

5364135

पावती

Original/Duplicate

Thursday, February 29, 2024

नोंदणी क्र. :39म

12:30 PM

Regn.:39M

पावती क्र.: 4455 दिनांक: 29/02/2024

गावाचे नाव: पडले

दस्तऐवजाचा अनुक्रमांक: टनन9-4135-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अर्चना अर्जुन बवले .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1340.00

पृष्ठांची संख्या: 67

एकूण:

रु. 31340.00

Sub Registrar Thane 9

वाजार मूल्य: रु.2321996.7225 /-

मोबदला रु.4450000/-

भरलेले मुद्रांक शुल्क : रु. 311500/-

सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

1) देयकाचा प्रकार: DHC रकम: रु.1340/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224296003804 दिनांक: 29/02/2024

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016340082202324E दिनांक: 29/02/2024

वॅकेचे नाव व पत्ता:

K. K. K.
 मुळ दस्त रकम अर्चना
 पक्षाकारांना दिला.

2/29/2024



सूची क्र.2

दुय्यम निबंधक : द.नि. ठाणे 9

/03/2024

दम्न क्रमांक : 4135/2024

नोंदणी :

Regn:63m

गावाचे नाव : पडले

)विलेखाचा प्रकार	करारनामा
)मोबदला	4450000
) वाजारभाव(भाडेपट्ट्याच्या वनितपट्ट्याकार आकारणी देतो की पट्टेदार ते सुद करावे)	2321996.7225
) भू-मापन,पोटहिम्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: माँजे पडले,ता.जि. ठाणे येथील झोन नं. 25/100.... सदनिका क्र. 801,आठवा मजला,सी विंग,सनगईम पार्कव्ह्यू,कल्याण शिळ रोड,शिळफाटा,पडले,ठाणे.....सदनिकेचे क्षेत्र 574 चौ.फुट कार्पेट((Survey Number : 77/1,78/1 ;))
) क्षेत्रफळ	1) 574 चौ.फूट
)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
) दम्नगवज करत देणा-या/लिहून ठेवणा-या कागचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश अनल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुखम कॉर्पोरेशन प्रोपरायटर मनराईम लार्डफस्पेसेस एलएलपी चे भागीदार अभिनव वैद यांच्या तर्फे कु.मु. म्हणून कबुलीजबाबाकरीता योगेश जयवंत पाटील वय:-35; पत्ता:-प्लॉट नं. :, माळा नं. :, इमारतीचे नाव: 1807, पंचरत्न, ओपेरा हाऊस,चर्नी रोड, मुंबई, ब्लॉक नं. :, रोड नं. :, महागट्ट, मुम्बई. पिन कोड:-400007 पॅन नं:-AANFG9575H
) दम्नगवज करत घेणा-या पक्षकाराचे व किंवा णी न्यायालयाचा हुकुमनामा किंवा आदेश न्याय,प्रतिवादिचे नाव व पत्ता	1): नाव:-अर्चना अर्जुन बवले . वय:-37; पत्ता:-प्लॉट नं. :, माळा नं. :, इमारतीचे नाव: रुम नं 1817, लेन नं 3, शिव कॉलनी, सेक्टर नं 1, ऐरोली, नवी मुंबई, ब्लॉक नं. :, रोड नं. :, महागट्ट, ठाणे. पिन कोड:-400708 पॅन नं:-AWBPPB2358K
)दम्नगवज करत दिल्याचा दिनांक	29/02/2024
)दम्न नोंदणी केल्याचा दिनांक	29/02/2024
)अनुक्रमांक,खंड व पृष्ठ	4135/2024
)वाजारभावाप्रमाणे मुद्रांक शुल्क	311500
)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
थेरा	

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

कनासाठी विचारात घेतलेला तपशील:-

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



AGREEMENT FOR SALE

THIS AGREEMENT made at Thane this 29th day of February 2024 PB
between **Sukham Corporation Proprietor Sunrise Lifespaces LLP**,
registered under Limited Liability Partnership Act, 2008 and having its
registered office at 1807, Pancharatna, Opera House, Charni Road, Mumbai
400 004 hereinafter referred to as the 'Promoters' (which expression shall
unless it be repugnant to the context or meaning thereof be deemed to mean
and include the partners for the time being of the Firm their survivor or
survivors and their heirs executors and administrators and assigns of such last
survivor /the members for the time being of the HUFs and their respective
heirs executors administrators and assigns of such last survivor of such HUF)
Archana Arjun Bavle of Indian Inhabitant(s)/ a firm registered under the
Indian Partnership Act 1932/a limited liability partnership registered under
the Limited Liability Partnership Act 2008/a Hindu Undivided Family/ a
limited liability company deemed to be registered under the Companies Act
2013 having his/her/their/its address Room No 1817, Lane No 3, Shiv
Colony , Sector No 1, Airoli, Navi Mumbai-400708 hereinafter referred to
as the 'Purchaser' (which expression shall unless it be repugnant to the
context or meaning thereof be deemed to mean and include his/her/their
respective heirs executors administrators and assigns/ the partners for the
time being of the said firm their survivors or survivor and the heirs executors
administrators and assigns of such last survivor/the members for the time
being of the said Hindu Undivided Family and the respective heirs executors
administrators and assigns of such last survivor/ the successors and assigns
of the other part. Bavle

WHEREAS

- a (1) Shamu Rama Patil (2) Naresh Pandurang Patil (3) Keshav Rama

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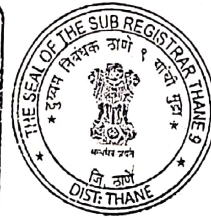


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- g Various portions of the Entire Plot are earmarked for the following public purposes reservations under the provisions of the Maharashtra Regional Town Planning Act 1966:

Type of Public Purpose	Area (sq mts)
Entire Plot area	12,260
i) 30 mtr D P Road	510.20
ii) Area under Bullet Train	1,517.70
iii) Area not in Possession	16.60
iv) Area under Plot B	375.03
Net Area	9,840.47

