

19/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

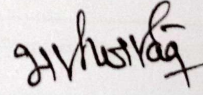
दस्त क्रमांक : 1922/2024

नोंदणी :

Regn:63m

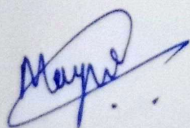
गावाचे नाव : डायघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	182 '095
(3) बाजारभाव(भाडेपट्टयाच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3009384.95
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे-डायघर,ता.जि. ठाणे येथील सर्वे नं 27,27,28 हिस्सा नं 1,2,1 प्रोजेक्ट एलिमेंट्स येथील विल्डिगीचे नाव-जल मधील बावीसव्या मजल्यावरील,सदनिका नं 2205 असा असून 59.93 चौ.मीटर रेरा कारपेट एरिया मोजमापाची मिळकत खरेदीदार यांस या नोंदणीकृत कराराने कायम स्वरुपी विकत देण्यात येत आहे. इतर माहिती सदरच्या दस्तात नमुद केल्याप्रमाणे.((MILKAT NUMBER : सर्वे नं 27,27,28 हिस्सा नं 1,2,1 ;))
(5) क्षेत्रफळ	1) 59.93 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स उमा रियाल्टी तर्फे भागीदार- संजय विठ्ठलभाई ठाकराणी - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सु. डायघर, पो. पडले, ता.जि. ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AACFU9368F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वसंत ओंकार सेनावणे - - वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी.ए.आर.सी कॉलनी,डी-19 नर्मदा,आणू शक्ति नगर, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400094 पॅन नं:-BYMPS7586N 2): नाव:-मयूर वसंत सेनावणे - - वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी.ए.आर.सी कॉलनी,डी-19 नर्मदा,आणू शक्ति नगर, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400094 पॅन नं:-ISAPS2116F
9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2024
10) दस्त नोंदणी केल्याचा दिनांक	19/01/2024
11) अनुक्रमांक, खंड व पृष्ठ	1922/2024
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	337700
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) श्रेण	



सुध्यांकनामाठी विचारात घेतलेला तपशील:-

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



CHALLAN
MTR Form Number-6



GRN	MH014210530202324E	BARCODE	Date 18/01/2024-17:05:06		Form ID 25.2	2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty	क्रमांक 9022/2024				
	Registration Fee	TAX ID / TAN (If Any)				
Office Name	THN12_THANE NO 12 JOINT SUB REGISTR	PAN No.(If Applicable)	BYMPS7586N	9 / 1 / 24		
Location	THANE	Full Name	VASANT ONKAR SONAWANE			
Year	2023-2024 One Time	Flat/Block No.	FLAT NO 2205, 22ND FLOOR, BUILDING NAME-			
Account Head Details		Premises/Building	JAL			
030046401	Stamp Duty	Amount In Rs.	337700.00	Road/Street	MOUJE DAIGHAR TALUKA AND DIST THANE	
030063301	Registration Fee	Amount In Rs.	30000.00	Area/Locality	THANE	
				Town/City/District		
				PIN	4	2
					1	2
					0	4
		Remarks (If Any)	PAN2=AACFU9368F--SecondPartyName=UMA REALTY--CA=4824095			
		Amount In	Three Lakh Sixty Seven Thousand Seven Hundred Rupe			
		Words	es Only			
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332024011819436	2849232736	
Cheque/DD No.		Bank Date	RBI Date	18/01/2024-17:05:44	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.
 चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू



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Print Date 18-01-2024 05:05:06

Mobile No. : 8169748552

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AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Thane on this 19 day of January in the Christian year 2024,

BETWEEN

M/S. UMA REALTY, a Partnership Firm having address at Survey No. 28/1, Village Daighar, Post - Padale Village, Kalyan Phata, Taluka and District Thane - 421 204 through its partner Sanjay Nittholbhae Thokarani, hereinafter referred to as "**PROMOTERS/DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the Partner or Partners for the time being of the said firm their survivor or survivors and the heirs, executors, administrators and assigns of such last survivor) having PAN NO. AACFU9368F of the **ONE PART**

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(1) VASANT ONKAR SONAWANE, Age 53 Years, Having address at B.A.R.C.COLONY, D-19,NARMADA, ANUSHAKTI NAGAR MUMBAI-4000094, hereinafter referred to as the "ALLOTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs, executors, administrators and permitted assigns) having PAN NO BYMPS7586N, Mobile No. 8169748552 of the OTHER

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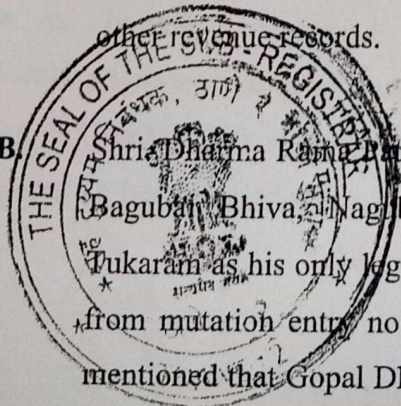
(2) MAYUR VASANT SONAWANE, Age 25 Years, Having address at B.A.R.C.COLONY, D-19,NARMADA, ANUSHAKTI NAGAR MUMBAI-4000094, hereinafter referred to as the "ALLOTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs, executors, administrators and permitted assigns) having PAN NO ISAPS2116F, Mobile No. 8657255799 of the OTHER PART.

