the said First Agreement') made and entered into between the Builders therein referred to as the Developers of the One Part AND the said Chandribai alongwith the said Krishna & others (except Shri Kisan Gajanan Shinge) therein referred to as the Owners of Other Part, the Owners therein agreed to grant to the Developers therein and the Developers therein agreed to acquire from the Owners therein the Irrevocable development rights in respect of the said First Property alongwith other property more particularly described therein at or for the consideration and upon the terms and conditions contained therein. However the said First Agreement is not signed by Shri Nilesh Gajanan Shinge. The said First Agreement is registered with the Sub Registrar of Assurances at Thane under Sr. No.6226/2004.

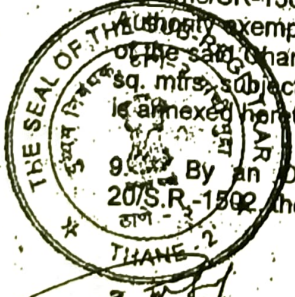
5. In pursuance of the said First Agreement, the said Chandribai alongwith the said Krishna & others (except Shri Kisan Gajanan Shinge) also executed Power Of Attorney of even date in favour of the persons nominated by the Builders to enable them to carry out all acts, deeds, matters and things in respect of properties described therein including the said First Property (hereinafter referred to as 'the First POA'). The First POA is duly notarized and authenticated before the Sub Registrar of Assurances at Thane under Auth No.650/2004.

6. A Deed of Confirmation dated 06/09/2004 (hereinafter referred to as 'the said Confirmation Deed') was executed by and between the Builders and the Shri Kisan Gajanan Shinge whereby Shri Kisan Gajanan Shinge declared, assured and confirmed the validity and subsistence of the said First Agreement as well as the terms thereof being binding upon him. The said Confirmation Deed is registered with the Sub Registrar of Assurances, Thane vide Sr.No.6479 of 2004.

7. In pursuance of the said Confirmation Deed, Shri Kisan Gajanan Shinge from the said Krishna & others also executed Power Of Attorney of even date in favour of the persons nominated by the Builders to enable them to carry out all acts, deeds, matters and things in respect of properties described therein including the said First Property (hereinafter referred to as 'the Second POA'). The Second POA is duly notarized and authenticated before the Sub Registrar of Assurances at Thane under Auth No.680/2004.

8. By Order bearing No. ULC/TA/W.S.H.S./20/ Special Dispension Scheme/SR-1502 dated 09/11/2004, the Addl. Collector Thane & Competent Authority exempted a portion of the surplus vacant land out of the total holdings of the said Chandribai alongwith the said Krishna & others to the extent of 2962 sq. mtrs. subject to the terms and conditions contained therein. A copy whereof is annexed hereto and marked as Annexure 'B'.

9. By an Order dated 06/12/2004 bearing No. ULC/TA/ATP/SECTION-207/S.R.-1502 the Addl. Collector and Competent Authority under the Urban Land



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(Ceiling & Regulation) Act, 1976 (hereinafter referred to as the 'Ceiling Act') granted permission to the said Chandribal alongwith the said Krishna & others 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 'C'.

10. By Order bearing No.TD/8/KUVV.P./S.R.-257/04 dated 24/12/2004 passed by the Sub Divisional Officer, Thane, in accordance with the provisions of Section 43(1) of the Tenancy Act, the said Chandribal alongwith the said Krishna & others have been permitted to develop the said First Property more particularly described in the First Schedule hereunder written subject to the terms and conditions contained therein.

11. The said Chandribal, died intestate on 16/02/2007 leaving behind her four sons viz. Shri Krishna Gajanan Shinge, Shri Kisan Gajanan Shinge, Shri Ananta Gajanan Shinge, Shri Nilesh Gajanan Shinge and two daughters viz. Mrs. Manda Ramchandra Patil and Mrs. Changuna Ganesh Chaudhari as her only legal heirs in accordance with the provisions of the Hindu Succession Act by which she was governed at the time of her death. The effect of death of the said Chandribal was recorded in mutation entry No.2465 which is certified on 31/03/2009.