- h Due to the Proposed Bullet Train and Proposed 30-meter D P Road passing through the Survey number 77/1, this Survey number has been subdivided by the order of Tehsildar vide order number 5052/2020/1381/2021. Out of the total area admeasuring 5710 square meter an area admeasuring 1517.70 square meter was being acquired by the National Highspeed Rail Corporation Limited for proposed Bullet train and accordingly new Survey number 77/1/B was assigned to them and area admeasuring 510.20 square meter was separated with new Survey number 77/1/E was assigned to Thane Municipal Corporation for 30 Meter DP Road and balance area has remained in the name of Ashok Dashrath Patil with new Survey number 77/1/A admeasuring 700 square meter, new Survey number 77/1/C admeasuring 400 square meter and new Survey number 77/1/D admeasuring 2740 square meter.
- i The Promoters intend to develop on the residual portion admeasuring about 9,840.47 sq. mts. of the Entire Plot (excluding portions thereof being reserved for public purposes as aforesaid) shown by black colour outline on the plan annexed as 'Annexure 1' and more particularly described in the First Schedule hereunder written (hereinafter referred as the 'Plot').
- j The Promoters intend to construct on the Plot one or more residential buildings. Phase I shall consist of two wings: wing A shall consist of stilt first to sixth upper floors for (Mhada Residential Premises) and seventh to sixteen upper floors for saleable (Residential Premises) and wing B shall consist of stilt first to Sixteen upper floors (hereinafter referred to as the '**Building**'). Phase II shall consist of two (2) wing C and D buildings each of stilt and sixteen upper floors (hereinafter referred to as the '**Phase II Buildings**'). The Promoters intend to further construct floors on the wings C and D wing in the phase II. The Promoters intend to amalgamate the Plot with other appurtenant / adjoining lands and construct buildings on such Plot and Adjoining lands as a Phase III (hereinafter referred to as the '**Phase III Buildings**'). The Phase I and Phase II Buildings and Phase III Buildings shall hereinafter collectively be referred to as the '**Entire Buildings**';

AS

AS me



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The Promoters have registered the building project for Phase-I of development of the Building under the provisions of the Real Estate (Regulation & Development) Act 2016 (hereinafter referred to as the 'Act') and the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agreements Rates of Interest and Disclosure on Website) Rules 2017 made thereunder (hereinafter referred to as the 'Rules') with the Real Estate Regulatory Authority under no P51700021145 on 10/06/2019 the photocopy whereof is annexed hereto as **Annexure '2'**.

- l The Promoters have appointed Sameer S Lotke & Associates Architects registered with the Council of Architect. The Promoters have appointed S.V. Patel the Structural Engineer for preparation of the structural design and drawings of the Building and the Promoters shall accept the professional supervision of the Architect and the Structural Engineer for the completion of the Building;
- m By the Sanction Development/Commencement Certificate bearing VP No S11/0159/18 TMC/TDD/2958/19 dated 19th January 2019 and sanction bearing VP No S11/0159/18 TMC/TDD/3842/21 dated 31st December 2021 and sanction bearing VP No S11/0159/18 TMC/TDD/4371/23 dated 18/04/2023 the Thane municipal corporation (hereinafter referred to as the 'TMC') granted the permission to commence construction of the Phase I Building and partly phase II Buildings on the Plot, the photocopy whereof is annexed hereto as **Annexure '3'**. The Promoters shall obtain the balance approvals from various authorities from time to time so as to obtain Building Completion Certificate or Occupancy Certificate of the Phase I Building and Phase II Buildings;
- n On the same the Promoters have completed the work of the Phase-I building comprising of Wing A and Wing B and that had applied for Part Occupation Certificate before the Thane Municipal Corporation for the same and have procured the Part Occupation Certificate on 21.07.2022 vide Building Proposal Number-126044 bearing Approval No- TMCB/PO/2022/APL/00015 & Proposal Code No- TMCB-22-ENTRY-48323 is that the Part Occupation Certificate issued by Thane Municipal Corporation dated 21.07.2022 annexed hereto as **Annexure- '4'**
- o The Promoters have also registered the building project for Phase-II of development of the Building under the provisions of the Real Estate (Regulation & Development) Act 2016 (hereinafter referred to as the 'Act') and the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agreements Rates of Interest and Disclosure on Website) Rules 2017 made thereunder (hereinafter referred to as the 'Rules') with the Real Estate Regulatory Authority under no P51700045660 dated 26.05.2022 the photocopy whereof is annexed hereto as **Annexure '5'**.
- p The Promoters intend to commence complete the construction of the

R. S. Patil

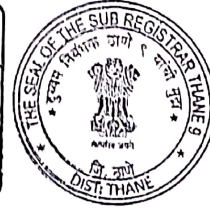
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presently available development potential in respect of the Plot;
(i) originating Floor Space Index (FSI) of 11237 sq mts;
(ii) FSI credit by way of external TDR of 14301 sq mts;
(iii) FSI procured by payment of premium of 5108sq mts;
(iv) Ancillary FSI 18388 sq mts;

- u Out of the aforesaid, the FSI/development potential to the maximum extent shall be utilized in the construction of the buildings on the Plot. The balance FSI/development potential which has remained unutilized shall be utilised Such balance unutilized FSI /development potential alongwith other further future additional FSI /development potential in respect of the Plot shall be utilized by the Promoter in the construction of vertical extension/s or horizontal annexe/s to the Building on the Plot. Or by amalgamating the neighboring plots.
- v The Purchaser has offered to purchase from the Promoters the Flat no 801 admeasuring about 574 sq ft RERA carpet area excluding the area covered by external walls service shafts exclusive balconies patios terraces etc (if any) attached to the Premises on the 8th floor of the C wing alongwith 1 Stack Car Parking Space in the building to be known as 'Sunrise Parkview' shown by red colour outline on the plan of the Premises to be purchased by the Purchaser annexed hereto as Annexure - '7' and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the 'Premises');
- w Relying upon such offer and application the Promoters have agreed to sell to the Purchaser the Premises for the lumpsum consideration of Rs.44,50,000/- (Rupees Forty-Four Lakhs Fifty Thousand Only) and on the terms and conditions hereinafter appearing;
- x On or before the execution of these presents the Purchaser has paid to the Promoter a sum of Rs 4,50,000/-(Rupees Four Lakhs Fifty Thousand Only) as earnest money for the Premises (the payment and receipt whereof the Promoters do hereby admit and acknowledge) leaving a sum of Rs.40,00,000/- (Rupees Forty Lakhs Only) being the consideration to be paid in the manner hereinafter appearing;
- y The Promoters have registered the building project for construction of the Buildings in Phase I and Phase II on a part of the Plot under the provisions of the Act with the Real Estate Regulatory Authority as aforesaid. Hence under sec 13 of the Act the Promoters are required to execute a written Agreement for sale of the Premises with the Purchaser being infact these presents and also to register this Agreement under the Registration Act, 1908.
- z In the foregoing agreement the term 'Premises' shall include the residential flats tenements premises hereby agreed to be sold. The term 'Purchaser' shall include purchaser of residential flats tenements premises hereby agreed to be sold and shall also include the plural and feminine gender of the term 'Purchaser'.