(3) _____ X _____ X _____, Age _____ Years, Having address at _____ X _____ X _____, _____ X _____ X _____, _____ X _____ X _____ hereinafter referred to as the "ALLOTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs, executors, administrators and permitted assigns) having PAN NO _____ X _____, Mobile No. _____ X _____ of the OTHER PART.

WHEREAS:

A. One Shri. Dharma Rama Patil was at all material times absolutely seized and possessed of or otherwise well and sufficiently entitled inter alia to all and singular the piece or parcels of land or ground bearing Survey No. 28, Hissa No. 1 admeasuring 0-29-2 situate lying and being at Village Diaghar in the Registration Sub-District and District of Thane ("the said Property I") as can be seen from the 6/12, 7/12 extracts and other revenue records.

B. Shri. Dharma Rama Patil expired around 1967 leaving behind him, Gopal Dharma Patil, Bagubai Bhiva, Nagubai Namdev, Ragubai Pandurang, Chimibai Gana, Bimabai Tukaram as his only legal heirs entitled to inherit the said Property I as can be evidenced from mutation entry no. 553 of the revenue records. In the same Mutation Entry it is mentioned that Gopal Dharma Patil has expired leaving behind him Ragibai Gopal, Nana Gopal, Harichandra Gopal, Ganpat Gopal, Sripath Gopal, Waman Gopal, Sitabai Ramchandra, Shantabai Atmaram as his legal heirs entitled to inherit the said Property I.



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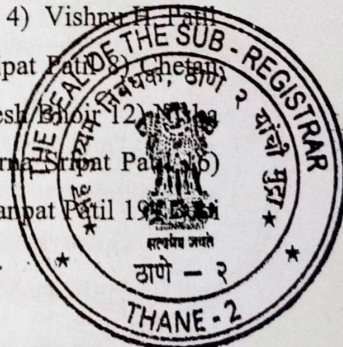
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- C. Bagubai Bhiva, Nagubai Namdev, Ragubai Pandurang , Chimibai Gana , Bimabai Tukaram, Ragibai Gopal, Sitabai Ramchandra, Shantabai Atmaram have released their share, right, title and interest in the said Property I and they confirm to the entitlement of the property by the legal heirs of Dharma Rama Patil namely Nana Gopal, Harichandra Gopal, Ganpat Gopal, Sripath Gopal, Waman Gopal as can be evidenced from mutation entry no. 579.
- D. Harichandra Gopal Patil expired on 01-04-2008 leaving behind him, Ambabai H. Patil (wife), Ramesh H. Patil (son) , Vishnu H. Patil (son), Savitri Ashok Patil (married daughter) Sumitra Prabhakar Patil (married daughter) as his only legal heirs entitled to inherit the said Property I as can be evidenced from mutation entry no. 925.
- E. Sripat Patil expired on 03-01-2009 leaving behind Yamunabai Sripat Patil (wife), Chetan Sripat Patil (son), Suraj Sripat Patil (son) , Aruna Jayant Patil (daughter), Alka Naresh Bhoir (daughter) , Nisha Sripat Patil (daughter) , Pushpa Sripat Patil (daughter), Sapna Sripat Patil (daughter), Aparna Sripat Patil (daughter) as his only legal heirs entitled to inherit the said Property I as can be evidenced from mutation entry no. 874.
- F. Ganpat Patil expired on 28-04-1995 leaving behind him, Barkubai Ganpat Patil (wife), Sunanda Shantaram Pavshe (daughter) , Mahesh Ganpat Patil (son) , Bebi Ravindra Bhagat (daughter), Umesh Ganpat Patil (son) as his only legal heirs entitled to inherit the said Property I as can be evidenced from mutation entry no. 691.
- G. Thus, accordingly in the 6/12, 7/12 extracts and other revenue records of the said property the names of the following persons appear as the absolute owners/holders thereof: 1) Nana Gopal Patil 2) Ambabai H. Patil 3) Ramesh H. Patil 4) Vishnu H. Patil 5) Savitri Ashok Patil 6) Sumitra Prabhakar Patil 7) Yamunabai Sripat Patil 8) Chetan Sripat Patil 9) Suraj Sripat Patil 10) Aruna Jayant Patil 11) Alka Naresh Bhoir 12) Nisha Sripat Patil 13) Pushpa Sripat Patil 14) Sapna Sripat Patil 15) Aparna Sripat Patil 16) Barkubai Ganpat Patil 17) Sunanda Shantaram Pavshe 18) Mahesh Ganpat Patil 19) Ravindra Bhagat 20) Umesh Ganpat Patil and 21) Waman Gopal Patil.
- H. By Release Deed dated 30/11/2011 registered with the Sub-Registrar, Thane - 5 under No. TNN-5/10676/2011 dated 30/11/2011 between Waman Gopal Patil and Nana Gopal Patil and 19 others, Nana Gopal Patil and 19 others have released their share, right, title and interest in said Property I in favor of Waman Gopal Patil. The said Release Deed is also recorded by the revenue authorities vide mutation entry no. 1006.
- I. By and under Sale Deed dated 09-04-2012 executed between Waman Gopal Patil and M/s Uma Realty registered with the Sub-Registrar Thane-5 under No. TNN5-3224-2012 dated 10-04-2012, Waman Gopal Patil has sold, conveyed, transferred and assigned the



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AND WHEREAS, the Promoters/Developers are in possession of the subject land.

