

11:37 AM

Saturday, October 31, 2015

11:37 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 19327 दिनांक: 31/10/2015

गावाचे नाव: चितळसर मानपाडा
दस्तऐवजाचा अनुक्रमांक: टनन2-12916-2015
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: रमाकांत गिरधारीलाल जोशी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

Joint Sub Registrar Thane 2

सह दुय्यम निबंधक, ठाणे क्र. २

बाजार मुल्य: रु. 11030000/-

मोवदला रु. 12900000/-

भरलेले मुद्रांक शुल्क : रु. 774000/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-
डीडी/धनादेश/चे ऑर्डर क्रमांक: MH004561373201516S दिनांक: 30/10/2015
बँकेचे नाव व पत्ता: Panjab National Bank
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 600/-

R. K. Joshi



31/10/2015

मुची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दम्न क्रमांक : 12916/2015

नोंदणी :

Regn.63m

गावाचे नाव : 1) चितळसर मानपाडा

(1) विलेखाचा प्रकार	करगनामा
(2) मोबदला	12900000
(3) बाजारभाव(भाडेपट्ट्याच्या याच निवडणुकीच्या आकारणी देतो की पट्टेदार ते नमुद करावे)	11030000
(4) भू-सापन, पोटहिंग्या व धरक्रमांक (अगल्यास)	1) पालिकेचे नाव: ठाणे मन.पा. इतर वर्णन : गदनिका नं: 702, माळा नं: 7 वा मजला, इमारतीचे नाव: अश्ववृद्ध, ब्लॉक नं: अंक्रमे आरिडोन्, सर्व्ही अल्बार्गिम रोड, रोड : खेवरा मर्कल जवळ, चितळसर मानपाडा, ठाणे प, इतर माहिती: गदनिकेचे क्षेत्र 866.72 चौ फुट कापेट व वार्डरॉय क्षेत्र 35.95 चौ फुट कापेट एकूण क्षेत्र 902.67 चौ फुट कापेट, मीचे चितळसर मानपाडा येथील गट नं 61/1, 61/2 (झोन नं 7/31/3 डे 3) 1 कार पार्किंग स्पेस पोटहिंगम नं 1, -64 ((GAT NUMBER : 61/1 ;)) इतर हक्क :
(5) क्षेत्रफळ	1) 100.66 चौ.मीटर पोटधराय क्षेत्र : 0 NA
(6) आकारणी किंवा जु.न. देण्यात अगेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विट्टन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश अगल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनघा रविंद्र नाईक - - वय:-39; पत्ता:-प्लॉट नं: 201, माळा नं: 2 रा मजला, इमारतीचे नाव: वि नं ए -5, झेलम को ऑप ही मो लि , ब्लॉक नं: लोक उपवन , रोड नं: पोखरन रोड नं 2, माजिवडे, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400610 फोन नं:-AFIPN0208C 2): नाव:-रविंद्र नाईक - - वय:-41; पत्ता:-प्लॉट नं: 201 , माळा नं: 2 रा मजला, इमारतीचे नाव: वि नं ए -5, झेलम को ऑप ही मो लि , ब्लॉक नं: लोक उपवन , रोड नं: पोखरन रोड नं 2, माजिवडे, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400610 फोन नं:-ABBPN4073E
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश अगल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रमाकांत गिरधारीलाल जोशी - - वय:-57; पत्ता:-प्लॉट नं: मी / 16, माळा नं: -, इमारतीचे नाव: मुनिता सोमायटी, ब्लॉक नं: टिळक नगर, रोड नं: नाकवा स्कुल समोर, कोपरी कॉलनी, ठाणे पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-400603 फोन नं:-AAAPJ9025A 2): नाव:-पुण्या रमाकांत जोशी - - वय:-47; पत्ता:-प्लॉट नं: मी / 16, माळा नं: -, इमारतीचे नाव: मुनिता सोमायटी, ब्लॉक नं: टिळक नगर, रोड नं: नाकवा स्कुल समोर, कोपरी कॉलनी, ठाणे पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-400603 फोन नं:-AADPJ7368K
(9) दस्तऐवज करून दिवाचा दिनांक	31/10/2015
(10) दस्त नोंदणी केल्याचा दिनांक	31/10/2015
(11) अनुक्रमांक, खंड व पृष्ठ	12916/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	774000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



(Handwritten signature)