12. In the aforesaid premises 1) Shri Krishna Gajanan Shinge, 2) Shri Kisan Gajanan Shinge, 3) Shri Ananta Gajanan Shinge, 4) Shri Nilesh Gajanan Shinge, 5) Mrs. Manda Ramchandra Patil, 6) Mrs. Changuna Ganesh Chaudhari 7) Shri Narayan Balu Shinge And 8) Shri Gangaram Balu Shinge (hereinafter collectively referred to as the said First Owners") became the co-owners of the said First Property.

13. By Order bearing No. ULC/TA/ATP/Land Development Plan/sec.20/S.R.-1502, dated 10/05/2007, the Additional Collector and Competent Authority, Thane Urban Agglomeration, in accordance with the Government Order, cancelled the exemption order as well as amalgamation permission in respect of the said First property granted earlier vide its Order dated 09/11/2004 and 06/12/2004 respectively. A copy whereof is annexed hereto and marked as Annexure 'D'.

14. By Order bearing No. ULC/TA/ATP/Land Development Plan/sec.20/S.R.-1502, dated 21/07/2007, the Additional Collector and Competent Authority confirmed its earlier exemption and amalgamation permission in respect of the said First property granted vide its earlier Order dated 09/11/2004 and 06/12/2004 respectively, on the basis of the Government's Order bearing No. ULC- 1007/Case No.143(62)/ULC Act-2 dated 18/07/2007. Where under the Govt. stayed its earlier cancellation notification. A copy whereof is annexed hereto and marked as Annexure 'E'.

15. By Order bearing No. ULC/TAWSHS-20/SR-1502 dated 11/08/2009 Addl. Collector & Competent Authority, Thane Urban Agglomeration, Thane amended the schedule of the Order dated 09/11/2004 in the manner set out therein upon the terms and conditions therein mentioned. A copy whereof is annexed hereto and marked as Annexure 'F'.

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price of Rs. 79,70,000/- (Rupees Rupees: Seventy Nine Lakh Seventy Thousand Only) including the proportionate price of the "Common areas and facilities" and / or limited common area and facilities appurtenant to the said flat. The Builders also agree to allot One parking in the puzzle parking system to the Purchaser. The list of the amenities to be provided by the Builders in the said flat as well as to the entire nature, extent and description of the common areas & facilities and limited common areas & facilities are set out in Annexure 'AG' & 'AH' hereto respectively. However, the Purchaser agrees & confirms that the Builders have the absolute right to change the fixtures, fittings and amenities to be provided. The Builders 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 Builders to offer at the earliest the possession of the said flat and/or for any other reason whatsoever.

5(a). The Purchaser hereby agrees to pay to the Builders the aforesaid purchase price of Rs. 79,70,000/- as under :

i)	95.00 %	Rs. 75,71,500/-	On or before execution this agreement by the way of advance/earnest money
ii)	5.00 %	Rs. 3,98,500/-	On Possession

The Amount payable as per the terms of this Agreement for the items, such as plinth, casting of slabs, construction of brick walls etc. already completed prior to the date of execution of this Agreement, shall be deemed to be due from the Purchaser/s on the date of this Agreement in addition to the earnest money.

The Builders shall send a written intimation to the Purchaser demanding payment of the installment of the purchase price to be paid by the Purchaser within the period mentioned in such intimation when the same falls due as per clause 5(a) above. The Purchaser confirms that the installments payable by the Purchaser under these presents shall be paid on due date without any delay or default as TIME IN RESPECT OF THE SAID PAYMENTS OR INSTALLMENTS AND IN RESPECT OF ALL AMOUNTS PAYABLE UNDER THESE PRESENTS BY THE PURCHASER TO THE BUILDERS IS OF THE ESSENCE OF THE CONTRACT. If the Purchaser makes any delay or default in making payment of any of the installments or amounts or commits any default in observing terms and conditions of this agreement, the Builders shall be entitled at their option, either to terminate this Agreement or to charge interest at the rate of 24 % per annum on all such amounts and installments from the date of default till payment and/or receipt thereof by the Builders, WITHOUT PREJUDICE to their other rights, if any, and under these presents; PROVIDED AND ALWAYS that the power of termination hereinbefore contained shall not be exercised by the Builders unless and until the Builders shall have given to the Purchaser 15 days prior notice in writing of their intention to terminate this Agreement and default shall have been made by the Purchaser in remedying such breach/breaches within 15 days of giving such notice. It is further agreed that upon termination of this agreement as stated hereinabove, the Builders shall, after deducting an amount equal to 20% of the total consideration payable hereunder, without any reference or recourse

