

Flat No. 2, Off. 3, Gr. Floor, Kiran Co-op. Hsg., Near TJSB Bank,  
Opp. Waman Hari Peth, B-Cabin, Naupada, Thane (W),  
Maharashtra - 400 602. E-mail : nikhilthakkar262@gmail.com

• DOCUMENTATION

• REGISTRATION

• STAMP DUTY

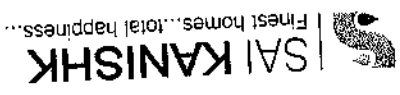
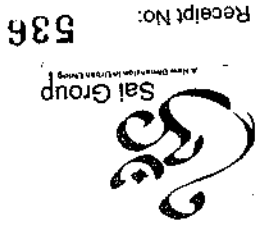
C O N S U L T A N C Y

**Thakkar Nikhil**



Nikhil M. Thakkar  
9821223119





Receipt No: 536

Date: 05/05/18

Received from Shri / Smt: Mr. Bikas Vinod Shrivastava

the sum of Rs. 1,99,999/- (in words) Rupees One lakh Ninety Nine Thousand Nine Hundred and Ninety only

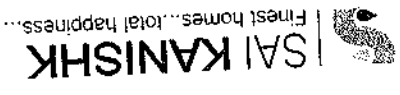
Vide Cash / Cheque no. 1 MP 3 drawn on ICICI Bank branch Food

Dated: 05/05/18 against flat no. 904 on 9th floor, in B-6 wing

For Om Sai Infra And Om Sai Group



M/s. Om Sai Infra And Om Sai Group  
Site Off: Kharadi pada, Dawale, Diva-Shill road, Opp. Ashtavinayak Hall, Diva Junction (E) W: omsaigroup.co.in



Receipt No: 523

Date: 5/3/18

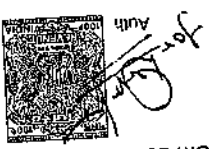
Received from Shri / Smt: Bikas Vinod Shrivastava

the sum of Rs. 1,25,000/- (in words) Rupees One lakh Twenty Five Thousand only

Vide Cash / Cheque no. RTGS drawn on ICICI Bank branch

Dated: 27/2/18 against flat no. 904 on 9th floor, in B-6 wing

For Om Sai Infra And Om Sai Group



M/s. Om Sai Infra And Om Sai Group  
Site Off: Kharadi pada, Dawale, Diva-Shill road, Opp. Ashtavinayak Hall, Diva Junction (E) W: omsaigroup.co.in




M/s. Om Sai Infra And Om Sai Group  
Site Off: Khardi pada, Dawale, Diva-Shill road, Opp. Ashtavinayak Hall, Diva Junction (E) W: omsaigroup.co.in


For Om Sai Infra And Om Sai Group  


Received from Shri / Smt. Mr. Bikas Vinod Shau  
the sum of Rs. 1,99,999/- (in words) One Lakh Ninety Nine Thousand Nine Hundred only  
Vide Cash / Cheque no. 2MPS drawn on ICICI Bank branch Fort  
against flat no. 904 on Ninth floor, in B-6 wing  
Dated: 25/05/18

Receipt No: 538

Date: 25/5/18

 SAI KANISHK  
Finest homes...total happiness...

 Sai Group  
A New Dimension in Urban Living


M/s. Om Sai Infra And Om Sai Group  
Site Off: Khardi pada, Dawale, Diva-Shill road, Opp. Ashtavinayak Hall, Diva Junction (E) W: omsaigroup.co.in


For Om Sai Infra And Om Sai Group  


Received from Shri / Smt. Mr. Bikas Vinod Shau  
the sum of Rs. 1,99,999/- (in words) One Lakh Ninety Nine Thousand Nine Hundred only  
Vide Cash / Cheque no. 2MPS drawn on ICICI Bank branch Fort  
against flat no. 904 on Ninth floor, in B-6 wing  
Dated: 25/05/18

Receipt No: 535

Date: 25/05/18

 SAI KANISHK  
Finest homes...total happiness...

 Sai Group  
A New Dimension in Urban Living





12

1) देयकाचा प्रकार: eChallan रकम: ₹.30000/-  
डीडी/धनादेश/चे ऑर्डर क्रमांक: MH01187779201718E दिनांक: 28/02/2018  
बँकचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹ 2040/-  
सरोज मंडाक शुल्क : ₹. 326950/-  
मोबादल र. 5448800/-  
वाजार मूल्य: ₹.2603000/-

सह दुकान लिटरल नॉ-६  
नॉ-१

Sub Registrar Thane 1

अपणाले मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाज  
5:12 PM ही वेळस मिळेल.

एकूण: ₹. 32040.00

नोदणी फी  
दस्त होलाळणी फी  
पुढीची सख्या: 102

₹. 2040.00

₹. 30000.00

गावाचे नाव: डबले  
दस्तऐवजाचा अनुक्रमांक: टनन-1-3007-2018  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणा-याचे नाव: विकास विनोद शां - -