AND WHEREAS, the Allottee has applied to the Promoters/Developers for allotment of Flat No. 2205 on 22nd (TWENTY SECOND) floor in Building to be known as "JAL", being constructed on subject land (hereinafter referred to as 'the said Premises').

AND WHEREAS, the area of the said Premises is 59.93 square meters of RERA Carpet Area along with Enclosed Balcony area admeasuring —x— square meters and "carpet area" means the net usable floor area of an Premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Allottee/s but includes the area covered by the internal partition walls of the Premises.

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 have paid to the Promoters/Developers a sum of Rs. 2,11,000/- (Rupees - TWO LAKHS AND ELEVEN THOUSAND ONLY), being part payment of the sale consideration of the Premises agreed to be sold by the Promoters/Developers to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters/Developers both hereby admit and acknowledge) and the Allottee/s have agreed to pay to the Promoters/Developers the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoters/Developers have registered the Project under the name of ELEMENTS under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Maharashtra Real Estate Regulatory Authority at Mumbai and is issued Registration No. P51700022580 dated 08-09-2021 authenticated copy is attached in Annexure 'F';

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

AND WHEREAS, in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters/Developers hereby agree to sell and the Allottee/s hereby agrees to purchase the said Premises.



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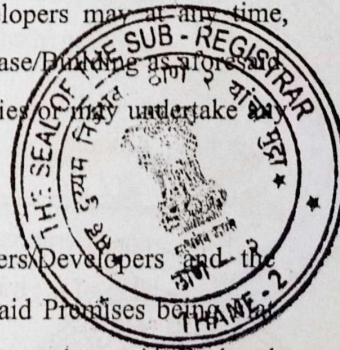
**NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

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1. The Promoters/Developers at present are constructing one building to be known as 'JAL' comprising of part ground and part stilt and 22 upper floors (the 'said building') in the project known as "Elements" on the said subject land, more particularly described in the Schedule hereunder written, in accordance with the plans designs and specifications approved by Municipal Corporation of Thane ("TMC") from time to time. and as may be approved in future, which have been seen and accepted by the Allottee/s with only such variations and modifications as the Promoters/Developers may consider necessary or as may be required by the Municipal Corporation of the city of Thane /local authority/ the Government to be made in these or any of them. Provided that the Promoters/Developers shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Premises of the Allottee/s except any alteration or addition required by any Government authorities or due to change in law. Provided further that in the construction of the said Building, the Promoters/ Developers will utilize any increased FSI that may become available (whether under the current D.C. Regulations or amendments thereto or on account of the proposed D.C. Regulations, when implemented or otherwise) subject to the provisions of RERA and the rules and regulations thereunder.

The Promoters/Developers have informed the Allottee/s, and the Allottee/s hereby confirms and acknowledges that the subject land (described in the Schedule hereunder written) is being developed by the Promoters/ Developers in a segment-wise/phase-wise manner to be determined by the Promoters/Developers in its absolute discretion from time to time. The Allottee/s acknowledges and confirms that the Promoters/ Developers may at any time, vary/modify the Layout plan of the subject land except the said Phase/Building as aforesaid subject however to the grant of sanction by the concerned authorities of the aforesaid if required by the concerned authorities.

1(a) The Allottee/s hereby agrees to purchase from the Promoters/Developers and the Promoters/Developers hereby agree to sell to the Allottee/s the said Premises being No. 2205 admeasuring 59.93 square meters of RERA Carpet Area along with Enclosed Balcony area admeasuring square meters on 22ND (TWENTY SECOND) floor in the said building as shown in the Floor plan thereof hereto annexed and marked Annexure 'E' for the consideration of Rs.48,24,095/- (Rupees - FOURTY EIGHT LAKHS TWENTY FOUR THOUSAND AND NILETY FIVE ONLY). The aforesaid consideration/price of the said Premises is inclusive of the proportionate price for the Common Areas and Facilities the nature extent and description of which are described in the Second schedule hereunder written.