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९ / ६८



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1(a) The Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Purchaser the Flat no 801 admeasuring 574 sq ft (RERA carpet area excluding the area covered by external walls service shafts exclusive balconies patios terraces etc (if any) attached to the Premises) on the 8th Floor of the 'C' Wing alongwith 1 Stack Car Parking Space of the Building known as 'Sunrise Parkview' shown by red colour outline on the plan already annexed above as Annexure '7' and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the 'Premises') to be constructed on a part of plot of land situate at Padle Village, Shil Kalyan Road Shil Phata Thane 421 204 within the limits of Thane Municipal Corporation in the revenue village of Padle in the taluka and registration sub-district and district Thane bearing (i) Survey No 77 Hissa No 1 (ii) Survey No 78 Hissa No 1 in aggregate admeasuring 12,260 sq mts for the consideration of **Rs.44,50,000/- (Rupees Forty Four Lakhs Fifty Thousand Only)** which will be paid by the Purchaser to the Promoter in the manner listed in Annexure "8":



1(b) The consideration stated excludes the sum of Rs. 750 being the proportionate price of the common areas and facilities appurtenant to the Premises, the nature extent and description of the common areas and facilities whereof are more particularly described in the Fourth Schedule annexed herewith.

1(c) The full consideration of the Premises hereinabove stated will exclude Goods and Service Tax or any other similar taxes which may be levied, in connection with the construction of the building and the sale of the Premises upto the date of handing over the possession of the Premises.

1(d) The full consideration 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 Promoter undertakes and agrees that while raising a demand on the Purchaser for increases in development charges cost or levies imposed by the competent authorities etc the Promoters shall enclose the notification/order rule/regulation published/issued in that behalf alongwith the demand letter being issued to the Purchaser which shall only be applicable on subsequent payments.

1(e) The Promoters may in its sole and absolute discretion allow, a rebate for early payments of installments payable by the Purchaser by discounting such early payments at the rate of 2 % per annum for the period by which such respective installment has been preponed. The provisions for allowing rebate and such rate of rebate shall not be subject to any revision / withdrawal once granted to a Purchaser by the Promoter.

1(f) The Promoter shall confirm the final carpet area that has been sold/ allotted to the Purchaser after the construction of the building is complete and

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Undertaking dated June, 2022 and/or its agency/ contractor(s) associated for the MAHSR to inspect the worksite of the development works during the construction stage and anytime thereafter for lifetime in order to ensure that the building/structure do not affect the safety of High-Speed Railway assets including the viaduct and its foundation and train operations of the Mumbai-Ahmedabad High Speed Rail corridor(MAHSR).

75 Any dispute between the parties hereto relating to the Premises or the Building shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to the Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act 2016 Rules and Regulation thereunder.

76 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 courts at Mumbai alone will have the jurisdiction for this Agreement.

77 All the notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by or under certificate of posting/courier at his address specified or through email hereinabove.

78 The name of the complex consisting of the Building shall always be "Sunrise Parkview".

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

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

(Description of Plot)

ALL THAT plot of land situate at Padle Village, Shil Kalyan Road Shil Phata Thane 421 204 within the limits of Thane Municipal Corporation in the revenue village of Padle in the taluka and registration sub-district and district Thane bearing Survey No 78, Hissa No 1 admeasuring 6550 sq mts and Survey No 77/1/A admeasuring 700 sq mts., Survey No. 77/1/C admeasuring 400 sq mts., Survey No. 77/1/D admeasuring 2740 sq mts. in aggregate 10,390 sq. meter bounded as follows: that is to say on or towards South by land bearing S no 77(2) on or towards North by DP Road on or towards East by High Speed Rail towards West by land bearing S no 79.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:

(Description of the Premises)

ALL THAT Flat no 801 admeasuring about ie 574 sq ft (RERA carpet area excluding the area covered by external walls service shafts exclusive balconies patios terraces etc (if any) attached to the Premises) on the 8th floor of C wing alongwith 1 Stack Car Parking Space in the building to be known as 'Sunrise Parkview' under construction on the Plot described in the First Schedule hereinabove setout


THE THIRD SCHEDULE ABOVE REFERRED TO:

(List of Amenities and Specifications)

78.

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8283 Powder Coated Aluminium	

2. ISI Marked CPT Fittings and Sanitary Fixtures
3. Gypsum Plaster for wall
4. Plastic/Distemper Paints for wall
5. MCB for electrical safety
6. Vitrified Ceramic Flooring
7. Wooden Front Door
8. Granite Platform with stainless sink in the kitchen
9. Kitchen/Toilets Dado tiles

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(List of Common Areas)

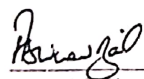
1. Common Staircases
2. Lift Landings
3. Common Passages
4. Common Lobbies
5. Pump Room
6. Society Office
7. Sewage Treatment Plant
8. Underground Water Tank
9. Overhead Water Tank
10. Lifts

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(Description of Restricted Areas)

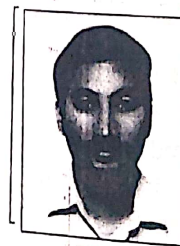
1. Overhead Terrace alongwith its external peripheral walls.
2. Pocket Terraces
3. Parapets and other External walls blank walls
4. Recreation Area
5. Stilt/open/stack car parking spaces
6. Compound and other open areas
7. Refuge area.
8. Access Road inside and outside the building
9. Club house and other amenities
10. Substation/Transformer and its area
11. DG Back up