प्रावती क्र.: 3823 दिनांक: 28/02/2018

Regn.: 39M

नोदणी क्र.: 39M

Original/Duplicate

प्रावती

73/3007  
Wednesday, February 28, 2018  
5:13 PM





2009/04/24

2009/04/24

2009/04/24

2009/04/24

2009/04/24

Thakkar Nihii  
CONSULTANCY



Nihii M. Thakkar  
9821223119

3000/-  
2009/04/24

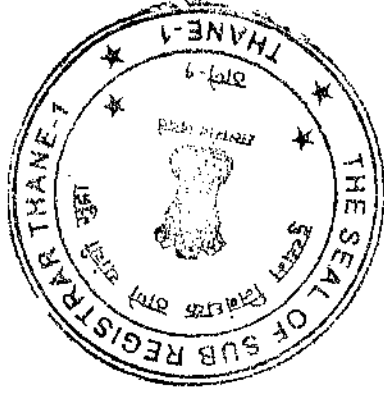
1869

39594180228

100+2

06-904



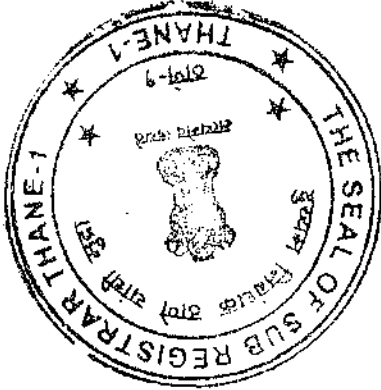


3000/2018  
9/902

Home Print

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) Valuation ID 201802284248 28 February 2018, 05:42:41 PM	
मूल्यांकनाचे वर्ष 2017	लिहा ठाणे तालुका : ठाणे उप मूल्य विभाग 28/107-203) सर्व नंबर थाने Municipal Corporation सर्व नंबर/न. भू. क्रमांक :
वार्षिक मूल्य दर तक्क्यानुसार मूल्यदर रु. 8300	मोजमापनाचे एकक चौगोण 44600 रूकाने 56400 औद्योगिक 44600 चौ. मीटर
बांधीव क्षेत्राची माहिती 56.84 चौ. मीटर निवासी सदतिका मिककतीचा प्रकार- बांधीव	मिककतीचे क्षेत्र- 1-आर सी सी मिककतीचे वय - 0 TO 2 वर्ष मूल्यदर/बांधकामाचा दर. रु. 43600/- मजला - 5th to 10th Floor
घसा-वागुनघार मिककतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-वागुनघार नतिन दर) * मजला निरुप घट/वाढ = (43600 * (100 / 100)) * 105 / 100 = रु. 45780/-	मिककतीचे क्षेत्र = वरील प्रमाणा मूल्य दर * मिककतीचे क्षेत्र = 45780 * 56.84 = रु. 2602135.2/-
एकत्रित अंतिम मूल्य = मूख्य मिककतीचे मूल्य + तळघराचे मूल्य + मूळीन मजला क्षेत्र मूल्य + बांधीव मिककतीचे मूल्य + वरील मिककतीचे मूल्य + बरिसे वाहन तळाचे मूल्य + खुला वाजवीवरील वाहन तळाचे मूल्य + रमावली मजलीव्या खुला वाजवी मूल्य	= A + B + C + D + E + F + G + H = 2602135.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = रु. 2602135.2/-





NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 Mobile No.: Not Available  
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

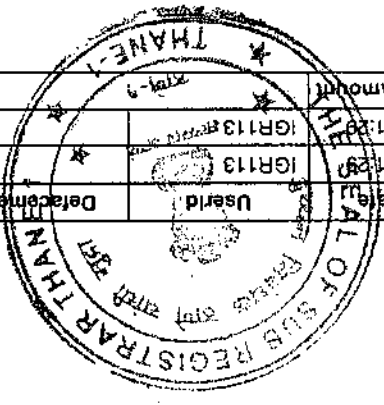
Name of Branch		Scroll No., Date		Not Verified with Scroll	
Name of Bank		Bank-Branch		IDBI BANK	
Cheque/DD No.		Bank Date	RBI Date	28/02/2018-11:47:35	Not Verified with RBI
Cheque-DD Details		Bank CIN	Ref. No.	69103332018022811933	156908886
Payment Details		FOR USE IN RECEIVING BANK			
Total		Amount in Words	Amount in Rupees Only		
3,56,950.00		Three Lakh Fifty Six Thousand Nine Hundred Fifty R			
Remarks (if Any)		SecondPartyName=MS OM SAI INFRA OM SAI GROUP-CA=5448800-Marketval=2603000			
PIN		4 0 0 6 1 2			
Town/City/District		THANE			
Area/Locality		30000.00			
Road/Street		326950.00			
Account Head Details		Amount in Rs.			
Stamp Duty		330046401			
Registration Fee		030063301			
Flat/Block No.		FLAT NO 904 9TH FLOOR BUILDING NO B6			
Premises/Building		FLORIDA SAI KANISHK PROJECT			
Full Name		BIKAS VINOD SHAW			
Office Name		THANE			
Stamp Duty		2017-2018 One Time			
Registration Fee		Amount in Rs.			
Stamp Duty		TAX ID (if Any)			
Registration Fee		PAN No.(if Applicable) FIAPS0859A			
Payer Details		Payer Details			
Department Inspector General Of Registration		Payer Details			
Form ID	25 2	Date	28/02/2018-11:46:59	Barcode	MH011187779201718E

2192 - 9  
 28/02/2018  
 2/1902

CHALLAN  
 MTR Form Number-6





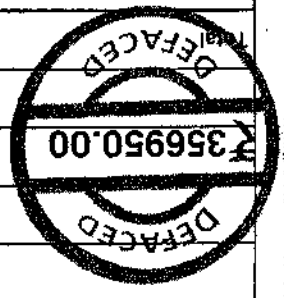


Sr. No.	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-73-3007	28/02/2018-17:01:29	IGR113	30000.00
2	(IS)-73-3007	28/02/2018-17:01:29	IGR113	326950.00
				Total Defacement Amount
				3,56,950.00

Challan Defaced Details

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 NOTE:- This document is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 Mobile No. : Not Available

