

Date: - 15/02/2024

To:  
The Assistant General Manager  
State Bank of India  
RACPC, Mumbai

Dear Sir,

We, Mr. Ajay Madhukar Thanekar , here by certify that:

1. We have transferable rights to the property described below, which has been allotted by me/us to **Mrs.Sushama Shivaji Patil & Mr.Shivaji Pratap Patil** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement date **14<sup>th</sup> February 2024**.

	Description of the property
Flat No./ House No.	1401
Building No./Name	A Part, Thanekar Palacio Phase 2
Plot No	Survey no. 82/2/1, Survey No.83/3/6, Survey No.83/3/7
Street No./Name	H no. 4/A/3. H no. 4/A/5, H no.4/A/6, H No. 4/A/7
Locality Name	Revenue Village , Shirgaon
Area Name	Near Thanekar Paradise
City & District Name	Badlapur (E). Tal- Ambernath, Dist. -Thane.
Pin Code	421503

2. That the total consideration for this transaction is **Rs.56, 50, 000/- (Rs. Fifty Six Lakhs Fifty Thousand Only)** towards sale document and the purchasers has paid amt. **Rs. 6, 50, 000/- (Rs. Six Lakhs Fifty Thousand Only)**

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

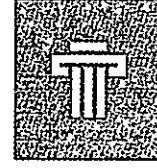
4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

**Head Office** : Ground Floor, Bhagrithi Garden, Opp. S.T. Bus Stand, Near Utkarsh Hostipal,  
Badlapur (W), Dist. Thane - 421503

**Site Address** : Opp. Thanekar Paradise, Mauli Chowk, Sirgaon, Badlapur (E)

**Email** : info@thanekargroup.com





(M/s. Thanekar Construction LLP)

5. We borrowed from State Bank Of India financial institution for the purchase /development of the property and have created and will create encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.


7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring "M/s. Thanekar Construction LLP", – IDBI BANK, Branch-Badlapur E, Current Account No. 0661102000015093, IFSC :- IBKL0000661.---

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C " SBI HOME LOAN AC of Mrs.Sushama Shivaji Patil & Mr.Shivaji Pratap Patil and will be forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide \_\_\_\_\_ (description of document of delegation of authority to the signatory.)

Yours faithfully,  
**THANEKAR CONSTRUCTION LLP**

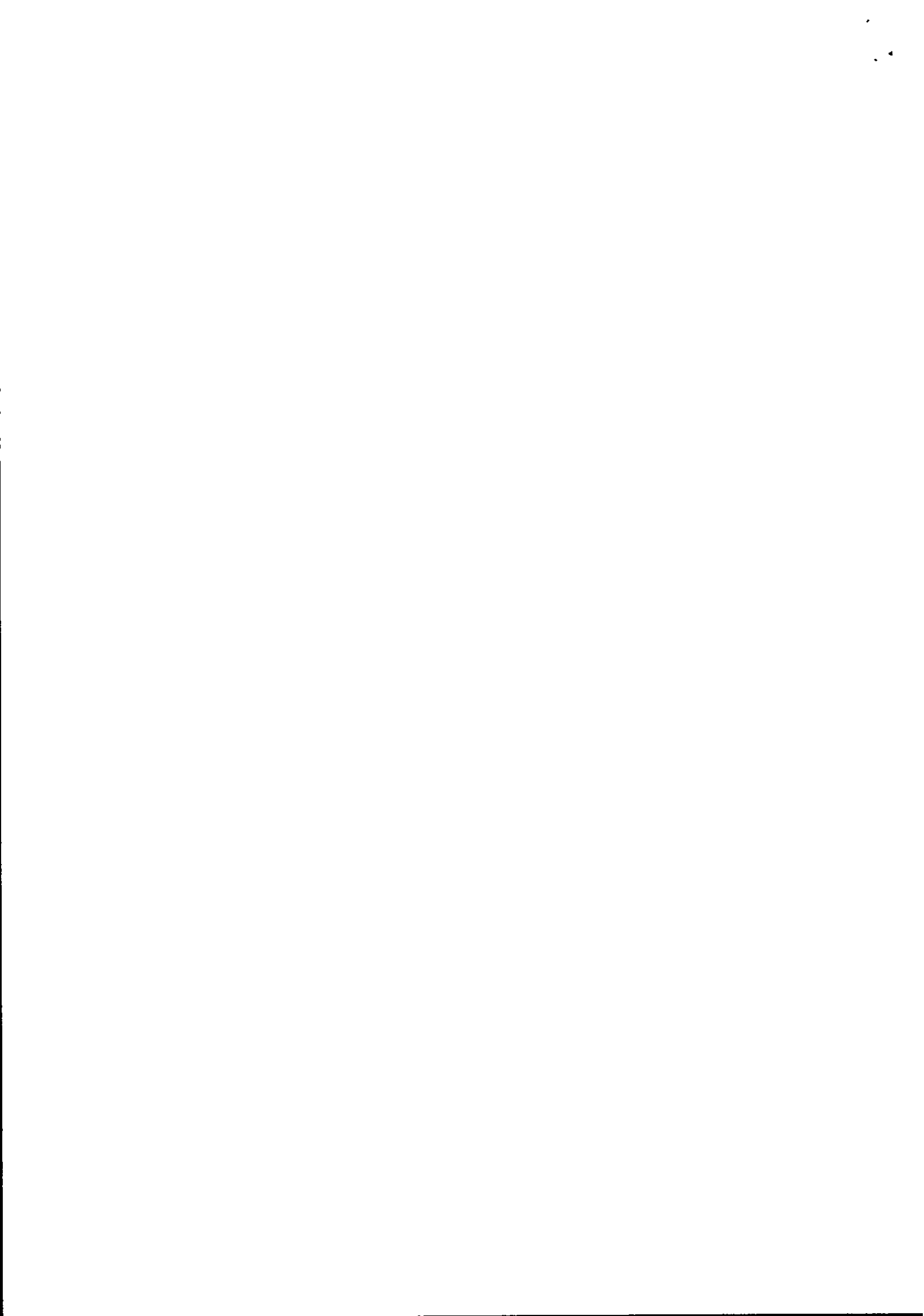
Authorized Signatory.  Partner

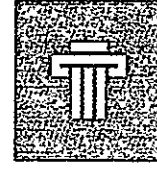
Name – Mr. Ajay Madhukar Thanekar  
Designation – Builder  
Place – Badlapur  
Date: - 15/02/2024

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(M/s. Thanekar Construction LLP)

Date: -15/02/2024

To,  
MRS.SUSHAMA SHIVAJI PATIL &  
MR.SHIVAJI PRATAP PATIL

**SUB: DEMAND LETTER FOR PAYMENT**

DEAR SIR,  
BY THIS LETTER WE WANT TO INFORM YOU THAT YOU HAVE BOOKED A FLAT IN OUR PROJECT  
"THANEKAR PALACIO", "PHASE 2" FLAT NO.1401, A PART ON 14TH FLOOR.

AS ON TODAY THE WORK COMPLETED IS 45%& AS PER THE WORK CERTIFY YOU HAVE TO PAY  
PROPORTIONATE AMOUNT. SO WE WOULD LIKE TO INFORM YOU KINDLY PAY THE FOLLOWING  
AMOUNT ON OR BEFORE 25/02/2024.

AGREEMENT VALUE OF FLAT:	56, 50, 000/-
45% WORK CERTIFY VALUE:	25, 42, 500/-
LESS Amount PAID:	6, 50, 000/-
BALANCE AMT TO PAY	18, 92, 500/-

THANKING YOU,



AUTHORIZED SIGNATURE

Your failure to pay the above amount within Period of Days shall carry interest as prescribe the same shall be reconciled time to Time as Per RERA.

NOTE: CHEQUE SHOULD BE IN FAVOUR OF M/S. THANEKAR CONSTRUCTION LLP. BANK NAME: IDBI BANK. (BRANCH BADLAPUR EAST) ACCOUNT NO. 0661102000015093. IFSC CODE: IBKL0000661. MICR CODE: 400259063.

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**Email** : info@thanekargroup.com





02.12.2023

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that the construction work of Commercial Cum Residential project 'Thanekar Placio' on on land bearing Sr. No. 82 Hissa No. 2/1-Part, Sr. No. 83 Hissa No. 3/6, Sr. No. 83 Hissa No. 3/7, Sr. No. 83 Hissa No. 4A Part No. 3+5+6+7 at Shirgaon, Badlapur, Tal. -Ambernath, Dist.-Thane being developed by 'M/S THANEKAR CONSTRUCTION LLP' is in progress and as per Permission No.: जा.क्र.कु.ब.न.प./नरवि/बां.प./2523/2023-2024 unique no. 71 dated 03.11.2023

**THE WORK PROGRESS IS AS MENTIONED BELOW:**

The excavation, foundation and plinth part work has been completed on site.

Ar. SURAJ ANDHARE  
CA/2018/97780

Email Id.: surajandhareassociates@gmail.com







# कुळगांव बदलापूर नगरपरिषद

नगरपरिषद इने इंग्लिश/मराठी/पहिला मजला/अलिखित/दिनांक २४.०२.२०२३ रोजी घेतलेले (पहिले) अधिवेशन, पिन-४२११०३, ता.बदलापूर जिल्हा.  
ईमेल: couc.kulgaonbade@maharashtra.gov.in, वेबसाईट: http://kbc.gov.in

अपडिक्ट डी - १

जा.क्र.कु-ब.न.प./नरवि/बां.प./२५२३ /२०२३-२०२४ युनिक नं.१७१ दिनांक: ०३/११ /२०२३

प्रति,

मे.ठाणेकर कन्स्ट्रक्शन एल.एल.पी. तर्फे भागीदार, श्री.अजय.मधुकर.ठाणेकर  
द्वारा श्री.सुरज अंधारे, वास्तुशिल्पकार, बदलापूर



विषय : महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५

सं.नं.८२/२/१ पैकी सं.नं.८३/३/६, सं.नं.८३/३/७ व सं.नं.८३/४अ, प्लॉट नं.३, ५, ६ व ७, मोजे शिरगांव, ता.अंबरनाथ येथे सुधारित बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ : १) आपला दि.०४/१०/२०२३ रोजीचा श्री.सुरज अंधारे, वास्तुशिल्पकार, बदलापूर यांचे

मार्फत सादर केलेला अर्ज क्र.६५/२३

२) यापूर्वी या कार्यालयाने दिलेली दि.२८/०३/२०२३ रोजीचा बांधकाम परवानगी.

वरील संदर्भाधीन अर्जांमध्ये विषयविकृत सं.नं.८२/२/१ पैकी, सं.नं.८३/३/६, सं.नं.८३/३/७ व सं.नं.८३/४अ, प्लॉट नं.३, ५, ६ व ७, मोजे शिरगांव, ता.अंबरनाथ मध्ये महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४४ व महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये सुधारित बांधकाम परवानगीकरीता अर्ज या कार्यालयास प्राप्त झाला आहे. सदर जागा मंजूर विकास योजना कुळगांव बदलापूर प्रमाणे निवासी भागात समाविष्ट असून, सदर जागा विकास योजनेतील १५.० मी. रुंद रस्त्यावर दर्शनी आहे. या जागेवर वर संदर्भित पत्र क्र.२ अन्वये इमारत तळमजला, दोन पोडीयम + सोळा मजले व बंगला नं.अ, बी, सी, डी, ई व एफ भागस्टिल्ट तळ + पहिल्या मजल्याकरीता परवानगी दिलेली आहे. आता सुधारित नियमावलीनुसार इमारत तळमजला, दोन पोडीयम + सोळा मजले व बंगला नं.अ, बी, सी, डी, ई व एफ भागस्टिल्ट तळ + पहिल्या मजल्याकरीता किरकोळ फेरबदलासह बांधकाम प्रस्तावित केलेले आहे. प्रकरणापूर्वी मंजूरी दिल्याप्रमाणे अखंडाच्या सीमांकनास झालेला विकास रस्त्याच्या स्थितीस व पाकींग क्षेत्राचे अधीन राहून सुधारित परवानगी विचारात घेण्यात येत आहे.

सबब, विषयविकृत प्रकरणातील ५४११.४३ चौ.मी. भूखंडामध्ये एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीच्या तरतुदीनुसार इमारत पुनर्विकासाचे क्षेत्र ३७५०० चौ.मी. (एकूण क्षेत्र ८६७३५ चौ.मी.), ३१८९.४५ चौ.मी. टि.डी.आर.क्षेत्र, १६२३.४३ चौ.मी. प्राम्यंय क्षेत्र व ६६७९.७३ चौ.मी. अनुसूचित क्षेत्रासह एकूण अनुज्ञेय क्षेत्र १८२३२१८ चौ.मी. पैकी १८२१२१६ चौ.मी. नियोजित बांधकाम क्षेत्र प्रस्तावित करून बांधकाम करण्यासाठी केलेल्या दि.०४/१०/२०२३ च्या अर्जास अनुसरून पुढील शर्तीस अधीन राहून तुम्हाला मालकीच्या जागेत, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ४५ अन्वये भागस्टिल्ट/ तळमजला/पहिला/पोडीयम/ दुसरा/पोडीयम/ पहिला मजला/ ते पधरावा मजला/ दुकान/ माटर रूम/ ड्रायव्हर रूम/ फिटनेस सेंटर/ क्लबहाऊस/ स्वीमिंग पूल/ सोसा.ऑफीस/ निव्वोसी व वाणीज्य वापरासाठी/ वाडे भितीच्या इमारतीच्या बांधकामाबाबत, सुधारित बांधकाम परवानगी/ प्रारंभ प्रमाणपत्र देण्यात येत आहे. नियोजित विंग अ, बी, सी, डी, ई व एफ मजल्यावरिल दुकानाच्या किरकोळ फेरबदलाकरीता.

१. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम १७१(३) नुसार मुंबई महानगर प्रदेश विकास प्राधिकरणाने प्रदान केलेल्या विकास नियंत्रण व जमिनी वापराबाबतचे अधिकारांस अधीन राहून ही परवानगी देण्यात येत आहे.
२. नकाशात दाखविल्याप्रमाणे नियोजित इमारतीचा वापर निवासी व वाणिज्य वापरासाठी करता व बांधकाम मंजूर नकाशाप्रमाणे असावे.
३. महसूल व वन विभाग, महाराष्ट्र शासन, यांचेकडील दि.५ जानेवारी २०१७ चे अध्यादेश क्र.२ मधील लागू असलेल्या आदेशाचे पालन करणे आपणांवर बंधनकारक राहिले.



स्थळदर्शक नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर असली पाहिजेत व त्याखालील जागे कायम खुली ठेवावी. या सामासिक अंतरात सेप्टिक टँक व बांधकाम करावयाचे झाल्यास, सदर सेप्टिक टँक चा स्लॅब सभोवतालच्या फ्लोरोिंगशी एकपातळी असावा जेणेकरून वाहतूक व्यवस्थेला बाधा होणार नाही. कोणत्याही बांधकामामुळे तळमजल्याची सामासिक अंतरे कमी होणार नाहीत याची दक्षता घ्यावी.

५. सेटबॅक नियमांच्या अंमलबजावणीसाठी मोकळी केलेली/ सोडण्यात आलेली जागे ही सार्वजनिक रस्त्याचा भाग समजण्यात येईल.

६. ही बांधकाम परवानगी/ प्रारंभ प्रमाणपत्र दिलेल्या तारखेपासून एक वर्ष पयले वेध असले, नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिले. वेध मुदतीत बांधकाम किमान प्लॅथ लेव्हल पर्यंत पूर्ण करणे आवश्यक आहे.

७. मंजूर नकाशाबाबत जागिर प्रारंभ प्रमाणपत्राची प्रमाणात दिनांक आणि इतर माहिती लिहून फ्लॅक लावावा.

८. भूखंडाचे क्षेत्रफळात व हद्दीमध्ये फरक आढळल्यास सुधारित परवानगी घेणे बांधकाम करणे राहिले. तसेच प्रकल्पा प्रस्तावासोबत आपण सादर केलेल्या कागदपत्रावरून जागेची मालकी निश्चित केलली आहे. त्यामुळे जागेच्या मालकी हक्काबाबत/ वहावाटोबाबत वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासकर्ता/ कु.मु.प.धारक/ जमिन मालक यांची राहिले.

९. कुलमुखत्यार पत्र धारक/ भांडकर/ गाळधारक/ मूळ मालक यांच्याला काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी वास्तुशिल्पकार/ विकासकर्ता यांचेवर राहिले.

१०. प्रस्तावा सोबत सादर केलेले ७/१२ उतार, फर्फार उतार, करारनामा, नोंदणी दस्त, मोजणी नकाशा, कुळमुखत्यार पत्राच्या आधारे सदर बांधकाम परवानगी देण्यात आलेली असून ती बनावट किंवा दिशाभूल करणारी आढळून आल्यास ही बांधकाम परवानगी संपुष्टात येईल.

११. बांधकामे सुरु करण्यापूर्वी इमारतीच्या पाया उत्खननासाठी आवश्यक असलेल्या गौण खनिजाचे स्वामित्वधन जिल्हाधिकारी कार्यालयात भरले असल्याचा दाखला सादर करणे आवश्यक आहे.

१२. मंजूर नकाशांनुसार बांधकाम करणे तसेच प्रकल्पात विकास नियंत्रण नियमावलीनुसार आवश्यक परवानगी घेणे बांधकाम/ वापर करणे महाराष्ट्र प्रादेशिक वा नगरपालिका अधिनियमाचे कलम ५३ देखील पाळणे ही आहे. त्यामुळे मंजूर बांधकाम परवानगीच्या विषयी बांधकाम करण्यापूर्वी अथवा सुरु परवानगीच्या अनुषंगाने बांधकामात फरफार करण्यापूर्वी सुधारित बांधकाम परवानगी घेणे आवश्यक राहिले.

१३. बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करावे. जाल्यापयत बांधकाम झाल्यानंतर मंजूर नकाशाप्रमाणे बांधकाम केलेल्या बाबतचे वास्तुशिल्पकाराचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे. त्यानंतरच पुढील बांधकाम सुरु करावे.

१४. विषयाधीन जागेवरील बांधकाम करताना आयि एस १३१२०-१९९३ भूकंपरोधक आर.सी.सी. डीझाईननुसार बांधकाम घटकाचे नियोजन अहताप्राप्त नोंदणीकल स्ट्रक्चरल इंजिनिअर याचेकडून करून घेणे आवश्यक असून त्याचे देखरेख खाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अजिदार/ विकासकर्ता यांचेवर बांधकाम करणे राहिले. इमारतीच्या बांधकाम सुरक्षिततेची (Structural Safety) जबाबदारी सर्वस्वी आपल्या स्थापत्य-विशारद/ स्ट्रक्चरल इंजिनिअर यांचेवर राहिले.

१५. साईटपाण्याचे व पागोळ्याचे पाणी नगरपरिषदेच्या गटारीस खड्डाने नगरपरिषद अभियंता याचे पसंतीप्रमाणे साईटवरील पाणी साईटपाण्याच्या बाबतची ऑरोगी खात्याचे प्रमाणपत्र असल्याशिवाय वापर परवानगी देण्यात येणार नाही.

१६. नवीन इमारतीस मंजूर नकाशा प्रमाणे सेप्टिक टँक पाहिजे व मलनिःसारण नालका भविष्य काळात जवळच्या मलनिःसारण नालकेस खड्डाने नगरपरिषद अभियंता याचे परवानगीने जोडणे आवश्यक राहिले.

१७. उक्त जमिनीवर विकास करताना जागेवरील भूगर्भ रचनेत अनावश्यक बदल करू नये व सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इकडाले परवानगी शिवाय वळवू अथवा बुडू करू नये.

१८. पाणी वारील भूखंडास नैसर्गिक पावसाळी पाण्याचा पुनर्वापर करणेसाठी रेन वाटर हार्व्स्टिंग (Rain Water Harvesting) ची योजना उभारण्यात यावी. तसेच रूफ टॉपचे पावसाळी पाणी जमिनीमध्ये जिरले अशा पध्दतीने खड्डा घेवून पाइप व्यवस्था करणेत यावी. जेणेकरून पावसाचे पाणी वहीत वाया जाणार नाही व ते जमिनीमध्ये मुरेल. बांधकाम पूर्णतेचा दाखला सादर करतवळी सदर योजना राबविल्याबाबत त्याचे फोटो व ज्या अभिकर्ता (एजन्सी) माफत ही योजना तयार करण्यात आली आहे त्याचेकडले योजना सुस्थीतीत असलेबाबत प्रमाणपत्र जोडावे.



१९. भोगवटा प्रमाणपत्र सादर करणेकामी इमारतीसाठी बसविली जाणारी लिफ्ट हि ISI मॉक असलेली दर्जेदार व नामांकित कंपनीची असावी. लिफ्टच्या सुरक्षिततेच्या संदर्भात संबंधित सक्षम अधिकार्यांची मान्यता घ्यावी. तसेच तीची भविष्यात वेळोवेळी सुरक्षिततेचे दृष्टीने तपासणी करण्यांत यावी. तसेच लिफ्ट ला पावर बॅक अप असावा व अग्निशमनचा नाहरकृत दाखला सादर करणे बंधनकारक राहिल.

२०. सादर इमारत बांधकामामुळे काही वक्ष बांधात हात असल्यास वक्ष अधिकारी यांचा विहित पध्दतीने परवाना प्राप्त करून त्यांचे आदेशाप्रमाणेच वक्षतोडनंतर इमारत बांधकाम हाती घेणेची कार्यवाही करावी.

२१. बांधकाम साहित्यात फ्लाय अश विटा व फ्लाय अश आधारीत साहित्याचा वापर करण्यासाठी केंद्र शासनाच्या नियमांची अंमलबजावणी करणे बंधनकारक राहिल.

२२. बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्याकरिता नगरपरिषदेचे जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी नगरपरिषदे हमी घेणार नाही. तसेच बांधकाम करण्यासाठी पिण्याचे पाणी अजिबात वापरू नये.

२३. बांधकाम करतवेळी वापरल्या जाणाऱ्या पाण्यापैकी किमान २५% पाणी नगरपरिषदे रमेशवाडी सांडपाणी प्रक्रीया प्रकल्प येथील प्रक्रीया केलेले सांडपाण्याचा पुनर्वापर करणे बंधनकारक राहिल.

२४. बांधकाम पूर्णतेचा दाखला/ वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पूर्ण झाले आहे त्याचा नकाशा वास्तुशिल्पकार व स्थापत्य विशारद यांच्यामार्फत विकास नियंत्रण नियमावलीतील अपेडिक्सेषचे मध्ये आवेदकाने पूर्ण झालेल्या बांधकामाच्या पाच प्रतीसह व इतर आवश्यक कागद पत्रासह सादर करण्यात यावा.

२५. शासन-निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणकारी उपकर अधिनियम १९९६ अंतर्गत इमारत बांधकामाच्या मुल्यावर २% उपकर नगरपरिषदेमार्फत भरणे आपणास बंधनकारक आहे.

२६. स्टीलची कमाल उंची नियमानुसार असावी व ती व्हूबाजूने खुली असावी व ती कोणत्याही परिस्थितीत बदलित करू नये.

२७. बांधकाम नकाशात खिडकीबाहेर/ बाल्कनीलगत दाखविलेले आर्किटेक्चरल प्रोजेक्शन/ कॉनिस/ इलेवेशनल प्रोजेक्शन हे कोणत्याही परिस्थितीत रेलिंग किंवा पॅरापेट वॉल ने बदलित करू नये अथवा वापरात आणण्यायोग्य करू नये अन्यथा सादरचे क्षेत्र बांधकाम क्षेत्रात गणले जाईल.

२८. स्टॅप पेपरवर स्टॅप नं. १६AA ७३०८५४, दि. ०३/०१/२०२३ व स्टॅप नं. १६AA ७३०८५५, दि. ०३/०१/२०२३ रोजी बंधपत्र लिहून दिल्याप्रमाणे मुळ जमिने मालकास ते बंधनकारक राहिल. त्यास नगरपालिका जबाबदार राहणार नाही.


२९. गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरिता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटार बांधावीत व भूखंडासमोरील रस्ता पक्क्या स्वरूपात गटारासह तयार केल्याखेरीज वापर परवाना मिळणार नाही.

३०. इमारतीचे बांधकाम करणाऱ्या कामगारांसाठी स्वच्छतागृहाची (Toilet) व्यवस्था करण्याची जबाबदारी विकासकाची राहिल. कामगारांनी आजूबाजूचा परीसर अस्वच्छ केल्यास, इमारतीच्या बांधकामाविषय कार्यवाही करण्याचे अधिकार नगरपरिषदेस असतील.

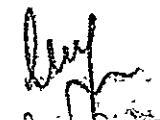
३१. कुळगाव बदलापर नगरपरिषदे क्षेत्राकरीता हवा प्रदूषण नियंत्रण कृती आराखड्यात सूचविल्याप्रमाणे बांधकाम साहित्यात सेल्युलॉसिमेन्ट यांना अन्वयित ठेवणे बांधकाम भूखंडावर टंकच्या आवागमनात होणाऱ्या वक्ष नियंत्रणात ठेवण्याचे दृष्टीने आत व बाहेर जाणाऱ्या गटार पाणी फवारण्याची व्यवस्था करणे, बांधकाम भूखंडावर ये-जा करणाऱ्या वाहनांच्या चाकावर पाणी फवारणे व्यवस्था करणे इ. बाबी आवश्यक आहेत. याप्रमाणे नियम ने पाळल्यास बांधकाम परवानगी रद्द होण्यास पात्र ठरू शकते.

३२. इमारतीच्या टायलटमध्ये लाविल्या जाणाऱ्या सिस्टमचा वापर करण्यात यावा.

सोबत मंजूर नकाशाच्या तीन प्रती पाठवण्यात येत आहेत.

