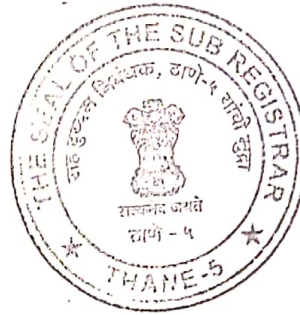


उ.न.न - ५
दस्तावे. २६३३/२०२४
९ / ३४



VILLAGE : DAIGHAR
MARKET VALUE : RS. 17 72 308.54/-
ACTUAL VALUE : RS. 25,00,000/-
AREA : 398 Sq. ft (Carpet)

Flat bearing No.1001, on 10th Floor, in Building No. B-2, the building known as "SHREE HARI RESIDENCY" as society known as "SHREE HARI RESIDENCY CO-OPERATIVE HOUSING SOCIETY LIMITED"

AGREEMENT FOR SALE OF FLAT

AGREEMENT FOR SALE is made and entered into at THANE on this 13th day of February 2024

BETWEEN...

अशा.दा. शिवाजी फा.स.म.

Archana Jha

SMT. YASHODA MANIK PATIL, Age - 45 Years, Pan No. BUUPP6061K, Occupation - Service/ Housewife, Residing at - Datta Krupa Niwas, Mumbra Panvel Road, Near kashinath Chowk, Daighar Thane Maharashtra 421204., hereinafter called and referred to as "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their/heirs, executors, administrators and assigns) of the FIRST PART.

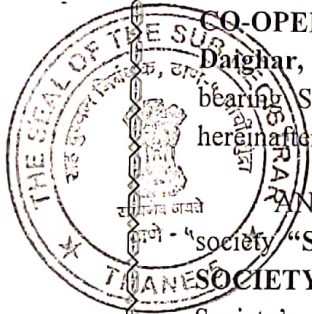
A N D

MRS. ARCHANA JHA, Age - 39 Years, Pan No. AMYPJ0943M, Occupation: Service/Housewife,

Both are residing at - 1103, B-2, Shree Hari Residency, Near Datta Mandir, Daighar Thane Maharashtra 421204., Hereinafter called the "TRANSFEE" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their/heirs, executors, administrators and assigns) of the SECOND PART

ठ न म - ५
दस्तावेज नं. २३३३/२०२०
६

WHEREAS Present Transferor is fully seized, possessed, owned or otherwise well and sufficiently entitled to the property of a self-contained Flat No.1001, On 10th Floor, Building No. B-2, Admeasuring 398 Sq.Ft (Carpet) the building known as "SHREE HARI RESIDENCY" as society known as "SHREE HARI RESIDENCY CO-OPERATIVE HOUSING SOCIETY LIMITED" Situated at Daighar, Thane - 421204. All those piece or parcels of land or ground bearing Survey No. 87 and Hissa No. 1, Tal. - Thane, Dist.-Thane, hereinafter called THE SAID FLAT.



AND WHEREAS Present Transferor is regular member of the said society "SHREE HARI RESIDENCY CO-OPERATIVE HOUSING SOCIETY LIMITED" duly registered under the Maharashtra Co. Op. Society's Act, 1960 vide Reg. No. TNA/(TNA)/HSG/TC/33428/2021 DATED 19/05/2021 and holding the Original Share Certificate No. 64 consisting of Ten Shares from 631 TO 640 (Both inclusive) of Rs.50/- Each and she has been regularly paying all taxes, Municipal and revenue taxes, Society Charges, maintenance Charges, Water and Electricity Charges and all other outgoing incidental to the said Flat, regularly and punctually and by following all rules and regulations framed by the said Society.

AND WHEREAS firstly MRS. YASHODA MANIK PATIL Allotted the above said property from M/S. OHAV DEVELOPER Vide Register Document No - 8233/2020, on dated 06/08/2020 and since then he has been enjoying of the said Flat as the sole and absolute owner and holder of the said property by paying all charges, duties, taxes, society

यशोदा मणिक पाटील

Archana Jha

charges, maintenance charges and all other outgoings incidental to the said Flat regularly and punctually.

AND WHEREAS Transferor **SMT. YASHODA MANIK PATIL** after taking possession of the said flat, now wants to dispose off the said flat and as such was in search of the prospective Transferee. The Transferee having come to know of this, and approached to Transferor and after due discussion parties have agreed to sell and purchase the said Flat at the total cost of **Rs.25,00,000/- (Rupees Twenty Five Lakh Only)** on Ownership Basis.

AND WHEREAS Transferee has personally seen and inspected the said Flat of the said Building, its Construction, workmanship, design position and condition and also all papers, documents, titles, related thereto and he has got himself fully satisfied about her and that the said property is clear and marketable.

AND WHEREAS Transferee has further agreed to purchase the said Flat at the total cost of **Rs.25,00,000/- (Rupees Twenty Five Lakh Only)** on ownership basis.