Cheque/DD Details		Payment Details	
Bank Name	IDBI BANK	Bank Name	IDBI BANK
Bank Branch		Bank Branch	IDBI BANK
Bank Date	28/02/2018-11:47:35	Bank Date	28/02/2018-11:47:35
RBI Date	28/02/2018-11:47:35	RBI Date	28/02/2018-11:47:35
Bank CIN	691033332018022811933	Bank CIN	691033332018022811933
Ref. No.	155908886	Ref. No.	155908886
Cheque/DD No.		Name of Bank	
		Name of Branch	
		Scroll No., Date	
		Not Verified with Scroll	
Amount in Words		Amount in Words	
Three Lakh Fifty Six Thousand Nine Hundred Fifty R		3,56,950.00	
Amount in Rupees Only		3,56,950.00	
Remarks (If Any)		Remarks (If Any)	
SecondPartyName=MS OM SAI INFRA OM SAI		GROUP-CA=5448800-Markelval=2603000	
PIN		PIN	
4 0 0 6 1 2		4 0 0 6 1 2	
Town/City/District		Town/City/District	
THANE		THANE	
Area/Locality		Area/Locality	
DAWALE		DAWALE	
Road/Street		Road/Street	
FLORIDA SAI KANISHK PROJECT		FLORIDA SAI KANISHK PROJECT	
Premises/Building		Premises/Building	
FLAT NO 904 9TH FLOOR BUILDING NO B6		FLAT NO 904 9TH FLOOR BUILDING NO B6	
Flat/Block No.		Flat/Block No.	
BIKAS VINOD SHAW		BIKAS VINOD SHAW	
Full Name		Full Name	
THANE		THANE	
Location		Location	
THN1_HQR SUB REGISTRAR THANE URBAN 1		THN1_HQR SUB REGISTRAR THANE URBAN 1	
Office Name		Office Name	
Stamp Duty		Stamp Duty	
Registration Fee		Registration Fee	
Type of Payment		Type of Payment	
Stamp Duty		Stamp Duty	
Registration Fee		Registration Fee	
TAX ID (If Any)		TAX ID (If Any)	
FIAP50859A		FIAP50859A	
PAN No.(if Applicable)		PAN No.(if Applicable)	
Payer Details		Payer Details	
Department Inspector General Of Registration		Department Inspector General Of Registration	
GRN MH0118779201718E		GRN MH0118779201718E	
BARCODE		BARCODE	
Date 28/02/2018-11:46:59		Date 28/02/2018-11:46:59	
Form ID 25.2		Form ID 25.2	



2802/2018-17:01:29  
 3/902

CHALLAN  
 MTR Form Number-6







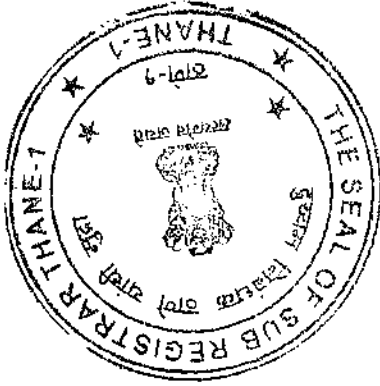
12

1) M/s. Om Sai Infra, a Partnership Firm duly registered under the Provisions of the Indian Partnership Act and having its office situated at Flat No. 301 'A' Wing, Glacia, Edujee Road, Tembhi Naka, Thane (W), Pin - 400601, through its partner **Shri. Mahesh Patel**, hereinafter for brevity's sake called "**the said Firm**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partners and their successors-in-title, nominees and assigns) and 2) **Shri. Mahesh Patel**, proprietor of **Om Sai Group**, having office at Flat No. 301, 'A' Wing, Glacia, Edujee Road, Tembhi Naka, Thane (W), Pin - 400601, hereinafter for brevity's sake called "**the said Proprietary Firm**" Pan no. **AAAAO3892M** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his legal heirs, nominees and assigns). The Firm

BETWEEN

**THIS AGREEMENT** made at Thane this 28 day of Feb in the year 2018.

AGREEMENT FOR SALE



* 8/902
3006/209
2018 - 9



By virtue of a joint venture agreement dated 7<sup>th</sup> March 2012, entered into between the said Firm and the said Proprietary Firm, it was mutually

Tajuka and District - Thane, forming part of the Residential Zone of the Thane Municipal Corporation within the local limits of Thane a Municipal Corporation and in the Registration Sub-District Thane Registration

herunder written.

**'Second Property'** more particularly described in the **Schedule I - B** Hissa No. 5B admeasuring 2,940 Sq. meters [hereinafter referred to as and sufficiently entitled to develop the plot of land bearing Survey No. 5 The said Proprietary Firm is seized and possessed of and otherwise well

herunder written.

**'First Property'** more particularly described in the **Schedule I - A** Hissa No 9, admeasuring 7790 Square meters, [hereinafter referred to as sufficiently entitled to develop the plot of land bearing I) Survey No. 5 The said Firm is seized and possessed of and otherwise well and

**WHEREAS:**  
**A. DESCRIPTION OF THE SAID PROPERTY:**

Hereinafter for brevity's sake called "the Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their respective heirs executors, administrators, nominees and assigns) of the OTHER PART.