(Signature)

Mayur V.C. Sonawane
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1(b) The total consideration amount for the said Premises is Rs. Rs.48,24,095/- (Rupees -
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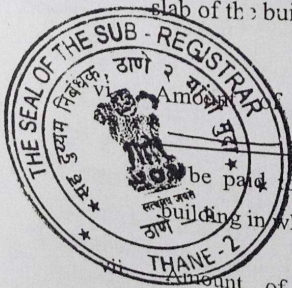
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1(c) The Allottee/s has/have paid on or before execution of this agreement a sum
Rs.2,11,000/- (Rupees- TWO LAKHS AND ELEVEN THOUSAND ONLY)

(not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoters/Developers the balance amount of Rs. 46,13,095/- (Rupees - FOURTY SIX LAKHS THIRTEEN THOUSAND AND NINETY FIVE ONLY)

on issuance of allotment letter in the following manner:-

- i. Amount of Rs. x /- (Rupees - x only) (not exceeding 20% of the total consideration) to be paid to the Promoters/Developers on the execution of Agreement.
- ii. Amount of Rs. x /- (Rupees - x only) (not exceeding 45% of the total consideration) to be paid to the Promoters/Developers on completion of the plinth of the building in which the said Premises is located.
- iii. Amount of Rs. x /- (Rupees - x only) (not exceeding 46.5% of the total consideration) to be paid to the Promoters/Developers on completion of the first slab of the building in which the said Premises is located;
- iv. Amount of Rs. x /- (Rupees - x only) (not exceeding 48% of the total consideration) to be paid to the Promoters/Developers on completion of the second slab of the building in which the said Premises is located;
- v. Amount of Rs. x /- (Rupees - x only) (not exceeding 49.5% of the total consideration) to be paid to the Promoters/Developers on completion of the third slab of the building in which the said Premises is located;
- vi. Amount of Rs. x /- (Rupees - x only) (not exceeding 51% of the total consideration) to be paid to the Promoters/Developers on completion of the fourth slab of the building in which the said Premises is located;
- vii. Amount of Rs. x /- (Rupees - x only) (not exceeding 52.5% of the total consideration) to be paid to the Promoters/Developers on completion of the fifth slab of the building in which the said Premises is located;



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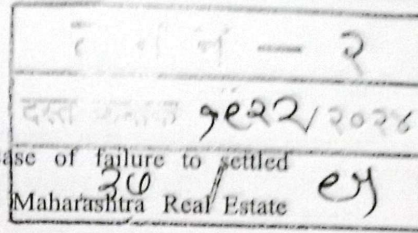
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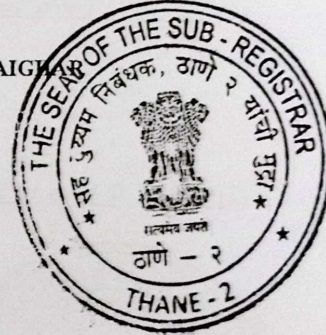


31. Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority at Mumbai as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
32. The Recitals, Annexures and Schedules in and to this Agreement shall form an integral part of this Agreement and in the interpretation of this Agreement and in all matters relating to the development of the subject land, this Agreement shall be read and construed in its entirety.
33. 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 courts at Thane will have the jurisdiction for this Agreement.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the Pieces or Parcels of land or ground bearing Survey No. 28 Hissa No. 1 admeasuring 0H-29R-2P, Survey No. 27 Hissa No. 2 admeasuring 0H-12R-0P, Survey No. 27 Hissa No. 1 admeasuring 0H-14R-30P situate lying and being in the Revenue Village of Daighar, Taluka and District Thane within the limits of Thane Municipal Corporation within the District Sub-District Thane and bounded as follows:

- On or towards the East : LAND BEARING S.NO. 28/13 OF VILLAGE DAIGHAR
- On or towards the West : DAIGHAR VILLAGE ROAD
- On or towards the North: DAIGHAR LAKH
- On or towards the South: DAIGHAR VILLAGE ROAD