सह दुय्यम निबंधक, ठाणे क्र. २

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2014

1. दस्तावेजा प्रकार :- कार्यालयीन अनुच्छेद क्रमांक 215
2. तारखे :- 21/01
3. मातये नाव :- श्री. मंगलपांडे,
4. नया मुसापण क्रमांक/अन्वये क्र./ अंतिम मुखंड क्रमांक :- ६७१७
5. मुल्य दरविभाग (झोन) :- उपविभाग (६/३२१३३-३)
6. भिडकतीचा प्रकार :- सुती जमीन निवारी कार्यालय दुकान औद्योगिक
 प्रात चौ.मी.दर :- ६६०००/-
7. दस्तावेज नमुद केलेल्या भिडकतीचे क्षेत्रफळ :- १००.६६ चौरस मीटर / बिल्ट अप चौ.मी. पूर्व
8. कायमदिका :- गच्ची :- पोटगाळा :-
9. मालका क्रमांक :- ६००० उदाहरण सुविधा आहे/नाही
10. बांधकाम वर्ष :- २००० घसारा :-
11. बांधकामाचा प्रकार :- आरआरसी / इतके पक्के / अर्धे पक्के / कच्चे
12. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र :- ५५ ज्यान्वये दिलेली प्रत/वाढ ५००
13. निर्धारित केलेले बाजारमुल्य :- २,२०,३०,०००/-
14. दरतामध्ये दर्शविलेली मोबदला २,२०,००,०००/-
15. देय मुद्रांक शुल्क :- ६६७०००/- भारतेल मुद्रांक शुल्क :-
16. देय नोंदणी फी :- ३०,०००/-

सह दुय्यम निबंधक

1.3पीक

दस्तावेज - २
परत <u>२२/१२/२०१५</u>
<u>१</u> / <u>३०</u>

महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

रक्षित बँक व कोषागार पत्रवली

SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/THANE (W) (1144)
Print Txn id : 301015M510244
Print DtTime : 30-10-2015@01:41:07
ChallanIdNo: 03106170_15102950702
District : 1201/THANE

14060216028061

Stationery No: 14060216028061
Print DtTime: 30-10-2015@15:34:29
GRAB GPN : MH0045613732015168
Office Name : 10R117/THNS_THANE NO 5 J

StDuty Schm: 003004841-75/Sale of Other NonJudicial Stamps SoS
StDuty Amt : R 7,74,000/- (Rs Seven, Seven Four, Zero Zero Zero only)

RegFee Schm: 0030063101-70/Ordinary Collections IGR
RegFee Amt : R 30,000/- (Rs Three Zero, Zero Zer, Zero only)

Article : B35/Agreement to sale/Transfer/Assignment
Prop Mvblty: Immovable
Prop Descr : Flat No. 702, 7th Floor, ASHWOOD BLDG, ACME OZONEKHEVRA CIRCLEMANPADA,
THANE, Maharashtra
Consideration: R 1,29,00,000/-

Duty Payer: (PAN-AA-BJ9025A) RAMAKANT GIRDHARILAL JOSHI
Other Party: (PAN-AP-PN0208C) ANAGHA RAVINDRA NAIK

SANDIP SARKAR

Bank official1 Name & Signature

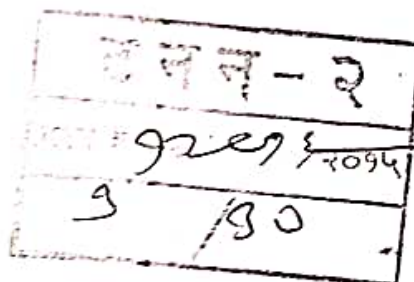
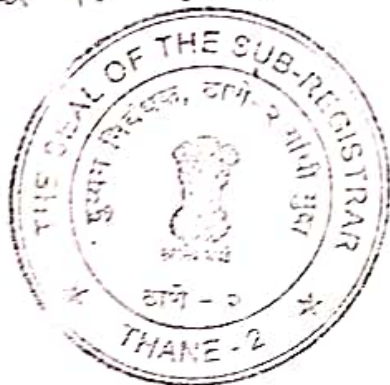


Bank official2 Name - Signature

--- Space for customer/office use --- Please write below this line ---

R. V. Joshi
Pushpa R. Joshi

CA/2015/11
Bank



AGREEMENT FOR SALE

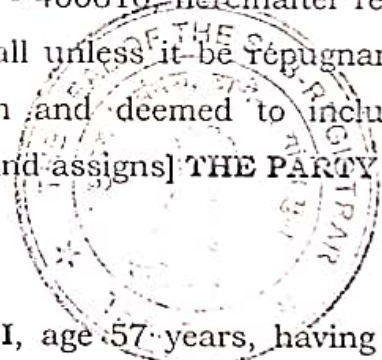
ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 31st day of October, 2015.

