



15/02/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 2608/2019

नोंदणी :

Regn:63m

गावाचे नाव : खिडकाली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3468315
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3316374.6
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 1105, माळा नं: अकरावा मजला,बिल्डींग नं. ए1, इमारतीचे नाव: साई सुष्टी ऍनेक्स, ब्लॉक नं: खिडकाळी,ता. व जि. ठाणे, इतर माहिती: सदनिकेचे क्षेत्रफळ 44.87 चौ.मी कारपेट व एन्क्लोज क्षेत्रफळ 7.15 चौ.मी. कारपेट म्हणजेच एकूण क्षेत्रफळ 52.02 चौ. मी. कारपेट,झोन नं. 26/102-18अ ((Survey Number : 155 ; HISSA NUMBER : 11 ;))
(5) क्षेत्रफळ	1) 52.02 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. साई सुष्टी एन्टरप्रायजेस तर्फे भागिदार महावीर प्रवीणकुमार मेहता . वय:-39; पत्ता:-प्लॉट नं:शॉप नं: 6, ई - विंग, माळा नं: इमारतीचे नाव: सुभद्रा अनंत कॉम्प्लेक्स, ब्लॉक नं: सचिन निवास समोर, रोड नं: दिवा शिळ रोड, दिवा पूर्व, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400812 पॅन नं:-ACKFS0308D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संदीप आर.हळकुंडे . वय:-30; पत्ता:-प्लॉट नं: रूम नं. 08, माळा नं: , इमारतीचे नाव: डी. एस. माळी चाळ, ब्लॉक नं: जय मल्हार एन्टरप्रायजेस, विठ्ठल मंदीरा जवळ, रोड नं: नांदीवली रोड, भोपर, डोंबिवली पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AEDPH1828L 2): नाव:-इंदूबाई आर.हळकुंडे . वय:-49; पत्ता:-प्लॉट नं: रूम नं. 08, माळा नं: , इमारतीचे नाव: डी. एस. माळी चाळ, ब्लॉक नं: जय मल्हार एन्टरप्रायजेस, विठ्ठल मंदीरा जवळ, रोड नं: नांदीवली रोड, भोपर, डोंबिवली पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-AOEPH9197P
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2019
(10)दस्त नोंदणी केल्याचा दिनांक	15/02/2019
(11)अनुक्रमांक,खंड व पृष्ठ	2608/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	208100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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



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दस्त क्र. 2651/2098	interests in respect of the Said Property with rights to construct thereon structure/s and sell and transfer the premises situated in such structure/s to prospective purchasers thereof;
6/1/22	

AND WHEREAS the said property is not falling under the ambit of the now repealed Urban Land (Ceiling & Regulation) Act, 1976 since the area of the Said Property and individual property rights were within the ceiling limits and no orders have been passed thereunder;

AND WHEREAS the Promoters have duly appointed and entered into a standard agreement with Architect, for the development of the Said Property;

AND WHEREAS N. R. MAHAJAN, an Advocate from Thane, by and under his Title Certificate dated 10th April 2017, has certified the title and an authority of the Promoter to develop the Said Property;

AND WHEREAS the Promoter has obtained from Thane Municipal Corporation (for "SAID TMC"), sanction plans for layout and building construction vide Commencement Certificate bearing V P. No. S/11/0146/17, dated 28th December 2017 (hereinafter referred to as the "SAID SANCTIONED PLANS"), to construct a cluster of two (2) Residential buildings



Building No.	No. of Floors
A-1	Stilt + 18 th floors
A-2	Gr. Part/Stilt + 7 th floors

AND WHEREAS the Promoter herein being developer of the Said Property alone, has sole and exclusive rights to construct buildings on the Said Property in accordance with the recitals hereinabove and to sell, mortgage, give on lease and/or to deal therewith in any other manner as the Promoter may deem, fit and proper, the premises in the buildings to be constructed by the Promoter on the Said Property and to enter into Agreements with the Purchasers of the premises and to receive the sale price in respect thereof;