  
नगर रचनाकार  
कुळगाव-बदलापर नगरपरिषदे  
कुळगाव

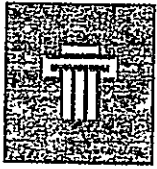


  
मुख्याधिकारी तथा नियोजन प्राधिकारी  
कुळगाव-बदलापर नगरपरिषदे  
कुळगाव

प्रत,

माहिजिहाधिकारी, ठाणे यांना माहितीस्तव सादर करण्यासाठी





**THANEKAR**  
*Palacio*

PHASE 2

RECEIPT

**M/s. Thanekar Construction LLP**

Head Office : Gr. Floor, Bhagrathi Garden, Opp. S.T. Bus Stand,  
Near Utkarsh Hospital, Badlapur (W), - 421503

Site Address : Opp. Thanekar Paradise, Mauli Chowk,  
Sirgaon, Badlapur (E)

No. **113**

Date: 15/02/2024

Received with thanks from Mrs. Sushama Shivaji Patil.

Mr. Shivaji Pratap Patil.

the sum of Rupees Eighty five Thousand only.

by Cash / Cheque / Draft No. 807778 Dated 08/02/2024

Drawn on State Bank of India Branch Badlapur

towards Booking / Installment of Flat No. / Shop No. A-1401 on 14<sup>th</sup> Floor in — Wing

Building Thanekar Palacio Phase-2

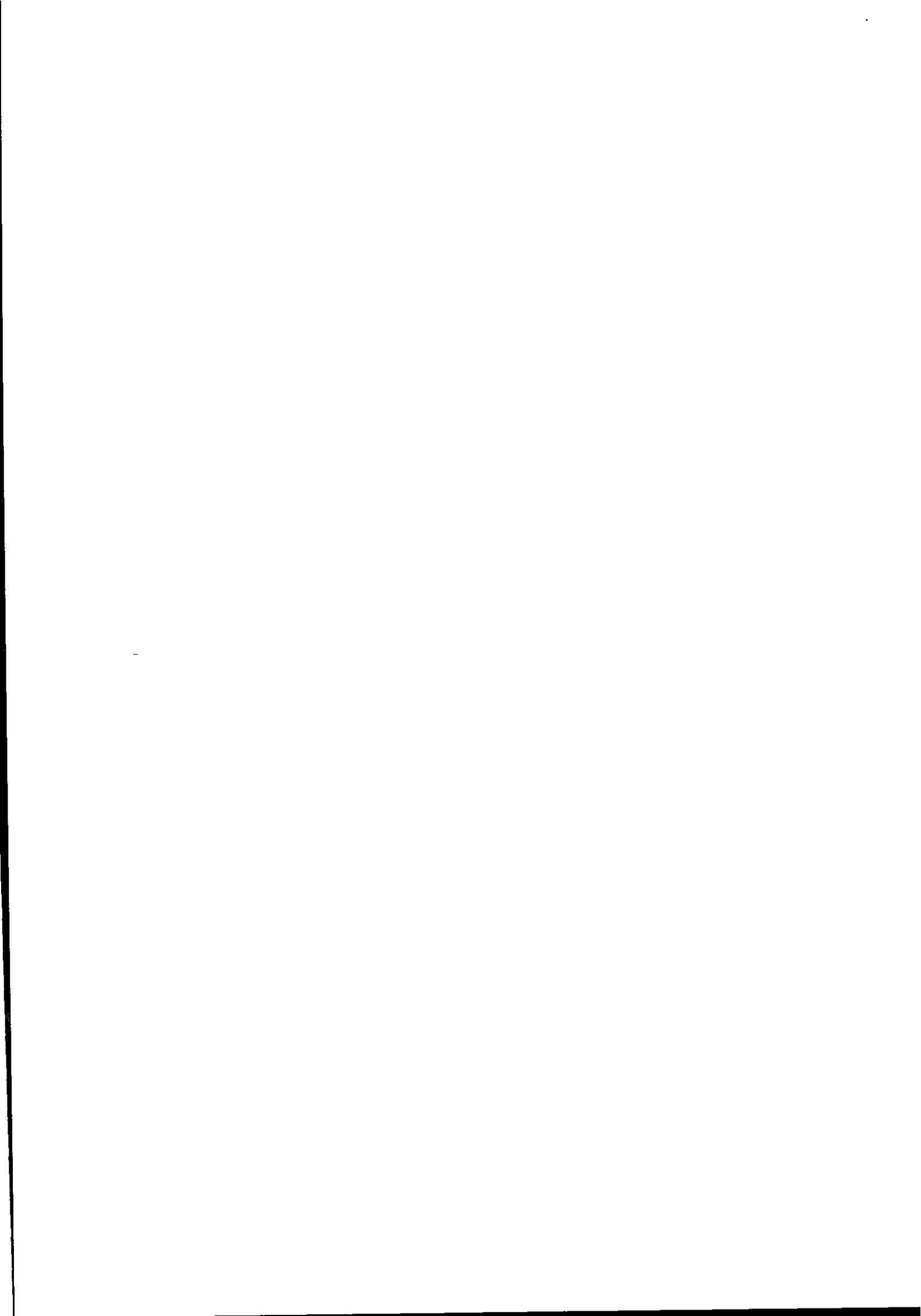
For Thanekar Construction LLP

₹ 85,000/-

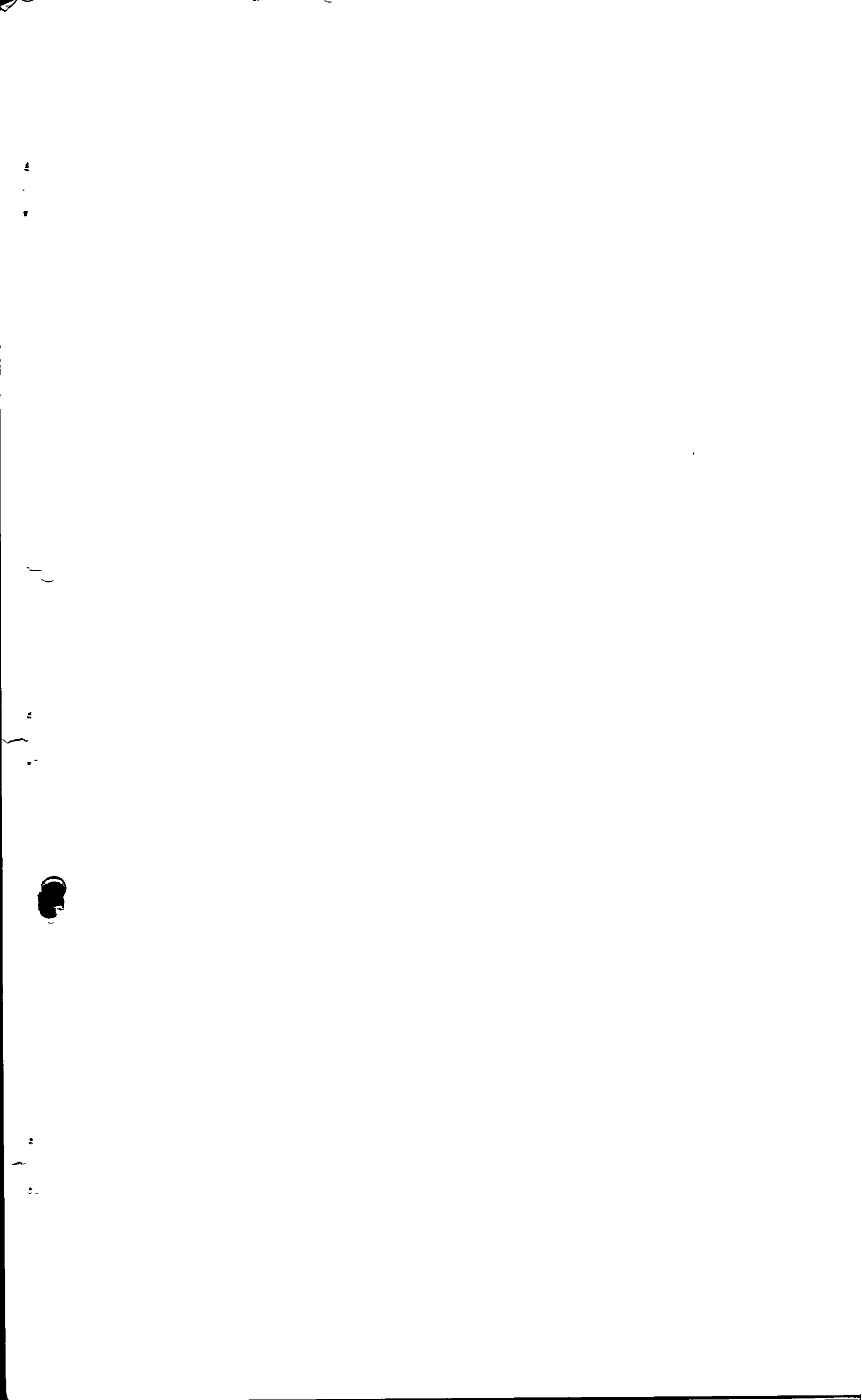
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पावती

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गावाचे नाव: शिरगाव

दस्तऐवजाचा अनुक्रमांक: उहन2-2207-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुषमा शिवाजी पाटील

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Sub Registrar Ulhasnagar 2

सह दुय्यम निबंधक वर्ग-२

उल्हासनगर-२

वाच्यार मूल्य: रु.5161000/-

मोवदला रु.5650000/-

सरलेले मुद्रांक शुल्क : रु. 339000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1600/-

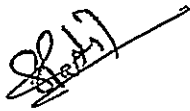
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वेकचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015551734202324E दिनांक: 14/02/2024

वेकचे नाव व पत्ता:



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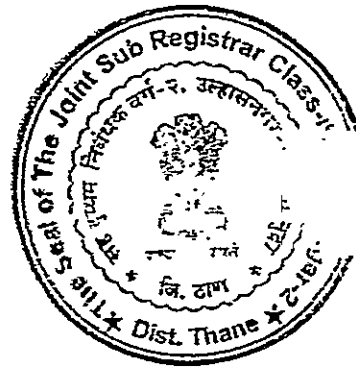
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मूल्यांकन पत्रक ( शहरी क्षेत्र - बाधाव )						
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साल	2023					
जिल्हा	ठाणे					
मूल्य विभाग	ठाणे अंदरनाथ					
उप-मूल्य विभाग	11/29 एफ2 (2व) विरगावातील वरील एफ 2(1) च्या पूर्व व एफ 2(अ) च्या व पश्चिम व शिरगावच्या पुर्व हदद यामधील नकाशात दाखविल्याप्रमाणे मिळकती					
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वर्गीकृत मूल्य दर तक्त्यानुसार मूल्य दर र.						
दुकाने	निवासी चक्रीका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
8290	52400	58900	64700	58900	चौ मीटर	
कधीत क्षेत्राची माहिती	91 619 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बाधाव	
वास्तव्य क्षेत्र 0.000 Up-	1-अर चौ सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 25289/-	
वास्तव्य क्षेत्र 0.000	बाहे	मजला -	11th to 20th Floor			
Sale Type - First Sale						
Sale/Recd of built up Property constructed after circular dt.02/01/2018						
मूला निहाल घटक	= 107.5 / 100 Apply to Rate= Rs.56330/-					
घटकानुसार मिळकतीचा प्रति चौ मीटर मूल्य दर	= ((वार्षिक मूल्य दर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर					
	= (( 56330-8290) * (100 / 100) ) + 8290 )					
	= Rs.56330/-					
A) मूळ मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 56330 * 91 619					
	= Rs 5160898 27/-					
Applicable Rates	= 3, 9, 18, 19					
एकत्रित वार्षिक मूल्य	= मूळ मिळकतीचे मूल्य + ककराचे मूल्य - मेडनार्डन मजला क्षेत्र मूल्य - लगतच्या गळीचे मूल्य (खुली बाळकनी) - वरील गळीचे मूल्य - वरील वळन क्षेत्राचे मूल्य + खुल्या जमिनीवरील वाहन टक्केचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदीस्त बाळकनी - स्वयंचालित दडक					
	= A+B+C+D+E+F+G+H+I+J					
	= 5160898.27+0+0+0+0+0+0+0+0+0+0					
	= Rs.5160898/-					
	= ₹ एकाचत्र ताख साठ हजार आठ शे अक्याणव /-					

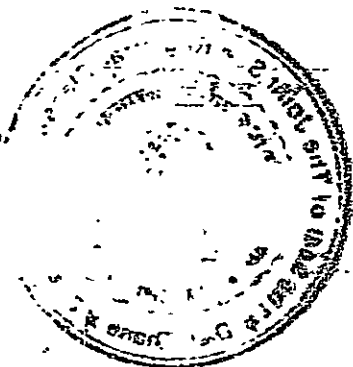
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सह दुय्यम निबंधक वर्ग-२  
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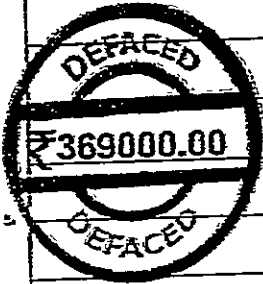


CHALLAN  
MTR Form Number-6



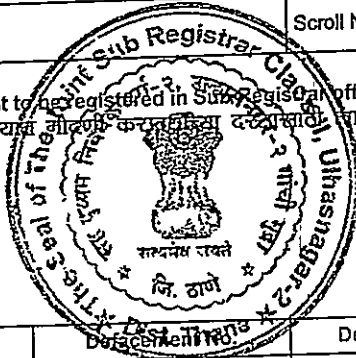
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Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)			
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR	PAN No.(If Applicable)	AKRPP2069B		
Location	THANE	Full Name	MRS. SUSHAMA SHIVAJI PATIL		
Year	2023-2024 One Time	Flat/Block No.	FLAT NO. A/1401, 14TH FLOOR, THANEKAR		
		Premises/Building	PALACIO PHASE-II		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	339000.00	SHIRGAON	BADLAPUR		4 2 1 5 0 3
0030066301 Registration Fee	30000.00				
		Remarks (If Any)			
		PAN2=AAFT6665N~SecondPartyName=MESARS THANEKAR			
		CONSTRUCTION LLP~CA=5650000~Marketval=5161000			
		Amount In	Three Lakh Sixty Nine Thousand Rupees Only		
Total	3,69,000.00	Words			



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	69103332024021318094	2853490616	
Cheque/DD No.	Bank Date	RBI Date	13/02/2024-15:34:20	Not Verified with RBI	
Name of Bank	Bank-Branch		IDBI BANK		
Name of Branch	Scroll No. , Date		Not Verified with Scroll		

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दृश्य निबंधक कार्यालय में दर्ज करवाया जाना चाहिए, नोटणी न करवाया गया दस्तावेज़ी सदर चलन लागू नहीं।

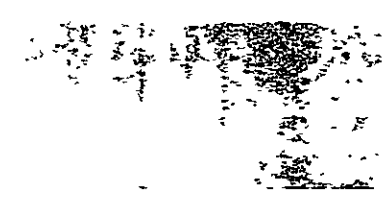


Mobile No. : 9975180158

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Challan Defaced Details

Sr. No.	Remarks	Defacement Date	Userld	Defacement Amount
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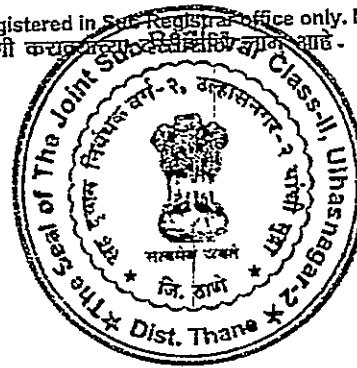
CHALLAN  
MTR Form Number-6



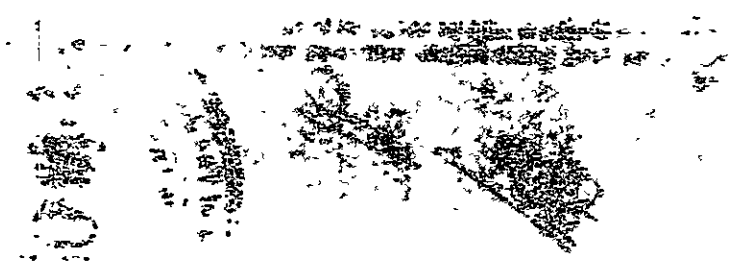
ERIN	MHD15551734202324E	BARCODE	[Barcode]		Date	13/02/2024-15:27:48	Form ID	25.2	
Department Inspector General Of Registration				Payer Details					
Stamp Duty				TAX ID / TAN (If Any)					
Type of Payment Registration Fee				PAN No.(If Applicable) AKRPP2069B					
Office Name ULH2 ULHASNAGAR 2 JT SUB REGISTRAR				Full Name MRS. SUSHAMA SHIVAJI PATIL					
Location THANE				Flat/Block No. FLAT NO A/1401, 14TH FLOOR, THANEKAR					
Year 2023-2024 One Time				Premises/Building PALACIO PHASE-II					
Account Head Details			Amount in Rs.						
60045401 Stamp Duty			339000.00						
630063301 Registration Fee			30000.00						
			Road/Street SHIRGAON						
			Area/Locality BADLAPUR						
			Town/City/District						
			PIN 4 2 1 5 0 3						
			Remarks (If Any)						
			PAN2=AAAF76665N-SecondPartyName=MESARS THANEKAR						
			CONSTRUCTION LLP-CA=5650000-Marketval=5161000						
			Amount In Words Three Lakh Sixty Nine Thousand Rupees Only						
Total			3,69,000.00						
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref. No.		69103332024021318094 2853490616	
Cheque/DD No.				Bank Date		RBI Date		13/02/2024-15:34:20 Not Verified with RBI	
Name of Bank				Bank-Branch IDBI BANK					
Name of Branch				Scroll No. , Date Not Verified with Scroll					

Department ID : Mobile No. : 9975180158  
 NOTE- This challan is valid for document to be registered in Sub-Registrar Office only. Not valid for unregistered document.  
 चदर चलय केवल दुय्यम निबंधक कार्यालयत नोदणी कचवयाच्या दस्तासाठी सदर चलय लागू नाही.

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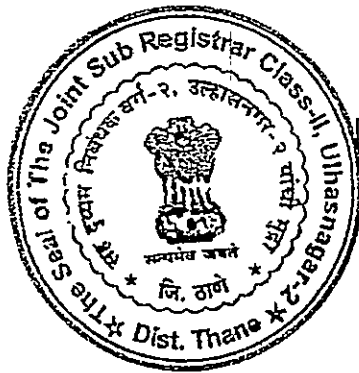


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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0224133114097	Date 13/02/2024
Received from MRS. SUSHAMA SHIVAJI PATIL, Mobile number 9975180158, an amount of Rs. 1600/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Ulhasnagar 2 of the District Thane Grm.	
Payment Details	
Bank Name IBKL	Date 13/02/2024
Bank CNR 10004152024021313272	REF No. 2886266952
This is computer generated receipt, hence no signature is required.	

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Ward No. :  
Village : Shirgaon  
Apartment area : RERA Carpet + Exclusive area = Total carpet  
68.33 sq. mtrs + 14.96 sq. mtrs = 83.29 sq. mtrs  
Mkt. Value : Rs. 51,61,000/-  
Actual Value : Rs. 56,50,000/-  
Stamp Value : Rs. 3,39,000/-

### AGREEMENT FOR SALE

This Agreement made at Badlapur

on this 14<sup>th</sup> day of Feb. 2024

BETWEEN

THANEKAR CONSTRUCTION LLP, (PAN no. AAFT6665N) a limited liability partnership, incorporated under limited liability partnership act and the rules made there under, having its registered office at Flat no. A/002, Bhagirathi Garden, Opp. ST Stand, Near Utkarsh Hospital, Badlapur, Tal-Ambarnath, Dist.-Thane, through its designated director Shri. Ajay Madhukar Thanekar, hereinafter called and referred to as the Promoters (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being, the survivors of them/their/his/her heirs, executors, administrators and assigns) being the Party of the First Part

[Signature]      [Signature]      1      [Signature]

AND

1. Mrs. Sushama Shivaji Patil

Aged 50 years, occupation Service Pan Card AKRPP2069B

2. Mr. Shivaji Pratap Patil

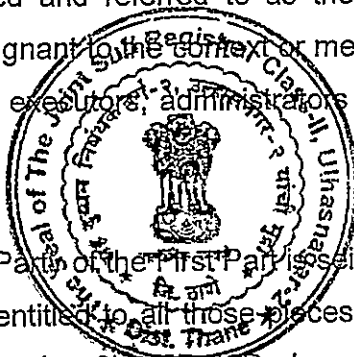
Aged 56 years, occupation Service Pan Card AKRPP2068A

3. \_\_\_\_\_

Aged — years, occupation — Pan Card —

Residing at 103, Rutuvihare Co-op Hsg. Soc. Anant Nagar, Badlapur (E) 421503.

Hereinafter called and referred to as the Allottee/s (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the Party of the Second Part.



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WHEREAS the Party of the First Part is seized and possessed of otherwise well and sufficiently entitled to all those pieces and parcels of land bearing Survey no. 82/2/1, area adm. 0H-15R-23P plus pot kharaba 0H-07R-10P, total adm. 0H-22R-33P equivalent to 2233 sq. mtrs out of total area admeasuring 7180 sq. meters lying and being situated at Revenue Village Shirgaon, Tal. Ambarnath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council. (hereinafter for the sake of brevity called and referred to as property no. 1), land bearing Survey no. 83/3/6. area adm. 0H-07R-00P plus pot kharaba 0H-00R-30P; total adm. 0H-07R-30P equivalent to 730 sq. mtrs lying and being situated at Revenue Village Shirgaon, Tal. Ambarnath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council. (hereinafter for the sake of brevity called and referred to as property no. 2), land bearing Survey no. 83/3/7, area adm. 0H-16R-10P plus pot kharaba 0H-00R-80P, total adm. 0H-16R-90P equivalent to 1690 sq. mtrs lying and being situated at Revenue Village Shirgaon, Tal. Ambarnath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council. (hereinafter for the sake of brevity called and referred to as property no. 3) more particularly described in First Schedule hereunder written

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AND WHEREAS Shri. Buvaji Dharma Pendulkar had acquired all that piece and parcel of land bearing Survey no. 82/2/1, (Old Survey no. 82/2/B) an area adm. 7180 sq. meters lying and being situated at Revenue Village Shirgaon, Tal. Ambarnath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council by virtue of the provisions of section 32 G of the Bombay Tenancy Agricultural Lands Act, 1948 ("BT and AL Act, 1948).

ANDWHEREAS on payment of the price fixed under section 32G of BT and AL Act, 1948, 32M certificate was issued in the name of Pendulkar as evidenced vide Mutation Entry no. 444.

ANDWHEREAS that after demise of the original owner the names of the legal heirs have been brought on records vide mutation entry no. 1579, 1582 and vide mutation entry no. 2050, the names of Balu Gopal Pendulkar and others have been mutated in records of rights in respect of Survey no. 82/2/1, (Old Survey no. 82/2/B).

ANDWHEREAS by and under Development Agreement dated 03/09/1997, registered in the office of Sub-Registrar of Ulhasnagar-2 at serial no.2271/97, Shri. Balu Gopal Pendulkar and others had granted development rights of an area adm. 7180 sq. meters of Survey no. 82/2/1, (Old Survey no. 82/2/B) lying and being situated at Revenue Village Shirgaon, Tal. Ambarnath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council unto M/s Om Sai Enterprises, a partnership firm on terms, conditions and consideration mentioned therein.

ANDWHEREAS by and under Agreement for Sale dated 28/12/2011, registered in the office of Sub- Registrar of Ulhasnagar-2 at serial no.13470 on even date, Shri. Balu Gopal Pendulkar and others in confirmation with M/s. Om Sai Enterprises had agreed to sell an area admeasuring 7180 sq. meters of Survey no. 82/2/1, (Old Survey no. 82/2/B) lying and being situated at Revenue Village Shirgaon, Tal. Ambarnath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council to M/s. Moreshwar Enterprises through its partners on terms and consideration mentioned therein.

ANDWHEREAS in pursuant to the aforesaid Agreement for sale dated 28/12/2011, Shri. Balu Gopal Pendulkar and others as Vendors in confirmation with M/s. Om Sai Enterprises executed Conveyance Deed dated 04/09/2013,

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registered in the office of Sub-Registrar of Assurance, Ulhasnagar-2 at serial no.10345/2013, in favour of M/s. Moreshwar Enterprises through its partners thereby sold, transferred and conveyed an area admeasuring 7180 sq. meters of Survey no. 82/2/1, (Old Survey no. 82/2/B) lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council on terms and consideration mentioned therein.

AND WHEREAS in pursuant to Conveyance deed dated 04/09/2013, the name of M/s. Moreshwar Enterprises through its partners has been mutated in the records of rights vide mutation entry no.4342.

AND WHEREAS by and under Sale Deed dated 02.07.2021, registered in the office of Sub-Registrar of Assurances, Ulhasnagar-3 at serial no. 5707/2021 on even date, M/s Moreshwar Enterprises through its Partners Shri. Vijay Motiram Patkar and 4 others as Vendors have sold, transferred and conveyed all that piece and parcel of land bearing Survey no. 82/2/1, area adm. 0H-15R-23P plus pot kharaba 0H-07R-10P, total adm. 0H-22R-33P equivalent to 2233 sq. mtrs out of total area admeasuring 7180 sq. meters lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist. Thane. within the limits of Kulgaon Badlapur Municipal Council. M/s. Thanekar Construction Company, through its partner Shri. Ajay Madhukar Thanekar as Purchasers on terms and consideration mentioned therein. (Hereinafter for the sake of brevity called and referred to as property no. 1)


AND WHEREAS Tehsildar, Ambarnath Taluka, vide its order bearing outward no. Mahasul/K-1/TG-3/Jaminbab-2/2021 dated 22<sup>nd</sup> December, 2021 was pleased to convert the said property no. 1 into non-agricultural use.

AND WHEREAS Gajanan Parshuram Ludbe and 3. others were originally owners of all that piece and parcel of land bearing Survey no. 83/3/6, area adm. 0H-07R-00P plus pot kharaba 0H-00R-30P, total adm. 0H-07R-30P equivalent to 730 sq. mtrs lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist. Thane, within the limits of Kulgaon-Badlapur Municipal Council. (hereinafter for the sake of brevity called and referred to as property no. 2).