**NOW IT IS HEREBY AGREED TO, DECLARE AND RECORD BY
AND BETWEEN THE PARTIES THIS AGREEMENT FOR
RESALE OF A FLAT HERETO AS UNDER:**

The Transferor has agreed to sell her said Flat No.1001, On 10th Floor, Building No. B-2, Admeasuring 398 Sq.Ft (Carpet) the building known as "SHREE HARI RESIDENCY" as society known as "SHREE HARI RESIDENCY CO-OPERATIVE HOUSING SOCIETY LIMITED" Situated at DAIGHAR, Thane - 421204. All those piece or parcels of land or ground bearing Survey No. 87 and Hissa No.1, Tal. - Thane, Dist.-Thane including Shares of Rs.50/- each for the Share Certificate No.64, consisting of Ten Shares from 631 TO 640 (Both Inclusive) to the Transferee for the sum **Rs.25,00,000/- (Rupees Twenty Five Lakh Only)** and the Transferee has agreed to purchase the said Flat from the Transferor for the sum **Rs.25,00,000/- (Rupees Rupees Twenty Five Lakh Only)** on Ownership basis and the same shall be paid in the following manner :

- A) **Rs.51,000/- (Rupees Fifty One Thousand Only)** paid by Cheque bearing No. 000754 drawn on ICICI BANK, Vashi Branch dated 16/12/2023
- B) **Rs.30,000/- (Rupees Thirty Thousand Only)** paid by Cheque bearing No. 000757 drawn on ICICI BANK, Vashi Branch dated 22/12/2023
- C) **Rs.50,000/- (Rupees Fifty Thousand Only)** paid by Cheque bearing No.000756 drawn on ICICI BANK, Vashi Branch dated 19/01/2024

Archana Jha

श्री. यशोदा मणिक पाटील

ट न न - ५

दस्त क्र. 2833 / 2024

1 / 38

- D) Rs. 500/- (Rupees Five Hundred Only) paid by NEFT drawn on ICICI BANK, Vashi Branch dated 03/02/2024
- E) Rs. 69,500/- (Rupees Sixty Nine Thousand Five Hundred Only) paid by NEFT drawn on ICICI BANK, Vashi Branch dated 05/02/2024
- F) Rs. 8,99,000/- (Rupees Eight Lakh Ninety Nine Thousand Only) paid by Cheque bearing No. 000758 drawn on ICICI BANK, Vashi Branch dated 09/02/2024
- G) Rs. 14,00,000/- (Rupees Fourteen Lakh Only) to be paid by obtaining Housing loan from any Financial Institutions and/or any Banks within 60 days from the date of Registration of Agreement for sale. If not paid balance amount for consideration, then Agreement treated as cancelled & forfeited.

Rs. 25,00,000/- TOTAL AMOUNT

- 1) The Transferor hereby declare that:
- a) She has not entered into any agreement with any other person in respect of the said Flat.
 - b) She has not mortgaged, alienated or made a charge with the above said Flat with any person/persons or with any Bank, Financial Institutions or Company the same is free from all the encumbrances.
 - c) She declares that except her no other person or persons has/have any right, title and interest in the above said flat.
 - d) That the Transferor also specifically declares that so far she has not charged, dealt with, encumbered or disposed-off the said property by way of sale, mortgage, gift donation, hypothecation, agreement for sale, Conveyance, exchange, lease, hire, leave and license, transfer etc. to any Third Party, nor accepted and token amounts on account thereof and in the event of anything found to be false or incorrect, then the Transferor shall alone be liable and responsible to clear all such liabilities and litigation's with her own costs and responsibility and shall not cause the Transferee suffered in any manner.
- 2) The Transferor do hereby make covenant with the Transferee that the absolute owner of the said Flat and of the beneficial interest in and upon the said Flat and hereby agrees to transfer, sell the same and no other person or persons has or have any right, title, interest, ownership and claim or demand of any nature whatsoever in or upon the said Flat

अशोका मणिम पाटील

Archana Jha

whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licenses, easement or otherwise howsoever and she has all the rights, full power and absolute authority to sell, transfer the same to the Transferee.

- 3) The Transferor do hereby make covenant with the Transfer that she has not created any charge or encumbrance of whatsoever nature on the said flat and neither is the same the subject matter for any litigation or stay order nor is the same the subject matter of any attachment whatsoever whether before or after judgment or any prohibitory order and she has not created any adverse right whatsoever in favour of or in respect of the same.
- 4) The Transferor hereby agrees to sell, transfer and assign to the Transferee the said property and the Transferee hereby agrees to purchase and acquire from the Transferor the said property on "as is where is basis" together with the right to Transferor membership of the Society and all interests, benefits, advantages and privileges of and incidental to such membership, including the benefit of all deposits lying to the Transferor, credits in the books of Society and the Transferor share of contributions to the Society's sinking fund and other funds in the manner hereinafter appearing.
- 5) It is agreed that the Transferee will have the right to apply for membership of the Society after the Registration of Agreement to Sale is executed and will have the rights to the shares issued by the Society as detailed earlier.
- 6) That the said Society have also undertaken to transfer the shares held by the Transferor in the name of the Transferee and also to admit the Transferee as incoming/ new member.
- 7) That the Transferee shall pay and discharge all charges, electricity (Meter No. 06521436939, Consumer No. 000270087345, water charges, incidental to their said Flat regularly and shall remain bounden by the rules and regulations of the said Society.
- 8) That the Transferor declares that her Flat handing over the possession of the said Flat to the Transferee after all the schedule payment paid by the Transferee to Transferor.
- 9) That the Transferor hereby convenient with the Transferee of all former or present charges, rights, interests, dues, debts, liabilities if anything existing them shall clear him all and shall keep the Transferee harmless and indemnified against all such liabilities and litigation.