Signature

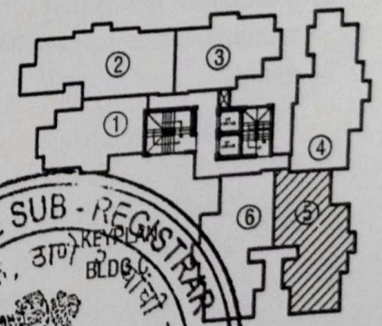
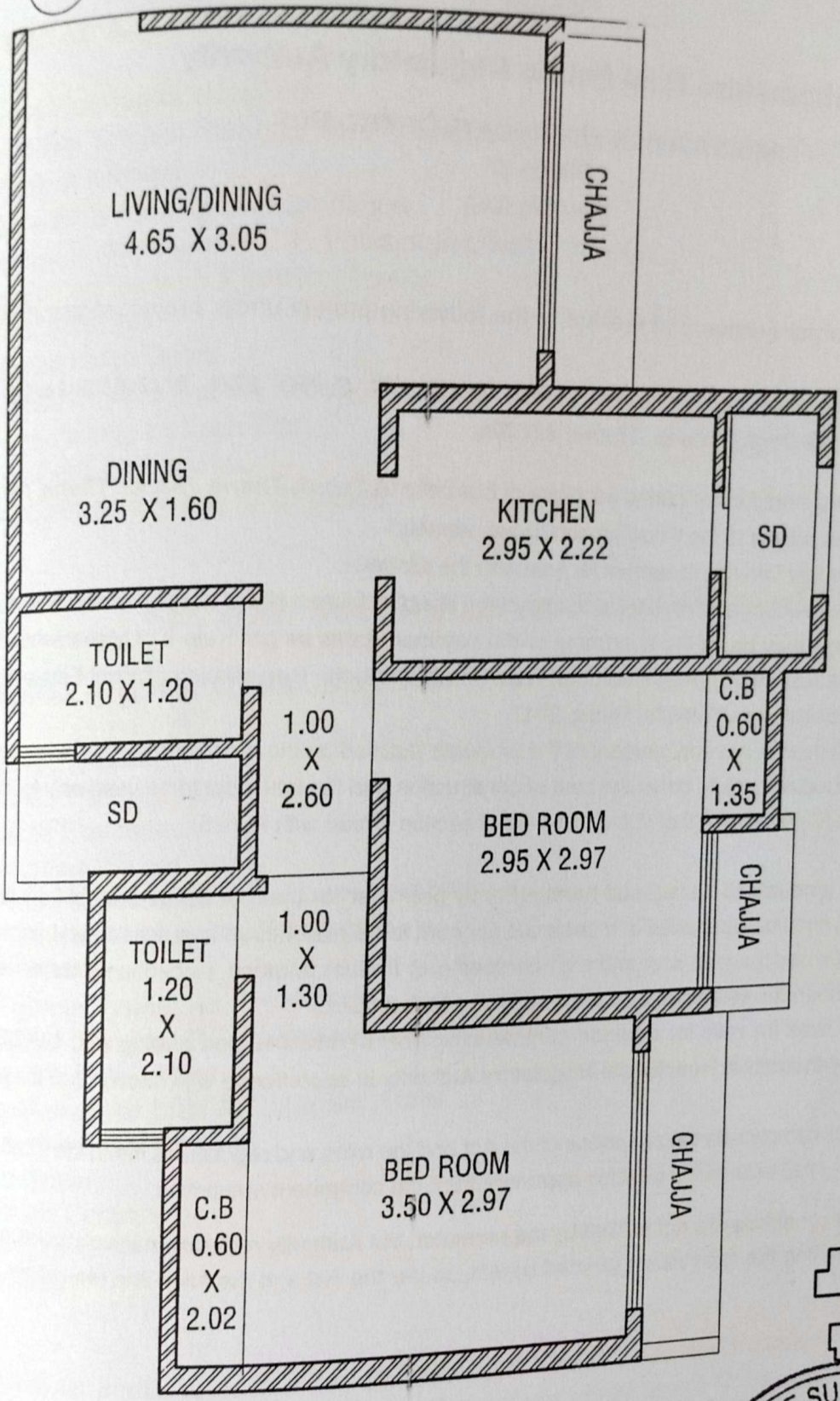
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ANNEXURE-E

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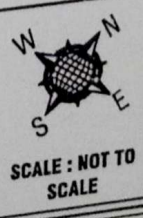


BLDG C

FLAT NO.	CARPET AREA AS PER RERA	ENCLOSED BALCONY	NET AREA	SQ.MT.
2205	59.93	0.00	59.93	



DESCRIPTION OF PROPOSAL
 PROPOSED RESIDENTIAL BUILDING ON PROPERTY BEARING
 C.S. NOS. S.NO.27-1,2 SNO. 28 H NO. 1 OF VILLAGE
 DIAGHAR, SHILPHATA ROAD, THANE



THANE
 gadgole mukadam & associates
 2, NAKSHATRA HERITAGE, NR. KARVE
 HOSPITAL, HINDU COLONY,
 BRAHMIN SOC., NALIPADA, THANE (W)-400 602.
 PH. NO. - (022)25364052, 25384498.

Mayer

V.O. Sonawane

Ghotani

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२० / २५

ANNEXURE-F



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: **P51700022580**

Project: **ELEMENTS**, Plot Bearing / CTS / Survey / Final Plot No.: **C. S. NO. 27/1, 27/2 AND 28/1 OF VILLAGE DAIGHAR, THANE.** at Thane (M Corp.), Thane, Thane, 421204;

- Uma Realty** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 421204.**
- 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 **07/10/2019** and ending with **30/12/2025** 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.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 08-09-2021 13:56:16

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

Dated: 08/09/2021
Place: Mumbai





THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

**SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE**

Bldg. A - Stilt + 1st to 12th Floors, Bldg. B - 1st to 8th & 9th (Pt) Floor
Bldg. C - Stilt + 1st Floor

Certificate No. 3536
२
१२२२/२०२४
६०० / ०५

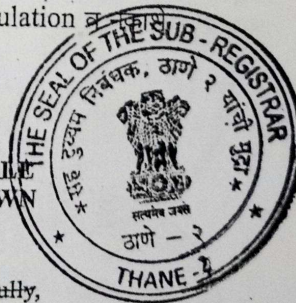
V. P. No. S11/0089/14 TMC / TDD / 2317 / 17 Date : 21/9/2017
To, Shri / Smt. Shree Jitendra Mukadam (Architect)
for Godbole Mukadam & Associates
Shri Sanjay Vitthalbhai Thakarani (Owners)
Partner of M/s. Uma Realty