[Handwritten signature]

[Handwritten signature]

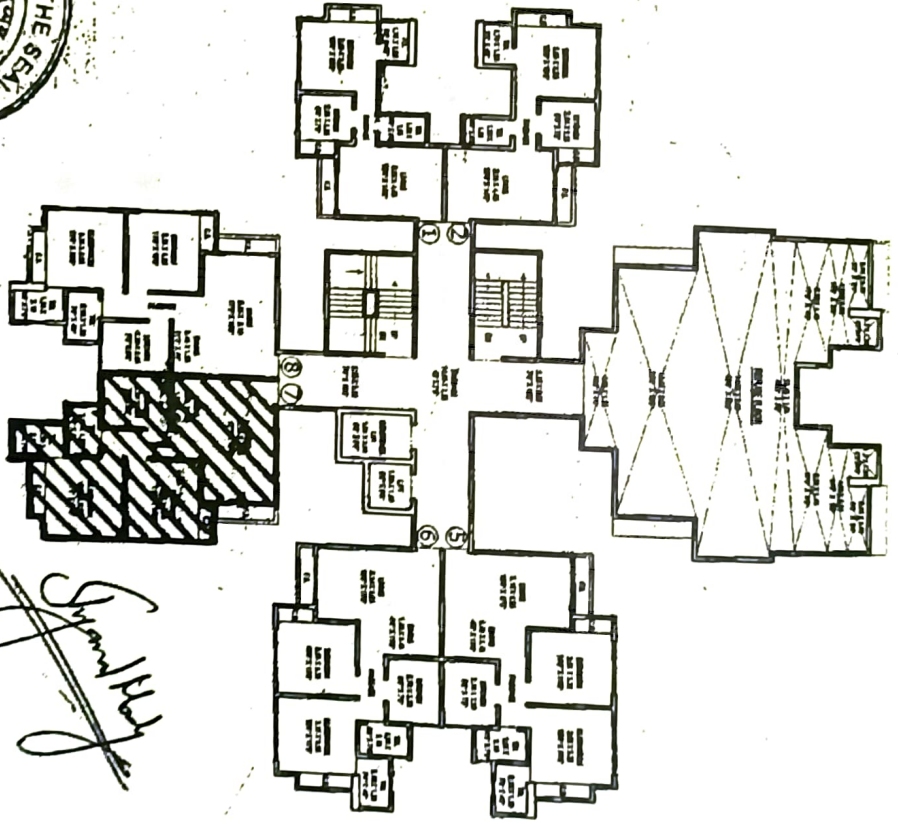
टनन-२
दस्त क्रमांक ०७/२०१०
२२/१२

225/526
 66057A 625 1133
 2-1-12

Handwritten signature



REFUGE FLOOR PLAN (8TH & 13TH)



~~*Signature*~~

UNNATHI WOODS	
PHASE III BLDG. C2 STLT + 18	
KEY PLAN	
FLAT NO.	807
FLOOR NO.	8th
BLDG. NO.	C2
DEVELOPER: M/S UNNATHI ESTATE CONSULTANT: [illegible] APPROVED: [illegible] DATE: [illegible]	



Certificate No.:- 1051

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

V.P. No. _____ Building No. C2 (St+16th floor) only
Old No. 2006/167 TMC/TDD/0CC/0258/16 Date 4/10/2016
New No. S06/0209/15

To, Jitendra Muktadam (Architect)
Gr. Floor, Nakshatra Heritage, Hindu colony,
Brahmin Soc., Naupada, Thane (w)
Sri R. RAJAN Bhandarkar for M/s Unnathi Estate (Owner)

Sub - Occupancy Certificate for Building No. C2 (Stilt+ 16th Only),

Ref. V. P. No. _____ Old No. 2006/167, New No. S06/0209/15

Your Letter No. _____ dated 19/09/2016

Sir,

The part/full development work/extension/alteration in building / part building no. _____

situated at _____ Road Street _____ Sector _____
No. _____ S. No. / C. T. No. / R. R. No. _____ under the
supervision of VI _____ Architect / Licence No. _____