Archana Jha

२४/१२/२०२३

- 10) The Transferee shall abide by the Rules and Regulations of the Society and also the Provisions of the Bye-Laws of Society in the same way and manner in which the Transferor abides.
- 11) Forthwith upon receipt of payment of the aforesaid entire consideration, the Transferor shall also be deemed to relinquished all her rights, title, interest etc. in respect of the membership & the shares of the Society and the said Flat in favor of the Transferee and the Transferee shall ipso-facto become entitled to legally occupy and possess the said Flat and all rights, title, interests, claim, benefits and ownership under the said Agreement for Sale dated will lawfully transfer in favor of the said Transferee.
- 12) The Transferor undertakes and binds her to bring the **No Objection Certificate (N.O.C.)** from the Society to complete the sale, transfer of the said Flat and the shares and all original documents relating to the Flat No.1001, On 10th Floor, Building No. B-2, will be handed over to the Transferee.
- 13) The Transferor further undertakes to fulfill all such statutory obligation and legal liabilities as are required under The Maharashtra Ownership of Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, The Transfer of Property Act, 1882, The Maharashtra Societies Act, 1960, Income Tax Act, 1961 and or any other Act in force which pertains to the Sale, Transfer of the said Flat at the cost of Transferee, if applicable.
- 14) The Transferor agree and undertake that she has not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing off the said premises.
- 15) The Transferor agree and undertake that she has paid all the necessary charges of any nature whatsoever in respect of the said premises and the Transferor have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
- 16) The Transferor agree and undertake that she has in exclusive use, occupation and possession of the said premises and every part thereof and except the Transferor no other person or persons are in use, occupation and enjoyment of the premises or any part thereof and except the Transferor no other person or persons are in use, occupation and enjoyment of the premises or any part thereof.
- 17) The Transferor agrees and undertakes that she has marketable title to the said premises and that she has all the rights, title and interest therein as absolute owner thereof and that the Transferor has full and absolute

अर्चना शिंदे Archana Jha Page 16

rights thereof and that the Transferor has full and absolute power to transfer and deliver possession of the said premises to the Transferee thereof.

- 18) The Transferor agrees and undertakes that all original documents of the said premises shall be hand over by the Transferor to the Transferee.
- 19) The Transferor agree and undertake that she will sign, affirm, execute or after receiving full and final balance consideration amount from Transferee Affidavit, No Objection, Application, Form, Memo or Letter required for enabling the Transferee to get the said premises transferred in the name or the Transferee in respect of the said premises free from all/any claims .
- 20) The applicable Stamp Duty and Registration Charges for the Registration of Agreement for Sale, Transfer under this Agreement shall be born and paid by the Transferee alone and the Transferor is not liable to pay the same.
- 21) Both the parties hereto will, execute and sign such other Documents Papers, Letters, and Application etc.; as and when required in future from time to time for giving the proper and perfect effect of this Agreement for Sale.

THE SCHEDULE OF THE PROPERTY REFERRED HERETO :

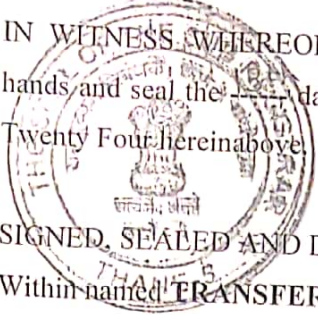
ALL THAT PIECE AND PARCEL of the premises and structure of a self-contained Flat No.1001, On 10th Floor, Building No. B-2, Admeasuring 398 Sq. Ft (Carpet) the building known as "SHREE HARI RESIDENCY" as society known as "SHREE HARI RESIDENCY CO-OPERATIVE HOUSING SOCIETY LIMITED" Village- DAIGHAR, Situated at Daighar, Thane - 421204. All those piece or parcels of land or ground bearing Survey No. 87 and Hissa No. 1, Tal. - Thane, Dist.-Thane including Shares of Rs.50/- each for the Share Certificate No. 64 consisting of Ten Shares from 631 TO 640 (Both Inclusive) and within the limits THANE MUNICIPAL CORPORATION (TMC) and in the Sub-Registration District Thane and Registration District of Thane.

Archana Jha

२१/११/२४

प न म - ५
दस्तावेज क्र. २६३३/२०२४
१२ / २४

IN WITNESS WHEREOF the parties hereto have set their respective hands and seal the _____ day of February in the year Two Thousand and Twenty Four hereinabove.