B E T W E E N

1] MRS. ANAGHA RAVINDRA NAIK, age 37 years, having Pan No. AFIPN0208C, & 2] MR. RAVINDRA NAIK, age 39 years, having Pan No. ABBPN4073E, both Indian Inhabitant, having address at Flat No. 201, 2nd Floor, Bldg. No. A-5, Jhelum Co - operative Housing Society Ltd., Lok-Upvan Pokharan Road No. 2, Majiwade, Thane [w] - 400610, hereinafter referred to as "THE VENDORS" [which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns] **THE PARTY OF THE FIRST PART.**

A N D

1] MR. RAMAKANT GIRDHARILAL JOSHI, age 57 years, having Pan No. AAAPJ9025A, & 2] MRS. PUSHPA RAMAKANT JOSHI, age 47 years, having Pan No. AADPJ7358K, both Indian Inhabitant, having address at C/16, Sunita Society, Tilak Nagar, Opp Nakwa School, Kopri Colony, Thane [E] - 400603, hereinafter called "THE PURCHASERS" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns] **THE PARTY OF THE SECOND PART.**



1017-2
Joshi
190

Anagha R. Naik
[VENDOR]

Ravindra Naik
[VENDOR]

R. K. Joshi
[PURCHASER]

Puspha R. Joshi
[PURCHASER]

WHEREAS by virtue of a Registered Agreement dated 30th day of December, 2009, [Registered with the Sub-Registrar of Thane5 at Doc. No. TNN-5-00767-2010, dated 21-01-2010] executed between M/s. ASCENT CONSTRUCTION PVT. LTD., having its office at Gladys Alwares Road, Near Khewra Circle, Chitalsar Manpada, Thane (w), therein referred to as 'THE OWNERS', of the ONE PART, and MRS. ANAGHA RAVINDRA NAIK & MR. RAVINDRA NAIK, therein referred to as 'THE PURCHASERS', of the OTHER PART, now [the VENDORS herein], have purchased and acquired all right, title and interest in residential Premises bearing Flat No. 702, admeasuring 866.72 Sq. Ft. (Carpet) area (Which is inclusive of the area of balconies) and 35.95 Sq. Ft. (Carpet) Wardrobe area, on 7th Floor, along with One Car Parking Space in Fodium No. 1, bearing No.64, in the building known as "ASHWOOD", in the complex known as "ACME OZONE", standing on the property bearing Gut No. 61/1, 61/2, Village - CHITALSAR MANPADADA, lying, being and situated at Gladys Alwares Road, Near Khewra Circle, Chitalsar Manpada, Thane (w), within the limit of the Thane Municipal Corporation and within the Registration District and Sub-district of Thane, which flat Hereinafter, referred to as the "SAID PREMISES" and more particularly described in the schedule hereunder written.

AND WHEREAS MRS. ANAGHA RAVINDRA NAIK & MR. RAVINDRA NAIK, the PURCHASERS therein, now [the VENDORS herein], have made the entire payment of consideration to the said M/s. ASCENT CONSTRUCTION PVT. LTD of such being on and thereupon, MRS. ANAGHA RAVINDRA NAIK & MR. RAVINDRA NAIK, the PURCHASERS therein, now [the VENDORS herein] have been put into the actual and physical possession of the said premises as the absolute and lawful owners thereof.

AND WHEREAS MRS. ANAGHA RAVINDRA NAIK & MR. RAVINDRA NAIK, the PURCHASERS therein, now [the VENDORS herein], are enjoying the said premises as full and absolute owner thereof & they will decided to sell the said premises on OWNERSHIP BASIS together with undivided right, title and interest in the said premises and the PURCHASER demanded from the VENDORS and the VENDORS have given inspection to the PURCHASER and he is satisfied with all the documents of the title relating to the said premises

है कि वह सभी दस्तावेजों के संबंध में शीर्षक के संबंध में

एन.ए. नाइक
[VENDOR]

एन.ए. नाइक
[VENDOR]

र.क. जशी
[VENDOR]

र.क. जशी
[PURCHASER]

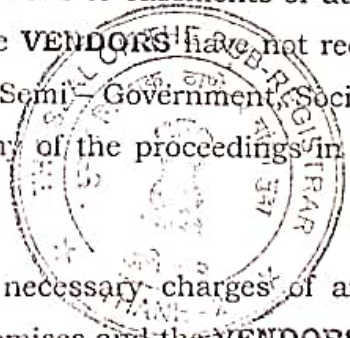
पुष्पा र. जोशी
[PURCHASER]

and other arrangements and the plans, designs and specifications prepared by the Architect and other documents.

AND WHEREAS the **VENDORS** out of their own desire have decided to sell the aforesaid premises on **OWNERSHIP BASIS**.

AND WHEREAS the **PURCHASERS** being in need of permanently suitable accommodation, came to know of the same, approached the **VENDORS** whereupon the **VENDORS** represented to the **PURCHASERS** that :

- A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the **VENDORS** personally affecting the said premises.
- B) There are no attachments or prohibitory order as against or affecting the said premises.
- C) That **MRS. ANAGHA RAVINDRA NAIK & MR. RAVINDRA NAIK** the **PURCHASERS** therein now [the **VENDORS** herein], obtained a loan facility from **HDFC BANK**, for purchase of the said premises and an amount of **Rs. 20,00,000/-** approx is still due and payable by the **VENDORS** to the said bank, **SAVE AND EXCEPT THE** aforesaid loan, the said premises is free from all encumbrances or charges and / or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The **VENDORS** have not received any notice either from the Government, Semi-Government, Society, or the Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The **VENDORS** have paid all the necessary charges of any nature whatsoever in respect of the said premises and the **VENDORS** have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
- E) The **VENDORS** in the past have not entered into any agreement either in the form of sale, lease, exchange, assignment or other way



२०१७-१८
१२०९
५ / ३०

Anagha Ravindra Naik
[VENDOR]

Ravindra Naik
[VENDOR]

Ravindra Naik
[PURCHASER]

Pushpa R. Joshi
[PURCHASER]

whatsoever and have not created any tenancy, leave and licence or any other rights of the like nature in the said premises and have not dealt with or dispose of the said premises in any manner whatsoever.