2. Shri/Smt. \_\_\_\_\_, PAN: \_\_\_\_\_, Age \_\_\_\_\_ years, E-mail: \_\_\_\_\_, Indian inhabitant/s residing at

**PARK, MIRA BHAYANDER, MIRA ROAD (E), THANE 401107.**

**PLANET, KANAKIA ROAD, NEAR PARK VIEW HOTEL, KANAKIA LAXMI**

1. Shri/Smt. **BIKAS VINOD SHAW**, PAN: **FIAPSO859A**, Age **37** years, E-mail: \_\_\_\_\_, Indian inhabitant/s residing at **C-602, VASUDEV**

and the said Proprietary Firm collectively shall hereinafter for brevity's sake be referred to as "the Developers" of the ONE PART; AND;

2017 - 9  
86664209  
41902

Registrar of Assurances at Thane under Sr. No. 4573/2012. aforesaid Development Agreement is duly registered with the Sub-respect of the first property were entrusted in the said Firm. The 8<sup>th</sup> June 2012 with the said Firm and thus the development rights in

Manisha Suryakant Patil entered into a Development Agreement dated Shantaram Mhatre, 5) Mrs. Sandhya Raghunath Munde and 6) Mrs. Mhatre, 3) Mr. Kaluram (alias Rahul) Shantaram Mhatre, 4) Mr. Rajesh Shantaram Mhatre, 2) Mr. Indubai Shantaram Mhatre, 1) Mrs. Manisha Suryakant Patil as his legal heirs.

The said Shantaram Nana Mhatre died in the year 1995 leaving behind him the following: 1) wife Mrs. Indubai Shantaram Mhatre, three sons namely 2) Mr. Utam Shantaram Mhatre, 3) Mr. Kaluram (alias Rahul) Shantaram Mhatre 4) Mr. Rajesh Shantaram Mhatre and two married daughters namely 5) Mrs. Sandhya Raghunath Munde and 6) Mrs. Manisha Suryakant Patil as his legal heirs.

The said Shantaram Nana Mhatre died in the year 1995 leaving behind him the following: 1) wife Mrs. Indubai Shantaram Mhatre, three sons namely 2) Mr. Utam Shantaram Mhatre, 3) Mr. Kaluram (alias Rahul) Shantaram Mhatre 4) Mr. Rajesh Shantaram Mhatre and two married daughters namely 5) Mrs. Sandhya Raghunath Munde and 6) Mrs. Manisha Suryakant Patil as his legal heirs.

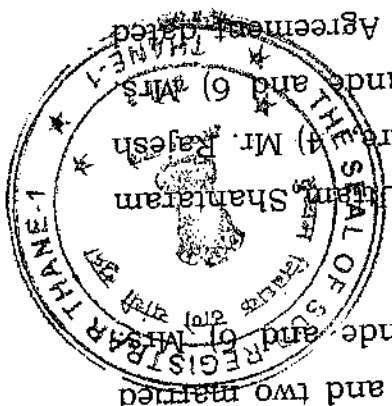
The said Mr. Abdul Latif Ibrahim Sahab Khanbade by virtue of a Sale Deed dated February 04, 1976 sold and transferred the said First Property to Mr. Shantaram Nana Mhatre. The said Sale Deed is duly registered with the Sub-Registrar of Assurances at Thane under Sr. No. 82/1976.

**BRIEF HISTORY OF RIGHTS OF DEVELOPERS:**

The said **First Property** was originally owned and occupied by one Mr. Ibrahim Latif Khanbade. The said Mr. Ibrahim Latif Khanbade died in the year 1925 and thereafter the Said Property was succeeded by his son and the only legal heir Mr. Abdul Latif Ibrahim Sahab Khanbade.

The Developers herein have collectively made the necessary and required applications before the concerned authorities for development of the said properties and all the statutory permissions required for carrying out the development activity have been procured/ shall be procured jointly by the Developers.

agreed that both the parties shall develop the properties acquired or to be acquired by them jointly and on such terms and conditions as more specifically set out therein. As such, the First and the Second property collectively admeasuring an aggregate of 10,730 Square Meters has been amalgamated for carrying out development activities thereon and both the properties are hereinafter collectively referred to as "the Said Property".



2011 - 9  
3086/2011  
6/902

v) The said 1) Mrs. Indubai Shantaram Mhatre, 2) Mr. Uttam Shantaram

Mhatre, 3) Mr. Kaluram (alias Rahul) Shantaram Mhatre, 4) Mr. Rajesh Shantaram Mhatre, 5) Mrs. Sandhya Raghunath Munde and 6) Mrs. Manisha Suryakant Patil entered into a Supplementary Agreement dated 5<sup>th</sup> August 2014 with the said firm in accordance with the development Agreement dated 8<sup>th</sup> June 2012 in respect of the first property. The aforesaid Supplementary Agreement is duly registered with the Sub-Registrar of Assurances at Thane under Sr.No. 6717/2014.

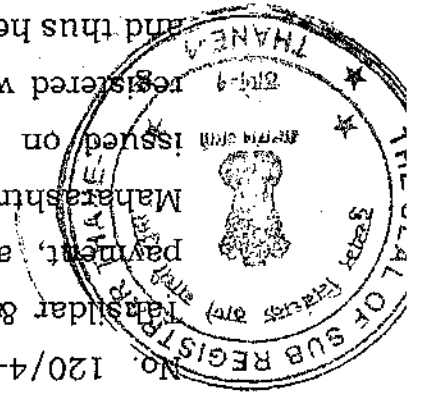
vi) The **Second Property** was originally owned by Parsanand Ratanji Sheth and was occupied by Rama Arjun Datilkar. The said Parsanand Ratanji Sheth died on February 17, 1931 leaving behind him the following: 1) Keshaval Ratanji Sheth (brother) and four sons of his brother namely 2) Narotam Keshaval Sheth, 3) Sevalal Keshaval Sheth, 4) Dhirajlal Keshaval Sheth and 5) Hanumantrao Keshaval Sheth as his only legal heirs. In the meanwhile, the said Keshaval Ratanji Sheth also died and such his four sons as aforesaid were the only surviving legal heirs to the Second Property owned by Parsanand Ratanji Sheth.

vii) The occupant Rama Arjun Datilkar and his wife also died leaving behind them their two sons namely 1) Baban Rama Datilkar and Shankar Rama Datilkar.