SIGNED SEALED AND DELIVERED)
BY THE withinamed 'Promoter')
Sukham Corporation Proprietor)
Sunrise Lifespaces LLP)
Through their Authorized Partner)
Mr. Abhinav Baid)
Signature)

For Sukham Corporation
Proprietor Sunrise Lifespaces LLP


Mr. Abhinav Baid
Authorised Partner

Photograph



Thumb Impression

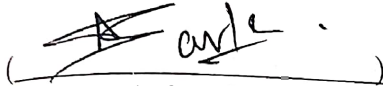


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SIGNED SEALED AND DELIVERED)
BY THE withinnamed 'Purchaser')
Archana Arjun Bavle)

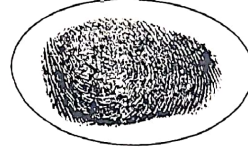
Signature


Archana Arjun Bavle

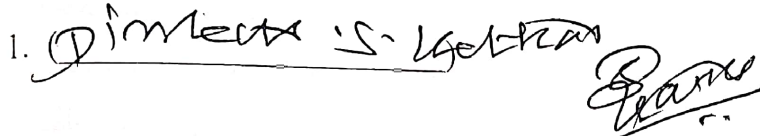
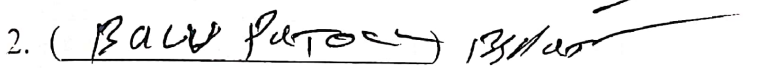
Photograph



Thumb Impression



WITNESSES

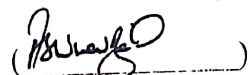
1. 
2. 

RECEIVED of and from the withinnamed)
Purchaser a sum of Rs.4,50,000/-)
(Rupees Four Lakh Fifty Thousand Only))

PAYMENT DETAILS			
DATE	AMOUNT (in Rs.)	CHQ NO	BANK DETAILS
11/02/2024	11,000/-	Online	ICICI Bank
26/02/2024	4,39,000/-	NEFT	State Bank of India
TOTAL	4,50,000/-		

WE SAY RECEIVED

For Sukham Corporation
Proprietor Sunrise Lifespaces LLP


Mr. Abhinav Baid

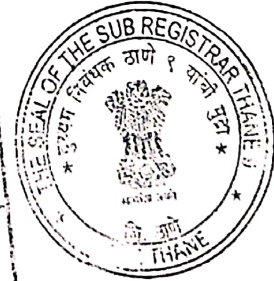
ANNEXURE "8"

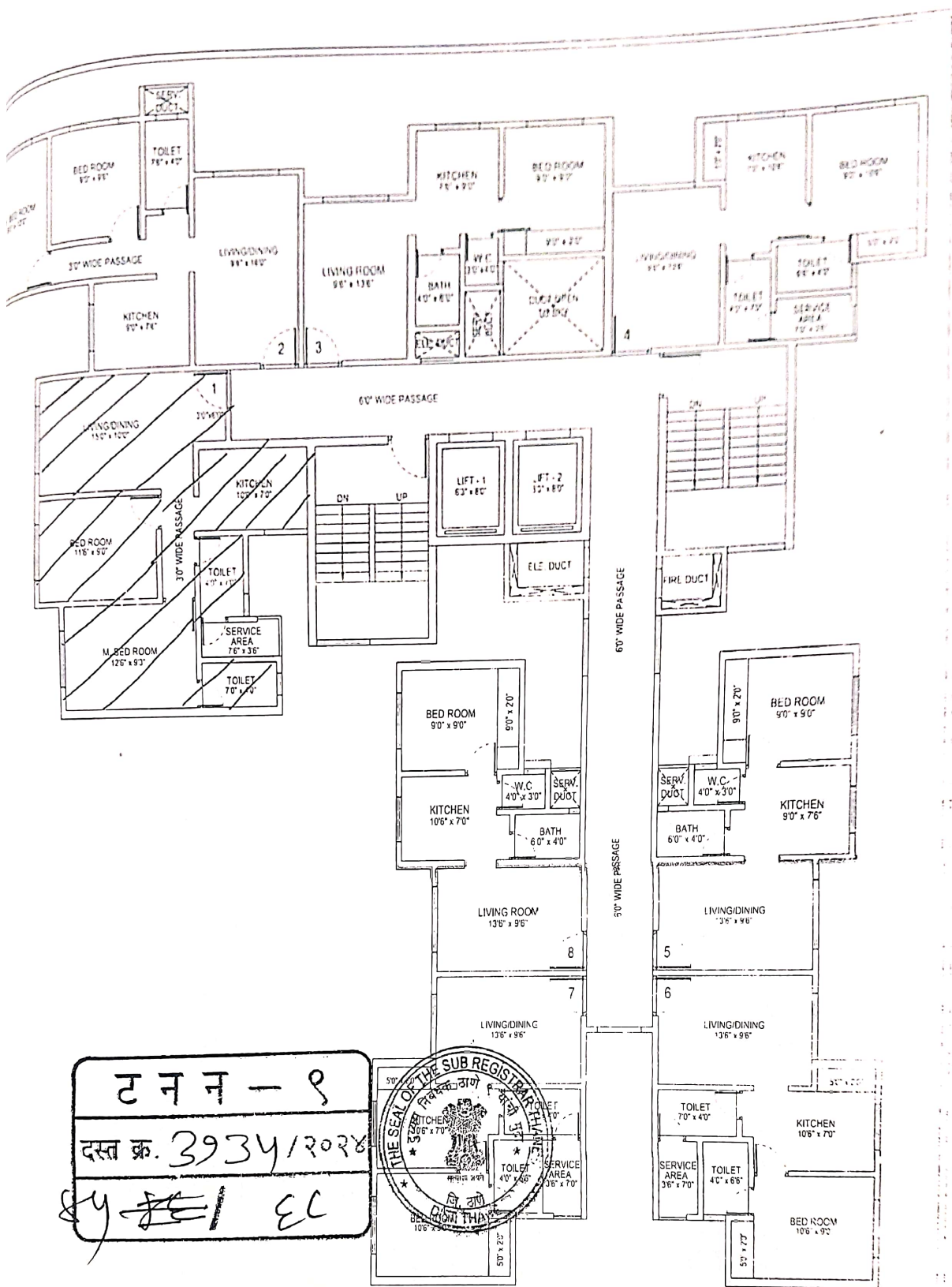
Particulars	%	Flat Cost
Booking Amount		
On Casting of the Plinth of the Building	10	4,45,000/-
On Casting of the 3 rd Slab of the Building	20	8,90,000/-
On Casting of the 6 th Slab of the Building	10	4,45,000/-
On Casting of the 9 th Slab of the Building	10	4,45,000/-
On Casting of the 12 th Slab of the Building	10	4,45,000/-
On Casting of the 15 th Slab of the Building	10	4,45,000/-
On Completion of Brick Work of the Unit	5	2,22,500/-
On Completion of Internal Plaster, Flooring & Tiling of the Unit	5	2,22,500/-
On Completion of the External Plumbing, Electrical Fittings, Lift, Doors and Windows upto the Floor Level of the Apartment	5	2,22,500/-
On Possession/Receipt of OC/ Completion Certificate	5	2,22,500/-
TOTAL		44,50,000/-