F) Neither the VENDORS nor any of their predecessors in title has/had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.

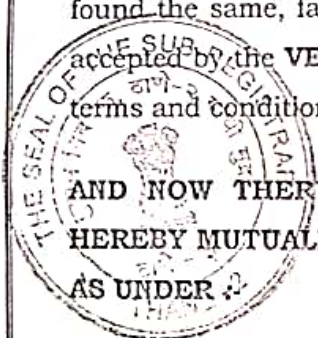
G) The VENDORS have not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions stated herein in favour of the PURCHASERS and the VENDORS have all the right, title and interest to enter into this agreement with the PURCHASERS on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid representations the PURCHASERS offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises, at and for LUMP-SUM PRICE / CONSIDERATION of ₹. 1,29,00,000/- [Rupees One Crore Twenty Nine Lakhs Only].

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the VENDORS and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows :

AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

1. The VENDORS hereby agrees to sell, assign and transfer and the PURCHASERS hereby agrees to purchase and acquire the right, title and interest in and upon the said premises being Flat No. 702, measuring 866.72 Sq. Ft. (Carpet) area (Which is inclusive of the



Handwritten notes and stamps: '90-09', '30', and a signature 'V. N. Joshi'.

[VENDOR]

[VENDOR]

[PURCHASER]

[PURCHASER]

area of balconies) and 35.95 Sq. Ft. (Carpet) Wardrobe area, on 7th Floor, along with One Car Parking Space in Podium No. 1, bearing No.64, in the building known as "ASHWOOD", in the complex known as "ACME OZONE", standing on the property bearing Gut No. 61/1, 61/2, Village - CHITALSAR MANPADA, lying, being and situated at Gladys Alwara: Road, Near Khewra Circle, Chitalsar Manpada, Thane (w), within the limit of the Thane Municipal Corporation and within the Registration District and Sub-district of Thane, and more particularly described in the Schedule written hereunder **TOGETHER WITH ALL** the rights, titles and interests therein at and for a **LUMP-SUM PRICE / CONSIDERATION ₹. 1,29,00,000/- [Rupees One Crore Twenty Nine Lakhs Only]**.

2. The **PURCHASERS** has agreed to pay to **VENDORS LUMP-SUM PRICE / CONSIDERATION** of ₹. 1,29,00,000/- [Rupees One Crore Twenty Nine Lakhs Only] in the following manner :-
- a) ₹. 5,00,000/- [Rupees Five Lakhs Only] by Cheque No. 731534 Dated 20-10-2015 Drawn on **VIJAYA BANK**, towards the payment as **TOKEN MONEY** before execution of this Agreement.
- b) ₹. 25,00,000/- [Rupees Twenty Five Lakhs Only] by RTGS No. VIJBH15302056811 Dated 29-10-2015 Drawn on **VIJAYA BANK**, towards the payment as **PART PAYMENT** before registration of this Agreement.
- c) ₹. 27,71,000/- [Rupees Twenty Seven Lakhs Seventy One Thousand Only] by RTGS No. VIJBH15302056770 Dated 29-10-2015 Drawn on **VIJAYA BANK**, towards the payment as **PART PAYMENT** before registration of this Agreement.
- d) The **VENDORS** have acknowledged and agreed that the **PURCHASERS** are required to deduct tax at source [TDS] out of the Consideration amount and accordingly Rs. 1,29,000/- i.e. 1% of the value of this Agreement is deducted. The **PURCHASERS** have agreed to provide

८९९-२
पता: १२९९
२/३०

AP/Waik
[VENDOR]

3/11/15
[VENDOR]

22.10.2015
[PURCHASER]

Rushpa R. Joshi,
[PURCHASER]

supporting Challan evidencing payment of TDS as mentioned above within prescribed time as provided by the Income Tax Authorities to the VENDORS. Accordingly the balance consideration amount shall be reduced by the amount of TDS to be deposited by PURCHASERS.