AND WHEREAS by and under Conveyance Deed dated 06.03.2009, registered









in the office of Sub-Registrar of Assurance, Ulhasnagar-2 at serial no.1374/2009, Gajanan Parshuram Ludbe and 3 others through their Power of Attorney holder Gajanan Parshuram Ludbe have sold, transferred and conveyed the property no. 2 unto Sau Anita Ravindra Sonawane and one another in respect of property no. 2 on terms and consideration mentioned therein.

AND WHEREAS by and under Conveyance Deed dated 16.07.2012, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-2 at serial no.7284/2012, Sau. Anita Ravindra Sonawane and one another in confirmation with Shri. Yogiraj Parshuram Ludbe and 2 others through their Power of Attorney holder Shri. Ravindra Ganesh Sonawane have sold, transferred and conveyed the property no. 2 unto Shri. Velji V Patel on terms and consideration mentioned therein.

AND WHEREAS by and under Conveyance Deed dated 10.01.2023, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-4 at serial no.439/2023 on even date, Shri. Yogiraj Parshuram Ludbe through his Power of Attorney holder Shri. Avinash Dattaraya Patkar, Sau. Anita Ravindra Sonawane and one another, Shri. Tulsidas Velji Patel and 3 others, Shri. Avinash Dattaraya Patkar in confirmation with Shri. Sadanand Parshuram Ludbe and one another through their Power of Attorney holder Shri. Avinash Dattaraya Patkar have sold, transferred and conveyed property no. 2 unto Thanekar Construction LLP as Purchasers on terms and consideration mentioned therein.

AND WHEREAS Tehsildar, Ambernath, Shikhar vide his order bearing outward no. Mahasul/K-1/TG-3/Jamjnbab/Rü. Kava-23/2017 dated 09.08.2017 was pleased to convert the property no. 2 into non-agricultural use as evidenced from mutation entry no. 4836.



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AND WHEREAS by and under Conveyance Deed dated 29.12.2021, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-2 at serial no.19311/2021 on even date, Gunwant Gajanan Naik and 4 others in confirmation with Jitendra Kisan Bhiwande and one another have sold transferred and conveyed all that piece and parcel of land bearing Survey no.

83/3/7, area adm. 0H-16R-10P plus pot kharaba 0H-00R-80P, total adm. 0H-16R-90P equivalent to 1690 sq. mtrs lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist: Thane, within the limits of Kulgaon

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Badlapur Municipal Council unto M/s. Thanekar Construction Company through its partners-Shri. Ajay Madhukar Thanekar. (Hereinafter for the sake of brevity called and referred to as property no. 3).

**AND WHEREAS** M/s. Thanekar Constructions has been converted to Thanekar Construction LLP and as such all the properties acquired by M/s. Thanekar Construction Company vest with Thanekar Construction LLP.

**AND WHEREAS** Mayapuri Co-operative Housing Society Limited is the owner of all those pieces and parcels of Non-agricultural land bearing Survey no. 83, Hissa no. 4/A/3, Plot no. 3, area adm. 60 sq. mtrs., Survey no. 83, Hissa no. 4/A/5, Plot no. 5, area adm. 175 sq. mtrs., Survey no. 83, Hissa no. 4/A/6, Plot no. 6, area adm. 248.39 sq. mtrs., Survey no. 83, Hissa no. 4/A/7, Plot no. 7, area adm. 275.04 sq. mtrs., totally area admeasuring 758.43 sq. meters lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council. (Hereinafter for the sake of brevity called and referred to as said property no.4 ) more particularly described in First Schedule hereunder written.

**AND WHEREAS** by and under Sale Deed dated 18.05.2010, registered in the office of Sub- Registrar of Assurance, Ulhasnagar-2 at serial no.4634/2010 on even date, Smt. Pratibha Mohandas Shanbag as Vendor had sold, transferred and conveyed all that piece and parcel of Land bearing Survey no. 83, Hissa no. 4/A/3, Plot no. 3, area adm. 248.39 sq. mtrs unto M/s. Shree Siddhivinayak Construction through its partner Shri. Arvind Vishwanath Apte. उ ह न - २  
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**AND WHEREAS** in pursuant to the aforesaid Sale Deed the name of M/s. Shree Siddhivinayak Construction through its partner Shri. Arvind Vishwanath Apte have been mutated in the Records of Rights vide Mutation Entry no.3006.

**AND WHEREAS** by and under Sale Deed dated 18.05.2010, registered in the office of Sub- Registrar of Assurance, Ulhasnagar-2 at serial no. 4637/2010 on even date, Smt. Pratibha Mohandas Shanbag and others have sold, transferred and conveyed all that piece and parcel of Land bearing Survey no. 83, Hissa no. 4/A/5, Plot no. 5, area adm. 248.29 sq. mtrs unto M/s. Shree Siddhivinayak construction through its partner Shri. Arvind Vishwanath Apte.

**AND WHEREAS** in pursuant to the aforesaid Sale Deed, the name of M/s.

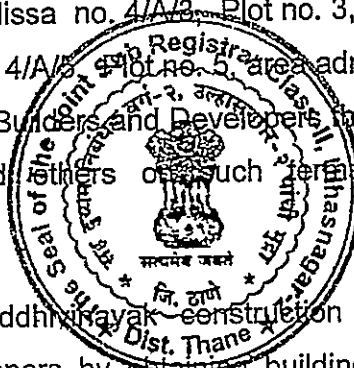
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Shree Siddhivinayak Construction through its partner Shri. Arvind Vishwanath Apte have been mutated in the Records of Rights vide Mutation Entry no.3007.

**AND WHEREAS** by and under Sale Deed dated 14.09.2010, registered in the office of Sub- Registrar of Assurance, Ulhasnagar-2 at serial no. 8389/2010 on even date, M/s. Shree Siddhivinayak construction through its partner Shri Arvind Vishwanath Apte have transferred and conveyed an area adm. 183.90 sq. mtrs., of Survey no. 83, Hissa no. 4/A/3, Plot no. 3 and an area adm. 73.29 sq. mtrs., of Survey no. 83. Hissa no. 4/A/5, Plot no. 5, unto Kulgaon Badlapur Municipal Council on terms and conditions mentioned therein.

**AND WHEREAS** in pursuant to the aforesaid Sale Deed. the name of Kulgaon Badlapur Municipal Council have been mutated in the Records of Rights vide Mutation Entry no.3080.

**AND WHEREAS** by and under Development Agreement dated 14.11.2010, registered in the office of Sub- Registrar of Assurance, Ulhasnagar-2 at serial no. 10938/2010 on even date, M/s. Shree Siddhivinayak construction through its partner Shri Arvind Vishwanath Apte as Owners have granted development rights in respect of Survey no. 83, Hissa no. 4/A/3, Plot no. 3, area adm. 60 sq. mtrs, and Survey no. 83, Hissa no. 4/A/5, Plot no. 5, area adm. 175 sq. mtrs in favour of M/s. Nobel Infrastructure Builders and Developers through its partners Shri. Pramod Ramjeet Puri and others on such terms and consideration mentioned therein.



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**AND WHEREAS** M/s. Shree Siddhivinayak construction and M/s. Nobel Infrastructure Builders and Developers by obtaining building permission and getting plan approved and sanctioned from the Kulgaon Badlapur Municipal Council have carried out and completed the construction of the building known as Mayapuri CHS Ltd. and the Kulgaon Badlapur Municipal Council has issued competition certificate in respect of the said building dated 13.03.2013.

**AND WHEREAS** by and under Sale Deed dated 03.12.2009, registered in the office of Sub- Registrar of Assurance, Ulhasnagar-2 at serial no. 7353/2009 on even date, Smt. Sandhya Suresh Waghulade and one another as Vendor have sold, transferred and conveyed all that piece and parcel of Land bearing Survey no. 83, Hissa no. 4/A/6, Plot no. 6, area adm. 248.39 sq. mtrs unto M/s. Nobel Infrastructure Builders and Developers through its partners Shri. Pramod Ramjeet Puri and others on such terms and consideration mentioned therein.

*Signature*

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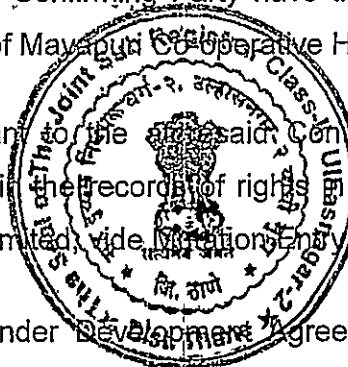
~~AND WHEREAS~~ in pursuant to the aforesaid Sale Deed, the name M/s. Nobel Infrastructure Builders and Developers have been mutated in the Records of Rights vide Mutation Entry no.2950.

~~AND WHEREAS~~ by and under Sale Deed dated 03.12.2009, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-2 at serial no. 7351/2009 on even date, Smt. Sandhya Suresh Waghulade and one another as Vendor have sold, transferred and conveyed all that piece and parcel of Land bearing Survey no. 83, Hissa no. 4/A/7, Plot no. 7, area adm. 275.04 sq. mtrs unto M/s. Nobel Infrastructure Builders and Developers through its partners Shri. Pramod Ramjeet Puri and others on such terms and consideration mentioned therein.

AND WHEREAS in pursuant to the aforesaid Sale Deed, the name M/s. Nobel Infrastructure Builders and Developers have been mutated in the Records of Rights vide Mutation Entry no.2949.

AND WHEREAS by and under Conveyance Deed dated 25.01.2021, registered in the office of Sub- Registrar of Assurance, Ulhasnagar-2 at serial no. 1951/2021 on 01.02.2021, M/s. Shree Siddhivinayak Construction through its partner Shri. Arvind Vishwanath Apte as Vendors and Owners, M/s. Nobel Infrastructure Builders and Developers through its partners Shri. Pramod Ramjeet Puri and others as Owners and Developers in confirmation with M/s. Nobel Infrastructure Builders and Developers through its partners Shri. Pramod Ramjeet Puri and others as Confirming Party have transferred and conveyed the property no.4 in favour of Mayapuri Co-operative Housing Society Limited.

AND WHEREAS in pursuant to the aforesaid Conveyance Deed, the said property has been mutated in the records of rights in the name Mayapuri Co-operative Housing Society Limited, vide Mutation Entry no.5280.



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AND WHEREAS by and under Development Agreement dated 21.03.2023, registered in the office of Sub- Registrar of Assurance, Ulhasnagar-2 at serial no. 3697/2023 on even date, Mayapuri Co-operative Housing Society Limited as Owners in confirmation with members of Mayapuri Co-operative Housing Society Limited have assigned and granted development rights in respect of the property no.4 in favour of M/s. Thanekar Construction LLP through its designated partners Shri. Ajay Madhukar Thanekar and one another on terms, condition and consideration mentioned therein.

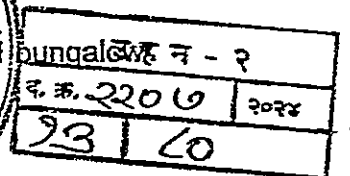
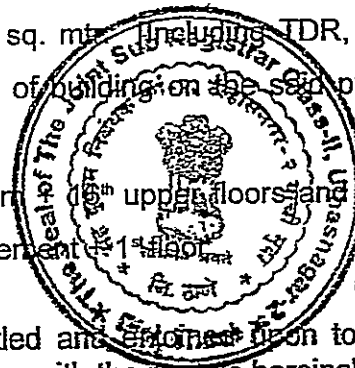
AND WHEREAS in pursuant to Development Agreement dated 21.03.2023, Mayapuri Co-operative Housing Society Limited and its members have also executed Power of Attorney dated 21.03.2023, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-2 at serial no. 3698/2023 on even date, in favour of Shri. Ajay Madhukar Thanekar and one another designated partners of M/s. Thanekar Construction LLP in respect of property no.4 to do all such acts, deeds and things set out therein.

(Hereinafter for the sake of brevity property no.1, property no.2, property no.3 and property no.4 collectively called and referred to as "said property")

AND WHEREAS out of the said property an area adm. 143.73 sq. mtrs., is affected by 15 meter wide DP road and after deducting the said area the balance area adm. 5267.70 sq. mtrs., will be handed over to the society at the time of Conveyance.

AND WHEREAS Kulgaon Badlapur Municipal Council has granted building permission and approved and sanctioned building plans vide Commencement certificate bearing outward no. KBNP/NRV/BP/901/2022-23 Unique number 203 dated 28.03.2023 for carrying out construction on area adm. 18251.77 sq. mtrs., by utilizing FSI as per UDCPR of an area admeasuring 18251.77 sq. mtrs., out of permissible FSI of 18266.80 sq. mtrs. [including TDR, additional FSI, ancillary FSI and premium FSI etc. ] of building on the said property as under:

Building – Ground floor, two podiums, 10<sup>th</sup> upper floors and bungalows nos. a,b,c,d,e and f – part still , basement



AND WHEREAS the Promoters are entitled and entitled upon to construct buildings on the Said Property in accordance with the details hereinabove;

AND WHEREAS the Promoters are in possession of the Said Property.

AND WHEREAS the Promoters have propounded a Scheme of Construction on the Said Property by constructing a complex in phase wise manner known as 'THANEKAR PALACIO PHASE II' (Said Project) as per the plans sanctioned by competent authority the Promoters are entitled to construct buildings on the said property.

AND WHEREAS the Promoters have got approved from the concerned local authority the plans, specifications, elevation and details of the Said Buildings (hereinafter referred to as "the Said Plans").

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AND WHEREAS the Promoters have appointed Architect Shri. Suraj Andhare registered with the Council of Architects, and the Promoters have appointed a structural engineer Shri. Atul Kurpadkar for preparation of the structural design and drawing of the buildings and the Promoters accepts the professional supervision of the Architect and the structural engineers.

AND WHEREAS the Promoters have registered the project under the provisions of the Act with the Real Estate Regulatory Authority. The registration no. of the Project is P51700051381 annexed at Annexure F.

AND WHEREAS the Promoters have provided to the Allottee/s the copy of order, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Allottee/s and the Allottee/s is/ are fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her express and irrevocable consent for the same.

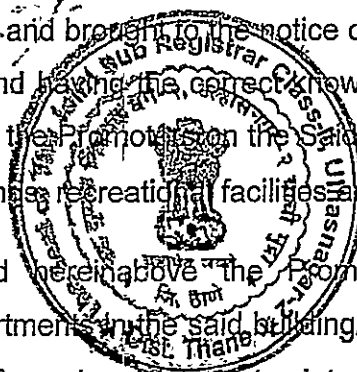
AND WHEREAS the Allottee has seen the site of the Said Project and the work of construction of the Said Buildings being in progress and is satisfied with the quality of the work and has approved the same.

AND WHEREAS the Promoters have given the clear inspection of the sanctioned plans to the Allottee/s which also includes the consumption and utilisation of the transfer of development rights also the future expansion buildings as well construction of certain amenity area as well as recreation

spaces and have represented and brought to the notice of the Allottee/s and the Allottee/s is/are fully aware and having the correct knowledge that the scheme of construction undertaken by the Promoter on the Said Property as aforesaid including the number of buildings, recreational facilities and amenity area.

AND WHEREAS as recited hereinabove the Promoters have sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoters on the Said Property and to enter into Agreement/s with the allottee(s) of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee/s, the Promoters have given inspection to the Allottee/s of all the documents of title relating to the Said Property and the plans, designs and specifications prepared by the Promoter's Architect and of such other documents as are specified under the Real Estate



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(Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoters, authenticated copies of Village Forms VI and XII or any other relevant revenue record showing the nature of the title of the Promoters to the Said property on which the Apartments are constructed have been annexed hereto and marked as Annexure A and B respectively.

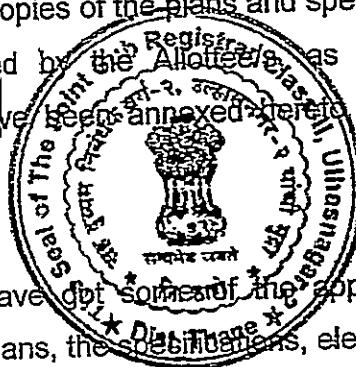
AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottees, as sanctioned and approved by the local authority have been annexed hereto and marked as Annexure D.

AND WHEREAS the Promoters have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Buildings.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said buildings and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.



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AND WHEREAS the Allottee/s has/have applied and offered to the Promoters for allotment of an Apartment No. A-1401 on 14<sup>th</sup> floor in the being constructed in the said Complex known as "THANEKAR PALACIO PHASE II".

AND WHEREAS the Promoters have accepted the offer of the Allottee/s and agreed to allot an Apartment bearing number A-1401 on the 14<sup>th</sup> floor. (herein after referred to as the said "Apartment") in the Building being constructed in the said Complex known as "THANEKAR PALACIO PHASE II" by the Promoters.

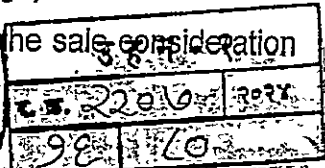
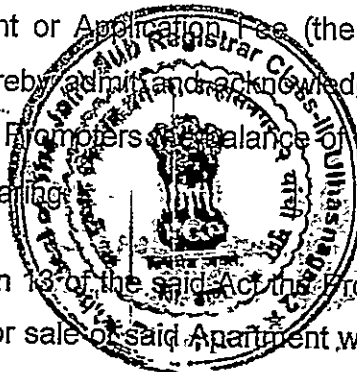
AND WHEREAS the carpet area of the said Apartment is 68.33 sq. mtrs., (RERA Carpet) + Exclusive Area adm. 14.96 sq. mtrs., aggregating to 83.29 sq. mtrs. and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, Exclusive Area appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.

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

AND WHEREAS, prior to the execution of these presents the Allottee/s has/have paid to the Promoters a sum of Rs. 6,50,000/-/- (Rupees Six lakhs fifty Thousand Only only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoters to the

Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoters is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.



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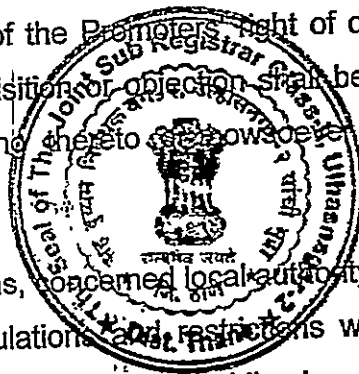
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties the Promoters hereby agree to sell and the Allottee/s hereby agree/s to purchase the said Apartment and/or the garage/covered parking (if applicable) at or for the consideration and on ownership basis in the manner appearing hereinafter.

NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoters are entitled to construct buildings on the said property, in accordance with the plans, designs and specifications as approved by the Kulgaon Badlapur Municipal Council from time to time with only such variations and modifications as the Corporation may deem fit and the Allottee/s hereby consent to the same. The Allottee/s herein is/ are fully aware and having the full and absolute knowledge of the Scheme of construction, the Number of buildings and the Allottee/s herein along with the other Allottees will not raise any objection, hindrance or obstruction at the time of formation of society/condominium of apartments its conveyance, demarcation, grant of right of way, easementary rights and other benefits attached to the said different portions of land as described hereinabove.

2. The Allottee/s has/have prior to the execution of this agreement satisfied himself/herself/themselves with the title of the said property including the Agreements and other documents referred to hereinabove and the Allottee/s hereby agrees & confirms that he/she/they shall not be entitled to further investigate the title of the Promoters right of development of the said property and no requisition or objection shall be raised by the Allottee on any matter relating thereto or otherwise in connection therewith.

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.



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4. 1. a (i) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s Apartment No. A-1401 of carpet area admeasuring 68.33 sq. meters + Exclusive Area adm. 14.96 sq.ft., on 14th floor in the project known as "THANEKAR PALACIO PHASE II" (hereinafter referred to as "the Apartment") as described in Schedule "A" written hereunder and as shown in the Floor plan thereof hereto annexed and marked as Annexure(s)C-1 and C-2 for the consideration of Rs. 56,50,000/- 1- [Rupees Fifty Six lakhs fifty Thousand Only

\_\_\_\_\_ ] (ii) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s covered parking spaces bearing No \_\_\_\_\_ situated at \_\_\_\_\_ stilt/Podium being constructed in the layout for the consideration of Rs. \_\_\_\_\_/-. However, the Allottee/s of such Parking shall not enclose or cover the same without the written permission of the Promoters and/or the society or such body formed, as the case may be and Municipal Corporation and other concern authorities.

1(b) The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs. \_\_\_\_\_/-

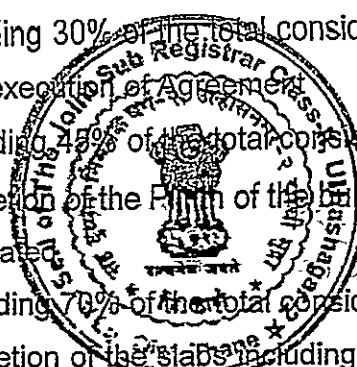
1(c) The Allottee has paid on or before execution of this agreement a sum of Rs. 6,50,000/- 1- (Rupees Six lakhs fifty Thousand Only only) (not exceeding 10% of the total consideration) as an earnest money and hereby agrees to pay to that Promoters the balance amount of Rs. 50,00,000/- (Rupees fifty lakhs Only) in the following manner :-

i. Amount of (not exceeding 30% of the total consideration) to be paid to the Promoters after the execution of Agreement

ii. Amount of (not exceeding 45% of the total consideration) to be paid to the Promoters on completion of the Plinth of the building or wing in which the said Apartment is located

iii. Amount of (not exceeding 70% of the total consideration) to be paid to the Promoters on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.

iv. Amount of (not exceeding 75% of the total consideration) to be paid to the Promoters on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.



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v. Amount of (not exceeding 80% of the total consideration) to be paid to the Promoters on completion of the Sanitary fittings, staircases, lift, wells, lobbies upto the floor level of the said Apartment

vi. Amount of ( not exceeding 85% of the total consideration) to be paid to the Promoters on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.

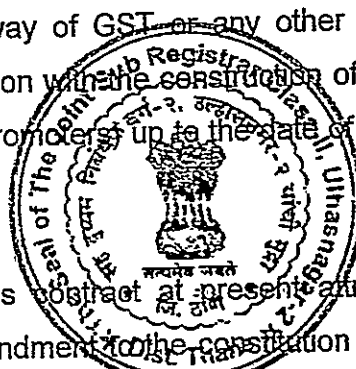
vii. Amount of (not exceeding 95% of the total consideration) to be paid to the Promoters on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

viii. Balance Amount of against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters up to the date of handing over the possession of the Apartment.

The transaction covered by this contract at present attracts GST. If however, by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for any other tax by whatever name called in connection with this transaction are liable to be tax, as the case may be is liable for such transaction the same shall be payable by the Allottee along with the other Allottees of the building on demand at any time.

1(e) The Total Price is escalation-free, save and except escalations/increases. due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoters undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that



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effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoters may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ ~~5.00~~ 4% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoters.

1(g) The Promoters shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation gap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoters shall demand

additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(h) The Allottee authorizes the Promoters to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct Promoters to adjust his payments in any manner. 20/10

2.1 The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the Promoters as well as the Allottee. The Promoters shall abide by the time schedule for completing the project

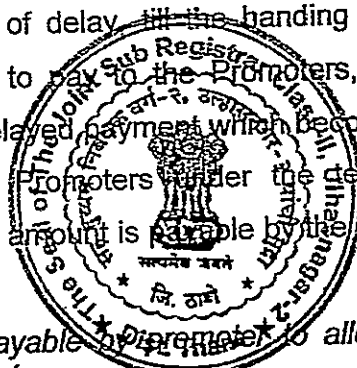
and handing over the Apartment to the Allottee and the common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Allottee shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (c) herein above. ("Payment Plan").

3. The Promoters hereby declares that the Floor Space Index available as on date in respect of the said property is 18266.80 square meters only and Promoters has planned to utilize Floor Space Index of 18251.77 Sq. Mtrs. including, by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoters has disclosed the Floor Space Index of unconsumed be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

4.1 If the Promoters fails to abide by the time schedule for completing the said Project and handing over the Apartment to the Allottee, the Promoters agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay till the handing over of the possession. The Allottee agrees to pay to the Promoters, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee to the Promoters.

(Explanation: Rate of interest payable by promoters to allottees or by allottees to the promoters shall be State Bank of India highest Marginal Cost of Lending Rate plus 2 percent.



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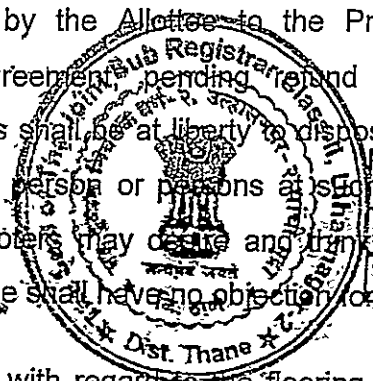
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In case State Bank of India highest Marginal Cost of Lending Rate is not in use, it would be replaced by such benchmark lending rates which SBI may fix from time to time for lending to general public.)

4.2 Without prejudice to the right of Promoters to charge interest in terms of sub-clause 4.1, above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of installments, the Promoters shall at his own option, may terminate this Agreement:

Provided that, Promoters shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and / or mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall, after deducting an amount equal to 10 % of the total consideration payable hereunder as liquidated damages, refund to the Allottee the balance of the sale price which the Allottee may have till then paid to the Promoters without any interest on the amount so refundable within a period of thirty days of the termination, the installments of sale consideration of the said Apartment which may till then have been paid by the Allottee to the Promoters. And upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoters shall be at liberty to dispose off and to sell the said Apartment to such person or persons at such price and on such conditions as the Promoters may desire and think fit in their absolute discretion and the Allottee shall have no objection for the same.



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5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoters in the said building and the Apartment as are set out in Annexure E, annexed hereto.