S. No. 242/12/242/11C/2560/11 at Village _____

- १. ठाणे महानगरपालिकाकडून मिळाल्या पायाभूत सुविधा पुरवठा करणाऱ्या संसार करण्यात येईल.
- २. पाणी पुरवठा विभागाकडून प्रदान करण्यात आलेल्या नगरत चाखल्यातील अटी अणुणावर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.: _____
Office Stamp: _____
Date: _____

Yours faithfully,



Municipal Corporation of the city of Thane

- Copy to
- 1) Collector of Thane
 - 2) Dy. Mum. Commissioner
 - 3) E. E. (Water Works) TMC
 - 4) Assessor Tax Dept. TMC
 - 5) Vigilance Dept. E.D., TMC

द. नं. ३११०
११/१०/१९
१२५/१४२

टनल - २
दस्त क्रमांक १६/२०१७
१२/१०२

HDFC

HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
www.hdfc.com

06-DEC-2017

Unnathi Estates
Laxmi Narayan Residency
Unnathi Gardens III, Opp. Ma Niketan
Pokhran Road No.2
Thane (West) 400610

Sub : Release / No Objection to the sale of Unit 807 in Building C2 in favour of Mr. Ramnath Bhagwandas Gupta in Project Unnathi Woods Phase III located at G. B. Road, Behind Muchhalla College, Thane (W), Maharashtra

Dear Sir,

This is with reference to your letter dated 28-NOV-2017 informing HDFC regarding the sale of the abovementioned unit to Mr. Ramnath Bhagwandas Gupta (the Purchaser) and your request for the NOC for sale and release of HDFC's charge on the unit.

Please note HDFC has perused your request and is agreeable to you selling the above mentioned unit and hereby releases its rights, claims, interest and charge over the said Unit 807 in Building C2 admeasuring about 643 sq.ft. carpet area in Project Unnathi Woods Phase III, a Project financed by HDFC.

This NOC is subject to the entire balance sale consideration (excluding TDS as applicable) being transferred/deposited into Escrow Bank Account No. 04880350000104 held with HDFC Bank.

Please also note that the sale of the above mentioned unit would/will not affect the charge of all other flats/ shops/units including the land and construction thereon created in favour of HDFC Limited.

Yours faithfully,

For Housing Development Finance Corporation Limited


Authorized Signatory



74/14168

बुधवार, 20 डिसेंबर 2017 11:23

म.पू.

दस्त मोबवारा भाग-1

टनन2 9791982
दस्त क्रमांक: 14168/2017

दस्त क्रमांक: टनन2 /14168/2017

बाजार मूल्य: रु. 77,90,553/- मोबदला: रु. 79,70,000/-

भरलेले मुद्रांक शुल्क: रु.4,78,500/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

पावती:20734

पावती दिनांक:

अ. क्र. 14168 वर दि.20-12-2017

20/12/2017

रोजी 11:08 म.पू. वा. हजर केला.

सादरकरणाराचे नाव: रामनाथ अनबालदास मुप्ता - -

नोंदणी फी

रु.

30000.00

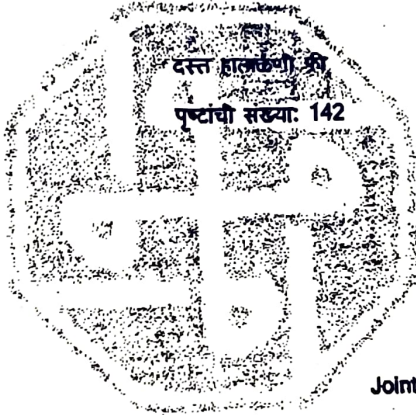
दस्त हालकणी फी

रु. 2840.00

पृष्ठांची संख्या: 142

एकुण: 32840.00

दस्त हजर करणाऱ्याची सही:



Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

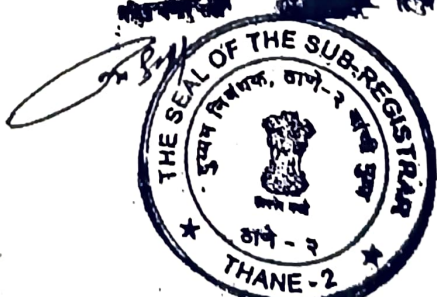
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिकका क्र. 1 20 / 12 / 2017 11 : 06 : 49 AM ची वेळ: (सादरीकरण)

शिकका क्र. 2 20 / 12 / 2017 11 : 07 : 29 AM ची वेळ: (फी)

प्रतिष्ठापित
१९६२
१९६२

S.R. Ghuge





दस्त गोचवारा भाग-२

दस्त क्रमांक: 14168/2017

दस्त क्रमांक: 14168/2017
दस्ताचा प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यापिच	संपत्तीचा ठेका
1	नाम: रामनाथ मधवानवास मुता -- पत्ता: प्लॉट नं: लक्ष्मिका नं 802, माळा नं: - इमालीचे नाम: एच व्ही. एम्ब्रेस्ट, ब्लॉक नं: पांचपाखाडी, ठाणे. रोड नं: - महाराष्ट्र, ठाणे. पिन नंबर: AAZPG6794J	सिद्धू वेणार वय: 80 स्वाक्षरी:		
2	नाम: भें. उन्नती इस्टेटस तर्फे माधीवार स्वामन कि मोदी बांधे तर्फे कबुलीजबाबासाठी कु. मु. म्हुणून तारव कार पुणे - - पत्ता: प्लॉट नं: - माळा नं: - इमालीचे नाम: लक्ष्मी नारायण रेसिडेन्सी, ब्लॉक नं: उन्नती आर्बिन 3, रोड नं: पोखरण रोड नं 2, ठाणे, महाराष्ट्र, ठाणे. पिन नंबर: CAABFU5037A	सिद्धू वेणार वय: 39 स्वाक्षरी:		

वरील दस्तऐवज करण वेणार तपाकधीत करारनामा चा दस्त ऐवज करण विल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 20/12/2017 11:27:53 AM

ओळख:-
बाजील इतम असे निवेदीत करतात की ते दस्तऐवज करण वेणा-बागां स्वतीत: ओळखतात, व त्यांची ओळख पदवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	व्यापिच	संपत्तीचा ठेका
1	नाम: राजेश मुता -- वय: 49 पत्ता: 802, एच व्ही. एम्ब्रेस्ट, ब्लॉक नं: पांचपाखाडी, ठाणे, पिन कोड: 400602	स्वाक्षरी	
2	नाम: रामदास ताठे - - वय: 67 पत्ता: आब सी आवकिका वर राममालती रोड पांचपाखाडी ठाणे पिन कोड: 400602	स्वाक्षरी	

प्रमाणित करण्यात येते की सज्ज
दस्त क्र. 3 ची वेळ मध्ये...
बाबे आहेत.
परीले बंधाराचे सुस्पष्ट अ. नं. ...
...वर नोंदला

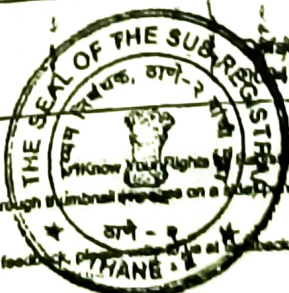
शिक्का क्र.4 ची वेळ: 20/12/2017 11:28:56 AM

शिक्का क्र.5 ची वेळ: 20/12/2017 11:29:08 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

EPayment Details.

sr. 1 Epayment Number MH007871644201718S



Registration Number 14688708201718

सह. दुय्यम निबंधक ठाणे क्र. २
.../.../2017

14168/2017

1. Verify Scanned Document for correctness through QR code on a mobile phone after scanning.
2. Get print immediately after registration.
For feedback, please write to us at feedback.leads@gmail.com

15
meiz-2024.02.24.11.21



Certificate No.:- 1051

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate

V.P. No. _____ Building No. C2 (St+16th floor) only
Old No. 2986/167 TMC/TDD/0CC/0288/18 Date 4/10/2016
New No. S06/0209/15