- c) The PURCHASERS have agreed to pay the **BALANCE AMOUNT OF CONSIDERATION of ₹. 70,00,000/- [Rupees Seventy Lakhs Only]** within 45 days from the date of registration of this agreement by obtaining loan / financial assistance from the bank / financial institution. [with an arrangement that an amount of Rs. 20,00,000/- or any other amount that may be due at the relevant time out of the aforesaid loan amount shall directly pay to **HDFC BANK** against the outstanding loan of the VENDORS in respect of the said premises and the balance amount of consideration shall be paid to the VENDORS].

However, if the PURCHASERS are unable to pay remaining balance amount to the VENDORS, on or before due date then they will be liable to pay interest at **@18% PER ANNUM** charge on the balance amount and if the PURCHASERS fail to pay the balance amount after 45 days from the respective due date as stated in clauses above, then this Agreement shall stand null & void and also terminated / cancelled whereby an amount of ₹. 5,00,000/- will be forfeited and the remaining **EARNEST AMOUNT OF CONSIDERATION** paid by the PURCHASERS shall be refunded by the VENDORS to the PURCHASERS and then after the VENDORS shall retain ownership of the said premises as before.



The PURCHASERS have paid an amount of ₹. **57,71,000/- [Rupees Fifty Seven Lakhs Seventy One Thousand Only]** as and by way of **EARNEST MONEY PAYMENT OF CONSIDERATION** as more particularly described also in the receipt hereunder written and the payment and receipt whereof, the TRANSFEROR hereby admit and acknowledge and hereby release, acquit and discharge the PURCHASERS from the payment thereof absolutely and forever.

577-2
2024
10 / 30

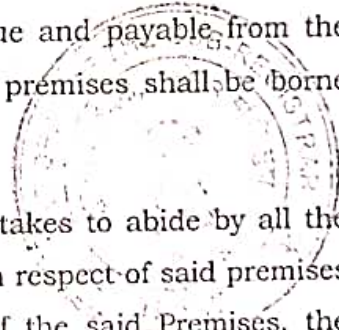
[Signature]
[VENDOR]

[Signature]
[VENDOR]

[Signature]
R.K. Joshi
[PURCHASER]

[Signature]
Pooja R. Joshi
[PURCHASER]

4. On receipt of full and final amount of the consideration in respect of said premises, the **VENDORS** shall hand over and put the **PURCHASERS** in vacant, peaceful, exclusive, physical and legal possession of the said Premises without reservation on any rights or claim of whatsoever nature and thereafter the said Premises shall be the absolute property of the **PURCHASERS**.
5. The **VENDORS** shall execute and hand over to the **PURCHASERS** all necessary applications, Power of Attorney, Forms, Declarations for getting the Said Premises transferred in their name.
6. All taxes, cess, charges, expenses and such outgoings in respect of the said premises due and payable till the date of handing over possession of the said Premises, if found, due and payable the same shall be borne and pay by the **VENDORS** alone and that the **VENDORS** shall indemnify and keep indemnified the **PURCHASERS** at all times in respect thereof.
7. All the deposits and amounts, Viz. electricity meter deposit, and other deposits, charges, etc. paid by the **VENDORS** to the authorities concerned, shall stand transferred to and on the account of the **PURCHASERS**. All the taxes, cess, charges, expenses and other outgoings in respect of the said premises due and payable from the date of handing over possession of the said premises shall be borne and pay by the **PURCHASERS** alone.
8. The **PURCHASERS** hereby agrees and undertakes to abide by all the rules and regulations of the Local Authority in respect of said premises from the date of handing over possession of the said Premises, the **PURCHASERS** shall pay and shall keep on paying to the concerned authority all the taxes, electricity, water charges, maintenance charges and all other dues and outgoings and shall not withhold the same for any reason whatsoever and shall always keep the **VENDORS** indemnified in that behalf.



677-2
9208
99/90

AKWank
[VENDOR]

[Signature]
[VENDOR]

[Signature]
[PURCHASER]

Rishu R. Joshi,
[PURCHASER]

ANNEXTURE 11

No. 725

THANE MUNICIPAL CORPORATION, THANE
 (Regulation No. 3 & 24)
 SANCTION OF DEVELOPMENT
 AMENDED PERMISSION/ COMMENCEMENT CERTIFICATE
 BLDG. NO. 2 - ST. + 3LVL. PARKING +17 TH FLOOR
 BLDG. NO. 3 - ST. + 3LVL. PARKING +12 TH FLOOR

V. P. No. 88/142

TMC/TDD/

354

Date 09/07/2019

To, **M/s. Scapes (S.GUPTA)** (Architect)
 Gupta cott-dn, Panchpakhadl,
 Thane (w).