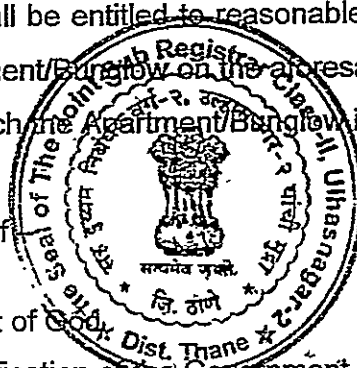
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6. The Promoters shall give possession of the Apartment to the Allottee on or before December 2026 excluding however any time consumed / delays caused by the concerned statutory authorities in issuing Completion Certificate / Occupancy Certificate, which is beyond the Control of the Promoters. If the Promoters fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Apartment/Bungalow on the aforesaid date, if the completion of building in which the Apartment/Bungalow is to be

Situated is delayed on account of

- a. War, civil, commotion or act of God.
- b. Any notice, order, rule, notification of the Government and/or other public or competent authority/court



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7. 7.1 Procedure for taking possession - The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 15 days (Fifteen days from the date of issue of such notice) and the Promoters shall give possession of the Apartment to the Allottee. The Promoters agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee agree/s to pay the maintenance charges as determined by the Promoter or association of allottee/s, as the case may be. The Promoters on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee/s shall take possession of the Apartment within 15 days of the written notice from the Promoters to the Allottee/s intimating that the said Apartment is ready for use and occupancy:

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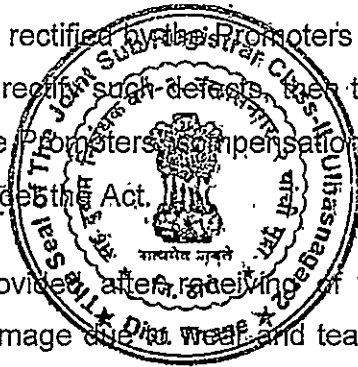
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7.3 Failure of Allottee to take Possession of Apartment: Upon receiving a written intimation from the Promoters as per clause 7.1, the Allottee shall take possession of the Apartment from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoters any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoters compensation for such defect in the manner as provided under the Act.



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Provided after receiving of the Apartments from the Promoters, any damage due to wear and tear of whatsoever nature caused thereto, the Promoters shall not be responsible for the cost of re-instating and repairing such damages caused by the Allottees and the Allottees alone shall be liable to rectify and re-instate the same at his own costs. Provided further however, that the Allottees shall not carry out any alterations of the whatsoever nature in the said apartments and specific the structure of the said unit/wing/phase of the said building which shall include but not limit to column, beams etc., or in the fitting, therein, in particular it is hereby agreed that the Allottee shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alterations in the bathroom, toilet and kitchen which may result in seepage of the water. If any such works are carried out without the written consent of the Promoter the defect liability automatically shall become void.

8. The Allottee shall be liable to pay an amount of Rs. 1,00,000/- towards the Corpus Fund to the Promoter at the time of handing over the possession of the said Apartment.

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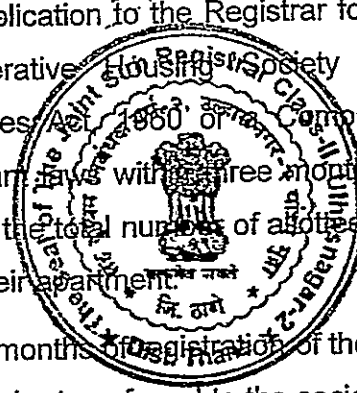


9. The Allottee shall use the Said Apartment or any part thereof or permit the same to be used only for purpose of residence. He/She/They shall use the garage or parking space only for purpose of keeping or parking vehicle. The Allottee agrees not to change the user of the said Apartment without prior consent in writing of the Promoters and any unauthorized change of user by the Allottee shall render this Agreement voidable at the option of the Promoters and the Allottee in that event shall not be entitled to any right arising out of this Agreement.

10. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration

11. and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee, so as to enable the Promoters to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies, as the case may be, or any other Competent Authority.

The Promoter shall submit the application to the Registrar for formation and registration of the Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960 or Company or any other legal entity under the relevant laws within three months from the date on which fifty one per cent of the total number of allottees in such building or a wing, have booked their apartment.



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9.1 The Promoters shall, within three months of registration of the Society or Association, as aforesaid, cause to be transferred to the society or all the right, title and the interest of the Promoters in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Promoters shall, within three months of registration of the last Society, as aforesaid, cause to be transferred to the joint ownership of all the Societies of the said property, all the right, title and the interest of

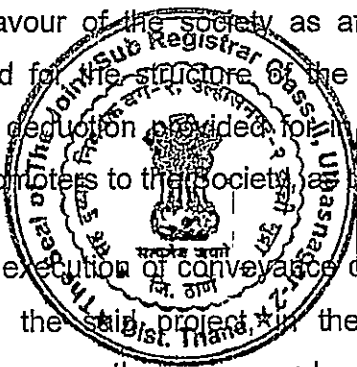
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the said First Owner and/or the Promoters in the said property on which the building are constructed.

9. Within 15 days after notice in writing is given by the Promoters to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the said property and Building/s namely property taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property and building/s. Until the Society is formed and the said structure of the

building/s or wings is transferred to it, the Allottee shall pay to the Promoters provisional monthly contribution of Rs. 2,500/- per month towards the maintenance only. The amounts so paid by the Allottee to the Promoters shall not carry any interest and remain with the Promoters until a conveyance of the structure of the building or wing is executed in favour of the society as aforesaid. On such conveyance being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the society, as the case may be.



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10. At the time of execution of conveyance of the structure/s of the building constructed in the said project, in the favour of each co-operative housing society or as the case may be, the Allottee/s shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/s. The Promoters shall execute the conveyance deed of the undivided proportion at and proposed to be conveyed i.e. 5267.70sq. mtrs. (more particularly described in the second schedule hereunder written) of and common area in favour of the Association of Allottee/s or the competent authority, as the case may be, after completion of the building in the said project and the Allottee shall pay to the Promoter, the Allottees's hare of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or any document or

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instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

11. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:

The Promoters hereby represents and warrants to the Allottee as follows:

i. The Promoters has clear and marketable title with respect to the said property: as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Promoters has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the said property or the Project;

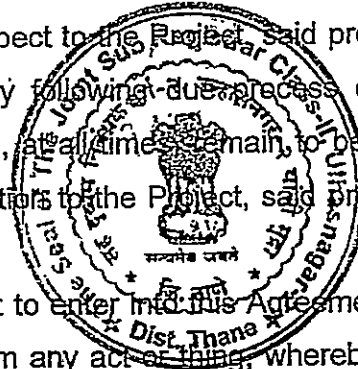
iv. There are no litigations pending before any Court of law with respect to the said property;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said property and said buildings are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, said property and said buildings shall be obtained by following due process of law and the Promoters has been and shall, at all times remain, to be in compliance with all applicable laws in relations to the Project, said property, Building and common areas;

vi. The Promoters has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

vii. The Promoters has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoters confirms that the Promoters is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;



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ix) At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

x) The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoters in respect of the project land and/or the Project except those disclosed in the title report.

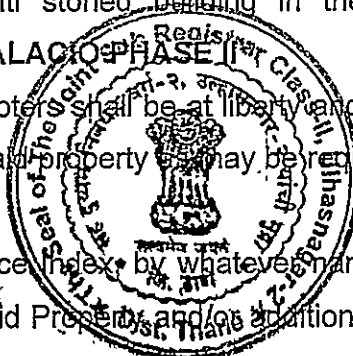
(b) The Promoters have informed to the Allottee and the Allottee is aware that as per the Scheme of Construction envisaged by the Promoters:

a) a.1) The Promoters intend to and are developing the said property by constructing multi storied building in the project to be known as "THANEKAR PALACE PHASE II"

a.2) b) the Promoters shall be at liberty and be entitled to amend the layout plan of the said property as may be required by the Promoters at their sole discretion.

c) the Floor Space Index by whatever name of form is increased (a) in respect of the said Property and/or additional construction (i.e. more than what is envisaged at present) is possible on the said Property or (b) either on account of Transfer of Development Rights &/or additional FSI by paying premium to the Corporation/Competent Authority (or in any other similar manner) available for being utilised or otherwise and/or if the Sanctioning Authorities permit the construction of additional wing/s or floors, then in such event, the Promoters shall be entitled to construct such additional wings/floors as per the revised building/s plans. The Allottee expressly consents to the same as long as the total area of the said Apartment is not reduced and the structure of the building is not changed.

d) The Promoters are having a scheme of Construction to be implemented on the said property. The commencement of construction, completion/possession etc of the buildings to be constructed on the said

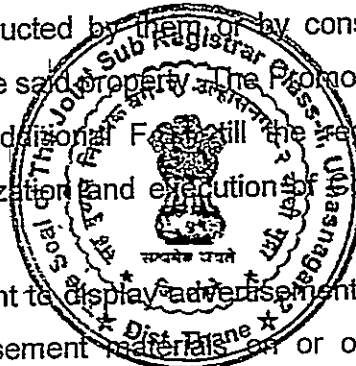


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property will be handed over on the date which is mentioned in Maha RERA i.e. 31 December 2026. The Allottee declares and confirms that he/she/they is/are aware that the building in which the said Apartment is located is an inter connected building / premises to be developed by the Promoters have nothing to do with the ground area below the building and the FSI utilized in the building in which the said Apartment is located and the ground area is not in proportion to each other and the Allottee shall not be allowed to claim any further or other right to the area other than the said Apartment. The Promoters have reserved unto themselves right to consume total FSI available and also further FSI if any that may be granted or available by reason of any increase in FSI and/or any change in the DCR from time to time till the conveyance is executed in favour of the all societies of the project. The Allottee expressly consents to the same as long as the total area of the said Apartment is not reduced and the structure of the building is not changed.

e) The Promoters proposes to utilise any additional FSI that may be available to them either by way of Transfer of Development Right (TDR) or increase in F.S.I. due to changes in Development Rules or under any Law by constructing additional premises on the ground floor or additional floors on the building/s constructed by them or by constructing one or more separate building/s on the said property. The Promoters proposes to use/consume the aforesaid additional FSI till the registration of the Society or any form of organization and execution of conveyance in its favour;



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f) The Promoters have the right to display advertisements hoardings and other neon sign and advertisement materials on or over the terrace, parapet wall of the building with the right to grant permission to any person / firm of that choice. and the Allottees herein along with the other Allottee will not raise any objection for the same.

g) The Promoters has clearly brought to the notice and knowledge of the Allottee and the Allottee is aware that the Promoters intend to complete the said buildings as per the sanctioned plans and permissions and the said property will be conveyed to such co-operative housing society/ Apex body as per the discretion of the Promoters and as and when the need arises and the above contents shall always form an integral part of further writings, deeds and documents including the final deed of conveyance and the same is clearly seen, verified and accepted by the Allottee herein and accordingly the Allottee has granted his/her express and irrevocable

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consent for the same and in terms of such contents the final Deed of Conveyance will be executed and registered:-

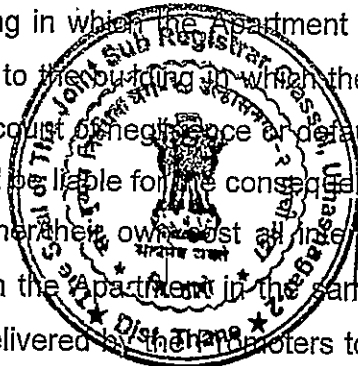
Aforesaid conditions are of the essence of the contract and only upon the Allottee agreeing to the said conditions, the Promoters have agreed to sell the said Apartment to the Allottee.

The Allottee/s or himself/herself/themselves with intention to bring all persons into whosever hands the Apartment may come, hereby covenants with the Promoters as follows :-

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his/herself/their own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoters to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.



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iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoters and/or the Society.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

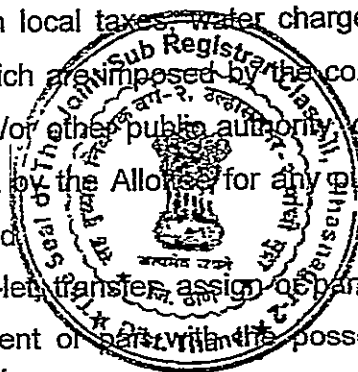
vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoters within fifteen days of demand by the Promoters, his/her/their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoters under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the



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Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society, the Allottee shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. The Allottee shall not claim any deduction in the cost of his / her Apartment on account of deletion of any item of construction as per his / her requirements, of the Allottee in his / her flat.

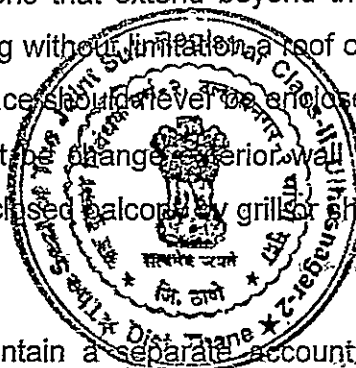
xiii. If Additional amenities are required by the Allottee, then in that event the Allottee agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Promoters or the Architect of the Promoters and his decision shall be final and binding.

xiv. It is also understood and agreed by and between the parties hereto that the open terrace, E.P, balcony, dry balcony, cup-board appurtenant to/or in front of or adjacent to the Apartments in the said building, if any, shall be exclusively to the respective Allottees of the said Apartments and the same are intended for the exclusive use of the respective Apartments Allottees as shown in the Floor Plan.

xv. The Allottee/s will bear the expenses for a repair work inside the Apartment and the same shall not be covered under Maintenance Chares.

xvi. Architectural projections that extend beyond the face of an exterior wall of a building, including without limitation a roof overhang, unenclosed exterior balcony, such spaces should never be enclosed by the Allottee/s.

xvii. The allottee shall not be change exterior wall paint of building and also they cannot be unenclosed balcony by grills or shades.



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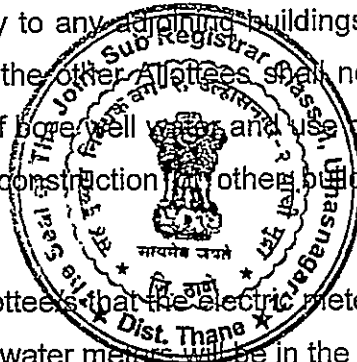
13. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee as advance or deposit sums received on account of the share capital for the formation of the Co-

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operative Society or association or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

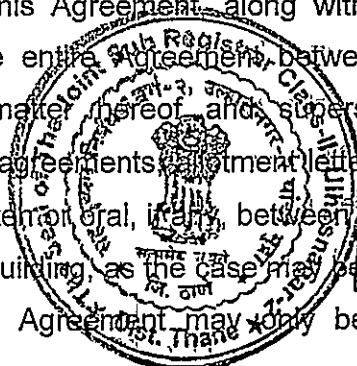
14. It is also agreed and understood that the Promoters will only pay the municipal tax for the unsold apartments and will not pay any maintenance charges like water, light etc., and the Promoters can sell the said Apartment to any prospective buyers and then such prospective buyers will become the member of the society without paying any transfer premium or any other charges.
15. The Allottee/s has/have seen the layout of the proposed building complex and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said complex and accordingly the Allottees of the premises in the said complex and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.
16. It is specifically declared that if the Promoters provides the facility of bore well then the Promoters shall have full right and absolute authority to grant the water connection / supply to any adjoining buildings / societies and the Allottee herein along with the other Allottees shall not raise any objection for such grant of facility of bore well water and use of such bore well water by the Promoters for construction of other buildings in adjoining properties.
17. It is brought to the notice of the Allottees that the electric meters of all the Apartment premises as well as the water meters will be in the name of the Promoters herein and the Allottee/s and / or their society shall get the same transferred in their favour and the Promoters herein will grant the no objection as and when required.
18. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the said structure of the building is transferred to the



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Society or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

19. **PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE:** After the Promoters executes this Agreement he shall not mortgage or create a charge on the said Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.
20. **BINDING EFFECT:** Forwarding this Agreement to the Allottee by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Allottee(s) fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.
21. **ENTIRE AGREEMENT:** This Agreement along with its schedules and annexures, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letters, correspondences, arrangements whether written or oral, in any, between the Parties in regard to the said apartment/plot/building, as the case may be.
22. **RIGHT TO AMEND:** This Agreement may only be amended through written consent of the Parties.
23. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES:** It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the



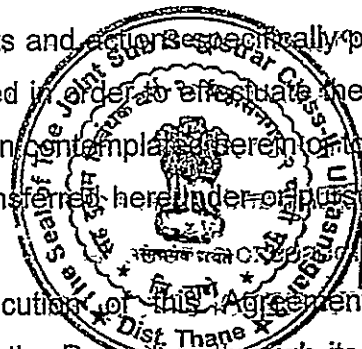
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Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

24. SEVERABILITY: If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
25. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT: Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.
26. FURTHER ASSURANCES: Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated hereunder or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
27. PLACE OF EXECUTION: The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoters or simultaneously with the execution of the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Badlapur.
28. The Allottee and/or Promoters shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof.
29. That all notices to be served on the Allottee and the Promoters as contemplated by this Agreement shall be deemed to have been duly served



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if sent to the Allottee or the Promoters by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee Mrs. Sushama Shivaji Patil  
(Allottee's Address) 109, Rutuvidhar Co-op Hsg. Soc. Adamb  
Nagar, Badlapur (E) 421503.  
Notified Email ID: Patilshivaji 68@gmail.com

M/s Promoters name M/s. Thanekar Construction LLP  
through its Partner Mr. Ajay Madhukar Thanekar,  
Having Office At. Flat no. A/002, Bhagirathi Garden, Opp. ST Stand,  
Near Utkarsh Hospital, Badlapur, Tal- Ambernath, Dist.- Thane  
Notified Email ID: Sales@thanekargroup.com

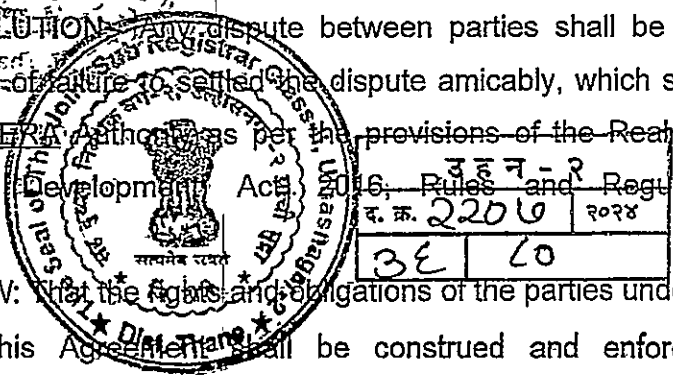
It shall be the duty of the Allottee and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters or the Allottee, as the case may be.

30. JOINT ALLOTTEES: That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

31. DISPUTE RESOLUTION: Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

32. GOVERNING LAW: That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Kalyan courts will have the jurisdiction for this Agreement.

33. It is hereby made clear that the furniture lay out, colour scheme, elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Allottees and the same are not agreed to be provided by the Promoters unless specifically mentioned and



agreed in this agreement. The Promoters reserves the right to make changes in the Elevations, Designs and Colors of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Allottees.

34. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations made there under.

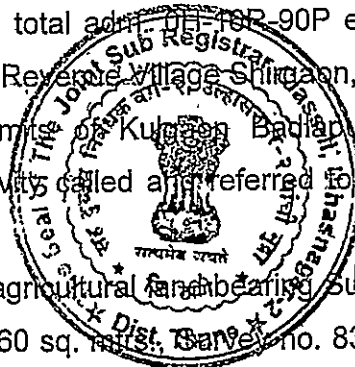
**FIRST SCHEDULE ABOVE REFERRED TO**

[A] All that piece and parcel of land bearing Survey no. 82/2/1, area adm. 0H-15R-23P plus pot kharaba 0H-07R-10P, total adm. 0H-22R-33P equivalent to 2233 sq. mtrs out of total area admeasuring 7180 sq. meters lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council. (hereinafter for the sake of brevity called and referred to as property no. 1).

[B] All that piece and parcel of land bearing Survey no. 83/3/6, area adm. 0H-07R-00P plus pot kharaba 0H-00R-30P, total adm. 0H-07R-30P equivalent to 730 sq. mtrs lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council. (hereinafter for the sake of brevity called and referred to as property no. 2).

[C] All that piece and parcel of land bearing Survey no. 83/3/7, area adm. 0H-16R-10P plus pot kharaba 0H-00R-80P, total adm. 0H-16R-90P equivalent to 1690 sq. mtrs lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council. (hereinafter for the sake of brevity called and referred to as property no. 3).

[D] All those pieces and parcels of Non-agricultural land bearing Survey no. 83, Hissa no. 4/A/3, Plot no. 3, area adm. 60 sq. mtrs., Survey no. 83, Hissa no. 4/A/5, Plot no. 5, area adm. 175 sq. mtrs., Survey no. 83, Hissa no. 4/A/6, Plot no. 6, area adm. 248.39 sq. mtrs., Survey no. 83, Hissa no. 4/A/7, Plot no. 7, area adm. 275.04 sq. mtrs., totally area admeasuring 758.43 sq. meters lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council. (hereinafter for the sake of brevity called and referred to as property no. 4).



द. क्र. २२०७	२०१४
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*S.P.A.* *S.P.P.*

*[Signature]*

**SECOND SCHEDULE OF THE LAND TO BE CONVEYED TO THE SOCIETY**

An area admeasuring 5267.70sq. mtrs. will be handed over to society.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED  
by the within named Promoters  
**THANEKAR CONSTRUCTION LLP**  
through its designated Partner  
**Mr. AJAY MADHUKAR THANEKAR**  
COMPANY PAN AAFT6665N

SIGNED & DELIVERED  
by the within named Allottee/s

1. Mrs. Sushama Shivaji Patil

2. Mr. Shivaji Pratap Patil



उत्तर - २  
क्र. २२०७/२०२४  
३७/७०

IN PRESENCE OF WITNESS:

1. Witness: -

2. Witness:-

Sign Milind B. Paranjape

Sign Laxman Jijraj Patil

Name Milind B. Paranjape

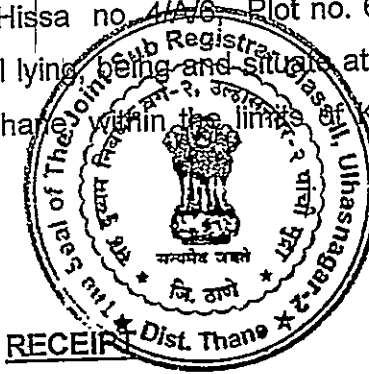
Name Laxman Jijraj Patil

R/at. 404, Malaxmidham CHS. Gasarden, Badlapur CB

R/at. Deep Sany Ap. Roo No 01 Kadrap (Badlapur) East H 21603

**SCHEDULE A**

All that premises of Apartment No. A-1401 of carpet area admeasuring 68.33 sq. meters + Exclusive Area adm. 14.96 sq. meters on 14th floor in the complex known as 'THANEKAR PALACIO PHASE II' constructed on property bearing Survey no. Survey no. 82/2/1, Survey no. 83/3/6, Survey no. 83/3/7, Survey no. 83, Hissa no. 4/A/3, Plot no. 3, Survey no. 83, Hissa no. 4/A/5, Plot no. 5, Survey no. 83, Hissa no. 4/A/6, Plot no. 6 and Survey no. 83, Hissa no. 4/A/7, Plot no. 7 all lying within the limits of Revenue Village Shirgaon, Tal. Ambarnath, Dist. Thane within the limits of Kulgaon Badlapur Municipal Council.



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द. क्र. २२०७	२०२४
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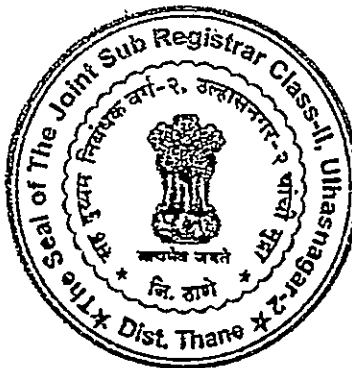
Received of and from the allottee/s above named the sum of Rs. 6,50,000/-  
 (Rupees Six lakhs fifty Thousand Only)  
 \_\_\_\_\_) on execution of this agreement towards Earnest Money.

Date	Amount	Cheque No.	Name Of Bank
9/11/23	1,00,000/-	518755	The Thane Dist Co-op Bank Ltd
4/12/23	4,65,000/-	518758	The Thane Dist Co-op Bank Ltd
8/2/24	85,000/-	807778	State Bank of India.