SIGNED, SEALED AND DELIVERED By the
Within named TRANSFEROR
MRS. YASHODA MANIK PATIL



|
|
|
| यशोदा मणिक पाटील |
|

SIGNED, SEALED AND DELIVERED By the
Within named TRANSFEREE

1) MRS. ARCHANA JHA



|
|
|
| Archana Jha |
|

WITNESS -

1) Shailesh Bhardwaj
Age - 42 Address Daighar

शैलेश भारद्वाज

2) Neelam Jha Age 62
Address - Daighar

नीलम झा

उपलब्ध - ५

क्र. २८३३/२०२४

१३/३४

RECEIPT

Received of and from the within named Transferees **MRS. ARCHANA JHA** purchase of Flat No.1003, On Tenth Floor, Building No.B-2, Area 398 Sq. Ft (Carpet), in the building known as "SHREE HARI RESIDENCY" of society known as "SHREE HARI RESIDENCY CO-OPERATIVE HOUSING SOCIETY LIMITED" Sum of Rs.11,00,000/- (Rupees Eleven Lakh Only) by way of Cheque/Online Transfer being the Part payment towards sale, transfer of the said flat on or before execution and registration of this Agreement for Sale. The Payment is made as under:

- A) Rs.51,000/- (Rupees Fifty One Thousand Only) paid by Cheque bearing No. 000754 drawn on ICICI BANK, Vashi Branch dated 16/12/2023
- B) Rs.30,000/- (Rupees Thirty Thousand Only) paid by Cheque bearing No. 000757 drawn on ICICI BANK, Vashi Branch dated 22/12/2023
- C) Rs.50,000/- (Rupees Fifty Thousand Only) paid by Cheque bearing No.000756 drawn on ICICI BANK, Vashi Branch dated 19/01/2024
- D) Rs. 500/- (Rupees Five Hundred Only) paid by NEFT drawn on ICICI BANK, Vashi Branch dated 03/02/2024
- E) Rs.69,500/- (Rupees Sixty Nine Thousand Five Hundred Only) paid by NEFT drawn on ICICI BANK, Vashi Branch dated 05/02/2024
- F) Rs.8,99,000/- (Rupees Eight Lakh Ninety Nine Thousand Only) paid by Cheque bearing No. 000758 drawn on ICICI BANK, Vashi Branch dated 09/02/2024

We Say Received Rs.11,00,000/-

अशोदा मणिक पाटील

SMT. YASHODA MANIK PATIL



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अगिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अगिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- जायधर (९४३८६४)

तालुका :- ठाणे

जिल्हा :- ठाणे



ULPIN : 21974908352

भूमापन क्रमांक व उपविभाग ८७/१

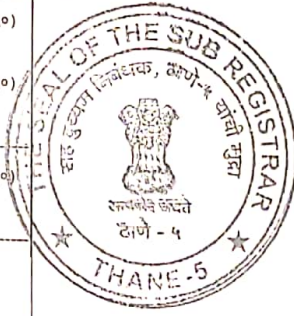
21974908352

भूमापना पद्धती		भोगवट्यादार वर्ग - १		शेताचे स्थानीक नाव :			
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवट्यादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चो.मी	५२०	[ब्रवीबाई सुकण्या पाटील]	०.२१.२०	३.३१	०.०९.८०	(१३५३)	कुळाचे नाव व खंड
		[हीरा सुकण्या पाटील]				(१३८०)	
अ) लागवड योग्य क्षेत्र		[यशोदा सुकण्या पाटील]				(१३८०)	इतर अधिकार
तिरावट	०.२१.२०	[प्रकाश सुकण्या पाटील]				(१३८०)	
बागायत	-	[यशोदा माणिक पाटील]				(१३८०)	प्रलपित फेरफार : नाही.
एकुण		[साधना माणिक पाटील]				(१३८०)	
ला.पो. क्षेत्र	०.२१.२०	[संन्या माणिक पाटील]				(१३८०)	शेवटचा फेरफार क्रमांक : १५९० व दिनांक : २५/०१/२०२४
		[वर्षा माणिक पाटील]				(१३८०)	
ब) पोटखराब क्षेत्र (लागवड अयोग्य)		[सपासना माणिक पाटील]	०.२१.२०	३.३१	०.०९.८०	(१३८०)	
वर्ग (अ)	०.०९.८०	[साधना संन्या वर्षा व सपासना यांचे अ.पा.क्र]				(१३८०)	
वर्ग (ब)	-	[आई यशोदा माणिक पाटील]					
एकुण		-----सामाईक क्षेत्र-----	०.००.००	०			
पो.ख.क्षेत्र	०.०९.८०	[सपासना माणिक पाटील]				(१५९०)	
		[यशोदा माणिक पाटील]				(१५९०)	
एकुण क्षेत्र (अ+ब)	०.२३.००	[वर्षा माणिक पाटील]				(१५९०)	
		[साधना संतोष म्हाणे]				(१५९०)	
		[संन्या माणिक पाटील]				(१५९०)	
आकारणी	३.३१	[वर्षा व सपासना यांचे अ.पा.क्र. आई यशोदा माणिक पाटील]				(१५९०)	
जुडी किंवा विशेष आकारणी		[प्रकाश सुकण्या पाटील]				(१५९०)	
		-----सामाईक क्षेत्र-----	०.००.००	०			
	७९९	श्री हरि रेसिडेन्सी को. ऑफ. ही. सोसायटी लिमिटेड	०.२१.२०	३.३१	०.०९.८०	(१५९०)	