For, **M/s. Ascent Const. P. Ltd.** (Developer)
Shri. Pravin H. Doshi (POA Holder)

Sir,

With reference to your application No. 10800 dated 23/06/2009 for development permission / grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. ___ As above ___ in village Chitalnar (Manpada) Sector No. 4 Ward No ___ situated at Road/ street Ghodbunder Road Gut no. 61/1, 61/2 the development permission/ the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequences 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.
- 5) Before applying for further additional area N.O.C from environmental clearance dept. should be obtain.
- 6) Conditions mentioned in previous approval dated 21/08/2008, 13/02/2009, 02/04/2009, 18/06/2009 are binding upon applicant.
- 7) Detail plan for market and amenity plot should be submitted before first plinth within 3 months from the date of revised approval or before first plinth whichever is earlier.
- 8) N.O.C from P.W.D. Maharashtra and C.F.O., Thane regarding mechanical stack parking should be submitted before plinth C.O.

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



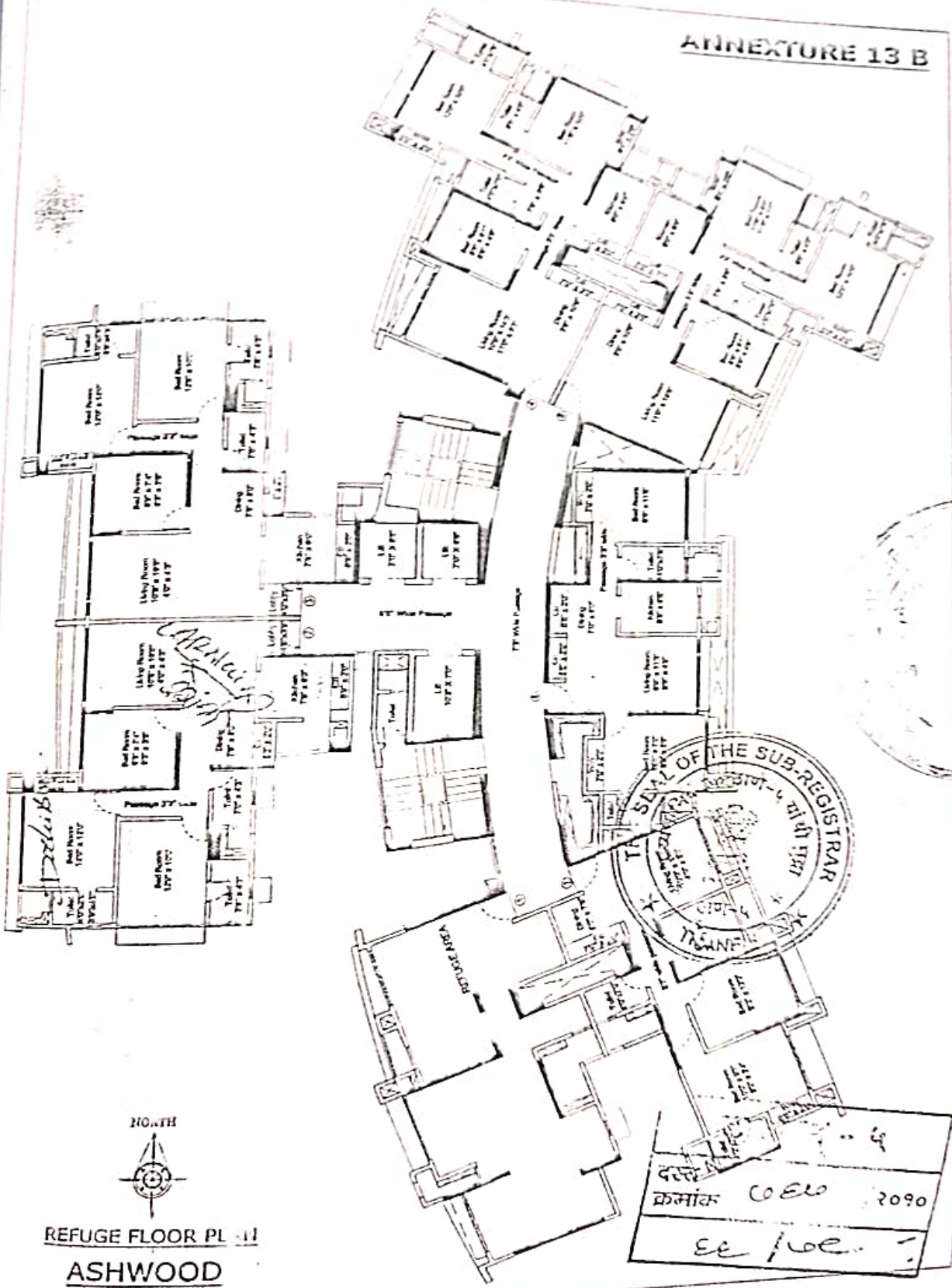
आमंत्रण
 मंडळीचे नवे/अनुनूतार बांधकाम व कालो वापस
 दिनांक 09/07/2019
 प्रादेशिक विकास विभाग
 Date: 09/07/2019
 अधिकारी: [Signature]
 पत्ता: [Address]

Yours faithfully
 [Signature]
 Executive Engineer
 Town Development Department
 Municipal Corporation,