A.M.

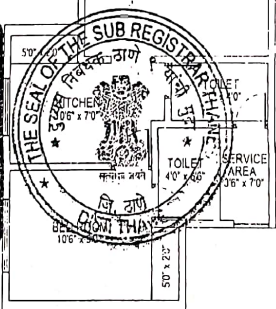
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दस्ता क्र. 3934/२०२४
Handwritten signature and initials



	FLAT NUMBER	1	2	3	4	5	6	7	8
	FLAT SIZE	2 BHK-A	2 BHK-B	1 BHK-A	1 BHK-B	1 BHK-C	1 EHK-B	1 BHK-B	1 BHK-C
CARPET AREA STATEMENT (in Sq.Ft.)	RERA CARPET AREA	574.00	570.00	356.00	400.00	358.00	400.00	400.00	359.00
	ENCLOSED BALCONY AREA	.....	.....	.....	.....	.....	.....	.....	.....
	C.B. AREA	.....	.....	.....	.....	.....	.....	.....	.....
	TERRACE AREA	.....	.....	.....	.....	.....	.....	.....	.....

BUILDING DETAILS	
BUILDING NAME	C
BUILDING FLOORS	(1ST TO 14TH FLOOR)
REFUGE FLOORS	8TH & 13TH FLOOR (As per J)
NORTH	ARCHITECT

PROJECT DETAILS:
 PROPOSED LAYOUT ON PLOT BEARING
 S. NO. 77 H.NO. 1 & S. NO. 78 H.NO. 1
 AT, PADLE VILLAGE, THANE.
 V.P. No.:- S11/0159/18

GENERAL NOTES:
 1. The computed carpet area complies:
 1.1. RERA notification vide Circular No.-4/2017, MahaRera/En/yn/FinNo.27/84/2017, Dated 14.06.2017, and thus is inclusive of Internal walls, Structural members and Door Jams. It is exclusive of External walls, Enclosed balcony and Cupboard Area.
 1.2. TMC sanction TMC / TDD / 3842 / 21, dated :- 31/12/2021
 2. The stated dimensions may vary marginally at site due to structural members and/or wall finishes.

DEVELOPER:
 M/s Sukham Corporation (P. C. A. H.) Ltd.
 1807, Panchratna Mama Pathabandh Math,
 Opera House, Mumbai-400004

Handwritten signatures and initials



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :
2021145
Sunrise Parkview Phase I, Plot Bearing / CTS / Survey / Final Plot No.: S. No. 77 H. No.1 and S. No. 78 H. No.
Thane (M Corp.), Thane, Thane, 421201;

Sukham Corporation Proprietor Sunrise Lifespaces LLP having its registered office / principal place of business
Tehsil: Ward ABCD, District: Mumbai City, Pin: 400004.

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 (l) of sub-section (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 10/06/2019 and ending with 31/12/2024 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.

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दस्त क्र. ८९३५/२०२४
२०/११/२०



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:24-01-2020 10:44:01

ed: 10/06/2019
ce: Mumbai

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





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
P51700045660

Project: **Sunrise Parkview Phase II**, Plot Bearing / CTS / Survey / Final Plot No.: **S. No 77 H. No. 1 and S. No. 78 H. No. 1 at Thane (M Corp.), Thane, Thane, 421201;**

1 **Sukham Corporation Proprietor Sunrise Lifespaces LLP** having its registered office / principal place of business at **Tehsil: Ward ABCD, District: Mumbai City, Pin: 400004.**

2. 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, Real Estate 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 (l) of sub-section (2) of section 4 read with Rule 5;

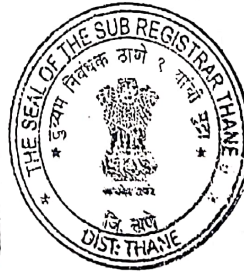
OR

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 **26/05/2022** and ending with **31/12/2029** 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

3. 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.

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दस्त क्र. ४९३५ / २०२४
५० / २८



Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date: 26-05-2022 17:51:29

Dated: 26/05/2022

Place: Mumbai

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





Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Building Proposal Number - 126044

Date : 21/07/2022

Approval No. : TMCB/PO/2022/APL/00015

Proposal Code : TMCB-22-ENTRY-48323

Building Name : A(Residential)	Floor :	STILT(34.04 Sq mt),FIRST(286.28 Sq mt),SECOND(286.28 Sq mt),THIRD(286.28 Sq mt),FOURTH(286.28 Sq mt),FIFTH(286.28 Sq mt),SIXTH(286.28 Sq mt),SEVENTH(286.28 Sq mt),EIGHTH(241.18 Sq mt),NINTH(250.64 Sq mt),TENTH(232.14 Sq mt),ELEVENTH(232.14 Sq mt),TWELFTH(232.14 Sq mt),THIRTEENTH(199.05 Sq mt),FOURTEENTH(232.14 Sq mt),FIFTEENTH(237.24 Sq mt),SIXTEENTH(237.24 Sq mt)
Building Name : B(Residential)	Floor :	STILT(33.68 Sq mt),FIRST(409.85 Sq mt),SECOND(409.85 Sq mt),THIRD(409.85 Sq mt),FOURTH(409.85 Sq mt),FIFTH(409.85 Sq mt),SIXTH(409.85 Sq mt),SEVENTH(409.85 Sq mt),EIGHTH(343.98 Sq mt),NINTH(409.85 Sq mt),TENTH(409.85 Sq mt),ELEVENTH(409.85 Sq mt),TWELFTH(409.85 Sq mt),THIRTEENTH(343.97 Sq mt),FOURTEENTH(409.85 Sq mt),FIFTEENTH(460.23 Sq mt),SIXTEENTH(460.23 Sq mt)