ट न न - ९

क्र. २६३३/२०२३

१४ / ३४



जुने फेरफार क्र : (३०४) (३५०) (३६४) (३८२) (६०५) (७७०) (८७९) (८८०) (८८१) (११०४) (११२४) (१३००) (१३८०)

सीमा आणि भूमापन विन्हे :



हा गाव नमुना क्रमांक ७ दिनांक २५/०१/२०२४ ०४:२२:१३ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अगिलेखावर वर कोन्सप्युटी सही मिळक्याची आवश्यकता नाही. ७/१२ जाचनलॉड दि. : १३/०२/२०२४ : १३:३०:०२ PM. वैधता पडताळणीसाठी <https://dgtlisaabara.mahachurni.gov.in/dshr/> या संकेत स्थळावर जाऊन 2109100001189970 हा क्रमांक वाचरवा.

पृष्ठ क्र. १/२

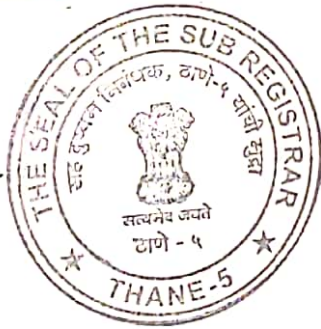


गाव नमुना बारा (भिकांची नोंदवही) [महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तगार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २१]											
गाव :- कायघर (९४३८६४)			तालुका :- ठाणे					जिल्हा :- ठाणे			
भूमापन क्रमांक व उपविभाग			८७/१					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा	
वर्षे	हंगाम	खारो क्रमांक	भिकावलीत क्षेत्राचा तागशील					स्वरूप	क्षेत्र	(१५)	
			भिकाचा प्रकार	भिकाचे नाव	जल स्थिति	अजल स्थिति	जल सिंचनाचे साधन				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	
					हे.आर.पी.सी	हे.आर.पी.सी				हे.आर.पी.सी	
२०२१-२२	संपूर्ण वर्ष	६५१							घालू पड	०.२१२०	
२०२२-२३	संपूर्ण वर्ष	६५१*							घालू पड	०.२१२०	
२०२३-२४	खरीप	६५१*							घालू पड	०.२१२०	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ई महा भू

ट न न - ६
दस्त क्र. २६३३ / २०२४
१५ / ३४



ट न न - २
दस्त क्रमांक २४३ / २०२०
१ / २०



Certificate No.:- 1336

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

Bldg. No. B2:- Stilt(pt.) + Gr.(pt.) + 1st to 11th flr.

V.P. No. S11/0077/13 TMC/TDD/0CC/0520/18 Date 27/04/2018

To, Sameer S. Lotke & Associates. (Architect)
Office No.205-206, Cosmos Marry Park,
Opp. Pratap Talkies, Kolbad, Thane (w)

M/S Odhav Developers

Through partners Shri. Govind Bhanushali & Other (P.O.A. Holder)

ट न न - ९
दस्त क्रमांक २४३३ / २०२४
१९ / ३४

Sub - O.C. for Bldg. No. B2:- Stilt(pt.) + Gr.(pt.) + 1st to 11th flr.

Ref. V. P. No. S11/0077/13

Your Letter No.: 15124 Dated: 22/03/2018

Sir,

The part/full development work/erection/re-erection alteration in/of building/part building no. As Above situated at Daighar Road/Street Daighar Ward No. THANE-5 Sector THANE-5 under the supervision of Sameer S. Lotke & Asso. Licensed Surveyor/Engineer/Structural Engineer/Supervisor/Architect/Licence No. CA/2005/36694 may be occupied on the following conditions.

- सुधारीत पावनागी/ सी.सी. प्रमाणपत्र विकास प्रस्ताव क्र. एस. ११/००७७/१३, ठामपा/ शिविवि/ २०१३/१७, दि. १०/०३/२०१७ मधील संबंधित अटी बंधनकारक राहतील.
- बांधकामासाठी पाणी पुरवठा करण्यात येणार नाही. फक्त पिण्याचे पाणी उपलब्धते नुसार पुरविण्यात येईल.

As set certificated completion plan is returned herewith

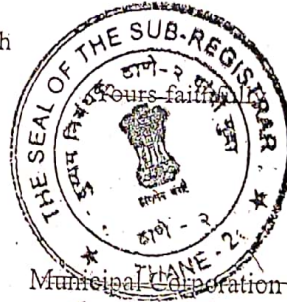
Office No.:

Office Stamp :

Date :

Copy to

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



Municipal Corporation of
the city of Thane.