With reference to your application No. 13967 dated 01/03/2017 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 Daighar Sector No. 11 Situated at Road / Street 25.00 mt. Wide D.P. Road S. No. / C.S.T. No. / F. P. No. 27/1, 2, 28/1

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 मोकळ्या जागेचा कर भरणा करणे आवश्यक राहिल.
- ६) जागेवर विहित नमुन्यातील माहिती फलक दर्शनी बाजूस लावणे आवश्यक व ते अंतिम वापर परवान्यापर्यंत कायम ठेवणे आवश्यक.
- ७) सी.एन. पूर्वी नियोजित इमारतीची संरचना ही भूकंप प्रवण क्षेत्रासाठी संबंधित आय.एस.कोड अन्वये केल्याचे प्रमाणपत्र व त्यानुसार काम केल्याचे प्रमाणपत्र जोत्यापूर्वी व वापर परवान्यापूर्वी सादर करणे आवश्यक राहिल.
- ८) सी.एन. पूर्वी स्टॉर्म वॉटर ड्रेनेज बाबत तांत्रिक सल्लागार यांचे Design Calculation व सादर करणे आवश्यक.

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



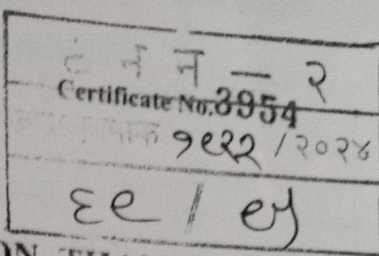
Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of
the city of, Thane

P.T.O

Mayur



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

Bldg. A (St+ 1st to 12th floor.)

S 11/0089/14

V.P. No.

TMC / TDD / 2757/18

Date : 8/8/2018

To, Shri / Smt. Jitendra Mukadam (Architect)
(for Godbole Mukadam & Associates)

Shri Saujay Vitthalbhai Thakrani (Owners)
Partner of M/s Uma Realty

With reference to your application No. 347 dated 06/04/2018 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Diaghar Sector No. XI Situated at Road / Street 25.00 m. D. P. RD. S. No. / C.S.T. No. / F. P. No. S.no. 27/1, 2, 28/1

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. सी. प्रमाणपत्र क्र. ठा.म.पा/ श.वि.वि./२३१७/१७ अन्वये दिनांक २१/०९/१७ मधील अटी बंधनकारक राहतील.



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.

Office Stamp

Date

Issued

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...

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Yours faithfully,

W.K. G. 6/8/18
Executive Engineer
Town Development Department
Municipal Corporation of
the city of, Thane.

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THANE MUNICIPAL CORPORATION
(Regulation No.3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE

VP No : S11/0089/14
Revised

No : TMC/TDD/3180/19

Date : 19/9/2019

Zone : R1

Building Details

Building Name : A (DIAGHAR)	Building Use : Residential
Name of PWork : A-1 (DIAGHAR)	
Floor Name : STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR	
Building Name : B (B)	Building Use : Residential
Name of PWork : B-1 (B)	
Floor Name : GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR	
Building Name : C (C)	Building Use : Residential
Name of PWork : C-1 (C)	
Floor Name : THIRD FLOOR, SECOND FLOOR, FIRST FLOOR, STILT FLOOR	

To,

Jitendra K. Mukadam (CA/92/14751)

(Architect)

Shri Sanjay V. Thakarani Partner of M/s Uma Realty, Shri

(Owner)

Sanjay V. Thakarani Partner of M/s Uma Realty, Shri

Sanjay V. Thakarani Partner of M/s Uma Realty

(Power of Attorney Holder)

Sir,

With reference to your application No S11/0089/14 dated 7/6/2019 development permission / grant of commencement certificate under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No in diaghar, Sector 11, Ward 116 situated at Road/Street..... 27/1, 28/1/ / / / 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.



Mayur

- 5) This perm Development Central Govt. found at la
- 6) Necessary
- 7) Necessary as per Mah
- 8) Thane Mun
- 9) Applicant approach r
- 10) Permissio obtained b
- 11) Structura submitted
- 12) Solar Wat
- 13) CCTV Sys
- 14) Rain wate
- 15) Organic V
- 16) Vacant La
- 17) All site sa
- 18) It is man
- 19) CFO NOC
- 20) Informati
- 21) Register Corporation transferred
- 22) The prop Code No.189 plinth & O
- 23) Register Corporation transferred

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TOWN PLANN

D : To be co

- 1 Com
- 2 Final
- 3 RG s
- 4 NOC
- 5 Lift C
- 6 Certi
- 7 Deve
- 8 from
- 9 Muni

Office No.....