To,

- MR B C JAIN, SUKHAM CORPORATION,
AT VILLAGE PADALE, THANE
- Sameer Lotke (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name A(STILT,FIRST,SECOND,THIRD,FOURTH,FIFTH,SIXTH,SEVENTH,EIGHTH,NINTH,TENTH,ELEVENTH,TWELFTH,THIRTEENTH,FOURTEENTH,FIFTEENTH,SIXTEENTH),B(STILT,FIRST,SECOND,THIRD,FOURTH,FIFTH,SIXTH,SEVENTH,EIGHTH,NINTH,TENTH,ELEVENTH,TWELFTH,THIRTEENTH,FOURTEENTH,FIFTEENTH,SIXTEENTH) Plot No -, City Survey No./Survey No./Khasara No./ Gut No. 77/1,78/1, Village Name/Mouje PADALE, completed under the supervision of Architect, License No CA/2005/36694 as per approved plan vide Permission No. TMC/TDD/3842/21 Date 31/12/2021 may be occupied on the following conditions -

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Please refer approved plan issued vide Permission No TMC/TDD/3842/21 Date 31/12/2021

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५२५३ / ६८



Signature valid

Digitally signed by SATISH PANDHARINATH UGVE
Date: 2022.07.25 15:34:05 IST
Reason: Approved Certificate
Location: Thane Municipal Corporation





THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

Bldg. No. A: - Stilt + 1st to 8th Flrs. (Mhada) & 9th to 14th flrs.,
Bldg. No. B:- Stilt + 1st to 14th Flrs., Bldg. No. C & D:- Stilt + 1st to 3rd Flrs.
Club House:- Ground + 1st (pt.) flr.

V.P. No. S11/0159/18 TMC/TDD/2958/19 Date: 19/01/2019
To. Shri / Smt Sameer S. Lotke & Associates. (Architect)

Shri Balchand Jain & Others (Owners)
For M/s Sukham Corporation (P.O.A. Holder)

With reference to your application No. 6595 dated 24/08/2018 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Padale Sector No. 11 Situated at Road / Street 30.00 M. wi. D.P. Road S. No. / C.S.T. No. / F. P. No. 77/1 & 78/1

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
 - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
 - 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.
५. सी.एन. पूर्वी स्ट्रॉम वॉटर ड्रेनेजकरीता महानगरपालिकेच्या भलनिःस्सारण विभागाकडील नाहरकत प्रमाणपत्र व नकाशे सादर करणे आवश्यक व वापर परवान्यापूर्वी त्याप्रमाणे कार्यवाही करून पुर्णत्वाचा दाखला सादर करणे आवश्यक राहिल.
६. सी.एन. पूर्वी रस्त्याखालील क्षेत्राचे नोंदणीकृत घोषणापत्र सादर करणे व जोता प्रमाणपत्रापूर्वी रस्त्याखालील क्षेत्राचे स्वतंत्र ७/१२ उतारा ठामपाचे नावे करणे बंधनकारक राहिल.
७. ठा.म.पा./श.वि.वि./स.स.न.र./३०७८ दिनांक ०२/०९/२०१३ रोजीच्या परिपत्रकानुसार मंजूरी दिलेल्या बांधकामाबाबत वा.वि./ विकासक/ जमिनमालक यांनी दर तीन महिन्यांनी कामाच्या सद्यास्थितीबाबतचे प्रतिज्ञापत्र सादर करणे आवश्यक राहिल.

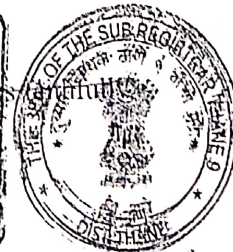
**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN
CONTRAVENTION OF THE APPROVED PLANS
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
UNDER THE MAHARASHTRA REGIONAL AND TOWN
PLANNING ACT, 1966**