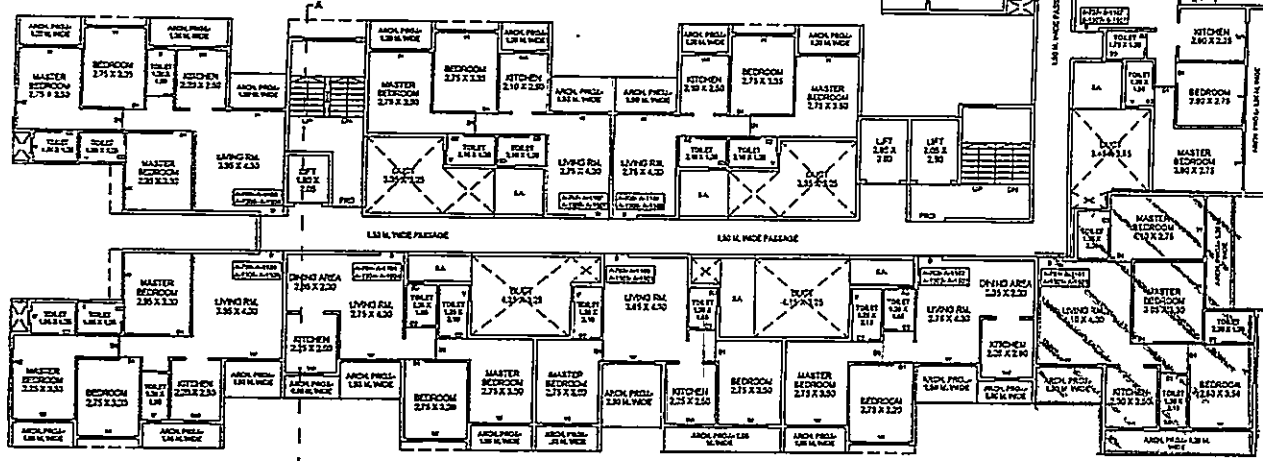
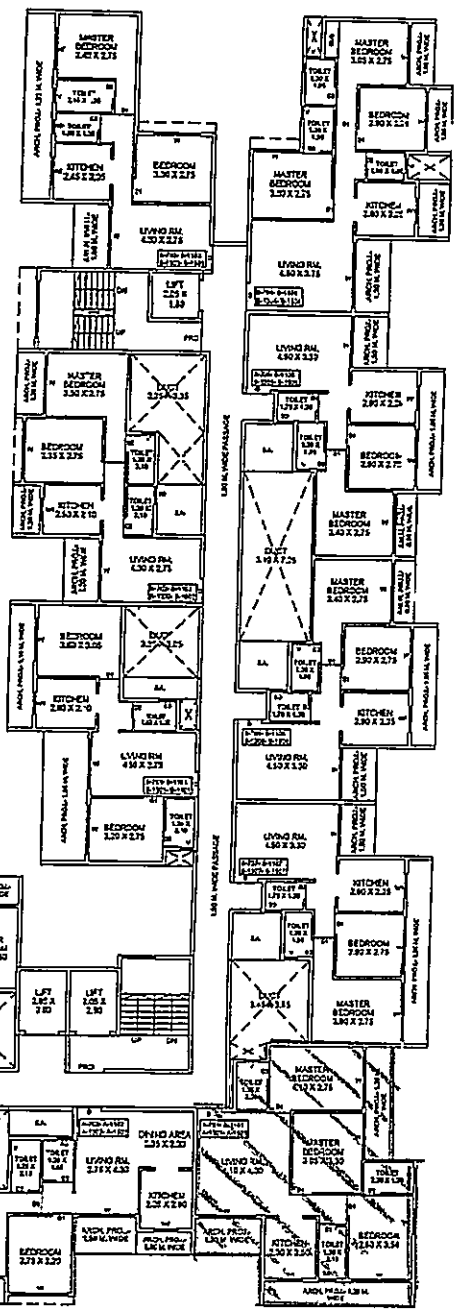
I say received

  
 Promoter signature

TYPICAL 11TH TO 13TH FLOOR					TYPICAL 7TH TO 11TH, 13TH TO 15TH FLOOR				
FLOOR NO.	UNIT TYPE	NET AREA (SQ.M.)	EXCLUSIVE CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.M.)	FLOOR NO.	UNIT TYPE	NET AREA (SQ.M.)	EXCLUSIVE CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.M.)
A-208A	2BHK	51.25	13.28	64.53	B-701 TO B-702	2BHK	47.08	18.80	65.88
A-110A	2BHK	42.27	13.00	55.27	B-1101 TO B-1102	2BHK	47.43	13.06	60.49
A-1308A	2BHK	51.25	13.28	64.53	B-1103 TO B-1104	2BHK	49.08	12.57	61.65
A-1107A	2BHK	47.43	13.00	60.43	B-1105 TO B-1106	2BHK	49.84	14.97	64.81
A-1307A	2BHK	51.25	13.28	64.53	B-1107 TO B-1108	2BHK	49.84	14.97	64.81
A-1307A	2BHK	47.43	13.00	60.43	B-1109 TO B-1110	2BHK	50.73	14.84	65.57
A-1108A	2BHK	47.43	13.00	60.43					



उह न - २  
 र. क्र. 2206 २०२४  
 80/60



TYPICAL FLOOR PLAN - 7TH TO 11TH & 13TH TO 15TH  
 GROUND + 1ST & 2ND PODIUM + 16 FLOORS

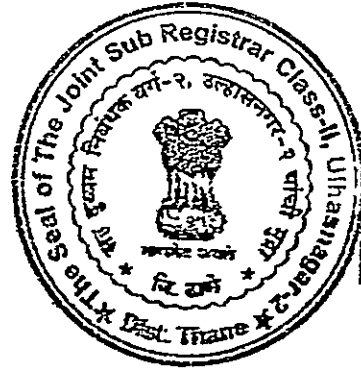
**PROJECT DESCRIPTION**  
 PROPOSED DEVELOPMENT OF PLOT BEARING SR NO 82 HISSA NO 24-PART, SR. NO. 23 HISSA NO. 35, SR. NO. 63 HISSA NO. 37 SR. NO. 83 HISSA NO. 44 PART NO. 345447 AT SHRIGAD, BADLAPUR, TALAMERNATA, DIST. THANE - THANEKAR PALACIO - PHASE 2  
 Exclusive Carpet Area Includes = Balcony, A.P., Terrace, C.B. & Veranda



ANNEXURE 'A'

EXTERNAL AMENITIES

- \*2 Podium Level
- \* Club House on Podium
- \*Multi Purpose Hall
- \*Indoor Games
- \*Children Play Area
- \*Gymnasium
- \*Swimming Pool
- \*Branded Lift with Power Backup
- \* C.C.T.V Facility
- \*Video Door Phone
- \*Intercom
- \*Biometric
- \* Boom Barrier Gate



उत्तर - १	
स. क्र. 2206	२०२४
४९	८०

INTERNAL AMENITIES

- \*Vitrified Flooring In All Room
- \*Sanitary & Cp Fitting Branded With Good Quality
- \*Full Wall Tiles In Kitchen, Bathroom & W.C.
- \*Anodized Aluminum Sliding Windows
- \*A.C. Point in Living & Bedroom
- \*ISI Marked Wires, Switches, Sockets, DBS and MCB
- \*Good Quality Laminated Doors

*[Handwritten signatures]*

*[Handwritten signature]*



अहवाल दिनांक : 11/03/2023



सहाराष्ट्र शासन

[ महाराष्ट्र राज्य न्यायपालिका अधिनियम 1962 (अधिकांश अधिकार आभिलेख प्रत्येक) ]

शिरगाव (943657)  
ULPIN: 26359594510

तालुका :- अंबरनाथ  
मूळपत्र क्रमांक व उपविभाग : 83/3/6

जिल्हा :- ठाणे



क्र. क्र. व अक्षर	खेती क्र.	भोगवटदारचे नांव	वेळ	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
10555	अंबरनाथ	अंबरनाथ	0.0700	0.14	0.0030	(5459)	कुळचे नाव व खंड
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		अंबरनाथ				(5459)	प्रतिबंध फेल्डार : नाही
		अंबरनाथ				(5459)	शेवटचा फेल्डार क्रमांक : 5459, दिनांक : 07/02/2023
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गाव नमुना बाय (पिकाची नोंदवही)

[ महाराष्ट्र राज्य न्यायपालिका अधिनियम 1962 (अधिकांश अधिकार आभिलेख प्रत्येक) अधिनियम 1962 (अधिकांश अधिकार आभिलेख प्रत्येक) ]

गाव :- शिरगाव (943657)

तालुका :- अंबरनाथ

जिल्हा :- ठाणे

मूळपत्र क्रमांक व उपविभाग : 83/3/6

पिकाखालील खेतीचा तपशील								संग्रहीत नसलेल्या नवलेली जमीन		शेरा
वर्ष	हंगाम	खेती क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	खेती	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
2022-23	खार	278*			हे.अ.प. चौ.सं.	हे.अ.प. चौ.सं.				मूळ पत्र 0.0730

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

"या प्रमाणित प्रतीसाठी की मूल्य १५/- रुपये पिकाचे."  
दिनांक :- 24/03/2023  
सांकेतिक क्रमांक :- 272100140000036500310231323

(नाम :- अंबरनाथ)   
सहाय्यक न्यायपालिका अधिकारी, अंबरनाथ, ठाणे



सहाय्यक न्यायपालिका अधिकारी, अंबरनाथ जि. ठाणे

उप-२  
क्र. 2266/2023  
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अहवाल दिनांक : 11/03/2023



महाराष्ट्र शासन

गाव नमुना बांधा (अधिकार आधित उपनयन)

महाराष्ट्र अधिनियम क्रमांक २०११ (अधिकार आधित उपनयन) (संपादन क्रमांक २०११) दिनांक ११/०३/२०११

गाव : शिरगाव (943657)

डीएनः 35116800359

तालुका : अंबरनाथ

जिल्हा : ठाणे

भूमापन क्रमांक व उपविभाग : 83/3/7

पिकाचा प्रकार : भाजवटादासना

35116800359

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93	अधिकार आधित उपनयन				(5264)				
94	अधिकार आधित उपनयन				(5264)				
95	अधिकार आधित उपनयन				(5264)				
96	अधिकार आधित उपनयन				(5264)				
97	अधिकार आधित उपनयन				(5264)				
98	अधिकार आधित उपनयन				(5264)				
99	अधिकार आधित उपनयन				(5264)				
100	अधिकार आधित उपनयन				(5264)				

गाव नमुना बांधा (अधिकार आधित उपनयन)  
 गाव : शिरगाव (943657)  
 तालुका : अंबरनाथ  
 जिल्हा : ठाणे  
 भूमापन क्रमांक व उपविभाग : 83/3/7

पिकाखालील क्षेत्राचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकवचे क्षेत्र	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	क्षेत्र	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
2019-20	छापी		पिकव	शेत		0.1610			

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

"या अहवालात प्रामाणिकी पुरावे १५-४० पर्यंत मिळाले."  
 दिनांक : 24/03/2023  
 संचालक क्रमांक : 272100140000036500320231324

3/4  
 (नाम : जयशंकर शंकर शंकर)  
 सहाय्यक संचालक (संपादन क्रमांक : अंबरनाथ जि. ठाणे)  
 तालुकी सजा शिरगाव  
 अंबरनाथ जि. ठाणे



इ. नं. ३  
 व. क्र. 2200/2023  
 88/60

अज्ञात दिनांक : 11/03/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अधिकृत पत्रको)

[महाराष्ट्र नवनीत महानुल नयिकर नयिरेख अयि नयरेवणा (अपार कयरेय सुयिधतीत ठेवणे) नियम, १९७१ यतील नियम ३,५,६ आण ७]

गाव नमुना शिगाव (943657)

तालुका :- अंबरनाथ

जिल्हा :- ठाणे

ULPIN :- 19722145775

भूमापन क्रमांक व उपविभाग : 83/4/अ/3



भू-मापना पध्दती : भोगवटादार वर्ग -1

शेताचे स्थायिक नाव :

प्लॉट नं 3

वेग, पृष्ठ व आकाराची	जाति क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खेड व इतर अधिकार	
उपरोक्त	716	कुळकार बदलपुत्र नारायण स्वतः भूमापका	1.83.90	18.39		(3080)	कुळचे ग्रह व घेत	
मूळ	[12-44]		0.60.00	6.00		(5280)		
विशेष	243.90					(5280)	इतर अधिकार	
अपघट	24.39		0.60.00			(5280)	असंग्रहित फ्लेक्टर : नाही.	
	10409	भारतवर्षीय को-ऑपरेटिव्ह सोसायटी लिमिटेड					शेताचा फ्लेक्टर क्रमांक : 5280 व दिनांक : 02/03/2022	
कुळ क्रमांक :- (1395) (1970) (3006) (3080) (4837) (4852) (5040) (5737)								शेताचा अधिकार भूमापन क्रमांक :

गाव नमुना द्वारा (पिकांची नोंदवही)

[महाराष्ट्र नवनीत महानुल नयिकर नयिरेख अयि नयरेवणा (अपार कयरेय सुयिधतीत ठेवणे) नियम, १९७१ यतील नियम २९]

गाव :- शिरगाव (943657)

तालुका :- अंबरनाथ

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 83/4/अ/3

पिकासाठीील शेतांचा उपशील							लागवडीसाठी उपलब्ध नसलेली चमीन		शेता	
वर्ष	हेगाव	जाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					ह.भाट चौ.नो	ह.भाट चौ.नो			ह.भाट चौ.नो	

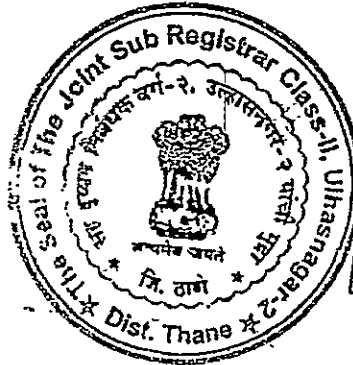
टीप : \* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीच्या फी मनुष्य १५/- रुपये मिळवते."

दिनांक :- 24/03/2023

सांकेतिक क्रमांक :- 272100140000036500320231325

2/4  
(गाव :- शिरगाव, तालुका :- अंबरनाथ, जिल्हा :- ठाणे)  
तलाठी सजा शिगाव  
ता. अंबरनाथ जि. ठाणे



उहन - २  
द. क्र. 2208 २०२४  
84/10

अहवाल दिनांक : 11/03/2023



**महाराष्ट्र शासन**

ग्रामनिर्माण खाते (अधिकार अभिलेख, पत्रक)

महाराष्ट्र ग्रामनिर्माण अधिनियम, १९६१ (वैधानिक प्रसिद्धी क्र. ३५५, १९६१) नियम, १९६१ (वैधानिक प्रसिद्धी क्र. ३५५, १९६१)

गाव : शिरगाव (943657)

वास्तुका :- अंबरनाथ

जिल्हा :- ठाणे

ULPIN : 13616282536

भूमापन क्रमांक व उपविभाग :- 83/4/अ/5



शेती/अकार/आकारणी	खती क्र.	भूमापन क्रमांक	ए.किते	आकार	प्रोजेक्ट	ए.किते	प्लॉट नं.
अकार/अकारणी	716	13616282536	0.7329	733	(3080)		
अकार/अकारणी	1444		1.7500	1750	(5280)		
अकार/अकारणी	110409		1.7500	1750	(5280)		

गावनिर्माण खाते (अधिकार अभिलेख, पत्रक)  
 गाव : शिरगाव (943657)  
 वास्तुका :- अंबरनाथ  
 जिल्हा :- ठाणे

वर्ष	हेगाव	खती क्रमांक	अकार/अकारणी	अकार/अकारणी	जल/विहित	अजला/सिंचित	अजला/सिंचित	अजला/सिंचित	अजला/सिंचित	अजला/सिंचित
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)

टीप :- \* संदर्ची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे

"या प्रमाणिक प्रतीसही ची प्रमाण १५/८ ठरविले आहे"  
 दिनांक :- 24/03/2023  
 सांकेतिक क्रमांक :- 272100140000036500320231326

तुलाठी/सहाय्यक शिरगाव  
 वा. अंबरनाथ जि. ठाणे



उह नं - २  
 क्र. 2206/2023  
 88/60

अहवाल दिनांक : 11/08/2022



**सहारा न्याय**

गाव नमुना सातः (अधिकार अभिलेख पत्रके)

[सातपुत्र वर्नाम महसूल अधिकार अभिलेख आणि नोंदवही (द्वारा काचे व सुनिश्चित ठेवणे) दि. १९७९ यातील नियम ३,५,६ आणि ७]



गाव :- शिरगाव (943657)  
UEPIN :- 37319261382

तालुका :- अंबरनाथ  
मूल्यापन क्रमांक व उपविभाग : 83/4/अ/6

जिल्हा :- ठाणे

37319261382

क्षेत्र, एकूण व आकारणी		खाते क्र.	भोगवट्यादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	प्लॉट नं. 6
एकूण एकूट	आर.पो.ची	[632]	(अंबरनाथ नगरपालिका-मिर्जापूर-ठाणे)	2.48.39	24.84		(5280)	कुळाचे नाव व रकम
मूळ एकूट	दर		(अंबरनाथ नगरपालिका-मिर्जापूर-ठाणे)				(5280)	इतर अधिकार
रकम	2.48.39		(अंबरनाथ नगरपालिका-मिर्जापूर-ठाणे)				(5280)	प्रसवित क्रमांक : नाही
मूळ रकम	28.84		(अंबरनाथ नगरपालिका-मिर्जापूर-ठाणे)				(5280)	येवढ्या फेरफार क्रमांक : 5280 व दिनांक : 02/03/2022
		10-409	सातपुत्र वी अंतर्गत मिर्जापूर नगरपालिका	2.48.39			(5280)	

नो. दि. क्र. ( 1396 X 1973 X 2950 X 4678 X 4842 X 5137 )

गाव नमुना बारा (पिकांची नोंदवही)

[सातपुत्र वर्नाम महसूल अधिकार अभिलेख आणि नोंदवही (द्वारा काचे व सुनिश्चित ठेवणे) दि. १९७९ यातील नियम २१]

गाव :- शिरगाव (943657)

तालुका :- अंबरनाथ

जिल्हा :- ठाणे

: 83/4/अ/6

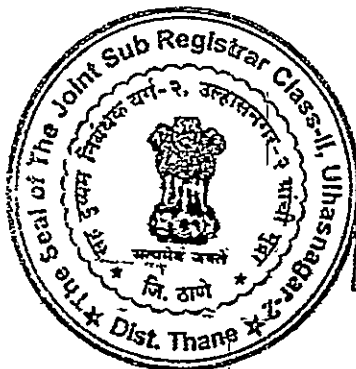
पिकावलील क्षेत्रांचा तपशील										चौक
वर्ष	हंगाम	खेतीचा क्रमांक	पिकाचा प्रकार	पिकाचे नाव	चल सिंचित	अचल सिंचित	चल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)
					आट	आट			आट	
					बंदी	बंदी			बंदी	

टिप : \* कायदेबंद नोंदवही व नोंदवही व नोंदवही आहे

"या प्रमाणित प्रतिकाची मर्यादा १५/- रुपये निवडले."  
दिनांक :- 24/03/2023  
संकेतिक क्रमांक :- 272100140000036500320231327

(नाम :- शिरगाव शिरगाव नगरपालिका)  
बारा नोंदवही :- शिरगाव :- अंबरनाथ जि. ठाणे

तलाठी सज्जा शिरगाव  
ता. अंबरनाथ जि. ठाणे



उह न - २  
द. क्र. 2206 | २०२४  
80 | 60

अनुवाल दिनांक : 01/03/2023



महाराष्ट्र शासन

गाव नमुना खात (ऑपिकार/ऑपिलेख पत्रक)

महाराष्ट्र नगरीय महसूल ऑपिकार अधिनियम (प्रकार कर्ण सं सुक्रियांत ठेवणे) नियम १९७१ यांतून नियम २९

गाव : शिरगाव (943657)

तालुका : अंबरनाथ

जिल्हा : ठाणे

ULPIN : 36154626737

भूमापन क्रमांक/उपविभाग : 83/4/अ/II



सूची क्र. रकम/व. आकारणी	खाली क्र. 2	भोगवदादर/रु.ना/व.	क्षेत्र	आकार	पो.ख.	के.क्र.	जिल्हा/खंड/व.सं/अधिकार
1	10409	2.75.04	2.75.04	27.51	(5280)	(5280)	अनुवाल दिनांक : 02/03/2022

दस्तावेज क्र. (310)(518)(911)(986)(1396)(1974)(2949)(4678)(4842)(5137)

गाव नमुना खात (सिकोची नोंदवही)

महाराष्ट्र नगरीय महसूल ऑपिकार अधिनियम (प्रकार कर्ण सं सुक्रियांत ठेवणे) नियम १९७१ यांतून नियम २९

गाव : शिरगाव (943657)

तालुका : अंबरनाथ

जिल्हा : ठाणे

भूमापन क्रमांक/उपविभाग : 83/4/अ/II

पिकांखालील क्षेत्राचा तपशील										लगावडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हेगाव	खाली क्रमांक	पिकाचा प्रकार	सिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचिताने प्राप्त	खाली	शेरा			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	

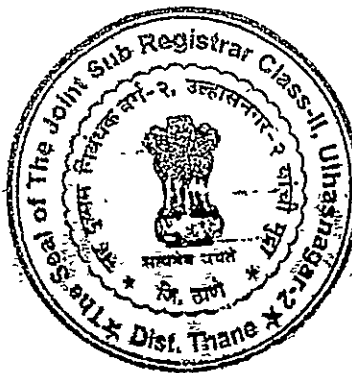
टीप : \* सदरची नोंद मोबाइल अॅप द्वारे घेणेच आलेली आहे

"या प्रमाणित प्रतिसादीची भरणा १५/- रुपये निवडते." दिनांक : 24/03/2023

सांकेतिक क्रमांक : 272100140000036500320231328

(नाम : शिरगाव नमुना खात) तालुका : अंबरनाथ जिल्हा : ठाणे

सलाठी सजा शिरगाव ता. अंबरनाथ जि. ठाणे



उहन - २  
क्र. 2209/२०२४  
६८/६०







२१. बांधकाम साहित्यात फ्लाय अॅश विटा व फ्लाय अॅश आधारीत साहित्याचा वापर करण्यासाठी केंद्र शासनाच्या नियमांची अंमलबजावणी करणे बंधनकारक राहिल.
२२. बांधकाम पुर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्याकरिता नगरपरिषदेवर जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी नगरपरिषद हमी घेणार नाही. तसेच बांधकाम करण्यासाठी पिण्याचे पाणी अजिबात वापरू नये.
२३. बांधकाम करतेवेळी वापरल्या जाणाऱ्या पाण्यापैकी किमान २५% पाणी नगरपरिषद रमेशवाडी सांडपाणी प्रक्रीयाप्रकल्प येथील प्रक्रीया केलेले सांडपाण्याचा पुनर्वापर करणे बंधनकारक राहिल.
२४. बांधकाम पुर्णतेचा दाखला वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पुर्ण झाले आहे त्याचा नकाशा वास्तुशिल्पकार व स्थापत्य विशारद यांच्यामार्फत विकास नियंत्रण नियमावलीतील अपॅडिक्स-एच मध्ये आवेदकाने पुर्ण झालेल्या बांधकामाच्या पाच प्रतीसह व इतर आवश्यक कागद पत्रासह सादर करण्यात यावा.
२५. शासन निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणकारी उपकर अधिनियम १९९६ अंतर्गत इमारत बांधकामाच्या मुल्यावर १% उभार नगरपरिषदेमार्फत भरणे आपणांस बंधनकारक आहे.
२६. स्टीलची कमाल उंची नियमानुसार असावी व ती चहूबाजूने खुली असावी व ती कोणत्याही परिस्थितीत बंदीस्त करू नये.
२७. बांधकाम नकाशात खिडकीबाहेर/ बाल्कनीलगत दाखविलेले आर्किटेक्चरल प्रोजेक्शन/ कॉर्निस/ इलेवेशनल प्रोजेक्शन हे कोणत्याही परिस्थितीत सॅलिय किंवा पॅसपेट वॉल ने बंदीस्त करू नये अथवा बायसत आपण्यायोग्य करू नये अन्यथा सदरचे क्षेत्र बांधकाम क्षेत्रात गणले जाईल.
२८. स्टॅप पेपरवर स्टॅप नं.१६AA ७३०८५४, दि.०३/०१/२०२३ व स्टॅप नं.१६AA ७३०८५५, दि.०३/०१/२०२३ रोजी बंधपत्र लिहून दिल्याप्रमाणे मुळ जमिन मालकास ते बंधनकारक राहिल. त्यास नगरपालिका जबाबदार राहणार नाही.
२९. गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरिता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत व भूखंडासमोरील रस्ता पक्क्या स्वरूपात गटारासह तयार केल्याखेरीज वापर परवाना मिळणार नाही.
३०. इमारतीचे बांधकाम करणाऱ्या कामगारांसाठी स्वच्छतागृहाची (Toilet) व्यवस्था करण्याची जबाबदारी विकासकाची राहिल. कामगारांनी आजूबाजूचा परीसर अस्वच्छ केल्यास, इमारतीच्या बांधकामाविरुद्ध कार्यवाही करण्याचे अधिकार नगरपरिषदेस असतील.
३१. कुळगांव बदलापूर नगरपरिषद क्षेत्राकरीता हवा प्रदूषण नियंत्रण कृती आराखड्यात सुचविल्याप्रमाणे, बांधकाम साहित्य जसे वाळू, सिमेंट यांना अच्छादित ठेवणे, बांधकाम भूखंडावर ट्रकच्या आवागमनाने होणारी धूळ नियंत्रणात ठेवण्याचे दृष्टीने, आत व बाहेर जाणाऱ्या गेट वर पाणी फवारण्याची व्यवस्था करणे, बांधकाम भूखंडावर ये-जा करणाऱ्या वाहनांच्या चाकांवर पाणी फवारणी व्यवस्था करणे इ. बाबी आवश्यक आहेत. याप्रमाणे नियम न पाळल्यास बांधकाम परवानगी रद्द होण्यास पात्र ठरू शकते.
३२. इमारतीच्या टॉयलेटमध्ये लो वॉल्यूम फ्लॅश सिस्टमचा वापर करण्यात यावा.

सोबत मंजूर नकाशाच्या तीन प्रती पाठविण्यात येत आहेत.

मुद्रा रचनाकार  
कुळगांव-बदलापूर नगरपरिषद  
कुळगांव



मुख्य अधिकारी तथा नियोजन प्राधिकारी  
कुळगांव-बदलापूर नगरपरिषद  
कुळगांव

प्रत,

मा.जिल्हाधिकारी, ठाणे यांना माहितीसाठी सादर.



उहन - २	
द. क्र. २२०६	२०२४
५१	८०

## तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, अंबरनाथ

पत्ता: नवीन प्रशासकीय इमारत महिला माला, अंबरनाथ (पश्चिम) ४०१७०२

दुरध्वनी क्रमांक-०२५१-२६८८००० फॅक्स क्रमांक- ०२५१-२६८८०००

E-Mail: tahambarnath@gmail.com

क्र.महसुल/क-१/ट-३/जमिनबाब-२/कावि-३३३/२०२१

दि. १२/१२/२०२१

प्रति,

मै. ठाणेकर कन्स्ट्रक्शन कंपनी

रा. बदलापूर (प.)