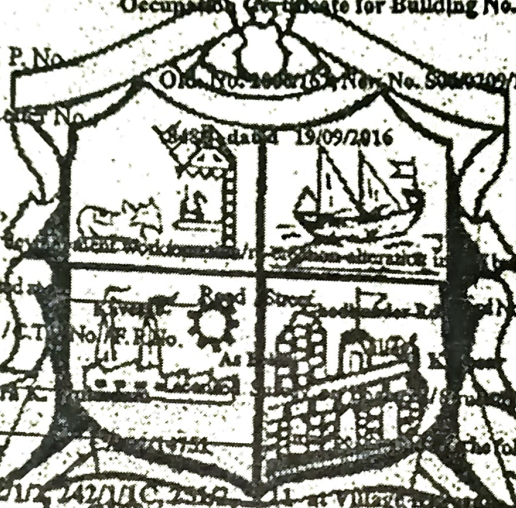
To,
Hindra Mukadam (Architect)
Gr. Floor, Nakshatra Heritage, Hindu colony,
Brahmin Soc., Naupada, Thane (w)
Sri. RAJAN Bhandarkar for M/s. Unathi Estate (Owner)

Sub - Occupancy Certificate for Building No. C2 (Stilt+ 16th Only),

Ref. V. P. No. _____ Old No. 2986/167, New No. S06/0209/15

Your Letter No. _____ dated 19/09/2016

Sir,
The part/hull of the building / part building no. _____ situated at _____ Road Street _____ No. _____ Sector _____ under the supervision of _____ Architect / Licence No. _____ is hereby certified for the following conditions.



S.No. 242/17, 242/11C, 251/2, 11 at Village _____

- ठाणे महानगरपालिका ठाणे
- ठाणे महानगरपालिकेकडून पिकायल्या पाण्याचा पुरवठा उपलब्धतेनुसार करण्यात येईल.
 - पाणी पुरवठा विभागाकडून प्रदान करण्यात आलेल्या नाइट्रोज सखल्यातील अटी अणुपात्र बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.: _____
Office Stamp: _____
Date: _____

Yours faithfully,



Municipal Corporation of the city of Thane.

- 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

24/10/16
25/2090
924/982

UNNATHI WOODS C2 COOP HSG SOCIETY LTD.

(Regd. No. : TNA/TNA/HSG/(TC)30539 Dated: 09/03/2018)

SN. 242/1/1C/242/1/2, 251/2, 251/5 & 251/11, Unnathi Woods Ph-3, Village Kavesar, Opp. Saraswati School, Ghodbunder Road, Thane(W)

Maintenance Bill

Name	: Ramnath Bhagwandas Gupta	Bill No.	: 433
Flat No.	: Flats/FC2-0807	Bill Date	: 1-Jan-2024
Area	: 985 Sq. Ft.	Month	: Jan-March 2024
		Due Date	: 31-Mar-2024

Sr. No.	Particulars	GST Applicable	Total Amount
1	Society Common Service Charges (R)	No	7,746.00
2	Sinking Fund (R)	No	402.00
3	Repairs and Maintenance Fund (R)	No	1,206.00
4	SF for Common Areas (R)	No	93.00
5	RMF for Common Areas (R)	No	276.00
6	Building Insurance (R)	No	345.00
7	Training Charges (R)	No	3.00
8	Water Tax - TMC (R)	No	780.00
Net Charges			
Principle Arrears			10,851.00
Interest Arrears			10,851.00
Less : Receipt (Details as below)			10,851.00
Gross Total (Balance as on bill date)			10,851.00

PAID
dt. 27/01/2024

Bank Details for Net Banking : Unnathi Woods C2 Coop Hsg Society Ltd - New

Saving Account No. : 022110200000032 IFSC : TJSB0000022
Bank's Name : TJSB Sahakari Bank Ltd. Branch : Ghodbunder Road

Terms & Conditions :

Int. @ 21% will be charged to defaulters as per GBM Dt:14/10/2018
Cheque to be drawn in favour of "Unnathi Woods C2 CHS" (Regular Bills)
Please write flat No. & name behind the cheque. Also mention flat no. in IMPS/NEFT
Please fill in Google Forms after making payment

For Unnathi Woods C2 Coop Hsg Society Ltd.