Office No. _____

Office Stamp _____

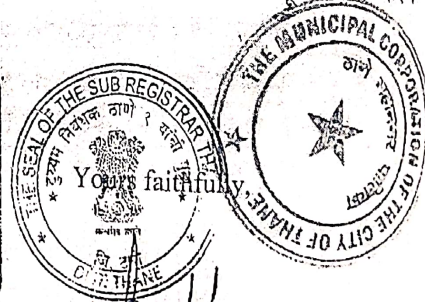
Date _____

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८. सी.एन. पूर्वी दिनांक ०४/०७/२०१५ रोजीच्या परीपत्रकानुसार मालक/ विकासक यांनी पाळणाघराकरीता प्रतिज्ञापत्र सादर करणे आवश्यक राहिल, तसेच जोत्यापूर्वी कामगारांसाठी स्वच्छतागृह बांधणे व १० पेक्षा जास्त महिला कामगार असल्यास त्यांच्या मुलांसाठी पाळणाघर बांधणे आवश्यक राहिल.
९. सी.एन पूर्वी दिनांक ०४/०७/२०१५ रोजीच्या परीपत्रकानुसार मालक/ विकासक यांनी सी.सी. टि.व्ही. कॅमेराबाबत प्रतिज्ञापत्र सादर करणे आवश्यक राहिल.
१०. सी. एन. पूर्वी मोकळ्या जागेचा कर भरणे आवश्यक.
११. सी. एन. पूर्वी भूखंडावर विहित नमुन्यातील माहिती फलक लावून तो वापर परवाना मिळेपर्यंत जागेवर कायम ठेवणे आवश्यक राहिल.
१२. भूखंडाचे हद्दीबाबत तसेच अस्तित्वातील रस्त्याच्या मालकीबाबत व या रस्त्यावरून घेतलेल्या अॅक्सेसबाबत वाद अथवा दावा निर्माण झाल्यास त्याचे निराकरण करण्याची संपूर्ण जबाबदारी मालक यांची राहिल त्यास महापालिका जबाबदार राहणार नाही.
१३. बुलेट ट्रेन बाबत कोणतेही सुचि किंवा अभिप्राय प्राप्त झाल्यास त्याची कार्यवाही किंवा त्याप्रमाणे सुधारीत नकाशे दाखल करणे विकासक/ वा.वि. यांचेवर बंधनकारक राहिल.
१४. जोत्यापूर्वी भूखंडाचे हद्दीवर कुंपणभित बांधणे आवश्यक.
१५. जोत्यापूर्वी स्ट्रक्चरल इंजिनियरचा बांधकामाचा स्टॅबिलिटी दाखला व सुपरव्हिजन मेमो सादर करणे व वापर परवान्यापूर्वी बांधकामाचा स्टॅबिलिटी दाखला सादर करणे आवश्यक राहिल.
१६. नियोजित इमारतीची संरचना IS Code १८९३ व ४३२६ मधील भूकंपरोधक तरतुदीनुसार करणे आवश्यक व तसे जोत्यापूर्वी व वापर परवाना प्रमाणपत्रपूर्वी सादर करणे आवश्यक.
१७. बांधकामास ठा.म.पा. पाणी पुरवठा करणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार उपलब्ध करून देण्यात येईल.
१८. वापर परवान्यापूर्वी पाणी गरम करणेकरिता सौर उर्जेवरील यंत्रणा (सोलर वॉटर हीटिंग सिस्टीम) बसविणे आवश्यक राहिल.
१९. वापर परवान्यापूर्वी जलसंचय व जलसंधारण यंत्रणा (रेन वॉटर हार्वेस्टिंग सिस्टिम) बसविणे आवश्यक राहिल.
२०. वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाचा नाहरकत दाखला सादर करणे आवश्यक राहिल.
२१. वापर परवान्यापूर्वी उव्दवाहक यंत्राबाबतचा परवाना व अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक राहिल.
२२. वापर परवान्यापूर्वी तळमजल्यावर सर्व गाळे/ सदनिकाधारकांसाठी स्वतंत्र पत्रपेट्या बसविणे आवश्यक राहिल.
२३. वापर परवान्यापूर्वी इमारतीच्या ठिकाणी आतील बाजूस तसेच इमारतीच्या समोरील रस्त्याचे बाजूस सी.सी. टी.व्ही. चित्रिकरण करणेस सी.सी. टी.व्ही. यंत्रणा कार्यान्वित करणे आवश्यक राहिल.
२४. वापर परवान्यापूर्वी फायर प्रिमीयम चार्जेसचा भरणे करणे आवश्यक राहिल.
२५. वापर परवान्यापूर्वी जाहीर सुचना क्र. ठामपा/ शविवि/ वियोअंक/ ७३९, दि. ०५/०७/२०१६ मधील Organic Waste Disposal ची व्यवस्था प्रारूप नियमावलीनुसार प्रस्तावाधीन भूखंडामध्ये करणे आवश्यक राहिल.
२६. नियमानुसार वेळोवेळी योग्यती शुल्क भरणे आवश्यक राहिल.

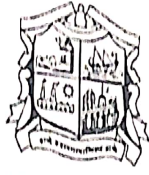
Office No.	दस्त क्र: ४९३५/२०२४
Office Stamp	४४५५/१६८
Date	४४५५/१६८
Issued	४४५५/१६८



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

Copy to:-

1. Dy. Municipal Commissioner - Zone.
2. E.Z. (Encroachment)
3. Competent Authority (U.L.C.)
For Sec.20, 21 & 22 if required
4. TILR for necessary correction in record of
Land is affected by Road, Widening / reservation.



Certificate No. 5288

THANE MUNICIPAL CORPORATION, THANE

UDCPA Regulation No. 26 of 2017
(Registration No. 3 & 24)

APPROVED PERMISSION / SANCTION OF DEVELOPMENT COMMENCEMENT CERTIFICATE

Bldg. No. C:- Stilt + 1st to 4th Flrs.
Bldg. No. D:- Stilt + 1st to 5th Flrs.

P.R.No. S11/0159/18 TMC/TDD/4371/23 Date: 18/4/2023
Shri / Smt Sameer S. Lotke & Associates.(Architect)

Shri Balchand Jain & Others (Owners)
For M/s Sukham Corporation (P.O.A. Holder)

With reference to your application No. 8221 dated 20/01/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Padale Sector No. 11 Situated at Road / Street 30.90 M. wi. D.P. Road S. No. / C.S.T. No. / F.P. No. 77/1 & 78/1

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
 - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
 - 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.
५. ठामपा/शरिवि/३८४२/२१ दिनांक ३१/१२/२०२१ अन्वये सुधारीत परवानगी/ सो.सो. मधील अटी विकासाकर वंधनकारक राहतील.

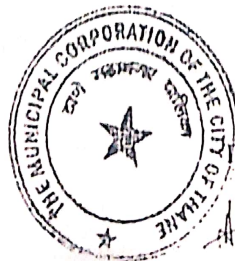
ट न न - ९
दस्ता क्र. ६९३५/२०२४
५५५६/६८



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

सावधान

Office No. बांधकाम व कारभार विभाग
Office Stamp
Date: १८/०४/२०२३
Issued



Yours faithfully,

M.V. [Signature]
Executive Engineer,
Town Planning Department,
Municipal Corporation of
the city of, Thane.



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION/ COMMENCEMENT CERTIFICATE

Bldg. A:- Stilt + 1st to 6th Flrs. (Mhada) & 7th to 16 Flrs.
Bldg. B:- Stilt + 1st to 16th Flrs. & Bldg. C:- Stilt + 1st to 14th Flrs.
Club House:- Gr. + 1st (p) flr.