viii) By virtue of order No.120/4-64, dated September 30, 1964 passed by the Additional Maimledar & Agricultural Lands Tribunal at Thane the consideration price of the said Second Property was determined under the provisions of Section 32G of the Maharashtra (Bombay) Tenancy & Agricultural Lands Act, 1947.

ix) After the demise of Baban Rama Datilkar in the year 1968, Shankar Rama Datilkar paid the consideration price in accordance with the order No. 120/4-64 dated September 30, 1964 passed by the Additional Registrar & Agricultural Lands Tribunal at Thane. In view of the said payment, a certificate under the provisions of Section 32M of the Maharashtra (Bombay) Tenancy & Agricultural Lands Act, 1947 was issued on June 3, 1995 in his favor, the said Certificate was duly registered with the office of the Sub-Registrar of Assurances at Thane, and thus he became the lawful owner of the Second Property.

x) The said Shankar Rama Datilkar demised in the year 1977, his wife also died thereafter leaving behind them 1) Vishnu Shankar Datilkar (Son),



61/902
6717/2014
61-9

and two daughters namely 2) Nirmalabai Shankar Datlikar and 3) Ranjanabai Shankar Datlikar as their only legal heirs.

2011 - 9  
3000/2011  
1992

(xi) The said 1) Vishnu Shankar Datlikar, 2) Nirmalabai Shankar Datlikar and 3) Ranjanabai Shankar Datlikar by virtue of Deed of Conveyance dated December 30, 1996. The said Deed of Conveyance was duly registered with the Office of the Sub-Registrar of Assurances at Thane on April 10, 1997 under Sr. No. 369/1997. As such, the said Laxmibai Padmakar Patil became the lawful owner of the Second Property.

(xii) The said owner Mrs. Laxmibai Padmakar Patil was desirous of developing the Said Property and after due consideration and negotiations a Development Agreement dated March 15, 2012 was entered into between the Owner Mrs. Laxmibai Padmakar Patil and Shri Mahesh Patel, The proprietor of the said Proprietary Firm. The said Development Agreement was duly registered with the Office of the Sub-Registrar of Assurances at Thane on under Sr. No. 1954/2012.

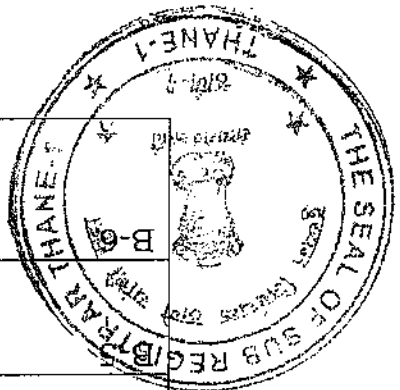
(xiii) The said Mrs. Laxmibai Padmakar Patil entered into Supplementary Agreement dated July 30, 2014 with the said Proprietary Firm in accordance with the Development Agreement dated March 15, 2012 in respect of the Second Property. The said Supplementary Agreement is duly registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN1/6551/2014.

(xiv) In pursuance of the Development Agreement dated March 15, 2012 and Supplementary Agreement dated July 30, 2014, the members of Undivided family of Mrs. Laxmibai Padmakar Patil viz. 1) Mr. Padmakar Dundy alias Vaman Patil, 2) Mr. Shakti Padmakar Patil (Allottee), 4) Mr. Prem Padmakar Patil, 5) Mr. Jayendra alias Jaydas Padmakar Patil and 6) Mrs. Sulochna Parash Bhoir have executed Confirmation Deed dated September 10, 2015 in favour of the said Proprietary Firm. The said Confirmation Deed is duly registered with the Sub-Registrar of Assurances, Thane at serial no. TNN9/6300/2015.



(xv) The Developers by virtue of the respective Development Agreements entered into with the land owners of the entire property had offered the respective land owners monetary consideration as well as certain saleable built-up area in the Buildings to be constructed thereon as and by way of consideration in respect of the development rights assigned in

RV



Building No.	Sanction as per CC dated January 11, 2013	Sanction as per CC dated May 31, 2016	Proposed construction by utilizing maximum permissible FSI and TDR potential
B-1	Stilt + 7 floors	Stilt + 7 floors	Stilt + 7 floors
B-2	Stilt + 7 floors	Stilt + 7 floors	Stilt + 7 floors
B-3	Stilt + 7 floors	Stilt + 7 floors	Stilt + 7 floors
B-4	Stilt + 7 floors	Stilt + 11 floors	Stilt + up to 18 floors
	Stilt + 7 floors	Stilt + 11 floors	Stilt + up to 18 floors
	Stilt + 7 floors	Stilt + 12 floors	Stilt + up to 18 floors
	Stilt + 7 floors	Stilt(p)+Ground(p)	Stilt(p)+Ground(p)+ up to 18 floors

*[Handwritten signature]*

i) By virtue of order bearing No. REVENUE/K-1/T-1/NAP/MAUJE DAWLE/SR-84/2012 dated March 22, 2013 the Collector of District Thane, granted Non-Agricultural permission in respect of the Said Property.

ii) By Sanction of Development Permission and Commencement Certificate dated January 11, 2013 bearing V.P. No. S11/0049/12 TMC/TDD/0750/13, the Executive Engineer, Town Planning Dept, Thane Municipal Corporation granted permission to develop the Said Property in accordance with the sanctioned plans subject to compliance of the terms and conditions mentioned therein. Thane Municipal Corporation has granted revised permission and Commencement Certificate vide letter dated May 31, 2016 for construction of additional floors on terms and conditions therein mentioned. The status of sanction of various buildings and the proposed development thereof is as follows:

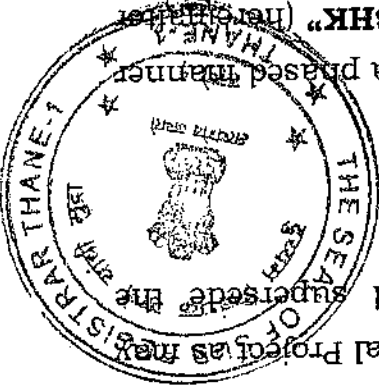
**C. APPROVALS AND PERMISSIONS:**

in favour of the Developers in accordance with the terms contained in their respective agreements.