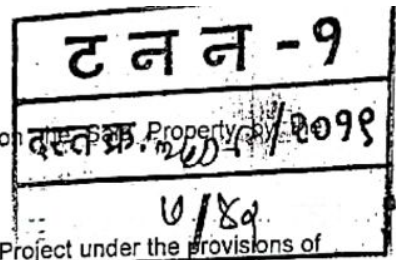
AND WHEREAS the Promoter has proposed to construct a cluster of two (2) Residential buildings, which are attached to each other, to be known as "SAI SHRUSHTI ANNEX" (hereinafter referred to as the "SAID PROJECT") having Residential premises, by using 2125 sq. mtr. under 1:0 FSI of the Said Property, by loading TDR under Reservation of 599.20 sq. mtrs., by loading additional TDR of 987.20 sq. mtrs. and FSI of 666.12 sq. mtrs. by paying Premium. Thus, the Promoter desire to construct Said project by using maximum potential of total FSI of 4374.16 sq. mtr. out of total permissible FSI of 4377.52 sq. mtrs., as per the D.C. Rules of the Sanctioning Authority;

AND WHEREAS the Purchaser/s is/are offered to purchase a Flat bearing No. 1105 on the 11TH Floor, in the Building No. A1, admeasuring 44.87 sq. mtrs. carpet area alongwith inclosed area admeasuring 7.15 sq. mtrs. carpet area, totally admeasuring 52.02 sq. mtrs. carpet area of the building to be known as "SAI SHRUSHTI ANNEX" (hereinafter

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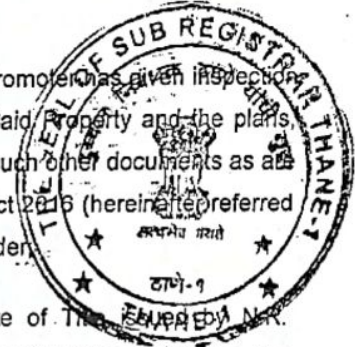


referred to as the "SAID PREMISES") being constructed on the Said Property by the Promoter;

AND WHEREAS the Promoter has registered the Said Project under the provisions of the Act with the Real Estate Regulatory Authority at Serial No.P51700015209, authenticated copy is attached in Annexure 'A';

AND WHEREAS the Promoter herein has entered into standard agreement with Architect Sameer Lotke (for short "SAID ARCHITECT") - an Architect Firm duly registered with the Council of Architects, for Architectural work concerning development of Said Property including preparation of the layout and construction plan of the building and further has entered into standard agreement with RCC Structural Engineers Ajay Mahale, (for short "SAID STRUCTURAL ENGINEER") for preparation of structural designs and has accepted the professional supervision of the said Architect and said Structural Engineer or such other Architect/Structural Engineer as the Promoter may appoint and/or substitute from time to time, till the completion of the Said Project;

AND WHEREAS on demand from the Purchaser/s, the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the Said Property and the plans, designs and specifications prepared by the said Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;



AND WHEREAS the authenticated copies of Certificate of Title of MAHAJAN, Advocate of the Promoter, authenticated copies of 7/12 Extract showing the nature of the title of the Promoter to the Said Property on which the buildings are to be constructed, have been annexed hereto and marked as Annexure 'B' and 'C', respectively.

AND WHEREAS authenticated copies of Commencement Certificate bearing V. P. No. S/11/0146/17, dated 28th December 2017 as approved by said TMC, sanctioning a cluster of two (2) Residential buildings have been annexed hereto and marked as Annexure 'D-1';

AND WHEREAS the authenticated copies of the plan of the Layout as approved by said TMC, have been annexed hereto and marked as Annexure 'D-2';

AND WHEREAS the authenticated copies of the plans and specifications of the Said Premises agreed to be purchased by the Purchaser/s, as sanctioned and approved by said TMC, have been annexed and marked as Annexure 'D-3';

AND WHEREAS the Promoter has got some of the approvals from said TMC to the plans, the specifications, elevations, erections and of the said buildings and shall obtain sanction for aforesaid additional FSI from sanctioning authority from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said buildings;

AND WHEREAS while sanctioning the said plans said TMC and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Said Project and the said buildings and upon

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It shall be the duty of the Purchaser/s and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address. Most failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Purchaser/s, as the case may be.

27. Joint Purchasers

That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser/s whose name appears first and at the address given by him/her/them which shall for all intents and purposes to consider as properly served on all the Purchasers.