ता. अंबरनाथ, जि. ठाणे

**विषय:-** महाराष्ट्र जमिन महसुल संहिता (सुधारणा), अध्यादेश २०१७ नुसार अकृषिक आकारणी / रुपांतरित कर भरून घेणेबाबत.

**संदर्भ:-** १) महसुल व वन विभाग, मंत्रालय, मादामकाम मार्ग, हुतात्मा चौक मुंबई

उह न - १ ४०००३२, यांचेकडील अधिसूचना दिनांक ०५ जानेवारी, २०१७

व. क्र. २२०७ २) मा. जिल्हाधिकारी, ठाणे यांचेकडील पत्र क्र. महसुल/क-१/ट-१/२/

५२/८० रु. कर/ अ. आकारणी/परिपत्रक-०१/२०१७, दिनांक १६/३/२०१७

३) आपण या कार्यालयात रुपांतरित कर भरणेकामी केलेली दिनांक ०१/१२/२०२१ रोजीचा अर्ज



महसुल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमिन महसुल संहिता (सुधारणा) अध्यादेश २०१७ मध्ये महाराष्ट्र जमिन महसुल अधिनियम १९६६ चे कलम ४२ व (१) नुसार कलम ४२ व ४४ अ. ४४ मधील ४४ अ. या मध्ये काहीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ यांच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जरा पोट कलम (२) मध्ये तरतुद केलेल्याप्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असले तथे, नजपास किंवा अधिमूल्य किंवा इतर शासकीय देणी यांचा भरणा केला असले तर, अशा क्षेत्रात समाविष्ट असलेल्या कोणत्याही जमिनीचा वापर हा अशा विकास योजनेतील वाटप, आरक्षण किंवा निवेदन या स्वरूपात दर्शविलेल्या वापरात रुपांतरित करण्यात आले असल्याचे मानण्यात येईल असे नमूद आहे. व त्या अनुषंगाने अशा क्षेत्रात रुपांतर कर आणि विकास योजनेत दर्शविलेल्या वापराच्या आधारे अशा जमिनीची अकृषिक आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आलेले आहेत त्यानुसार व मा. जिल्हाधिकारी, ठाणे यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकान्वये दिलेल्या सूचनाप्रमाणे आपण विनंती केलेल्या विषयाकित जमिन मिळकतीची खालिल रुपांतरित कराची रक्कम आपणास कळविणेत येत आहे.

सदर रुपांतरित कराची रक्कम ही महाराष्ट्र जमिन महसुल संहिता १९६६ चे कलम १५७ मधील तरतुदीना अधीन राहून उपलब्ध कागदपत्र, मुख्याधिकारी, कुळगाव बदलापूर नगरपरिषद कुळगाव यांचेकडील जा.क्र. कुबनप/नरवि/१६१५/२०२१-२०२२ दिनांक ०७/१२/२०२१ अन्वये सोबत जोडलेल्या ज्ञान दाखल्यामध्ये नमूद करण्यात आलेल्या मौजे शिरगाव, ता. अंबरनाथ, जि. ठाणे, स.नं. ८२, हि.नं. २/१ सहवास + १५.० मी. रुंद विकास योजना रस्त्यामध्ये अंतर्भूत होत आहे.

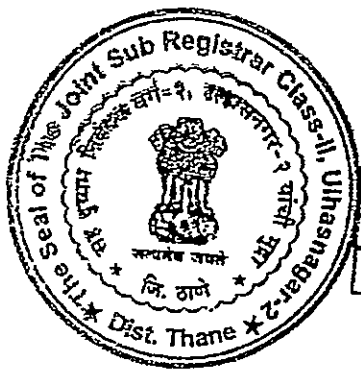
तसेच शासन निर्णय दि. ०५ जानेवारी, २०१७ नुसार ४२ व मधील ३ मध्ये नमूद केलेल्याप्रमाणे विशिष्ट प्रयोजनासाठी कलम ३१ किंवा ३८ अन्वये, शासनाने दिलेल्या कोणत्याही जमिनीस किंवा संघ कायद्यामध्ये शासनाने संपादित केलेल्या व कोणत्याही व्यक्तीला संस्थेला किंवा कंपनीला वापराकरिता सुपुर्द केलेल्या कोणत्याही जमिनीस किंवा विकास योजनेतील कोणत्याही आरक्षणाखाली असलेल्या, परंतु नियोजन प्राधिकरणाने संपादित न केलेल्या कोणत्याही जमिनीस, पोट कलम (१) व (२) मधील कोणताही गोष्ट लागू होणार नाही.

सदर जागेचा वापर जमिन मालकीकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची गजालीचा महसूल खात्याची नसेल तसेच सदरचा रुपांतरित कर आपण किंती केलेल्या संपूर्ण क्षेत्रासाठी रहिवास दाराने भरून घेण्यात येत आहे. त्यामुळे महाराष्ट्र जमिन महसूल संहिता १९६६ चे कलम ४२ व नुसार भविष्यात नियोजन प्राधिकारी यांचेकडून उक्त नमुद विषयांकित मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मंजूर नकाशानुसार अतिरिक्त रुपांतरित कर परिगणीत झाल्यास त्याचा भाग भरणा करणे आपणावर बंधनकारक असेल. तसेच विषयांकित मिळकतीवर नियोजन प्राधिकारी यांचेकडून मंजूर नकाशानुसार बांधकाम करणे आपणावर बंधनकारक असेल सदर रुपांतरित कराची रक्कम शासन जमा केलेचे नंतर भविष्यात उक्त जमिन मिळकतीचे मालकी संदर्भात कोणाताही वाद किंवा कोणताही न्यायालयीन वाद उदभवल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल. तसेच प्रस्तुत प्रकरणी भविष्यात भुसंपादनबाबत कोणताही वाद निर्माण झाल्यास त्याबाबत अर्जदार यांची सर्वस्वी जबाबदारी राहिल.

अ. क्र.	गावाचे नांव	स.नं.	प्रयोजन	एकुण क्षेत्र (चौ.मी)	रुपांतरित भरणा करण्याचे क्षेत्र	गावाचा दर	रुपांतरित कराची रक्कम
१	शिरगाव	८२/२/१	रहिवास	२२३३ चौ.मी	२२३३ चौ.मी	०.५९०X ६	७९०५/-
			एकुण क्षेत्र	२२३३ चौ.मी	२२३३ चौ.मी		७९०५/-

वरीलप्रमाणे रुपांतरित कराची रक्कम आपण चलनाद्वारे शासनजमा करावी सदर रक्कम आपण ( शासनास भरणा केल्यानंतर तसेच नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी प्राप्त केल्यानंतर १) जमिीचे अंदावत गाव नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राची प्रतीसह मा.जिल्हाधिकारी, ठाणे यांचे कार्यालयात सनद मिळणेकामी अर्ज ३० दिवसाच्या आत सादर करावा.

  
 (प्रशांती माहे)  
 तहसिलदार अंबरनाथ



ठहान - २  
 र. क्र. २२०७ / २०२४  
 ५३ / ७०



# K. T. JAIN

B.Com., LL.B.

Advocate High Court

Office & Corr: 1st Floor, Swamira Apartment, Rambaug Lane No. 4, Near Gurudwara, Kalyan (W.) Mobile : 9820484898  
Email - advktjain@gmail.com

Ref. No.:

Date : 27/02/2023

## TITLE CERTIFICATE

### TO WHOMSOEVER IT MAY CONCERN

Ref: [A] All that piece and parcel of land bearing Survey no. 82/2/1, area adm. 0H-15R-23P plus pot kharaba 0H-07R-10P, total adm. 0H-22R-33P equivalent to 2233 sq. mtrs out of total area admeasuring 7180 sq. meters lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council. (hereinafter for the sake of brevity called and referred to as property no. 1).

[B] All that piece and parcel of land bearing Survey no. 83/3/6, area adm. 0H-07R-00P plus pot kharaba 0H-00R-30P, total adm. 0H-07R-30P equivalent to 730 sq. mtrs lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council. (hereinafter for the sake of brevity called and referred to as property no. 2).

[C] All that piece and parcel of land bearing Survey no. 83/3/7, area adm. 0H-16R-10P plus pot kharaba 0H-00R-80P, total adm. 0H-16R-90P equivalent to 1690 sq. mtrs lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council. (hereinafter for the sake of brevity called and referred to as property no. 3).

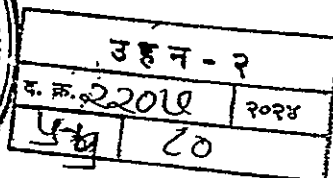
(Property no. 1, property no. 2 and property no. 3 are collectively called and referred to as "said property" and individually as Property no. 1, property no. 2 and property no. 3 respectively).



उहन - २	
स. नं. 2206	२०२४
५४	६०

I have perused the following documents in respect of the captioned properties:

1. 7/12 extract
2. Mutation Entry
3. Copy of Agreement for sale dated 28/12/2011, registered in the office of Sub- Registrar of Assurance, Ulhasnagar-2 at serial no.13470 executed by and between Shri Balu Gopal Pendulkar and others as Vendors in confirmation with M/s. Om Sai Enterprises and M/s. Moreshwar Enterprises as Purchasers in respect of an area adm. 7180 sq. meters of Survey no. 82/2/1, (Old Survey no. 82/2/B) lying and being situated at Revenue Village Shirgaon, Tal. Ambemath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council.
4. Copy of Conveyance Deed dated 04/09/2013, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-2 at serial no.10345/2013 executed by and between Shri Balu Gopal Pendulkar and others as Vendors in confirmation with M/s Om Sai Enterprises and M/s. Moreshwar Enterprises, as Purchasers in respect of an area adm. 7180 sq. meters of Survey no. 82/2/1, (Old Survey no. 82/2/B) lying and being situated at Revenue Village Shirgaon, Tal. Ambemath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council.
5. Copy of Sale Deed dated 02.07.2021, registered in the office of Sub-Registrar of Assurances, Ulhasnagar-3 at serial no. 5707/2021 on even date, made between M/s Moreshwar Enterprises through its Partners Shri. Vijay Motiram Patkar and 4 others as Vendors and M/s. Thanekar Construction Company, through its partner Shri Ajay Madhukar Thanekar as Purchasers in respect of property no. 1.
6. Copy of order issued by Tehsildar, Ambemath Taluka bearing outward no. Mahasul/K-1/TG-3/Jaminbab-2/Kavi-139/2021 dated 22<sup>nd</sup> December,2021 for conversion of property no. 1 to non-agricultural use.
7. Certificate of registration of Conversion dated 12 November 2022 issued by Ministry of Corporate Affairs
8. Copy of Conveyance Deed dated 06.03.2009, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-2 at serial no.1374/2009







# K. T. JAIN

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Email - advktjain@gmail.com

Ref. No.

Date :

8. Executed by and between Gajanan Parshuram Ludbe and 3 others through their Power of Attorney holder Gajanan Parshuram Ludbe and Sau Anita Ravindra Sonawane and one another as Purchaser in respect of property no. 2.
9. Copy of Conveyance Deed dated 16.07.2012, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-2 at serial no. 7284/2012 executed by and between Sau Anita Ravindra Sonawane and one another as Vendors in confirmation with Shri Yogiraj Parshuram Ludbe and 2 others through their Power of Attorney holder Shri Ravindra Ganesh Sonawane and Shri Velji V. Patel, as Purchaser in respect of property no. 2.
10. Copy of Conveyance Deed dated 10.01.2023, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-4 at serial no. 439/2023 on even date executed by and between Shri Yogiraj Parshuram Lubade through his Power of Attorney holder Shri Avinash Dattaraya Patkar, Sau Anita Ravindra Sonawane and one another, Shri Tulsidas Velji Patel and 3 others, Shri Avinash Dattaraya Patkar as Vendors and Shri Sadanand Parshuram Ludbe and one another through their Power of Attorney holder Shri Avinash Dattaraya Patkar as Confirming Party and Thanekar Construction LLP as Purchasers in respect of property no. 2.
11. Copy of Conveyance Deed dated 29.12.2021, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-2 at serial no. 1931/2021 on even date, executed by and between Gunwant Gajanan Naik and 4 others as Vendors in confirmation with Jitendra Kisan Bhiwande and one another and M/s. Thanekar Construction Company through its partners Shri Ajay Madhukar Thanekar as Purchaser in respect of property no. 3.
12. Search Report all three dated 27.02.2023 issued by Mr. Satish Anand Farad, Searcher in respect of said property.



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**INVESTIGATION OF TITLE**

From the perusal of the aforesaid documents, it appears that Shri Buvaji Dharma Pendulkar had acquired all that piece and parcel of land bearing Survey no. 82/2/1, (Old Survey no. 82/2/B) an area adm. 7180 sq. meters lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council by virtue of the provisions of section 32 G of the Bombay Tenancy Agricultural Lands Act, 1948 ("BT and AL Act, 1948).

It further appears that on payment of the price fixed under section 32G of BT and AL Act, 1948, 32M certificate was issued in the name of Pendulkar as evidenced vide Mutation Entry no. 444.

It further appears that after demise of the original owner the names of the legal heirs have been brought on records vide mutation entry no. 1579,1582 and vide mutation entry no. 2050, the names of Balu Gopal Pendulkar and others have been mutated in records of rights in respect of Survey no. 82/2/1, (Old Survey no. 82/2/B).

It further appears that vide Development Agreement dated 03/09/1997, registered in the office of Sub-Registrar of Ulhasnagar-2 at serial no.2271/97, Shri Balu Gopal Pendulkar and others had granted development rights of an area adm. 7180 sq. meters of Survey no. 82/2/1, (Old Survey no. 82/2/B) lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council unto M/s Om Sai Enterprises, a partnership firm on terms, conditions and consideration mentioned therein.

It further appears that vide Agreement for Sale dated 28/12/2011, registered in the office of Sub- Registrar of Assurances, Ulhasnagar-2 at serial no.13470 on even date, Shri Balu Gopal Pendulkar and others in confirmation with M/s. Om Sai Enterprises had agreed to sell an area admeasuring 7180 sq. meters of Survey no. 82/2/1, (Old Survey no. 82/2/B)



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Date :

lying and being situated at Revenue Village Shirgaon, Tal. Ambarnath, Dist. Thane within the limits of Kulgaoon Badlapur Municipal Council to M/s. Moreswar Enterprises through its partners on terms and consideration mentioned therein.

It further appears that in pursuant to the Agreement for sale dated 28/12/2011, Shri Balu Gopal Pendulkar and others as Vendors in confirmation with M/s. Om Sai Enterprises executed Conveyance Deed dated 04/09/2013, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-2 at serial no.10345/2013, in favour of M/s. Moreswar Enterprises through its partners thereby sold, transferred and conveyed an area admeasuring 7180 sq. meters of Survey no. 82/2/A, (Old Survey no. 82/2/B) lying and being situated at Revenue Village Shirgaon, Tal. Ambarnath, Dist. Thane, within the limits of Kulgaoon Badlapur Municipal Council on terms and consideration mentioned therein.

It further appears that in pursuant to Conveyance deed dated 04/09/2013, the name of M/s. Moreswar Enterprises through its partners have been mutated in the records of rights vide mutation entry no. 4342.

It further appears that by and under Sale Deed dated 02.07.2021, registered in the office of Sub-Registrar of Assurances, Ulhasnagar-3 at serial no. 5707/2021 on even date, M/s Moreswar Enterprises through its Partners Shri. Vijay Motiram Patkar and 4 others as Vendors, have sold, transferred and conveyed the property no. 1 unto M/s. Thanekar Construction Company, through its partner Shri Ajay Madhukar Thanekar as Purchasers on terms and consideration mentioned therein.



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It further appears that Tehsildar, Ambernath Taluka vide its order bearing outward no. Mahasul/K-1/TG-3/Jaminbab-2/Kavi-139/2021 dated 22<sup>nd</sup> December, 2021 was pleased to convert the said property into non-agricultural use.

It further appears that ~~M/s. Thanekar Construction Company~~ has been converted to ~~Thanekar Construction LLP~~.

From the perusal of the aforesaid documents, it appears that Gajanan Parshuram Ludbe and 3 others were originally owners of all that piece and parcel of land bearing Survey no. 83/3/6, area adm. 0H-07R-00P plus pot kharaba 0H-00R-30P, total adm. 0H-07R-30P equivalent to 730 sq. mtrs lying and being situated at Revenue Village Shirgaon, Tal. Ambernath, Dist. Thane, within the limits of Kulgaon Badlapur Municipal Council. (hereinafter for the sake of brevity called and referred to as property no. 2).

It further appears that by and under Conveyance Deed dated 06.03.2009, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-2 at serial no.1374/2009, Gajanan Parshuram Ludbe and 3 others through their Power of Attorney holder Gajanan Parshuram Ludbe have sold, transferred and conveyed the property no. 2 unto ~~Sau Anita Ravindra Sonawane and one another~~ in respect of property no. 2 on terms and consideration mentioned therein.

It further appears that by and under Conveyance Deed dated 16.07.2012, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-2 at serial no.7284/2012, ~~Sau Anita Ravindra Sonawane and one another~~ in confirmation with Shri Yogiraj Parshuram Ludbe and 2 others through their Power of Attorney holder Shri Ravindra Ganesh Sonawane have sold, transferred and conveyed the property no. 2 unto Shri Velji V Patel on terms and consideration mentioned therein.

It further appears that by and under Conveyance Deed dated 10.01.2023, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-4 at serial



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Email - advktjain@gmail.com

RET. No.

Date :

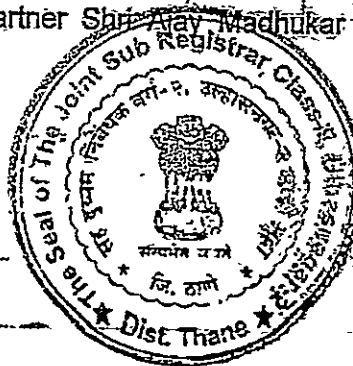
no. 439/2023, on even date, Shri Yogiraj Parshuram Ludbe through his Power of Attorney holder Shri Avinash Dattaraya Patkar, Smt Anita Ravindra Sonawane and one another, Shri Tulcidas Velji Patel and 3 others, Shri Avinash Dattaraya Patkar in confirmation with Shri Sadanand Parshuram Ludbe and one another through their Power of Attorney holder Shri Avinash Dattaraya Patkar have sold, transferred and conveyed property no. 2 unto Thanekar Construction LLP as Purchasers on terms and consideration mentioned therein.

It further appears that Tehsildar, Ambermath Taluka vide its order bearing outward no. Mahasul/K-1/TG-3/Jaminbab/Ru.K/Kavi-237/2017 dated 09.08.2017 was pleased to convert the property no. 2 into non-agricultural use as evidenced from mutation entry no. 4836.

It further appears that by and under Conveyance Deed dated 29.12.2021, registered in the office of Sub-Registrar of Assurance, Ulhasnagar-2 at serial no. 19311/2021 on even date, Gunwant Gajanan Naik and 4 others in confirmation with Jitendra Kisan Bhiwande and one another have sold transferred and conveyed the property no. 3 unto M/s. Thanekar Construction Company through its partners Shri Ajay Madhukar Thanekar in respect of property no. 3 on terms and consideration mentioned therein.

On the perusal of the Search Reports, I have not come across any registered encumbrances on the captioned property.

I am of the opinion that title of the owner Thanekar Construction LLP (Formerly known as M/s. Thanekar Construction Company), through its designated partner Shri Ajay Madhukar Thanekar in respect of the said



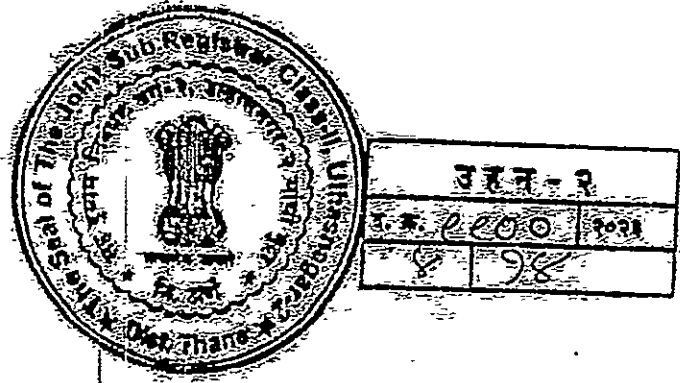
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property is clear, marketable and free reasonable doubts and encumbrances and by virtue of the aforesaid Sale Deed is entitled to carry out development of the said property by obtaining building permission and getting plans approved and sanctioned from concerned authority.

Adv. K.T. Jain

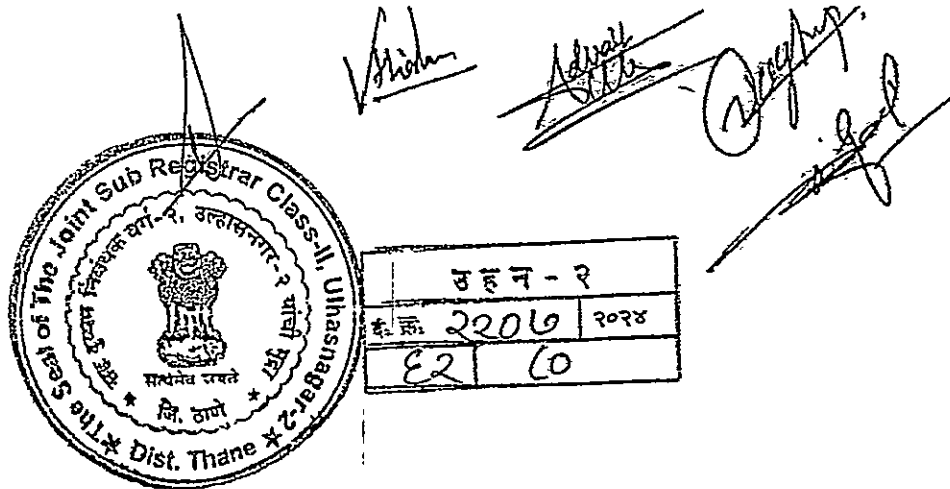


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### POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL Come, We (1) MR. AJAY MADHUKAR THANEKAR, Age 54 years, (2) MRS. VAISHALI AJAY THANEKAR, Age 51 years, (3) MR. ADVAIT AJAY THANEKAR, Age 23 years, Adult, Indian Inhabitant its Partners of M/S. THANEKAR CONSTRUCTION LLP. (PAN No. AAFT665N), having office at : Thanekar Group, Bhagirathi Garden, Ground Floor, Opp. ST Stand, Behind Maruti Sweet, Belavali Road, Badlapur (West), Tal-Ambarnath, Dist.-Thane, Maharashtra- 421503., do hereby DO SEND GREETINGS :-



WHEREAS:-

A] We are Partners of M/S. THANEKAR CONSTRUCTION L.L.P. (PAN No. AAFT6665N), having office at : Thanekar Group, Bhagirathi Garden, Ground Floor, Opp. ST Stand, Behind Maruti Sweet, Belavali Road, Badlapur (West), Tal-Ambarnath, Dist.-Thane, Maharashtra- 421503, & We are constructing the said Complex known as "THANEKAR PALACIO PHASE 2". constructed on land bearing ((1) Survey No. 83, Hissa No. 4/A/3, Plot No. 3, Area 60 Sq. Mtrs, (2) Survey No. 83, Hissa No. 4/A/5, Plot No. 5, Area 175 Sq. Mtrs, (3) Survey No. 83, Hissa No. 4/A/6, Plot No. 6, Area- 248.39 Sq. Mtrs, (4) Survey No. 83, Hissa No. 4/A/7, Plot No. 7, Area 275.04 Sq. Mtrs, Total Area 758.43 Sq. Mtrs., (5) Survey No. 82/2/1 , Area OH-15R-23P , Plus pot kharaba OH-07R-10P , Total adm OH-22R-33P, equivalent to 2233 Sq. mtrs out of Total area admeasuring 7180 Sq.mtrs, lying, being and situated in Village SHIRGAON, Tal. Ambarnath, Dist. Thane, within the area of Sub-Registrar Ullhasnagar-2/4, and have to sell Flats/Shops/units in the said Complex

B) On account of our pre-occupation it is not possible for us to register the said agreement/s in favour of our purchaser/s of flats/Shops/units.

NOW, THEREFORE, THESE PRESENT PARTNERS, (1) MR. AJAY MADHUKAR THANEKAR, (2) MRS. WASHALI MAJ THANEKAR, (3) MR. ADVAIT AJAY THANEKAR, Adult, Indian Inhabitant its Partners of M/S. THANEKAR CONSTRUCTION L.L.P. do hereby appoint (1) MS. NIVEDITA RAMESH JAGTAP, Age 37 years Indian Inhabitant address at : Flat No. A/002, Bhagirathi Garden, Opp. ST Stand, Near Utkarsh Hospital, Badlapur, Tal-Ambarnath, Dist.-Thane- 421503., & (2) SHRI. DHANRAJ WAMANRAO GOLAIT, age 51 years, address at : Flat no. A/002, Bhagirathi Garden, Opp. ST Stand, Near Utkarsh Hospital, Badlapur, Tal-Ambarnath, Dist.-Thane- 421503., to be our Employee and true and lawful attorney for us in our names and on our behalf to do and execute or cause to be done and executed following acts, deeds, matters and things that is to say :-

*(Handwritten signatures)*

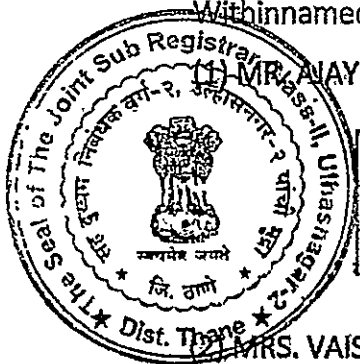
- 1) TO PRESENT Agreement for sale, Rectification Deed, Cancellation Deed, in the said buildings/Complex or any other documents executed, by us for registration, admit execution or otherwise perfect of cause to be registered and perfected any agreement, correction, cancellation, or other instruments and assurance which may be executed and signed by us.
- 2) THIS Power of Attorney is given for registration of the documents executed by us and sign or execute any document.
- 3) THIS power of attorney is revocable and can be revoke at any time giving notice to the attorney.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET AND SUBSCRIBED OUR RESPECTIVE HANDS AND SIGNATURE ON THIS 14<sup>th</sup> DAY OF JULY 2023.

SIGNED AND DELIVERED by the

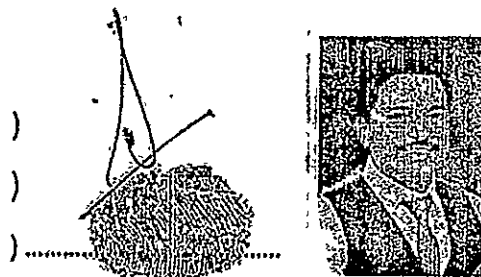
With in named "THE EXECUTANTS"

(1) MR. AJAY MADHUKAR THANEKAR



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(2) MRS. VAISHALI AJAY THANEKAR



(3) MR. ADVAIT AJAY THANEKAR

Partners of

M/S. THANEKAR CONSTRUCTION L.L.P.