टनन - २
 [Signature]
 09/07/2019

टनन - ५
 दस्त
 क्रमांक ७६० / २०१०
 ६३ / ७२

ANNEXTURE 13 B



NORTH

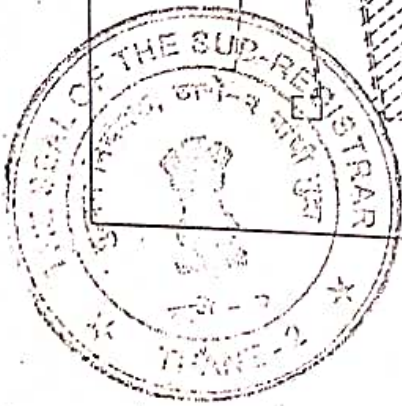
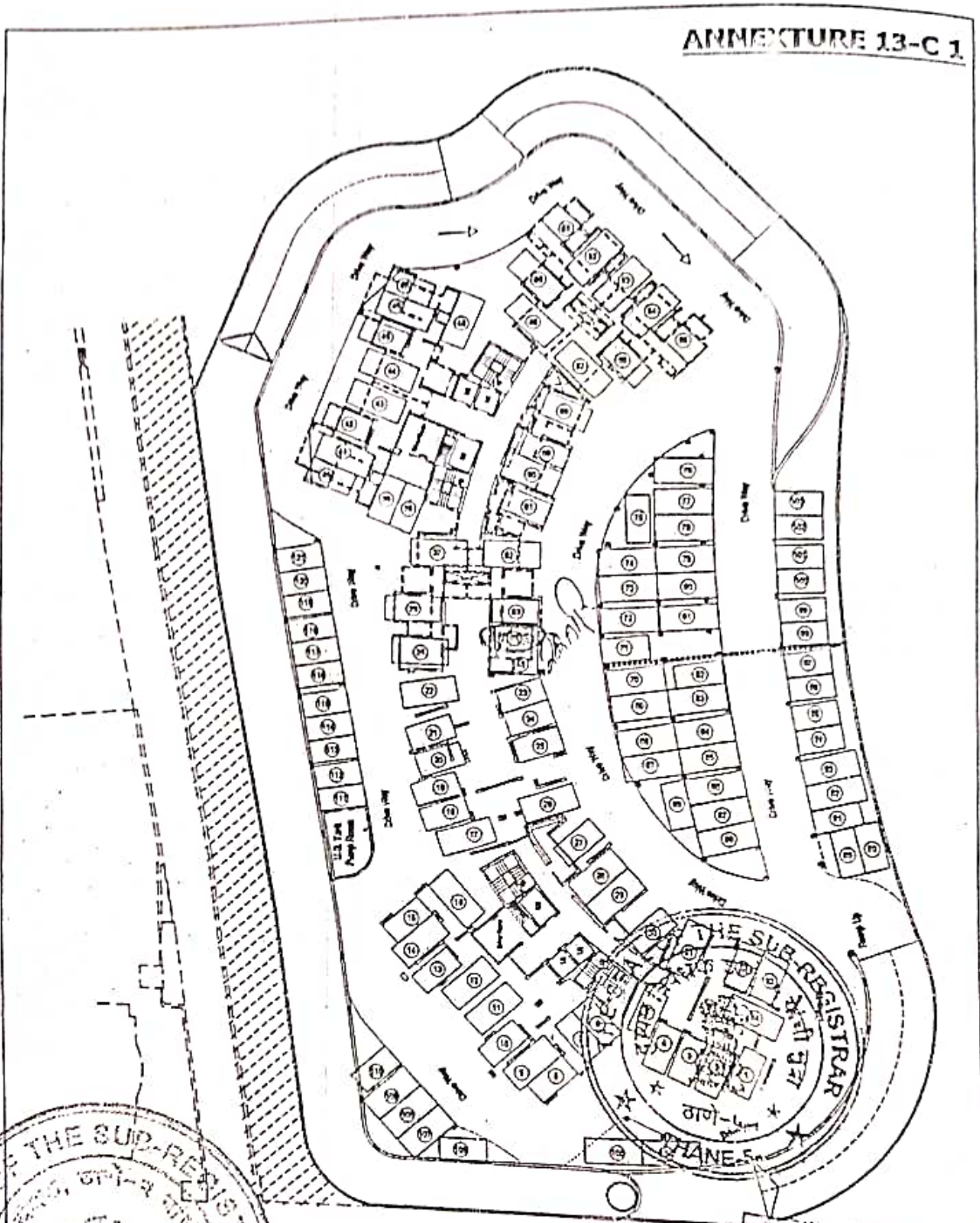