28. Stamp Duty and Registration

The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser/s.

Dispute Resolution

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

GOVERNING LAW

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



FIRST SCHEDULE ABOVE REFERRED TO :

(SAID PROPERTY)

ALL THOSE PIECES OR PARCELS OF LANDS hereditaments and premises situate, lying and being at Revenue Village Khidkali, Talathi-Saja Desai, Thane, Taluka and District Thane, Registration District and Sub-District of Thane and within the limits of the Municipal Corporation of the City of Thane and according to revenue records, bearing following descriptions:

Survey No.	Hissa No.	Area (sq. mtrs.)
155	11	2520

SECOND SCHEDULE ABOVE REFERRED TO :

(SAID PREMISES)

ALL THAT premises bearing a Residential Flat No. 1105 of carpet area admeasuring 44.87 sq. mtrs. alongwith inclosed area admeasuring 7.15 sq. mtrs. carpet area, totally admeasuring 52.02 sq. mtrs. carpet area on 11th Floor in the Building No. A1 to be known as "SAI SHRUSHTI ANNEX" under construction on the Said Property more particularly described in the First Schedule written hereinabove.

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HEREUNTO SET AND
DAY AND YEAR WRITTEN
= 29/82

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY
HEREINABOVE.

SIGNED AND DELIVERED by the

with named the "PROMOTER"

M/s. SAI SHRUSHTI ENTERPRISES,

Through its Authorised Partners,

MR. MAHAVIR PRAVINKUMAR MEHTA

In the presence of



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1. *Spanchal*

2. *Handwritten signature*

SIGNED AND DELIVERED by the

with named the "PURCHASER/S"