C.P.-

- ३) पाणी व ड्रेनेज विभागाकडील नाहरकत दाखल्यामधील सर्व अटी बंधनकारक राहतील.
- ४) सौर उर्जेवरील पाणी गरम करण्याची यंत्रणा कायमस्वरूपी सुस्थितीत ठेवण्याची तसेच कायमस्वरूपी कार्यान्वीत ठेवण्याची जबाबदारी संबंधित विकासक तदन्तर गृहनिर्माण संस्था यांची राहिल.
- ५) रेन वॉटर हार्वेस्टिंग योजना कायमस्वरूपी सुस्थितीत ठेवण्याची तसेच कार्यान्वीत ठेवण्याची जबाबदारी संबंधित विकासक तदन्तर गृहनिर्माण संस्था यांची राहिल.

ट न न - २
दस्त क्रमांक २३३ / २०२०
५ / २४
सावधान



Your's faithfully,

[Handwritten Signature]

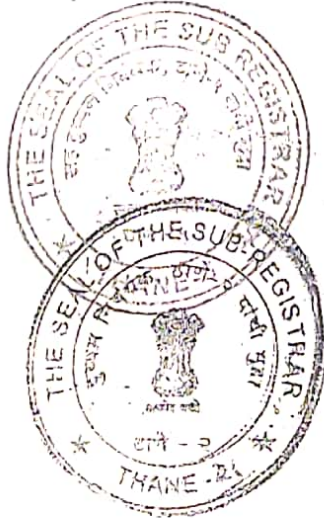
Executive Engineer,
Town Planning Department,
Thane Municipal Corporation, Thane.

"जंजूर नकाशासुसार बंधनकारक न करणें वरील विकसित क्षेत्राचे नियंत्रण ठेवण्याकरिता उपरोक्त त्या परतर्फे नकाशासुसार वापर करणें, शासनाक मादें देव व वापर राहता अधिकार्याने कलम ५२ अन्वये दखलपत्रे शुद्ध आहे. त्यासाठी काररतीत २ ऑक्टोबर २०२० रोजी नोंद घेतली."

Copy to:-

1. Collector of Thane.
2. Dy. Municipal Commissioner - Zone.
3. Dy. Municipal Commissioner - Solid waste management
4. E.E. (Water Work) TMC
5. Competent Authority (U.L.C.)
For Sec. 20, 21 & 22 if required
6. TILR for necessary correction in record of Land is affected by Road, Widening / reservation.

दस्त क्र. २३३ / २०२०
१६ / ३४





THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

BLDG. B1:- Stilt (Pt.) + Gr. (Pt.) + 10th flr.

BLDG. B2:- Stilt (Pt.) + Gr. (Pt.) + 11th flr.

वर्जन - २
11th (Pt.) flr.,
दस्ता क्रमांक २४३/२०२०
११/२४

V. P. No. S11/0077/13

TMC / TDD / 2093/17

Date: 10/03/2017

To, Shri / Smt. Sameer S. Lotke & Associates (Architect)

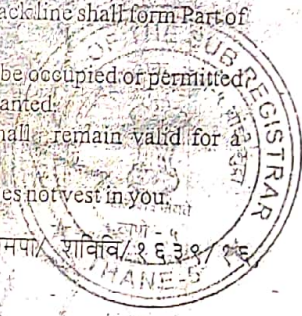
Shri Mr. Govind Bhanushali & Others (Owners)

For M/S Shree Odhav Developers (P.O.A. Holder)

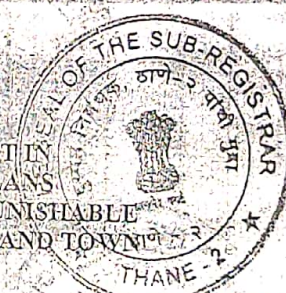
With reference to your application No. 2010 dated: 18/05/2016 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and/or to erect building No. As above in village Diaghhar Sector No. 11 Situated at Road/Street _____ S. No. / C.S.T. No. / E.P. No. 87/1-23/2023

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) परवानगी/सी.सी. प्रमाणपत्र वि. प्र. क्र. एस. ११/००७७/१३, ठामपा/ शविवि/१६३९/१६ दि. ०६/०१/२०१६ मधील अटी व धनकारक राहतील.
- ६) जाहीर सुचना क्र. ठामपा/ शविवि/ वियोजक/ ७३९, दि. ०५/०७/२०१६ मधील Organic Waste Disposal करीताचे प्रारूप नियमावलीनुसार वापर परवान्यापूर्वी पूर्तता करणे आवश्यक राहिल.



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 _____

Issued _____

Municipal Corporation of the city of Thane.

७१९८

७) नियोजित इमारतीची संरचना आय.एस. कोड ३८९३ व ४३२६ मधील भुंकंपरोधक तरतुदीनुसार करणे आवश्यक व तसेच प्रमाणपत्र सादर करणे आवश्यक.

८) वापर परवान्यापूर्वी R.C.C. तळांचे Stability Certificate सादर करणे आवश्यक.

९) वापर परवान्यापूर्वी भूखंडाच्या हद्दीवर कुंपण भिंत बांधणे आवश्यक.

१०) भूखंडाच्या हद्दीबाबत, मालकीबाबत अथवा भूखंडाकरिता प्रस्तावित केलेल्या अॅक्सेसबाबत काही वाद अथवा तक्रार असल्यास त्याची सर्वस्वी जबाबदारी विकासक यांची राहिल.