In the presence of .....



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Accepted by us

(1) MS. NIVEDITA RAMESH JAGTAP



(2) SHRI. DHANRAJ WAMANRAO GOLAIT ).....



ATTORNEY HOLDERS

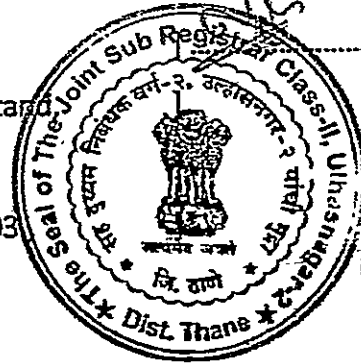
Witness :

2. MR. NELSON WILSON FRANCIS

Add : Bhagirathi Garden, Opp. ST Stand

Near Utkarsh Hospital, Badlapur,

Tal-Ambarnath, Dist.-Thane- 421503



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2. MR. SANTOSH NARAYN NAGPURE

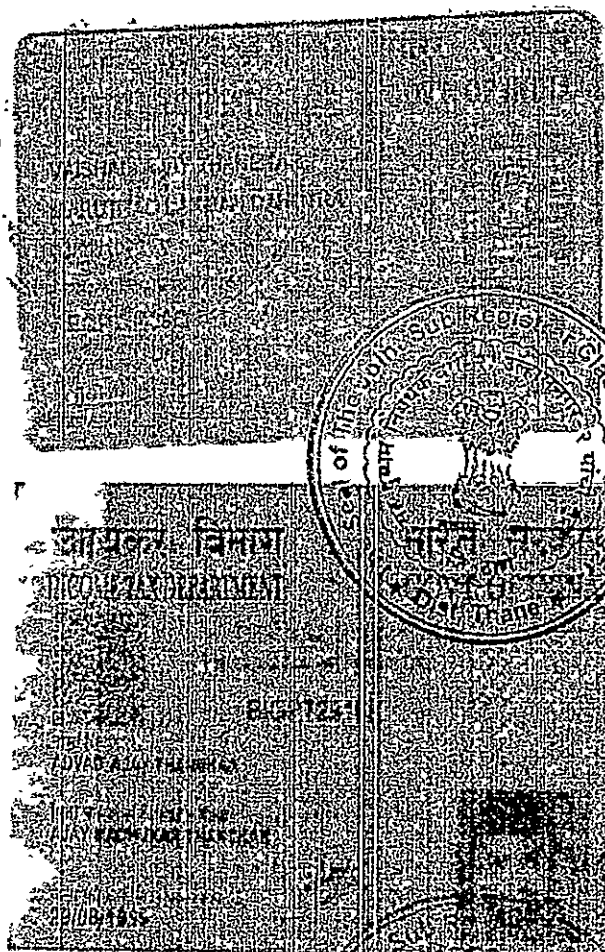
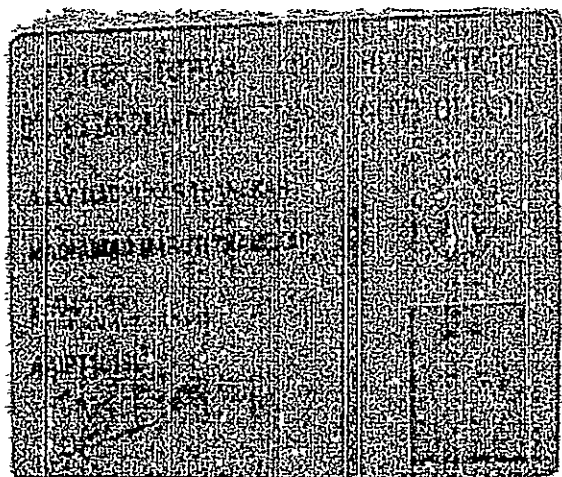
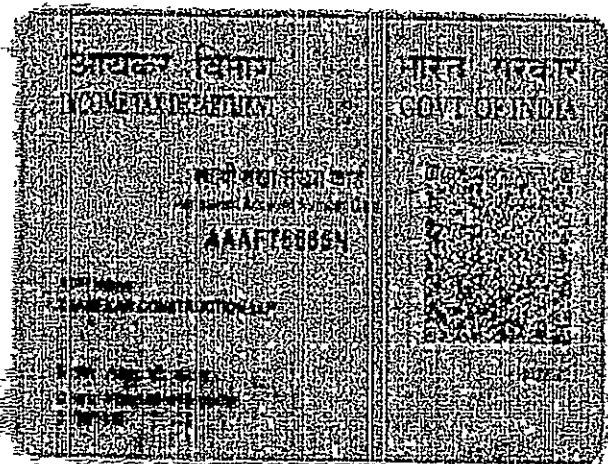
Add : Flat No. C/202, 2<sup>nd</sup> Floor, Amit Park

Society, Yadav-Nagar, Shirgaon, Badlapur (E)

Tal. Ambarnath, Dist. Thane- 421503.

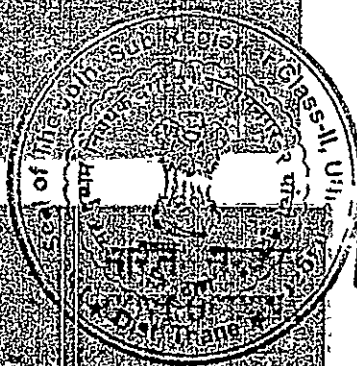


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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NIVEDITA  
RAMESH BHIKAN JAGTAP

11/01/1985  
Permanent Account Number

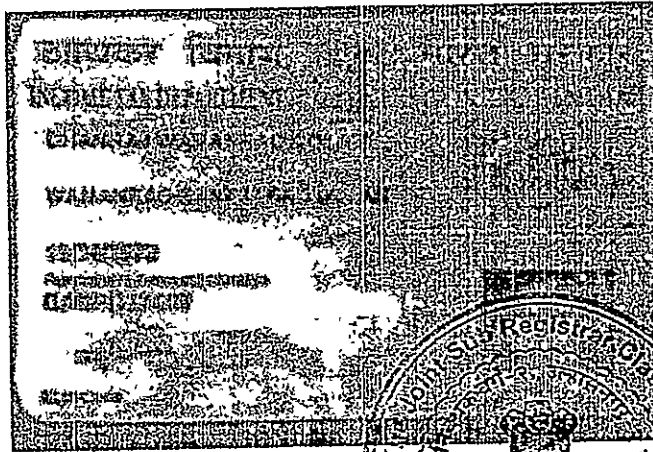
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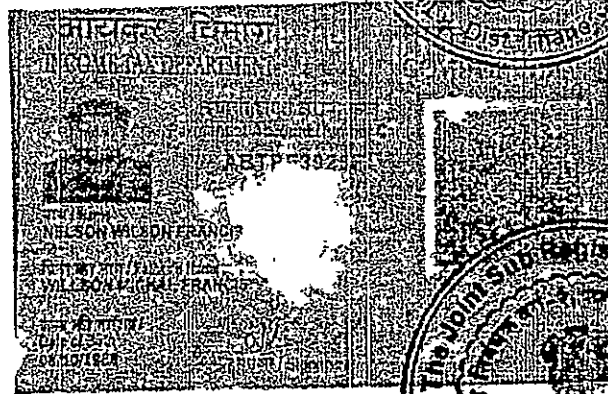
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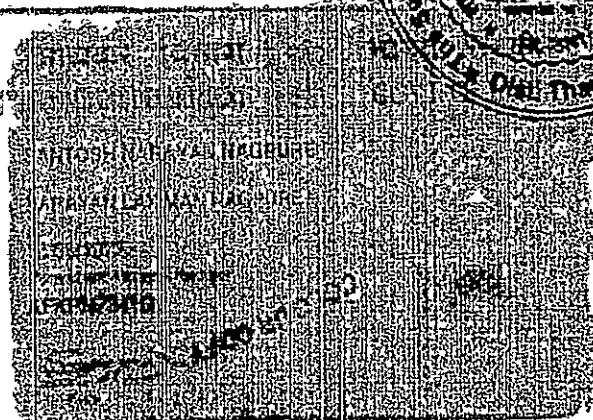
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## ॥ घोषणापत्र / शापथपत्र ॥

मी/ आम्ही खालील सही करणार मा. नोंदणी: महानिरीक्षक व मुद्रांक नियंत्रक म.रा. पुणे, यांचे दिनांक 29/10/2013/2806 दिनांक 30/11/2013 रोजीचे परिसत्र वाचून असे घोषित करतो/की, नोंदणीसाठी सादर केलेले दस्तऐवजातील लिळकत ही प्रत्येकीद्वारे अथवा दुबार, विक्री होत नाही. दस्तऐवजातील लिहुन देणार/कालनियतधारक हे खरे असून त्याची आम्ही स्वतः खात्री करूक या दस्तऐवजाबत आम्हास ओळखनारे-दोन इतने प्रत्येकीद्वारे आता आहंत.

सादर नोंदणीची दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तऐवज निष्पादित करताना प्रत्येकीद्वारे/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच लिळकतीचे मालकीचे विवरण दिलेल्या कुलमुखत्यारधारक (P.A Holder) लिहुन देणार हसाल आहे. व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे. व जे आजपावतो रद्द झालेले नाही त्याची मी/आम्ही खात्री देत आहंत. तसेच सादरची लिळकत शासन भेदकीची व अस्त व्यक्तीची नाही. व लिळकतीतील इतर हक्क, कर्जा, बँकी, ब्रॉजे, शासन बंधन व कुलमुखत्यार धारकानी केलेल्या व्यवहाराच्या आधीन राहुन आम्ही आमचा अधिक व्यवहार पुर्ण करुन दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तऐवजत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व लिळकतीचा हस्तांतरणाबाबत कोणत्याही म.ा. न्यायालय शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 नुसार घोषित होत नाही याची मी/आम्ही खात्री देत आहंत.

नोंदणी नियम 1961 चे नियम 44 व वेळोवेळी न्यायालयाने अर्थ न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजातील लिळकतीचे मालक कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हास पुर्णपणे जाणीव आहे.

स्थान, लिळकती विषय सध्या होत असलेली फसवणुका/वजावटीकरण/संयोजन व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील लिळकती विषयी होवु नये म्हणुन नोंदणी अधिनियम 1908, महाराष्ट्र नोंदणी अधिनियम 1961 व महाराष्ट्र मुद्रांक अधिनियम नुसार मी/आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी, क्रमा, भरली असल्यास ते निष्पन्न झाल्यास विना तक्रार आम्ही फी देडसह शासन जमा करणेस तयार आहोत. नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न होवल्यास त्यास मी/आम्ही दस्तऐवजातील अर्थ निष्पादित करणारे देणार जबाबदार राहणार आहोत याची आम्हास पुर्ण जाणीव आहे.

त्यानुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा कायदेशीर प्रश्न होवु नये म्हणुन नोंदणी अधिनियम 1908 चे कलम 82 व भारतीय टड सहीता नुसार आम्ही शिक्का पात्र राहणारी आहोत याची मी/आम्हास पुर्णपणे जाणीव आहे. यापुढे शापथपत्र दस्तऐवजा भाग म्हणुन जोडून आहे. लिळकतीच्या बाबत करावली संगनमत नाही. आम्ही लि

देणार/लिहुन घेणार साक्षीदार समक्ष अस्तित्वात नात निष्पादित करुन नोंदणी करिता सादर करत आहोत. या लिळकती बाबत दुय्यम निबंधक कार्यालयत आहोत व कर्मचारी जबाबदार असणारे नाहीत याची आम्हास जाणीव आहे. सादर लिळकती व नोंदणी त्वाच्या इत्यादी अस्तित्वात असणे हे पुर्ण जबाबदारी ही आम्ही खाली सहीकरणार याची आहे.



<p>लिहुन देणार</p> <p>मे. ३०/१०/२०२२</p> <p>नाम: श्री. राजेश म. डांगकर</p> <p>मोबाईल: ९५०५०५०७५६</p>	<p>लिहुन घेणार</p> <p>नाम: श्री. राजेश म. डांगकर</p> <p>मोबाईल: ९५०५०५०७५६</p>	<p>स्वाक्षरी</p> <p>नाम: श्री. राजेश म. डांगकर</p> <p>मोबाईल: ९५०५०५०७५६</p>	<p>स्वाक्षरी</p> <p>नाम: श्री. राजेश म. डांगकर</p> <p>मोबाईल: ९५०५०५०७५६</p>
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1) स्वाक्षरी:   
 नाव: श्री. राजेश म. डांगकर   
 मोबाईल: ९५०५०५०७५६

2) स्वाक्षरी:   
 नाव: श्री. राजेश म. डांगकर   
 मोबाईल: ९५०५०५०७५६

7/14/2023

Summary 1 (Dastgoshwara bhag 1)

78/9900

शुक्रवार, 14 जुलै 2023 5:58 म.नं.

दस्त गोपवाद्य भाग-1

उहान 2 22/98

दस्त क्रमांक: 9900/2023

दस्त क्रमांक: उहान 2 /9900/2023

वाचाग मुल्य: रु. 01/-

मोवदला: रु. 00/-

चगलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. उहान 2 यांचे कार्यालयात

द. क्रं. 9900 वर दि.14-07-2023

रोजी 5:50 म.नं. वा. हजर केला.

पावती:10724

पावती दिनांक: 14/07/2023

सादरकरण्याचे नाव: निवेदिता रमेश जगताप

बौद्धी फी

रु. 100.00

दस्त ह्यादाकर्णी फी

रु. 280.00

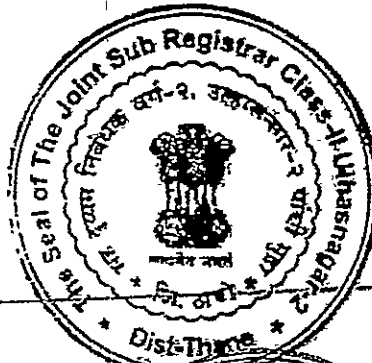
पृष्ठांची संख्या: 14

एकूण: 380.00

दस्त ह्यादाकर्णीची मही:

Sub Registrar Ulhasnagar 2

Sub Registrar Ulhasnagar 2



दस्ताचा प्रकार: कुलमुखत्यागपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य बाबींचा उल्लेख होतो किंवा अधिक व्यक्तींस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 14 / 07 / 2023 05 : 50 : 24 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 14 / 07 / 2023 05 : 51 : 16 PM ची वेळ: (फी)

उहान - २	
द. क्र. 2200	२०२४
२२/७०	

प्रतिज्ञा पत्र

सादर दस्तऐवज बौद्धी कायदा १९०६ नियम १९६९ अंतर्गत तरतुदीनुसार बौद्धीस दाखल केला आहे. दस्तामधील संपूर्ण नजकुर, निव्यादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदाचे दस्तांची सत्यता, वैधता, कायदेशीर बाबीसाठी खालील निव्यादक व्यक्ती संतुषण व वायदा आहेत तसेच सादर हस्तांतरण दस्तांमुळे कोणत्याही प्रकारचे अडथळ्यास यांच्या कोणताही कायदा/नियम / परिपत्रक वाच्य अलाघंन होत नाही.

निव्यादक व्यक्ती

निव्यादक व्यक्ती

Handwritten signature of the declarant.

Handwritten signatures of witnesses.



14/07/2023 5:55:27 PM

दस्तावेज प्रकार भाग-2

उद्देश 23/78  
दस्तावेज क्रमांक: 9900/2023

दस्तावेज क्रमांक : उद्देश 2/9900/2023

दस्तावेज प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	ठसा प्रमाणित
1	नाव: निवेदिता रमेश जगताप पत्ता: प्लॉट नं: मदनिका न. अ-००२, माळा नं: -, इमारतीचे नाव: भागिरथी गार्डन, ब्लॉक नं: एस.टी. स्टॅन्ड समोर, उत्कर्ष हॉस्पिटल जवळ, वदलापूर, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: AIPJ8946B	पॉवर ऑफ अटॉर्नी होल्डर वय :- 37 स्वाक्षरी:-		
2	नाव: धनराज वामनराव गोलाईत पत्ता: प्लॉट नं: सदनिका न. अ-००२, माळा नं: -, इमारतीचे नाव: भागिरथी गार्डन, ब्लॉक नं: एस.टी. स्टॅन्ड समोर, उत्कर्ष हॉस्पिटल जवळ, वदलापूर, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: BABPG1744B	पॉवर ऑफ अटॉर्नी होल्डर वय :- 51 स्वाक्षरी:-		
3	नाव: मेसर्स ठाणेकर कन्स्ट्रक्शन एलएलपी तर्फे भागीदार श्री. अजय मधुकर ठाणेकर पत्ता: प्लॉट नं: -, माळा नं: तळमजला, इमारतीचे नाव: ठाणेकर ग्रुप, भागिरथी गार्डन, ब्लॉक नं: एस.टी. स्टॅन्ड समोर, मारुती स्वीट मागे, रोड नं: वेलवली रोड, वदलापूर पश्चिम, महाराष्ट्र, ठाणे. पॅन नंबर: AAAFT6665N	कुलमुखत्यार देणार वय :- 54 स्वाक्षरी:-		
4	नाव: मेसर्स ठाणेकर कन्स्ट्रक्शन एलएलपी तर्फे भागीदार सौ. वैशाली अजय ठाणेकर पत्ता: प्लॉट नं: -, माळा नं: तळमजला, इमारतीचे नाव: ठाणेकर ग्रुप, भागिरथी गार्डन, ब्लॉक नं: एस.टी. स्टॅन्ड समोर, मारुती स्वीट मागे, रोड नं: वेलवली रोड, वदलापूर पश्चिम, महाराष्ट्र, ठाणे. पॅन नंबर: AAAFT6665N	कुलमुखत्यार देणार वय :- 51 स्वाक्षरी:-		
5	नाव: मेसर्स ठाणेकर कन्स्ट्रक्शन एलएलपी तर्फे भागीदार श्री. अद्वैत अजय ठाणेकर पत्ता: प्लॉट नं: -, माळा नं: तळमजला, इमारतीचे नाव: ठाणेकर ग्रुप, भागिरथी गार्डन, ब्लॉक नं: एस.टी. स्टॅन्ड समोर, मारुती स्वीट मागे, रोड नं: वेलवली रोड, वदलापूर पश्चिम, महाराष्ट्र, ठाणे. पॅन नंबर: AAAFT6665N	कुलमुखत्यार देणार वय :- 23 स्वाक्षरी:-		

वरील दस्तावेज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्तावेज करून घ्यावे केल्यास शिक्षा क्र.3 ची वेळ: 14/07/2023 05:54:42 PM

ओळख:-

दस्तावेज निष्पादनाचा कवुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख घ्यावी. आक्षेपित जाणारे पक्षकारांचे पडताळणीत आली आहे. न्यक्कत प्राप्त माहिती पुरीत प्रमाणे आहे.

उद्देश - 2  
द. क्र. 2206/2023  
14/07/2023

Sr. No.	Type of Party & Name	Date & Time of Transaction with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	पॉवर ऑफ अटॉर्नी होल्डर निवेदिता रमेश जगताप	14/07/2023 05:55:53 PM	निवेदिता रमेश जगताप F XXXX XXXX 1180 
2	पॉवर ऑफ अटॉर्नी होल्डर धनराज वामनराव गोलाईत	14/07/2023 05:56:11 PM	धनराज वामनराव गोलाईत M XXXX XXXX 1714 
3	कुलमुखत्यार देणार अजय मधुकर ठाणेकर	14/07/2023 05:55:37 PM	अजय मधुकर ठाणेकर M XXXX XXXX 3265 

4	कुलमुखत्यार देणार मेसर्स ठाणेकर कंन्स्ट्रक्शन एलएलपी तर्फे भागीदार सौ. वैशाली अजय ठाणेकर	14/07/2023 05:55:24 PM	वैशाली अजय ठाणेकर F XXXX XXXX 2352	
5	कुलमुखत्यार देणार मेसर्स ठाणेकर कंन्स्ट्रक्शन एलएलपी तर्फे भागीदार श्री. अद्वैत अजय ठाणेकर	14/07/2023 05:55:04 PM	अद्वैत अजय ठाणेकर M XXXX XXXX 1231	

चिक्का क्र.4 ची वेळ: 14 / 07 / 2023 05 : 56 : 12 PM

Sub Registrar Ulhasnagar 2

Payment Details.

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
	MESARS THANEKAR CONSTRUCTION LLP	eChallan	69103332023071319816	MH005158316202324E	500.00	SD		14/07/2023
2		DHC		1307202314192	280	RF		
3	MESARS THANEKAR CONSTRUCTION LLP	eChallan		MH005158316202324E	100	RF		14/07/2023

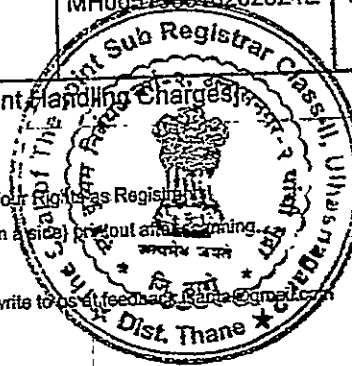
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

9900 /2023

Know Your Rights as Registrant

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) without any editing.
2. Get print immediately after registration

For feedback, please write to [ce@feedback@sega@gmail.com](mailto:ce@feedback@sega@gmail.com)



उह न - २	
र. क्र. 2206	२०२४
७१	८०

प्रमाणित करण्यात येते की, या दस्तऐवजां मध्ये एकूण १४ पाने आहेत. सह दुय्यम निबंधक वर्ग-२, उल्हासनगर मॉ.२. पुस्तक क्र. १ चे २२०० नोंदणी नोंदला. दिनांक :- १४/०७/२०२३  
  
सह दुय्यम निबंधक, उल्हासनगर-२



उह न - २	
र. क्र. २२००	२०२४
१४	१९





## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

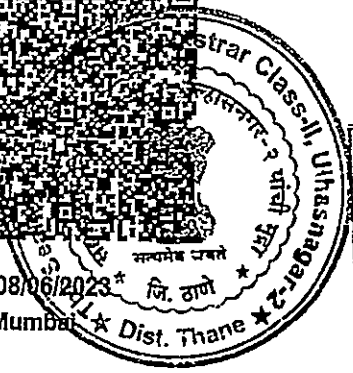
This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51700051381**

Project: **Thanekar Palacio Phase II**, Plot Bearing / CTS / Survey / Final Plot No.: **Survey No. 82/2/1 Survey No 83/3/6 Survey No 83/3/7 Survey No 83/4A Plot No 3 5 6 & 7 at Badlapur (M C), Ambarnath, Thane, 421503;**

- 1. Thanekar Construction Llp** having its registered office / principal place of business at **Tehsil: Ambarnath, District: Thane, Pin: 421503.**
- This registration is granted subject to the following conditions, namely:
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub clause (D) of clause (I) of subsection (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **08/06/2023** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 08/06/2023\*  
Place: Mumbai



उह न - २	
द. क्र. 2206	२०१४
५२	६०

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 08-06-2023 16:55:07

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


स्थायी लेखासंख्या कार्ड  
Permanent Account Number Card

AAAAE16865N

नाम Name  
THANEKAR CONSTRUCTION LLP

जन्म तिथि / Date of Birth  
11/01/1985

पता / Address  
01002195



*[Handwritten mark]*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

आय माहकुरासुची  
MAY MAHAKURA SUCHI

11/01/1985  
Permanent Account Number

AAAAE16865N



*[Handwritten mark]*



उहन - १	
स. क्र. 2206	२०१४
63	70

आयकर विभाग  
INCOME TAX DEPARTMENT



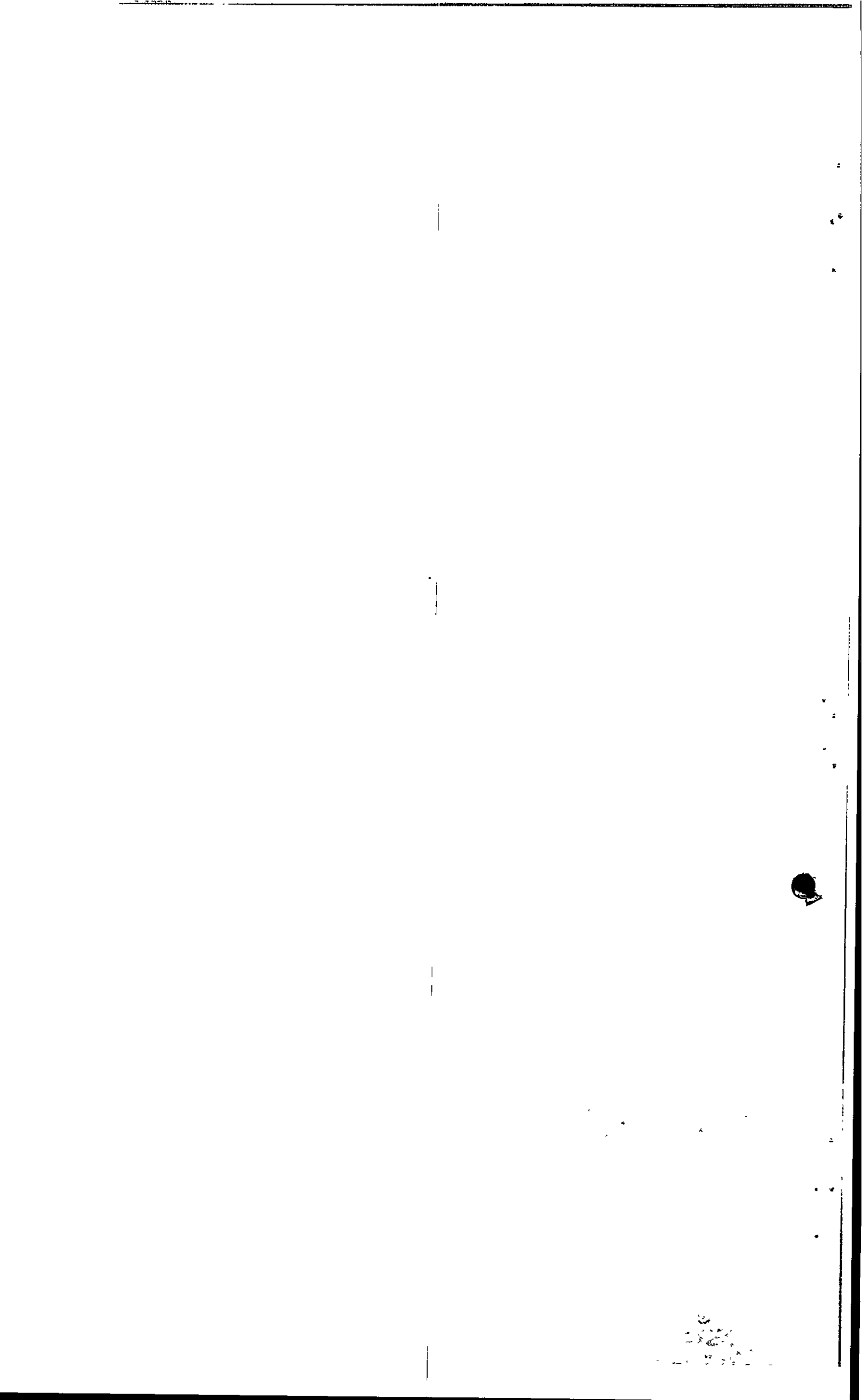
भारत सरकार  
GOVT. OF INDIA

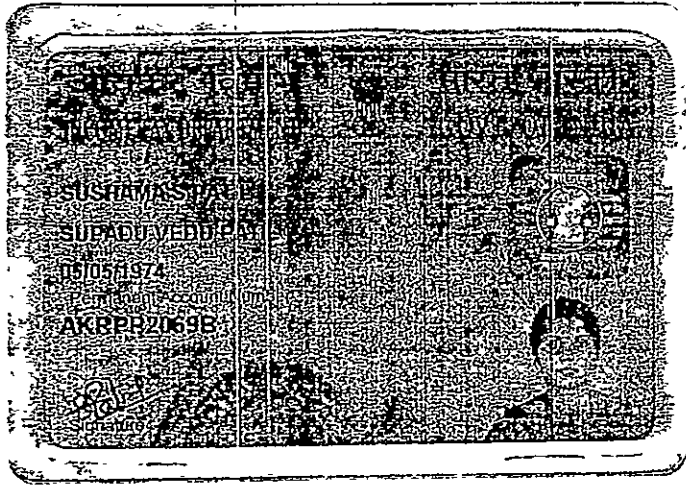
NIVEDITA  
RAMESH BHIKAN JAGTAP  
11/01/1985  
Permanent Account Number  
AIPPJ8946B