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(1) MR. SANDIP R. HALKUNDE



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2) MRS. INDUBAI R. HALKUNDE

In the presence of



1. *Spanchal*

2. *Handwritten signature*

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 24/82

Building Name - Sai Shreshth

Wing - A1

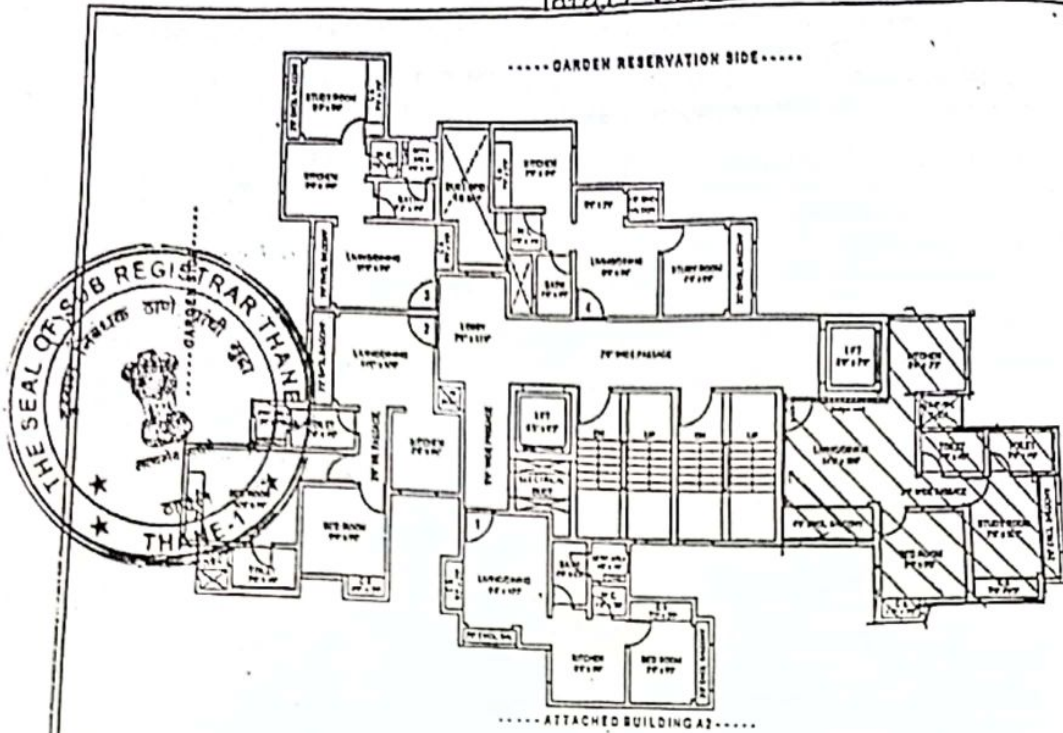
Flat No - 1105

Area - 44.87 sq mtr

Enclosed - 7.15 sq mtr

Total Area - 52.02 sq mtr

7/8/21

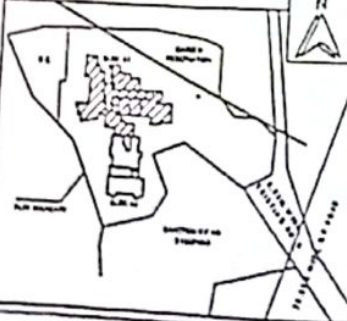


PROJECT DETAILS :

PROPOSED LAYOUT ON PLOT BEARING
 S NO 155 HNO 11
 AT, KHONAJI VILLAGE, THANE.

V.P. No. - S1V01467

SITE LAYOUT:



CARPET AREA STATEMENT:

FLAT NUMBER	1		2		3		4		5
	FLAT SIZE		FLAT SIZE		FLAT SIZE		FLAT SIZE		FLAT SIZE
	1 BHK E	1 BHK F	2 BHK B	2 BHK C	1 BHK G	1 BHK H	1 BHK D	1 BHK I	2 BHK A
RERA CARPET AREA	332.00	30.84	430.00	45.52	321.00	29.32	326.00	31.23	453.00
ENCLOSED BALCONY AREA	28.00	2.60	28.00	2.60	38.00	3.53	40.00	3.72	61.00
C. B. AREA	18.00	1.67	16.00	1.49	18.00	1.67	10.00	0.92	16.00
TERRACE AREA

BUILDING DETAILS :

BUILDING NAME	A1
BUILDING FLOORS	1ST TO 18TH FLOOR
REFUGE FLOORS	(18TH, 13TH & 11TH FLOOR) (FLAT NO. 5)



ARCHITECT:

GENERAL NOTES:

- The enclosed carpet area comprises:
 - RERA notification vide Circular No. 4/2017, Maharashtra/Secy/16/10/2017, Dated 14.06.2017, and this is inclusive of internal walls, structural members and Door Jams. It is exclusive of External walls, Enclosed balcony and Cupboard Area.
 - TMC section TMC/200/A, dated 24.
- The stated dimensions may vary marginally at site due to structural members and/or wall finishes.

DEVELOPER:

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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

P51700015209

Project: Sal Shrushti Annex, Plot Bearing / CTS / Survey / Final Plot No.: S.NO 155/11 at Thane (M Corp) Thane, District: Thane, Thane, 400612;

1. Sal Shrushti Enterprises having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400612.
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, Agents 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 (f) 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 08/02/2018 and ending with 01/01/2022 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.



Signature valid
Digitally Signed by
Dr. Vasan Premnand Prabhu
(Secretary, MahaRERA)
Date: 2/8/2018 3:01:44 PM

Dated: 08/02/2018
Place: Mumbai

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

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दस्त क्र. 2207/2017
30/12

Certificate No. 3806



THANE MUNICIPAL CORPORATION, THANE

Amended

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

BLDG. A-1:-Stilt+1st to 18th Flrs. & BLDG. A-2:-Gr.(pt.) + Stilt(pt.) + 1st to 7th Flrs.

V.P.No. S11/0146/17 TMC/TDD/2648/18 Date: 24/05/18
To: Shri/Smt Sameer S. Lotke & Associates (Architect)

Shri Mahaveer P. Mehta & Others (Owners)
For M/S Sai Shruti Enterprises (P.O.A. Holder)



In reference to your application No. 12372 dated 18/01/2018 for development permission grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Khidkali Sector No. 11 Situated at Road/Street S.No./G.S.T.No./F.P.No. 155H No. 11