११) वापर परवान्यापूर्वी वृक्ष, मृणी व जैतूज विभागाची N.O.C. सादर करणे आवश्यक.

१२) बांधकामासाठी पाणी पुरवठा करण्यात येणार नाही फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरवण्यात दस्ता क्रमांक २३३/२०२०

१३) वापर परवान्यापूर्वी पाणी गरम करणे करिता सौर उर्जेवरील यंत्रणा बसविणे आवश्यक.

१४) वापर परवान्यापूर्वी लिफ्टसाठी अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक.

१५) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंग बाबत तरतुद करणे आवश्यक.

१६) वापर परवान्यापूर्वी इमारतीच्या ठिकाणी आतील बाजूस तसेच इमारतीच्या समोरील रस्त्याच्या बाजूस सी.सी. टी.व्ही यंत्रणा कार्यान्वित करणे आवश्यक राहिल.

१७) वापर परवान्यापूर्वी CRO ची अंतिम NOC सादर करणे आवश्यक.

१९/३४

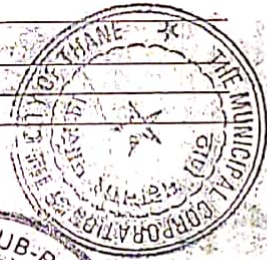


Office No. - 5

Office Stamp

Date

Issued



Yours faithfully,

Executive Engineer,
Town Planning Department,
Thane Municipal Corporation, Thane.

Copy to:-

1. Dy. Municipal Commissioner - Zone.
2. E.E. (Encroachment)
3. Competent Authority (U.L.C.)
For Sec. 20, 21 & 22 if required
4. TILR for necessary correction in record of



06/08/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 8233/2020

नोंदणी :

Regn.63m

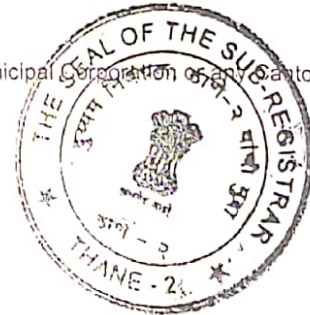
गावाचे नाव : डायधर

(1) विनेयाचा प्रकार	पुरवणी करारनामा
(2) मोबदला	0
(3) वाजारभाव (भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद कराचे)	1
(4) भू-मापन, फोटोहिमगा व घरकमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे डायधर म.न./गट नं 87 दि.न.1 क्षेत्रफळ 00 हे.21.02 आर पो ख. 00 हे 01.1 आर एकूण 00 हे.23 आर यांनी आकारण 03 रु.31पणे या मिल्कतीयर वांघण्यात आलेल्या श्रीहरी रेनिडन्सी इमारतीमधील वि.दि.न. श्री.2 मधील 10 च्या मजल्यावरील वरील सदनिका क्र.1001.यांनी क्षेत्र 398 चौ.फूट कागपेट(विकाम करारनामा दस्त ठाणे टनन न. 7916/2013 दिनांक 21/09/2018 की नोंदविला अगुत त्या अन्वये हा पुरवणी करार)((Survey Number : म.न./गट नं.67 दि.न.1.))
(5) क्षेत्रफळ	1) 898 चौ.फूट
(6) आकारणी किंवा जमीन देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहित ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1) नाव:-श्री.ओधव डेव्हलपर्स तर्फे कायदेशीर भागीदार श्री.गोविंद आमारिया भागुशानी - - वय:-54; पत्ता:-प्लॉट नं. 4, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं. 2, सेक्टर नं. 19 ए वाशी, रोड नं: नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:- 2) नाव:-श्री.ओधव डेव्हलपर्स तर्फे कायदेशीर भागीदार श्री.कल्याणजी कानजी कोडवरा - - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: युनिट न. 4 बँकिंग कॉम्प्लेक्स नं.2, , रोड नं: सेक्टर न. 19 ए वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1) नाव:-श्रीमती यशोदा माणिक पाटील - - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: मु.पो.डायधर ता.जि.ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-
(9) दस्तऐवज करून दिव्याचा दिनांक	06/08/2020
(10) दस्त नोंदणी केल्याचा दिनांक	08/08/2020
(11) अनुक्रमांक, खंड नं. फूट	8233/2020
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी विचारण घेतलेला तपशील:-

मुद्रांक शुल्क आकारनास निवडलेला अनुच्छेद :- :

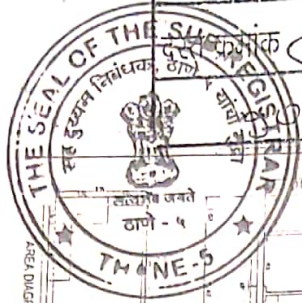
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह दुय्यम निबंधक, ठाणे क्र. 2