REFUGE FLOOR PLAN

ASHWOOD

रजत-२
22/11/92

रजत-२
कमांक 060 2090
२२/११/९२



PODIUM 1
Parking At +97.30mt Lvl

क. नं. - १
दिनांक २०/१२/२०१०
२०/१२

Handwritten signature

क. नं. - २
दिनांक २२/१२/२०१०
२२/१२

क्रमांक व वर्ष: 767/2010

21. January 2010

12:24 AM

दुष्यम निबंधक: सह दु.नि.ठाणे 5

नॉदणी 63 म

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

भावाचे नाव: धितळसर मानपाडा

विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा

व बाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करावे) मोबदला रु. 4,804,375.00

वा.भा. रु. 3,489,000.00

भू-भाषण, पोटहिस्सा व घरक्रमांक
(असल्यास)

(1) वर्णन: सर्वे नं 46/2/1,6,46/5, गट न 61/1, 61/2, सदनिका नं 702, सातवा मजला,
पोडीयम नं 1, कार पार्किंग नं 64, अंशबुड, अंको ओझोन, धि. मानपाडा, ठाणे

क्षेत्रफळ

(1) 100.66 चौ.गि. बांधीव

आकारणी किंवा जुडी देण्यात
असेल तेव्हा

(1)

दस्तावेज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता

(1) अस्सेस करारनामा नं. पा. नि. तर्फे अधिकृत सहि करणार भुपेंद्र दोशी तर्फे कु.मु. म्हणुन गोविंद
काकडे - घर/प्लॉट नं: खेवरा, संकेत, मानपाडा, ठाणे ; गल्ली/रस्ता: -; इमारतीचे नाव: -;
ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: F60.

दस्तावेज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे ना.
व संपूर्ण पत्ता

(1) अनघा/रविंद्र नादक - घर/प्लॉट नं: 5/201, झेलम सांसा., लोक उपवन, ठाणे ;
गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन:
-; पॅन नम्बर: AFIPN0208C.

दिनांक करून दिल्याचा
नोंदणीचा

30/12/2009

(8)

21/01/2010

अनुक्रमांक, खंड व पृष्ठ

767 /2010

बाजारभावाप्रमाणे मुद्रांक शुल्क

रु 222825.00

बाजारभावाप्रमाणे नोंदणी

रु 30000.00

शंरा



सह दुष्यम निबंधक ठाणे क्र. ५



उत्तर - २
२०१०

OAKWOOD-ASHWOOD CO-OP. HOUSING SOCIETY LTD.

"ACME OZONE" Survey No: 46/2/1,6,46/5 Gut No: 61/1 & 61/2, Gladys Alwares Road,
Near Khewra Circle, Chitalsar Manpada, Thane (West) 400 610

[Regd. No: TNA/(TNA)/HSG/(TC)/28008/YEAR 2015 DATED: 17th October, 2015]

Memb. Register No. 234

Certificate No. 234

SHARE CERTIFICATE

This is to certify that **MR. RAMAKANT GIRDHARILAL JOSHI & MRS. PUSHPA RAMAKANT JOSHI**

is /are the Registered Holder of **10 (TEN)**

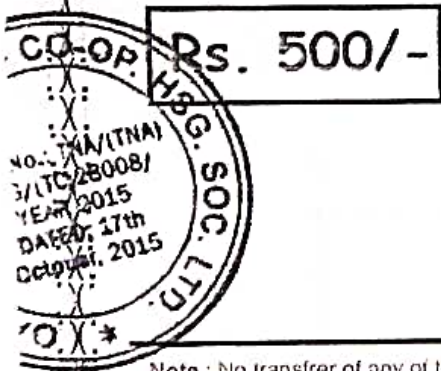
fully paid -up shares Numbered from: **2331 to: 2340**

both inclusive, of Rupees fifty each in the above named

**Members of Flat No: A-702
Ashwood**

Subject to the Bye - laws thereof

Given under the common seal of
the said society, this **5th**
day of **December, 2015.**



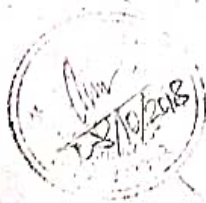
Arnehl
Chairman

P. N. N. N.
Hon. Secretary

Jeeva
Committee Member

Note : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.

Original



Notified with original
for MORTGAGE
Senior Member

18990/2021



VALUATION REPORT

**MR. RAMAKANT GIRDHARILAL JOSHI &
MRS. PUSHPA RAMAKANT JOSHI**



**FLAT NO. 702, 7TH FLOOR, BUILDING NO. 3, "ASHWOOD C.H.S.
LTD.", ACME OZONE, VILLAGE-CHITALSAR MANPADA,
THANE (WEST) 400 610**

FOR

BANK OF BARODA, BHIWANDI BRANCH

PRAKSIS CONSULTANTS & VALUERS PVT. LTD.

B/312, 3rd Floor, Damji Shamji Corporate Square, Next to Kanara Business Center,
Laxmi Nagar, Ghatkopar (East), Mumbai 400 075

Phone: 022-25004096/022-25004097 Mob.: 8828901005

E-mail:- praksisconsultants@gmail.com /info@praksisconsultants.com