2017 - 9  
8006/2017  
21/09/2017

2

Planning Authority, for the purpose of selling, leasing or otherwise time by Thane Municipal Corporation and/or the Concerned Town plans approved or to be approved or revised or amended from time to house together with provisions of parking spaces, open spaces, terraces and other necessary amenities and facilities thereto in accordance with referred to as "the said Project") consisting of 6 Buildings and a club by constructing thereon a Project known as "SAL-KANISHK" (hereinafter



**E. PROJECT:**

The Developers propose to develop the Said Property in a phased manner presently sanctioned building plans. The Developers shall be amended and approved from time to time shall be amended and approved from time to time shall changes. The building plans/layout plan of the residential Project as may changes in order to comply with such directions, conditions and Developers to seek consent of Purchaser(s) for the purpose of making any Purchasers hereby agree that, it shall not be necessary on the part of imposed by the concerned local authority/ies at any stage. The and building plan may be changed due to any directions/conditions Authority. The Developers have further made it clear that layout plan directives/instructions/requisitions by the Planning Authority and Local out necessary changes in the selected layout as per the specific proper at the relevant time. The Developers shall have liberty to carry authority as the Developers in its absolute discretion may deem fit and the aforesaid layout and obtain necessary sanctions from the planning Construction, Sale, Management and Transfer) Act, 1963, for adoption of Maharashtra Ownership Flats (Regulation of the Promotion of under the Real Estate (Regulation and Development) Act, 2016 and has hereby given irrevocable consent to the Developers, as is envisaged commencement Certificate to be revised from time to time. The Purchaser shall consist of still and up to 18 upper floors in accordance with the ground/stilt and up to Seven upper floors while balance three buildings of The Developers propose to construct 3 Buildings consisting of

**D. BUILDING PLANS / LAYOUT PLANS:**

Apart from the abovementioned buildings, the Developers shall also of present sanctioned plan is attached hereto as Annexure — while copy of proposed plan is attached hereto as Annexure —.

90/902
8000/209
4 - 102

Promotion of Construction, Sale, Management and Transfer) Act, 1963 (RERA) and the Maharashtra Ownership Flats (Regulation of the are specified under Real Estate (Regulations and Development) Act, 2016 Corporation and all the other documents relating to the Said Property as mutation entries), Building plans and specifications approved by the title, certificate of title of Advocate, Land Record (7/12 Extracts and Developers have given inspection to the Purchaser of the documents of The Purchaser/s has/have demanded from the Developers and the



**INSPECTION OF DOCUMENTS BY PURCHASER:**

engineer for the preparation of the structural design and drawings. **SHOWROOM, SERVICE ROAD, PANCHPARKHADI, Thane** as structural **103, SAVANI MILLENIUM TOWER, BESIDES CHEVROLET** appointed **M/s S.S. CONS (Mr. RAJKUMAR BHONDE)** having office at registered with the Council of Architects. The Developers have also **LOTKE), Thane** (hereinafter referred to as the "Architect"), who is **viz. M/s. SAMEER S. LOTKE & ASSOCIATES (Mr. SAMEER S.** Developers have entered into a standard agreement with its Architect,

**F. ARCHITECT AND STRUCTURAL CONSULTANT:**

the Said Property in accordance with the approved Building plans. **"FLORIDA"** (hereinafter referred to as the 'said Building') on a portion of The Developers have commenced construction of residential Building thereon.

acquiring Transferable Development Rights ("TDR") for utilization Development Rights (D.R.), Floor Area Ratio (F.A.R.) thereof and/or by Property by utilizing Floor Space Index ("FSI") and permissible The Developers shall be entitled to develop the said Project and the Said

the manner they may deem fit. scheme of development of the Said Property and/or the said Project in Property and/or sub-divide the same and/or include the same in the thereof and amalgamate such lands and properties with the Said arrangement/s or agreement/s as they may deem fit with the holders adjoining or adjacent lands and properties and enter into such nominees or associates propose to acquire and/or develop contiguous, deem fit. The Developers by themselves or through or with their transferees, as the case may be, on the terms and conditions as they may transferring the same, to prospective Purchasers, lessees, or other

99/902
322/209
2217 - 9





12

The Purchaser/s is/are desirous and acquiring from the Developers Flat/Shop bearing No. 904 admeasuring 556 sq. feet carpet area equivalent to 51.65 sq. meters carpet area, (as defined under RERA) and enclosed balcony admeasuring 5.39 square Meters and cupboard area admeasuring 2.04 square meters on the NINTH floor (hereinafter referred to as "the Premises") in the Building No. B-6 "FLORIDA" (said Building) for the consideration and on the terms and conditions herein contained. The Flat is shown red colour boundary line on the typical floor plan thereof hereto annexed as Annexure —. Relying upon the aforesaid, the Developers have agreed to sell and allot to the Purchaser the Flat for the consideration and on the other terms and conditions herein contained;

**I. PREMISES DETAILS:**

By virtue of various deeds, agreements and documents mentioned herein above, the Developers are entitled to develop the Said Property on the terms and conditions detailed in the above mentioned Agreement. The Developers are authorized and permitted to sell and transfer on ownership basis, various flats, apartments, tenements, shops and office premises and other units in the building and structures to be constructed by the Developers at its own cost on the Said Property, for such consideration and on such other terms, conditions, covenants, stipulations and provisions as may be decided and deemed fit by the Developers and for this purpose to sign and execute the necessary agreements, deeds, documents and writings with the Purchaser/transferees of the same. The said Agreements also inter alia provides that on completion of development of the Said Property or portions thereof from time to time, the Developers alone will be entitled to hand over possession of various flats, apartments, tenements, units, premises constructed/provided thereon to the Purchaser/transferees/Allottees thereof.