277-2
2022/2028
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THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT

Amended

PERMISSION/ COMMENCEMENT CERTIFICATE

Bldg. No. C - Gr.(Pt) + Stilt (pt.) + 1st to 22nd floor

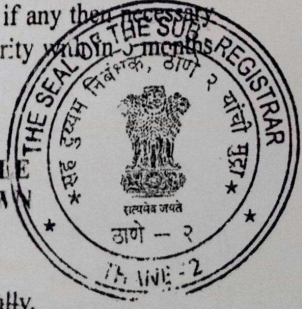
V. P. No. S11/0089/14 TMC / TDD /4118/22 Date: 6/7/2022
To, Shri / Smt. Jitendra Mukadam (Architect)
(for Godhole Mukadam & Associates)
Shri Sanjay Vitthalbhai Thakarani (Owners)
Partner of M/s Uma Realty

With reference to your application No. 1240 dated 10/05/2022 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 Daighar Sector No. XI Situated at Road / Street 25.00 mt Wide Road S. No. / C.S.T. No. / F. P. No. 27/1, 27/2 & 28/1

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 Commenceing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulation. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Authority will not supply water for construction (Optional)
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) If in the development permission reserved land /amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any then necessary registered transfer deed shall be executed in the name of authority within 3 months from the commencement certificate.

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



Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of
the city of, Thane.

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Serial No. 1758

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 34)

Approval / ~~Disapproval~~ of Development Work upto plinth level.

Bldg. No. A

S11/0089/14

TMC/TDD/PCC/0838/18 Date 8/08/2018

V.P.No.

To, Jitendra Mukadam For Godbole Mukadam & Associates (Architect)

Ground floor, Nakshatra Heritage, Brahmin Soc. Naupada, Thane (W)

Sir, Shri. Sanjay V. Thakrani Partner of M/s Uma Realty (Owner)

Please refer to your intimation No. 12761 Dated 29/01/2018 regarding the

completion of construction work upto plinth/Columns upto plinth level in building No. 27/1, 27/2, 28/1

on S.NO. / C.T.S. No. / F. P. No.

Sector No. 11 Daighar village / Town Planning scheme No.

Road / Street Existing Road.

Ward

you may/may not proceed with the further work as per sanctioner plans / as the construction upto

plinth level does/does not confirm to the sanctioned plans.

१) सी.सी. प्रमाणपत्र वि.प्र.क्र. एस ११/००८९/१४ ठामपा/शिविवि/२३१७/१७ दि. २१/०९/२०१७ मधील संबंधित अटी बंधनकारक राहतील.

२) प्रथम वापर परवान्यापूर्वी भूखंडाच्या हद्दीवर कुंपण भिंत बांधणे आवश्यक राहिल.

Yours faithfully



Assistant Director of Town planning २
Municipal Corporation THANE - 2
of the City of Thane.



Office No.

Office Stamp

Mayor



Certificate No.:-

2035 2

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THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

UDCPR Reg. No. 2.10

Occupancy CertificateBuilding No. B - Gr (pt) + Stilt (Pt) + 1st to 12th Floors OnlyV.P. No. S11/0089/14TMC/TDD / 0CC/1140/23 Date 31/03/2023To, Mr. Jitendra Mukadam

For M/s Godbole Mukadam & Associate (Architect)

Shri Sanjay V. Thakrani Partner M/s Uma Realty (Owner)

Sub - As AboveRef. V. P. No. S11/0089/14Your Letter No.: 9328 Dated 20/02/2023

Sir,

The part/full development work/erection/re-erection alteration in // of building / part building no.

As Above situated at Diaghar Road / Street 25.00 mt D.P. Road Ward No. _____ Sector _____No. 11 S.No./G.T.S.No./F.P.No. 27/1, 2, 28/1 Village Diaghar under thesupervision of Mr. Jitendra Mukadam Licensed Surveyor / Engineer / Structural Engineer / Supervisor /Architect / Licence No. CA-92/14751 may be occupied on the following conditions.

अटी :-

- 1) ठामपा उपलब्धतेनुसार प्रिण्यासाठी पाणी पुरवठा करणेत येईल.
- 2) सौर उर्जेवर पाणी गर करण्याची यंत्रणा कार्यान्वित व सुस्थितीत ठेवण्याची जबाबदारी विकासक व तद्नंतर सोसायटीधारकांची राहिल.
- 3) सी.सी. टिक्की. यंत्रणा कार्यान्वित व सुस्थितीत ठेवण्याची जबाबदारी विकासक व तद्नंतर सोसायटीधारकांचा राहिल.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully,

Office Stamp :

Date :

Municipal Corporation of
the city of Thane.

Copy to

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

P.T.O.

Ref No : CROPS-Non Retail/CF/NOC/6173/23-24

Date: 23-01-2024

Uma Realty
S. no. 28/1, Off Kalyan Shil Road, Kalyan Phata,
Daighar Village, Thane,
Maharashtra - 421204

Dear Sir,

Sub: No Objection to the sale of Flat No. 2205, Wing - C Bldg No C-Jal at the Project namely "Elements" located at C S NO 27/1, 27/2, 28/1 Kalyan Phata, off Shil Road, DAIGHAR, THANE, Maharashtra - 421204.

This has reference to your letter dated 23-01-2024 seeking permission of DCB Bank Limited for sale of the above mentioned flat ("said flat/Unit") to **VASANT O SONAWANE & MAYUR V SONAWANE** (the "Purchaser").