V. P. No. S11/0159/18 TMC TDD /3842/2-1 Date: 31/12/2022
To, Shri / Smt. Sameer S. Lotke & Associates (Architect)

Shri Balehand C. Jain & Others (Owners)
For M/s Sukham Corporation (P.O.A. Holder)

With reference to your application No. 41/8461 dated 18/11/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Padale Sector No. 11 Situated at Road / Street _____ S. No. / C.S.T. No. / F. P. No. 77/1 & 78.1

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

५. टामपा/शांवाव/२९५८/१९ दिनांक १९/०१/२०१९ अन्वये परवानगी सा.सा. मधील अटी विकासकावर बंधनकारक राहतील.

६. पीसीसी/१२१०/२० दिनांक ०३/०१/२०२० अन्वये जोता प्रमाणपत्रामधील अटी विकासकावर बंधनकारक राहतील.

ट न न - ९
दस्त क्र. ८९३५ / २०२४
५६ / ६८



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

Office No. _____

Office Stamp _____

Date _____

Yours faithfully,

Assistant Director of Town Planning,
Town Planning Department,
Municipal Corporation of

1202
Mr. VINCENT PAUL
Advocate High Court,
Add.: Esplanade Court, 1st Floor,
Bar Room, Mahapalika Marg,
Mumbai 400 001.
Mob. No. 8983359739

TO WHOMSOEVER IT MAY CONCERN

1 By the Deed of Partnership dated 1st February 2012 and Supplementary Deed of Partnership dated 6th April 2013 (i) Bharat Prabhulal Sanghavi (ii) Dhanji Karsan Chowdhary (iii) Shamji Hari Sandha and (iv) Prakash Devendra Mav in his capacity as the Karta and Manager of Prakash Devendra Mav HUF agreed to carry on business in the name and style of Sukham Corporation ('Firm'). The Firm has been registered under no MU000002947 with the Registrar of Firms under the Indian Partnership Act, 1932.

2 Naresh Pandurang Patil (2) Keshav Ram Patil (3) Madhura Ganesh Patil (4) Shamu Rama Patil (5) Vanbai Narayan Mhatre (6) Joibai Sukhdev Patil (7) Tarabai Balram Thakur (8) Shweta Ganesh Patil (9) Kanha Shamu Patil (10) Ananta Yedekar Patil (11) Jitesh Kanha Patil (12) Baskibai Kanha Mhatre (13) Aruna Krishna Mhatre (14) Karuna Rupesh Bandu (15) Nitesh Kanha Patil (16) Meenaxi Kanha Patil (17) Asha Chandrakanta Thakur (18) Usha Mangesh Patil (19) Navnath Keshav Patil (20) Yogesh Naresh Patil (21) Rupesh Naresh Patil (22) Rupali Naresh Patil (23) Bayma Naresh Patil and (24) Premnath Keshav Patil ('First Owners') are entitled to the plot of land situate at Shil Kalyan Road Shil Phata Thane 421 201 within the limits of Thane Municipal Corporation in the revenue village of Padle in the taluka and registration sub-district and district Thane bearing Survey No 77 Hissa No 1 admeasuring 5,360 sq mts ('First Plot').

3 Shamu Rama Patil (2) Naresh Pandurang Patil (3) Keshav Rama Patil (4) Vanibai Narayan Mhatre (5) Taibai Balaram Thakur (6) Mathura Ganesh Patil (7) Shweta Ganesh Patil and (8) Jaibai Sukhdev Patil ('Second Owners') are entitled to the plot of land situate at Shil Kalyan Road Shil Phata Thane 421 201 within the limits of Thane Municipal Corporation in the revenue village of Padle in the taluka and registration sub-district and district Thane bearing Survey No 78 Hissa No 1 admeasuring 6,550 sq mts ('Second Plot').

Vincent
Advocate Vincent Paul
10/3/18

ट न न - ९
दस्ता क्र. ६९३५ / २०२४
५६० / ६८



Scanned by CamScanner

Mr. VINCENT PAUL

Advocate High Court,
Add. : Esplanade Court, 1st Floor,
Bar Room, Mahapalika Marg,
Mumbai 400 001.
Mob. No. 8983359739

4 By a Deed of Conveyance dated 22nd June 2015 registered under no TNN-3/4234 of 2015 on the same day with the Sub Registrar at Thane - 3 the First Owners sold conveyed and transferred the First Plot unto Ashok Dashrath Patil ('ADP').

5 By a Development Agreement dated 8th October 2015 registered under no TNN-3/7024 of 2015 on same day with the Sub Registrar at Thane- 3 ADP granted unto the Firm the rights to develop the First Plot.

6 By the Development Agreement dated 15th May 2013 registered under no TNN-3/4370 of 2013 on 16th May 2013 with the Sub Registrar at Thane - 3 the Second Owners granted unto the Firm the rights to develop the Second Plot.

7 The First Plot and Second Plot shall hereinafter collectively be referred to as the 'Plots'.

8 I have investigated the title of the Firm to develop the Plots and state that in my opinion the same is clear and free from all encumbrances beyond reasonable doubts and as such marketable.

Dated this 10th day of March 2018.

Vincent Paul
mah/14301/25
10/3/18

(Vincent Paul)
Advocate High Court

ट न न - ९
दस्ता क्र. ४९३५ / २०२४
५९ / ६८



5364135

पावती

Original/Duplicate

Thursday, February 29, 2024

नोंदणी क्र.: 39म

12:30 PM

Regn.: 39M

पावती क्र.: 4455 दिनांक: 29/02/2024

गावाचे नाव: पडले

दस्तऐवजाचा अनुक्रमांक: टनन9-4135-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अर्चना अर्जुन बवले .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1340.00

पृष्ठांची संख्या: 67

एकूण:

रु. 31340.00

Sub Registrar Thane 9

बाजार मूल्य: रु.2321996.7225 /-

मोवदला रु.4450000/-

भरलेले मुद्रांक शुल्क : रु. 311500/-

सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

1) देयकाचा प्रकार: DHC रक्कम: रु.1340/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0224296003804 दिनांक: 29/02/2024

वॅकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016340082202324E दिनांक: 29/02/2024

वॅकेचे नाव व पत्ता:

[Signature]
 मुळ दस्त रचने करण
 पक्षकारांना दिता.

2/29/2024