**H. DEVELOPMENT RIGHTS IN RESPECT OF THE SAID PROPERTY:**

(hereinafter referred to as "the MOFA") and the rules made thereunder, which is hereby acknowledged and confirmed by the Purchaser/s. Copies of the certificate of Advocate is annexed hereto as Annexure "A" and the property register card/ 7/12 extracts (colly) is Annexure "B";

92/1982
3200/209
2011 - 9

12



'Installments' shall mean the Sale Price to be paid as per the installments detailed out in the Present Agreement.

'Date of Possession' shall mean the date of possession as communicated to Purchaser(s) in the offer letter for possession to be issued by Developer.

1.1 'Agreement' shall mean this Agreement for Sale, which is executed by and between Developers and Purchaser(s).  
1.2 All Annexure, Schedule and documents referred in this Agreement and recital referred herein above shall form an integral part of this Agreement and in the interpretation of this Agreement shall be read and construed in its entirety.  
1.3 'Carpet Area' shall mean the carpet area as defined under RERA which is inclusive of area covered by internal walls of the concerned premises. The area of cupboard, enclosed balconies and open balconies are shown separately. The carpet area is calculated for bare shell unit excluding finishes, skirting, ledge walls, wall tiles, granite & marble frames.

**INTERPRETATION AND DEFINITIONS**

**ARTICLE 1**

**AND AGREE AS UNDER:**

**NOW, THEREFORE, IN CONSIDERATION OF THE RECITALS AND MUTUAL COVENANTS, REPRESENTATIONS AND WARRANTIES THE PARTIES TO THIS AGREEMENT INTENDING TO BE LEGALLY BOUND**

The present transaction is governed under the provisions of Real Estate (Regulations and Development) Act, 2016 (RERA) and Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (MOFA) accordingly parties hereto are required to execute the present Agreement for Sale and register the same under the provisions of Registration Act, 1908.

**K. GOVERNING ACT:**

MAHARERA has granted registration certificate in respect of Said Project bearing registration no. P51700012436.

**J. REGISTRATION OF PROJECT:**

93/908
306/2095
2017 - 9



**PRICE AND PAYMENT TERMS**  
**ARTICLE 3**

The Developers shall construct 6 Buildings comprising of ground/stilt and up to Eighteen upper floors, bearing No. B-1, B-2, B-3, B-4, B-5 and B-6, along with amenities as mentioned in the schedules attached herewith in the Project known as "SAI KANISHK". The Developers hereby agree to sell/convey/transfer the said Shop/Flat No. 904 admeasuring 556 sq. feet carpet area equivalent to 51.65 sq. meters carpet area (as defined under RERA) and enclosed balcony admeasuring 5.39 square Meters, and cupboard area admeasuring 2.04 square meters on the NINTH floor (the "Said Premises") in the Building No. B-6 known as FLORIDA as shown in the floor plan thereof hereto annexed and marked as Annexure — in the Said Project in favour of Purchaser(s). The Developers shall not be entitled to demand additional proportionate Price of the common areas and facilities appurtenant to the premises. The internal fixtures, fittings and amenities to be provided by Developers in the said Premises are those that are set out in Annexure — hereto while the external amenities to be provided in the said Project are set out in Annexure —

**SALE**  
**ARTICLE 2**

- in the buildings to be constructed on the Said Property.
- 1.9 The 'Said Organization' shall mean the society / condominium of Apartment/ company formed of the owners / Purchaser(s) / unit holders
  - 1.8 Singular shall mean and include plural and masculine gender shall mean and include female gender wherever applicable.
  - 1.7 Maintenance Agreement shall mean the agreement, which shall be executed between the Developers and Maintenance Agency for the purposes of providing the Maintenance Services for the common areas of Project.
  - 1.6 'Maintenance Agency' shall mean the agency appointed by Developers for carrying out the day to day maintenance and upkeep of the common areas of Building and Project and/or for the maintenance of the equipment/s installed for the Project.

2021 - 9
3660/2092
95/902

13

The Development Charges for the development in the Project which is to be paid to the Government, Local Authority and service providers shall be collectively referred as Development Charges and the same will be reimbursed by the Purchaser(s) to the Developers on the basis of the rate charged by the concerned authorities/departments and in case of any increase in these charges in future due to any reason whatsoever, the same shall be paid by Purchaser(s), as and when demanded by Developers and the payment shall be made by Purchaser(s) on or before the date mentioned in the intimation/demand letter issued by



**3.3 Development Charges and Maintenance Charges:**

execution of present agreement.

**HUNDRED FIFTY SIX ONLY) towards GST simultaneously with the**

**Rs. 6,53,856/- (Rupees SIX LAKH FIFTY THREE THOUSAND EIGHT**

the Purchaser/s. The Purchaser shall be required to pay sum of the possession of the said Premises being offered by the Developers to charges in the manner prescribed in Annexure — hereto on or before **THOUSAND EIGHT HUNDRED** along with concerned taxes and **Rs.53,23,800/- (Rupees FIFTY THREE LAKH TWENTY THREE** to pay to the Developers the balance amount of purchase price of acquit, release and discharge the Purchaser/s forever) and hereby agrees acknowledge and of and from the same and each part thereof do hereby payment and receipt whereof the Developers hereby admit and **ONE LAKH TWENTY FIVE THOUSAND** Only) as earnest money (the The Purchaser/s has/have paid to the Developers **Rs.1,25,000/- (Rupees**

**3.2 Amount received:**

exclusive of applicable charges, taxes and other dues.