AUTHORISED SIGNATORY

UNNATHI WOODS C2 COOP HSG SOCIETY LTD.

RECEIPT

Received with thanks from : Ramnath Bhagwandas Gupta

Sum of : ₹ 10,851.00 (Rupees Ten Thousand Eight Hundred Fifty One Only.)

Receipt No	Receipt Date	Mode of Payment	Reference No.	Date	Amount
445	2-Nov-2023	Cheque	156047	2-Nov-2023	10,851.00
Total Amount Received					10,851.00

nePlus
iple Camera
2024/01/24 11:11

UNNATHI WOODS C2 COOP HSG SOCIETY LTD.

(Regd. No. : TNA/TNA/HSG/(TC)30539 Dated: 09/03/2018)

SN. 242/11C/242/1/2, 251/2, 251/5 & 251/11, Unnathi Woods Ph-3, Village Kavesar, Opp. Saraswati School, Ghodbunder Road, Thane(W)

Parking Bill

Name	: Ramnath Bhagwandas Gupta-0807	Bill No.	: 353
Single Parking No.	: Parking/P-S1/1F/T2	Bill Date	: 1-Jan-2024
Area	: 0 Sq. Ft.	Month	: Jan-March 2024
		Due Date	: 31-Mar-2024

Sr. No.	Particulars	GST Applicable	Total Amount
1	Parking Charges (R)	No	3,000.00
	Net Charges		3,000.00
	Principle Arrears		3,000.00
	Interest Arrears		
	Less : Receipt (Details as below)		3,000.00
Gross Total (Balance as on bill date)			3,000.00

रामनाथ भगवन्दास गुप्ता

Bank Details for Net Banking : Unnathi Woods C2 Coop Hsg Society Ltd - New

Saving Account No. : 022110100010214 IFSC : TJSB0000022
Bank's Name : TJSB Sahakari Bank Branch : Ghodbunder Road

Terms & Conditions :

Int. @ 21% will be charged to defaulters as per GBM Dt:14/10/2018
Cheque to be drawn in favour of "Unnathi Woods C2 Parking" (Parking Bills)
Please write flat No. & name behind the cheque. Also mention flat no. in IMPS/NEFT
Please fill in Google Forms after making payment

For Unnathi Woods C2 Coop Hsg Society Ltd.

AUTHORISED SIGNATORY

UNNATHI WOODS C2 COOP HSG SOCIETY LTD.

RECEIPT

Received with thanks from : Ramnath Bhagwandas Gupta-0807

Sum of: ₹ 3,000.00 (Rupees Three Thousand Only.)

Receipt No	Receipt Date	Mode of Payment	Reference No.	Date	Amount
448	2-Nov-2023	Cheque	156048	2-Nov-2023	3,000.00
Total Amount Received					3,000.00

14702



ठाणे महानगरपालिका, ठाणे
सन २०२३-२०२४ मालमत्ता कराचे देयक

करदाता प्रत

मालमत्ता क्र/ (PTN No.): 181905100081
सब कोड/ (Sub Code): 00118

System Generated Bill

(महाराष्ट्र महानगरपालिका अधिनियम अनुसूची ड प्रकरण ८, कराधान नियम ३९, ४० अन्वये)

प्रमाण कायदा (Ward): OWALA

देयक क्र.: TMC232410008416

पहुणी ब्लॉक क्र.: 100

घर क्र.:

पिटी सर्व्हे/टीका क्र.:

देयक दिनांक: ०१/०४/२०२३

करदात्याचे नाव : / OWNER NAME : LAND OWNER / STR OWNER : SHRI. RAJAN BANDEKAR FOR M/S. UNNATHI ESTATE THE HOLDER :

मालमत्तेचा पत्ता : Flat No:807 Address: UNNATHI WOOD PHASE III (C-2), OPP. SARASWATI VIDYALAYA, KAVESAR, G. B. ROAD, THANE

देयक प्रकार : मासमत्ता कराचे देयक

वि.प्र.क्र.:

करनिर्धारित वर्ष: 2016

देयक कालावधी: 01/04/2023 To 31/03/2024

व.क्र.	कराचा उपाधी	कराचे दर (%)		पहिली वहागाही (₹) एप्रिल ते १० सप्टेंबर (A)	दुसरी वहागाही (₹) ऑक्टोबर ते ३१ मार्च	एकूण (₹) (A+B)
		निवासी	विगर निवासी			
		16,253	0			16,253
१	सामान्य कर / General Tax	32.00	44.50	2,526	2,512	5,038
२	अग्निशमन कर / Fire tax	0.00	1.00	82	81	163
३	शिक्षण कर / Education Tax	4.00	5.00	327	324	651
४	सल्लागार कर / Water benefit Tax	17.00	22.00	1,385	1,378	2,763
५	मलनिःसारण कर / Sewerage Tax	10.00	13.00	815	610	1,625
६	रोजगार हमीकर (शासन) / Employment Guarantee Cess (GoM)	0.00	3.00	0	0	0
७	मोठ्या निवासी जागेवरील कर / Large Residential Tax	10.00	0.00	0	0	0
८	विशेष साफ सफाई कर / Special Con. Tax	2.00	10.00	163	162	325
९	वृक्ष उपकर / Tree Cess	1.00	1.00	82	81	163
१०	शिक्षण कर (शासन) / Education Cess (GoM)	6.00	12.00	489	486	975
११	रस्ता कर / Road Tax	6.00	9.00	489	486	975
१२	मलनिःसारण साग कर / Sewerage Benefit Tax	14.00	17.50	1,141	1,134	2,275
				एकूण	7,499	7,454
						14,953

महत्त्वपूर्ण सूचना :
१) रु ५०,०००/- व त्यावरील रकमेचे धनादेश (cheque) महापालिकेला देण्यापूर्वी करदात्यांनी त्यांचे बँकेत अग्राहक सूचना देण्यात यावी.
(Before issuing cheques of Rs.50000/- and above to TMC, taxpayers needs to inform their banks in advance)

- (१) चालू कराची एकूण मागणी (A+B) 14,953
- (२) शासनाचे वि. ७/०३/२०२२ रोजीच्या पत्रानुसार ५०० पी. फूट चर्टई क्षेत्रफळापर्वतच्या निवासी मासमत्ताना कर याचीमुळे घट 0
- (३) सन २०२३-२४ (आर्थिक वर्षाची सुरुवात कराची मागणी (३=१-२) 14,953
- (४) कर बकाची (मागील) 0
- (५) कर बकाची वरील कराधान नियम ४१(१) अन्वये शास्त्री / ब्याज (वि. ३१/०३/२०२३ पर्यंत) 0
- (६) एकूण बकाची (वि. ३१/०३/२०२३) पर्यंत (४+५) 0
- (७) समाचोजित रद्दय 0
- (८) बकाचीसह एकूण देव कर (३+६-७) 14,953

कर भरणा सूविधा :

- १ प्रभाव कार्यालयाकडील कर संकलन केंद्र
- सोमवार ते शनिवार (सामयिक सुटी वगळता) सकाळी १०.०० ते सायं. ५.०० पर्यंत
- कराचे त्यांचा कर महापालिकेच्या कोलत्याही संकलन केंद्रावर भर घ्यावी.



२ ऑनलाईन पेटेंट सुविधा
<https://propertytax.thanecity.gov.in>



Online Payment Help Center
8152818796

३ BBPS माध्यमातून सुविधा

Digitally signed by G. D. GOSWAMI
DN: cn=G. D. GOSWAMI, o=THANE MUNICIPAL CORPORATION,
THANE, ou=SERVICES, email=G.D.GOSWAMI@THANE.MUNICIPALCORPORATION.GOV.IN,
serialNumber=1, c=IN, o=THANE MUNICIPAL CORPORATION,
ou=SERVICES, email=G.D.GOSWAMI@THANE.MUNICIPALCORPORATION.GOV.IN,
c=IN, o=THANE MUNICIPAL CORPORATION, ou=SERVICES, email=G.D.GOSWAMI@THANE.MUNICIPALCORPORATION.GOV.IN,
Date: 2023.03.31 17:38:43 +05'30'

उप वस्तु (कर)
ठाणे महानगरपालिका, ठाणे

करदाते त्यांचा कर महापालिकेच्या कोलत्याही संकलन केंद्रावर भर घ्यावी.