*[Handwritten Signature]*  
Signature

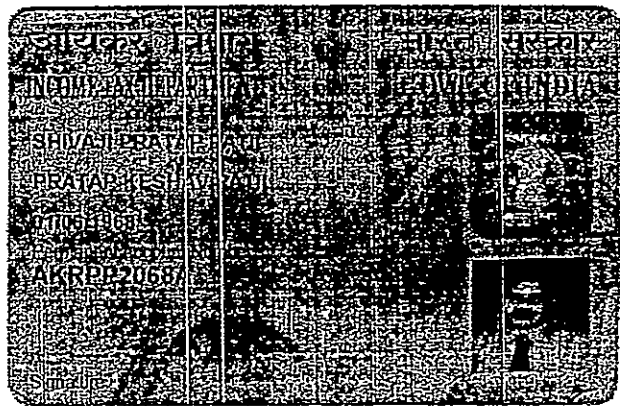


*[Handwritten Signature]*  
Attorney Holder





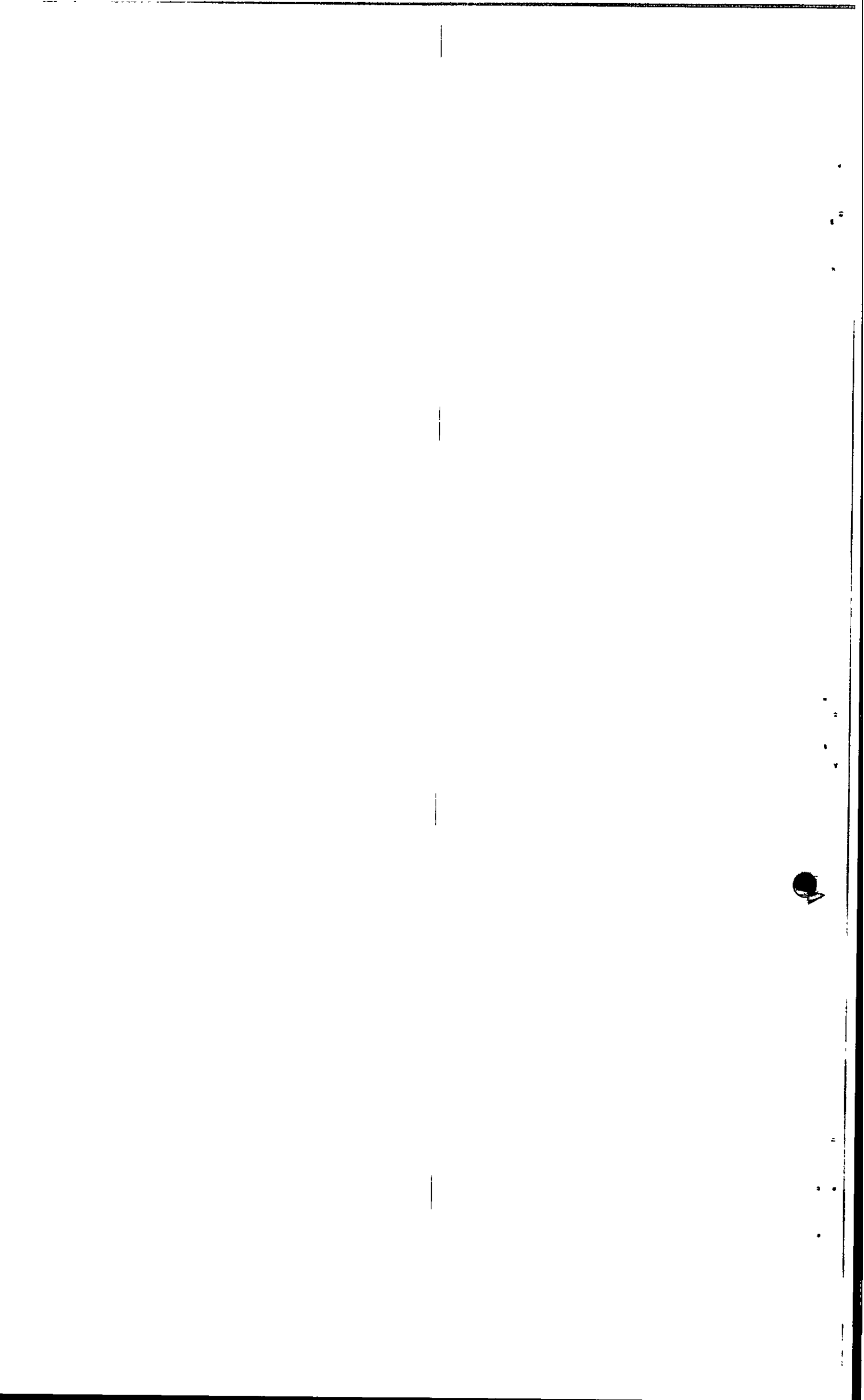
P-1  
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05/10/21



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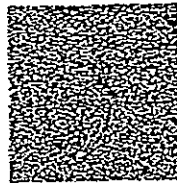


भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 2821/42040/00396

To  
सुपना शिवाजी पाटील  
Sushama Shivaji Patil  
W/O Shivaji Patil,  
103 RUTUVIHAR CHS ., GAVDEVI ROAD,  
ANANT NAGAR, KULGAON - BADALAPUR - EAST,  
VTC: Ambarnath,  
District: Thane,  
State: Maharashtra,  
PIN Code 421503,  
Mobile 9957797667  
MF507851862F1



आपला आधार क्रमांक / Your Aadhaar No. :

**8703 1041 3578**

माझे आधार, माझी ओळख

Issue Date 25/09/2011



सुपना शिवाजी पाटील  
Sushama Shivaji Patil  
जन्म तारीख / DOB 05/05/1974  
स्त्री / Female

8703 1041 3578  
माझे आधार, माझी ओळख



उ ह न - २  
र. क्र. २२०७ | २०२४  
७५ | ८०



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No 1207/63115/00450

To  
शिवाजी प्रताप पाटील  
Shivaji Pratap Patil  
103 , rutuvihar c o p housing society anant nagar  
gaondevi road , kulgaon badalapur  
near sagar investment badalapur (east )  
Badlapur  
Kulgaon  
Ambarnath Thane  
Maharashtra 421503  
9975180158  
MD493534859FH

24/02/2013  
49353485



आपका आधार क्रमांक / Your Aadhaar No. :

**5519 9614 3623**

मेरा आधार, मेरी पहचान



शिवाजी प्रताप पाटील  
Shivaji Pratap Patil  
जन्म तिथि / DOB 01/06/1968  
पुरुष / Male

5519 9614 3623

मेरा आधार, मेरी पहचान

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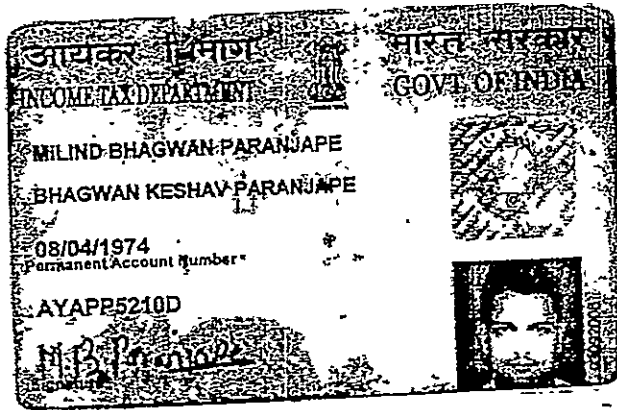
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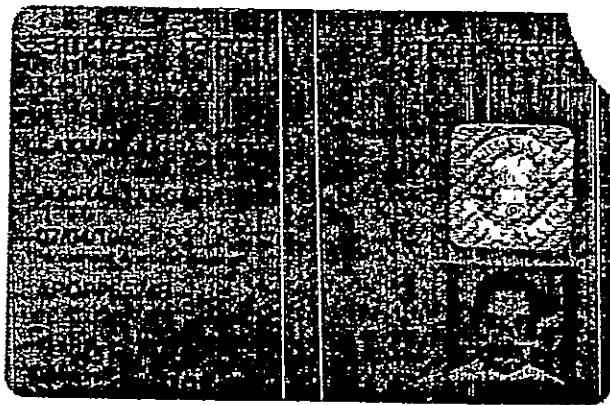
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W-1

M. B. Paranjape



W-2

Joint



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स. क्र. २२०६	२०२४
७६	८०





## ॥ घोषणा पत्र/शपथ पत्र ॥

मी/आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. स. पुणे, याचे ३०/११/२०१३ रोजीचे परिपत्र वाचुन असे घोषित करतो की, नोंदणीसाठी सादर केलेले दस्तावेजामधील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असुन याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखनारे इसम घेवुन आलो आहे.

सादर नोंदणीचा दस्तऐवज सियनष्यादीत करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस, हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालाकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहून देणार हयांत आहे. व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे. व ते आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहेत. तसेच सादरची मिळकत शासन मालकीची नाही. व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, शासन बोजे व कुलमुखत्यार धारकानी केलेल्या व्यवहाराच्या आधीन राहुन आम्ही आमचा आर्थिक व्यवहार पुर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने, उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक कुलमुखत्यारधारक यांची मालकी व दस्तावेजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांस पुर्णपणे जाणीव आहे.

स्थावर मिळकती विषयी सध्या होत असलेली फसवणुक/बनावटीकरण/ संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तावेजामधील मिळकती विषयी होवु नये म्हणुन नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तावेजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हांस पुर्ण कल्पना आहे.

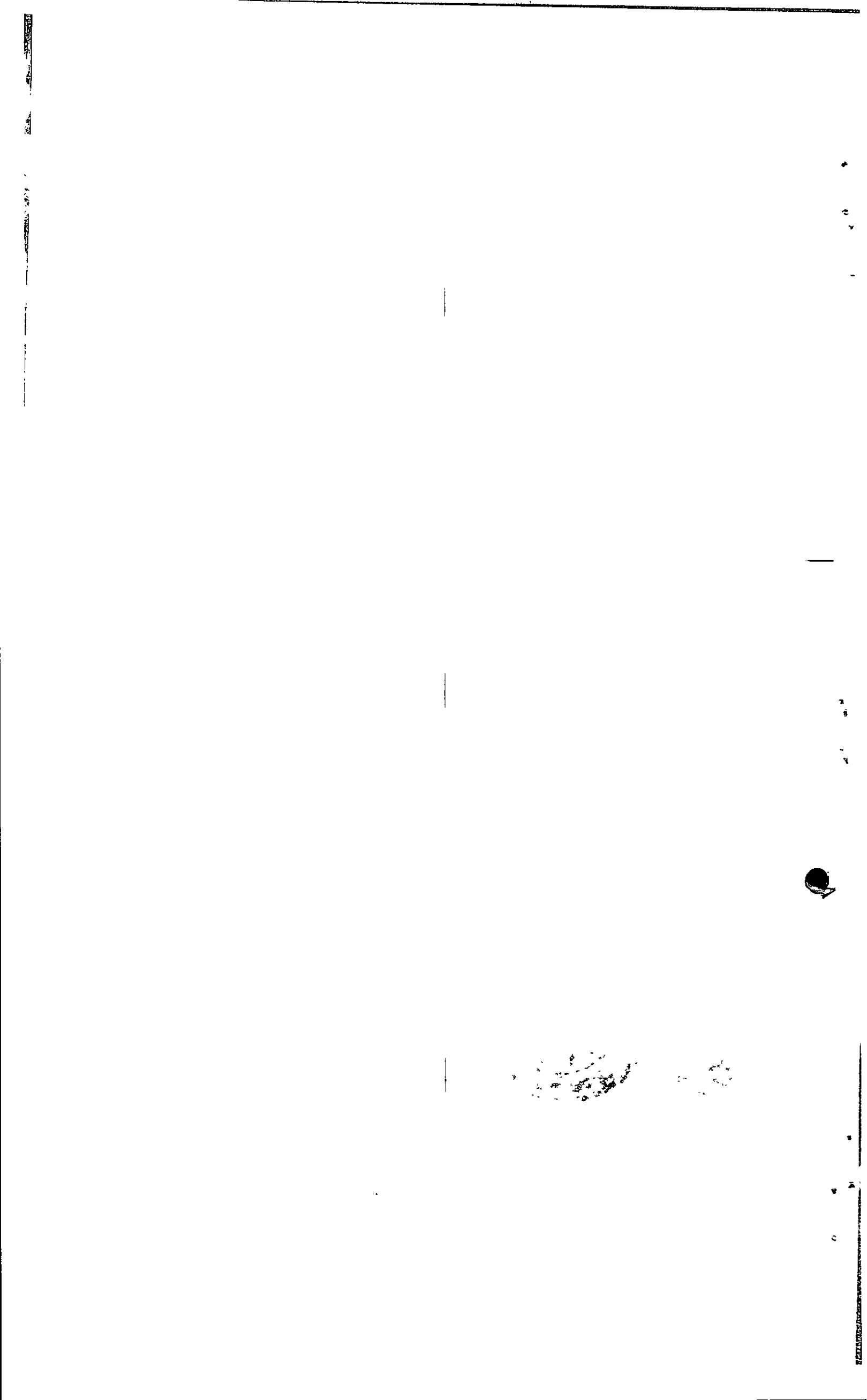
त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा कायदेशीर गुन्हा घडणारे कृत्ये केलेले नाही. जर भविष्यात कायद्यानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड सहीत १८६० मधील नमुद असलेल्या ७ वर्षांचा शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्तासोबत घेवुन जोडत आहे.



उ ह न - २	
द. क्र. २२०७	२०१४
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लिहून देणार

लिहून घेणार



78/2207

बुधवार, 14 फेब्रुवारी 2024 4:33 म.नं.

दस्त गोषवारा भाग-1

उहन2 62120

दस्त क्रमांक: 2207/2024

दस्त क्रमांक: उहन2 /2207/2024

बाजार मूल्य: रु. 51,61,000/-

मोबदला: रु. 56,50,000/-

भगनेले मुद्राक शुल्क: रु.3,39,000/-

दु. नि. मह. दु. नि. उहन2 यांचे कार्यालयात

अ. क्र. 2207 वर दि.14-02-2024

रोजी 4:21 म.नं. वा. हजर केला.

पावती:2446

पावती दिनांक: 14/02/2024

सादरकरणाचे नाव: सुषमा शिवाजी पाटील

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची नंख्या: 80

एकुण: 31600.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Ulhasnagar 2



Sub Registrar Ulhasnagar 2

दस्ताचा प्रकार: करारनामा

मुद्राक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानिय स्वयंसेवक समिती किंवा कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा विकासा अधिकाऱ्यांच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्राक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निघारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिक्का क्र. 1 14 / 02 / 2024 04 : 21 : 33 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 14 / 02 / 2024 04 : 22 : 10 PM ची वेळ: (फी)

## प्रतिज्ञा पत्र

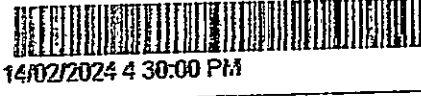
सादर दस्तावेज नोंदणी कायदा १९०८ क्रियम १९६९ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तावेजातील संदर्भ नजक्युट, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता, कायदेशीर बाबीसाठी खालील निष्पादक व जर्नल रुपरेषणे नकाशदार आहेत तसेच सदर हस्तांतरण दस्तांमुळे दस्तात कोणत्याही प्रकारचा कोटेशन कायदा/ नियम / परिपत्रक लागू होत नाही.

लिहून देणार सही

लिहून देणार सही



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14/02/2024 4 30:00 PM

दस्त गोषवारा भाग-2

उहून 2 62/20  
दस्त क्रमांक: 2207/2024

दस्त क्रमांक : उहून 2/2207/2024

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: मेसर्स ठाणेकर कन्स्ट्रक्शन एन्ड एलपी तर्फे भागीदार श्री. अजय मधुकर ठाणेकर यांच्या तर्फे कु.मु. धारक म्हणून निवेदिता रमेश जगताप पत्ता: प्लॉट नं: सदनिका न. अ-१०२, माळा नं: -, इमारतीचे नाव: भागिरथी पार्क, ब्लॉक नं: एन.टी स्टॅन्ड ममोर, उत्कर्ष हॉस्पिटल बिल्ड, बदलापूर, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: AAAFT6665N	लिहून देणार वय :- 38 स्वाक्षरी:- 		
2	नाव: नुपमा शिवाजी पाटील पत्ता: प्लॉट नं: सदनिका न. १०३, माळा नं: -, इमारतीचे नाव: ऋतुविहार सोमायटी, ब्लॉक नं: अनंत नगर, बदलापूर पूर्व, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: AKRPP2069B	लिहून घेणार वय :- 50 स्वाक्षरी:- 		
3	नाव: शिवाजी प्रताप पाटील पत्ता: प्लॉट नं: सदनिका न. १०३, माळा नं: -, इमारतीचे नाव: ऋतुविहार सोमायटी, ब्लॉक नं: अनंत नगर, बदलापूर पूर्व, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: AKRPP2068A	लिहून घेणार वय :- 56 स्वाक्षरी:- 		

वरील दस्तऐवज काल देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिक्षा क्र.3 ची वेळ: 14 / 02 / 2024 04 : 28 : 20 PM

ओळख:-

दस्तऐवज निष्पादनाचा कवुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित, आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत ग्राम माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार नुपमा शिवाजी पाटील	14/02/2024 04:29:08 PM	नुपमा शिवाजी पाटील F 1207279862316355584 
2	लिहून घेणार शिवाजी प्रताप पाटील	14/02/2024 04:28:50 PM	शिवाजी प्रताप पाटील M 1174650319181271040 
3	लिहून देणार मेसर्स ठाणेकर कन्स्ट्रक्शन एन्ड एलपी तर्फे भागीदार श्री. अजय मधुकर ठाणेकर यांच्या तर्फे कु.मु. धारक म्हणून निवेदिता रमेश जगताप	14/02/2024 04:29:24 PM	निवेदिता रमेश जगताप F 1167426191655198720 

शिक्षा क्र.4 ची वेळ: 14 / 02 / 2024 04 : 29 : 25 PM

शिक्षा क्र.5 ची वेळ: 14 / 02 / 2024 04 : 29 : 54 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Ulhasnagar 2



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## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS SUSHAMA SHIVAJI PATIL	eChallan	69103332024021318094	MH015551734202324E	339000.00	SD	0008254897202324	14/02/2024
2		DHC		0224133114097	1600	RF	0224133114097D	14/02/2024
3	MRS. SUSHAMA SHIVAJI PATIL	eChallan		MH015551734202324E	30000	RF	0008254897202324	14/02/2024

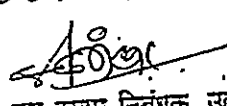
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

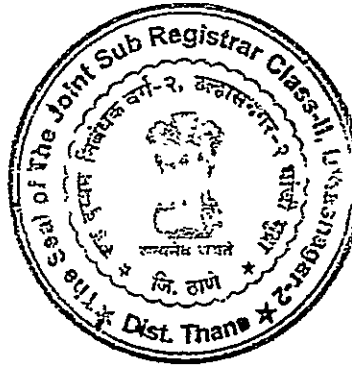
2207 /2024

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2. Get print immediately after registration.

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प्रमाणित करण्यात येते की, या दस्तावेजा  
मध्ये एकूण 10 पाने आहेत.  
सह दुय्यम निबंधक वर्ग-२, उल्हासनगर दर्ग-२.  
पुस्तक क्र. ३ चे 2206 क्रमांकाने नोंदला.  
दिनांक :- 98/02/2024  
  
सह दुय्यम निबंधक, उल्हासनगर-२



५ हुन - २	
क्र. 2206	२०२४
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14/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्ता क्रमांक : 2207/2024

नोदणी :

Regn:63m

गावाचे नाव : शिरगाव

(1) विलेखाचा प्रकार कारताना  
(2) मोबदला 5650000  
(3) बाजारभाव(भाडेपट्ट्याच्या वास्तविकपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे) 5161000

(4) मू-मापन,पोटहिस्सा व वक्रमांक(असल्यास)

1) पालिकेचे नाव:कुळगांव-वदलापूर इतर वर्णन : इतर माहिती: मौजे शिरगाव,ता.अंबरनाथ,जि.ठाणे येथील न.न. 82/2/1,एकूण क्षेत्र 7180 चौरस मीटर क्षेत्रफळा पेकी 2233 चौरस मीटर,न.न. 83/3/6,क्षेत्र.730 चौ.मी. न.न. 83/3/7,क्षेत्र. 1690 चौ.मी. न.न.83,हि.न. 4/अ/3,प्लॉट न.3,क्षेत्र 60 चौ.मी.,स.न.83,हि.न.4/अ/5,प्लॉट न.5,क्षेत्र.175 चौ.मी.,स.न.83,हि.न. 4/अ/6,प्लॉट न.6,क्षेत्र. 248.39 चौ.मी.,स.न. 83,हि.न. 4/अ/7,प्लॉट न.7,क्षेत्र. 275.04 चौ. मी.,एकूण क्षेत्र. 758.43 चौ.मी. या जागेवरील ठाणेकर पॅलामिओ फेज 2 या इमारती मधील निवासी सदनिका न. अ/1401,चौदावा मजला,कारपेट क्षेत्र. 68.33 चौ.मी. + 14.96 चौ.मी. एकसकनसूचीव क्षेत्र एकूण कारपेट क्षेत्र. 83.29 चौ.मी.( ( Survey Number : 82/2/1, 83/3/6, 83/3/7, Survey No. 83 ;HISSA-NUMBER : 4/A/3, 4/A/5, 4/A/6, 4/A/7, Plot No.3,5,6,7 ; ) )

(5) क्षेत्रफळ

1) 83.29 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-मेसर्स ठाणेकर कन्स्ट्रक्शन एलएलपी तर्फे बागीदार श्री. अजय मधुकर ठाणेकर यांच्या तर्फे कु.मु. धागक म्हणून निवेदिता रमेश जगताप वय:-38; पत्ता:-प्लॉट नं: सदनिका न. अ-००२, माळा नं. -, इमारतीचे नाव: ध गिरथी गार्डन, ब्लॉक नं: एस.टी. स्टॅन्ड समोर, उत्कर्ष हॉस्पिटल जवळ, वदलापूर, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAAFT6665N

(8)दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-सुपमा शिवाजी पाटील वय:-50; पत्ता:-प्लॉट नं: सदनिका न. १०३, माळा नं: -, इमारतीचे नाव: ऋतुविहार सोमायटी, ब्लॉक नं: अनंत नगर, वदलापूर पूर्व, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AKRPP2069B  
2): नाव:-शिवाजी प्रताप पाटील वय:-56; पत्ता:-प्लॉट नं: सदनिका न १०३, माळा नं: -, इमारतीचे नाव: ऋतुविहार सोमायटी, ब्लॉक नं: अनंत नगर, वदलापूर पूर्व, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AKRPP2068A

(9) दस्तऐवज करून दिल्याचा दिनांक

14/02/2024

(10)दस्त नोंदणी केल्याचा दिनांक

14/02/2024

(11)अनुक्रमांक,खड व पृष्ठ

2207/2024

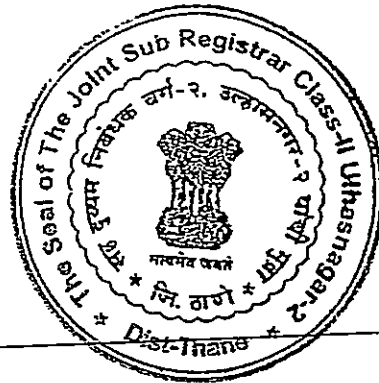
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

339000

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा



सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

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