Please note that DCB Bank Limited; has considered your request and hereby conveys its "**No Objection**" to your selling the said flat / unit to the Purchaser subject to the condition that DCB Bank's mortgage / charge over the said flat shall continue unabated till such time the entire sale proceeds / sale consideration received from the Purchaser or paid on behalf of the Purchaser is received in **No Debit Account of Uma Realty bearing Account No. 3722200000064** in DCB Bank Limited; Panvel Branch.

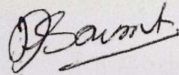
Upon receipt and/or realization of the entire sale proceeds / sale consideration for the said Flat / Unit in the No Debit Account, the mortgage/charge created over the said Flat / Unit in favor of DCB Bank Limited; shall automatically stand satisfied / released.

The permission is for the limited purpose of facilitating sale of the said Flat / Unit in favor of the Purchaser.

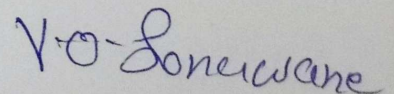
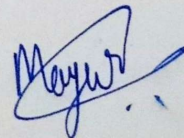
Please also note that the sale of said Flat / Unit shall not affect the mortgage / charge created on all other Units including the land and construction thereon and the receivables, in favor of DCB Bank Limited.

This certificate has been issued on the specific request made by you without any other responsibility or guarantee on the part of DCB Bank Limited; or its officials.

Yours faithfully,



Durgesh Sawant
Manager- MIS & Analytics
Construction Finance



FORM A: PERSONAL DETAILS

Existing Customer: Yes No

APPLICANT

CO-APPLICANT

CIF No/ Account No. 33178952088

First Name

Middle Name

Last Name

Name: VASANT ONKAR SONAWANE

Date of Birth: 28051971 PAN: BYMPS7586N

Mobile: 8657255799

Name of Spouse: RAJESHREE VASANT SONAWANE

Name of Father: ONKAR VAJIR SONAWANE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 343162928419

Driver ID No.

Passport No.:

Driving License No.

GNREGA Job card No.

Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

OR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

OR YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

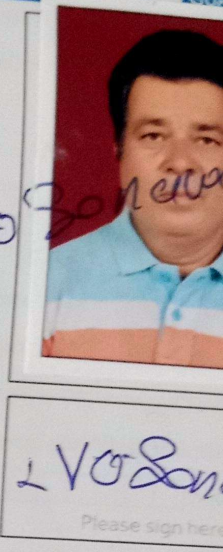
Permanent Address:

Address 1: D-19, NARMADA
Address 2: ANUSHAKTI NAGAR
Address 3:
City: MUMBAI
State: MAHARASHTRA
Pin Code: 400094

Is address same as the permanent address Yes No

Postal Address:

Postal Address 1:
Postal Address 2:
Postal Address 3:



Part A: PERSONAL DETAILS

Existing Customer: Yes No

APPLICANT CO-APPLICANT

CIF No/ Account No. 39059901861

First Name

Middle Name

Last Name

Name: MAYUR

Date of Birth: 03031999

PAN: 1SAPS2116F

Mobile: 8169748552

Email: monawane787@gmail.com

Name of Spouse: _____

Name of Father: VASANT

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)

Aadhaar / UID No. 504909469190

Passport ID No. _____

Passport No.: _____

Driving License No. _____

MGNREGA Job card No. _____

Address issued by National Population Register Containing Name and Address: _____

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

ARMED FORCE OR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

TYPE OF YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Permanent Address:

Permanent Address:

Address 1: D-19 NARMADA AMUSAKTI NAGAR MUMBAI-400094

Address 2: _____

Address 3: _____

City: _____

City: MUMBAI

State: _____

State: MAHARASHTRA

Country: INDIA

Pin Code: _____

Is address same as the permanent address Yes No

Address:

Please Tick

PMAY Yes/No	Annual Gross Income	
CIF No.	PAL	
Existing SBI A/C No.	Tie up (If applicable)	
LOS Reference No.:	Take Over	

Applicant Name : <u>Mayur Vasant Sonawane</u>
Co-Applicant Name : <u>Vasant Onkar Sonawane</u>
Contract (Resi.) Mobile :

Loan Amount : <u>45,00,000</u>	Tenure :
Interest Rate :	EMI :
Loan Type :	SBI LIFE : YES / NO
Hsg. Loan _____ Maxgain _____	
Realty _____ Home Equity _____	

Property Location :
Property Cost :
Name of Developer / Vendor :

RBO-	Zone-	Branch-	Code No.
Name S.S.L. Co ordinator along with Mob No.:			
Name RACPC Co ordinator along with Mob No.:			
Name of HLST / MPST / BM / FS alongwith Mob No. :			

	DATE		DATE
SEARCH - 1	<u>12/03/24</u>	RESIDENCE VERIFICATION	
SEARCH - 2	<u>Vastukala</u>	OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			
Gross Amount:			



Reference Staff PF ID :

Reference Staff Name :

STATE BANK OF INDIA
RACPC SOUTH MUMBAI