Balkrishna
06/08

२३ / टि. नं. - २



२६३३/२०२०
१२

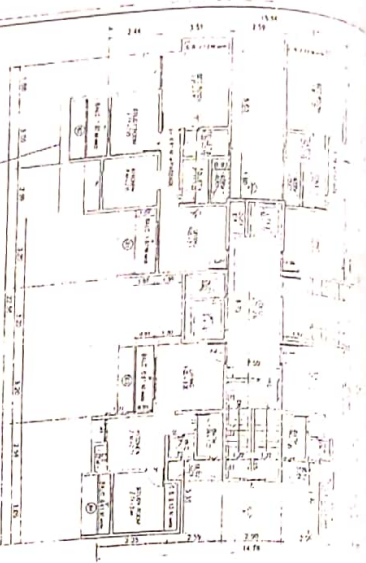
AREA DIAGRAM OF GROUND FLOOR

Sl. No.	Particulars	Area (sq. m.)
1	Area of Plot	100.00
2	Area of Building	100.00
3	Area of Road	100.00
4	Area of Open Space	100.00
5	Area of Other	100.00
6	Total Area	500.00

GROUND - ST (P) FLOOR PLAN
SCALE: 1:100



TYPICAL FLOOR PLAN
SCALE: 1:100



AREA DIAGRAM OF TYPICAL FLOOR
SCALE: 1:100

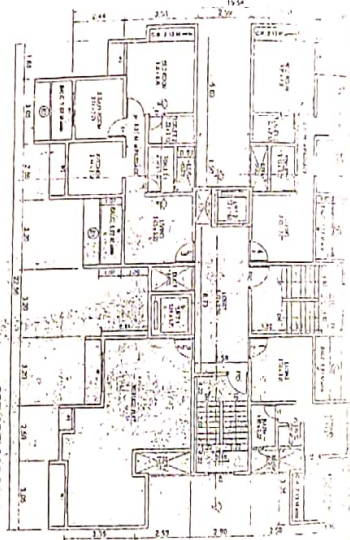


SUMMARY

Sl. No.	Particulars	Area (sq. m.)
1	Area of Plot	100.00
2	Area of Building	100.00
3	Area of Road	100.00
4	Area of Open Space	100.00
5	Area of Other	100.00
6	Total Area	500.00

AREA CALCULATED FROM TYPICAL FLOOR

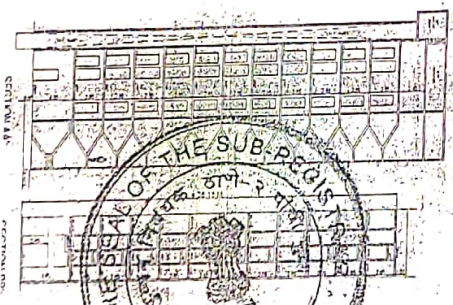
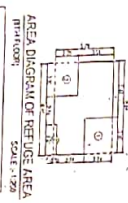
Sl. No.	Particulars	Area (sq. m.)
1	Area of Plot	100.00
2	Area of Building	100.00
3	Area of Road	100.00
4	Area of Open Space	100.00
5	Area of Other	100.00
6	Total Area	500.00



REFUGE FLOOR PLAN
SCALE: 1:100

AREA DIAGRAM OF REFUGE AREA

Sl. No.	Particulars	Area (sq. m.)
1	Area of Plot	100.00
2	Area of Building	100.00
3	Area of Road	100.00
4	Area of Open Space	100.00
5	Area of Other	100.00
6	Total Area	500.00



CERTIFICATE OF WORK

BEARING AND SHOWN IN THE VALUE DESIGN DRAWING

DATE: 23/01/2024

BY: [Signature]

FOR: [Signature]

OFFICE: [Signature]

THANE-5



गावाचे नाव : डायघर

(1) विलेखाचा प्रकार	करगरनामा
(2) मोबदला	2500000
(3) बाजारभाव (भाडेपट्टयाच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1772308.545
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: मौजे डायघर येथील सर्वे नं. 87, हिस्सा नं 1, यावरील श्री हरी रेसिडेन्सी को ऑफ ड्रॉइंग मो लि. या विल्डिंग मधील विल्डिंग नं. की-2, फ्लॉट नं. 1001, दहावा मजला, क्षेत्र 398 चौ. फूट कार्पेट मालमत्ता क्र. 1920091720132/00049. For Women --- Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area Criteria महिला 1 टक्के सूट . ((Survey Number : 87 ; HISSA NUMBER : 1 ;))
(5) क्षेत्रफळ	1) 398 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्तग्वेवज करून घेणा-या/लिहून ठेवणा-या पक्षकागाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- यशोदा माणिक पाटील -- वय:-45; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: श्री हरी रेसिडेन्सी, दत्ता मंदिर जवळ, डायघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421204 पॅन नं.- BUUPP6061K
(8) दम्तग्वेवज करून घेणा-या पक्षकागाचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- अर्चना झा -- वय:-39; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ११०३, वी - २, श्री हरी रेसिडेन्सी, दत्ता मंदिर जवळ, डायघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं.- AMYPJ0943M
(9) दम्तग्वेवज करून दिल्याचा दिनांक	13/02/2024
(10) दम्त नोंदणी केल्याचा दिनांक	13/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2633/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	150000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14) शेग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह दुय्यम निबंधक, ठाणे क्र ५