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) जोता प्रमाणपत्रपूर्वी आरक्षणाखालील क्षेत्राचे स्वतंत्र ७/१२ उतारा ठामपाचे नावे करणे बंधनकारक राहिल.
- ६) ठा.म.पा./ श.वि.वि./ स.स.न.र./ ३०७८, दिनांक ०२/०९/२०१३ रोजीच्या परीपत्रकानुसार मंजुरी देलेल्या बांधकामाबाबत वा.वि./ विकासक/ जमिनमालक यांनी दर तीन महिन्यांनी कामाच्या सद्यस्थितीबाबतचे प्रतिज्ञापत्र सादर करणे आवश्यक राहिल.
- ७) जोत्यापूर्वी कामगारांसाठी स्वच्छतागृह बांधणे व १० पेक्षा जास्त महिला कामगार असल्यास त्यांच्या मुलांसाठी पाळणाघर बांधणे आवश्यक.
- ८) जोत्यापूर्वी भूखंडाच्या हद्दीवर कुंपणाभित बांधणे 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.)

THANE MUNICIPAL CORPORATION

**APPENDIX - K
(Regulation No.37)
Occupancy Certificate**

To,

M/s Sai Shrushti Enterprises

OCC No :OCC/0856/20

Subhadra Anant Complex, E Wing, Shop No, 6, Opp. Sachin Niwas, Shill Road,
Diva(E) Thane

OCC Date : 9/10/2020

Architect : Sameer Suresh Lotke

Licence No : CA/2005/36694

Sir,

OCN/0023/20

V.P. No. : S11/0146/17

Reference :

9/9/2020

CC No. : TMC/TDD/2648/18 (CC Date : 24/5/2018)

Part , Part No : Second , Building Description : Bldg - A1

Building Name :A1 (BLDG)

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, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR

The Part/Full development work/erection/re-erection or alteration in/of building/part building No. - ----- situated at. -----, Sector No. Sector 11 , Survey No / H No. :- 155, Final Plot / Hissa No. :- 11, Village/T.P.S.No. Khidkali completed under the supervision. of Sameer Suresh Lotke License Surveyor / Engineer / Structural Engineer / Supervisor / Architect / License No. CA/2005/36694 may be occupied on the following conditions:-

- 1 Thane Municipal Corporation 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.
- 4 It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.

A set of certified completion plan is returned herewith.

Office No. _____

Office Stamp. _____

Date : 9/10/2020

Document certified by Ramdas S Shinde
ramshinde@wms.com
Name - Ramdas S Shinde
Designation - ES
Date - 09-Oct-2020 10:24
Organization - Thane Municipal Corporation
Certificate No. 2287E7A70100879C



|| Shree Ganeshay Namah ||

SAI SHRUSHTI ENTERPRISES

BUILDERS & DEVELOPERS

Ref. No. :

LETTER OF POSSESSION

Date :

To,
MR.SANDIP R.HALKUNDE
MRS.INDUBAI R. HALKUNDE

Ref - Agreement Dated 15/02/2019 in respect of Residential Flat admeasuring 52.02 sq. mtrs. Rera carpet area bearing No 1105 on Eleventh Floor in the building named "SaiShrushti Annex(A-1)" on the land bearing Survey No 155/11, situated at Village Khidkali, Taluka and District Thane.

Sir/Madam,

We have to inform you that in terms of the above referred Agreement, we also informed you to inspect the said flat for area and the amenities, facilities, fixtures provided therein and in general the construction thereof and of the building in which the same is situate and the facilities and amenities provided therein and also about the quality of work thereof.

Accordingly, you have inspected the said flat and the building in which the same is situate and have expressed your full satisfaction about the same. In pursuance thereof, we hereby handover to you, vacant and peaceful possession of the above referred flat.

Please confirm the above and that you have executed Declaration and Indemnity in our favour, in which you have assured that you have no disputes, objection, claims, demands whatsoever against us in that behalf or you would not make any changes, alterations, modifications, etc. in the said flat and/or the building in which the same is situate for which you alone shall be responsible and liable for the consequences arising therefrom.

Thanking you,

Your faithfully,
M/S. SAI SHRUSHTI ENTERPRISES
For SAI SHRUSHTI ENTERPRISES


Authorized Partner

I/we hereby record and confirm that all and whatsoever stated herein above is understood by me/us and I/we hereby agree and undertake to be bound and abide by the same at all the time.

MR.SANDIP R.HALKUNDE
MRS.INDUBAI R. HALKUNDE