**EIGHT THOUSAND EIGHT HUNDRED** only). The said consideration is sum price of Rs. **54,48,800/- (Rupees FIFTY FOUR LAKH FORTY** plan thereof hereto annexed and marked as Annexure " —") for the jump Premises") in the Building No. **B-6** known as **FLORIDA** shown in the floor area admeasuring **2.04** square meters on the **NINTH** floor (the "Said and enclosed balcony admeasuring **5.39** square Meters, and cupboard area equivalent to **51.65** sq. meters carpet area (as defined under RERA) Purchaser the said Shop/Flat No. **904** admeasuring **556** sq. feet carpet The Developers hereby agree to sell/ convey/transfer in favour of the

94/1902	9060/209	2017 - 9
---------	----------	----------

- (a) Advance maintenance charges of the premium and common areas for 2 year.
- (b) Club House Maintenance charges for 2 years.
- (c) Vat/Service Tax/GST and other taxes and charges levied by Government and Local Authorities at actual & proportionate Title Insurance Premium to be paid at actual.

Similarly the Purchaser shall after the execution hereof but in any event, before taking possession of the said premises, shall pay to the Maintenance Agency (being the body responsible for maintenance of the said buildings) a sum of Rs. 93,408/- on account of the following:



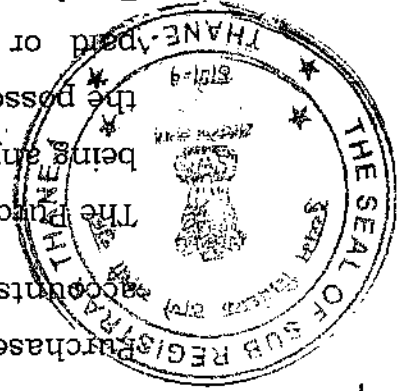
- (a) Proportionate share of Development Charges and including premium payable to Thane Municipal Corporation.
- (b) proportionate share of Municipal Taxes, N.A. Taxes, assessments other charges.
- (c) Infrastructure Charges.
- (d) towards Legal Fees.
- (e) GST as may be applicable at the relevant time.

- (i) A jump sum amount of Rs. 40,000/- on account of :
  - (a) Electric meter installation and security Deposit for the meter payable to MSFB and erection of transformer, cable laying etc.
  - (b) Water Connection Charges and Deposit
  - (c) Share money, application and entrance fee of the Society.
  - (d) Formation and Registration of the Society/Apartment and Legal Charges in connection there with.
- (ii) A jump sum amount of Rs. 10,000/- which shall be inclusive of the following :

Developers. In case of decrease in the charges in future due to any reason, the same shall be refunded to Purchaser(s) without any interest. The Purchaser, simultaneously with the execution hereof but in any event, before taking possession of the said premises, shall pay the following amounts to the Developers.

2017 - 9
80000/2017
9E/190A

adjusting any excess from other heads. them a further reasonable amount as may be demanded by them after Purchaser/s shall on demand by the Maintenance Agency deposit with the possession of the said premises. If, however at any time the amounts being any increase in the general charges as on the date of handing over The Purchaser shall tender the amount of difference in the event of there accounts between themselves, as members of Said Organization.



Purchaser(s) of premises shall make up and adjust their respective Purchaser(s) of premises entitled to refund, and the different to refund excess, if any, out of such collections to the individual with them shall discharge the Maintenance Agency of their responsibility, consolidated account to Said Organization and settlement of account or recover from them the deficit, if any therein. Rendering of such Organization and pay over to them the excess, if any, of such collections said Maintenance Agency shall render a consolidated account to Said the Purchaser(s) of premises in the building/s in the said Project, the building constructed thereon to the Said Organization to be formed by chargeable to them, and on transfer of the said Property with the new premises in the said Project and of all the amounts spent on expenses from all the Purchaser(s) of the residential/commercial units and other maintain a consolidated account of all the amounts so collected by them howsoever shall not carry any interest. The Maintenance Agency shall Developers under the provisions of this agreement or otherwise The amounts so collected by the Maintenance Agency and/or the contemplated.

The Purchaser agrees and undertakes to tender the aforesaid maintenance charges on yearly basis till such time the entire property is conveyed by the Developers in favour of the apex body as is herein shall be prevailing then.

pay to the Developers and/or the Maintenance Agency such amount as then enacted or otherwise howsoever, the Purchaser/s do hereby agree to agreement as per the laws presently prevailing or because of any new law to be then payable on the transaction hereby envisaged in the present tax/charge/duty including Service Tax and VAT is levied and/or is found there has been change in the aforesaid amounts or if any other At the time of putting the Purchaser in possession of the said premises, if

2017 - 9  
 2017/2018  
 2017/2018

**3.4 Failure/Delay in Payment:**

(a) Time is the essence of the terms and conditions mentioned herein and

with respect to Purchaser(s) obligations to pay the Sale Price as provided in the Payment Plan along with other payments such as, applicable stamp duty, registration fee and other charges on or before the due date or as and when demanded by Developers, as the case may be and also to perform or observe all the other obligations of Purchaser(s) under this Agreement. Purchaser(s) hereby also covenant/s to observe and perform all the terms and conditions of the booking and/or allotment and/or this Agreement, to keep Developers and its agents and representatives, estates and effects indemnified and harmless against the said payments and observance and performance of the said terms and conditions and also against any loss or damages that Developers may suffer as a result of non-payment, non-observance, or non-performance of the terms and conditions mentioned herein and/or the Agreement for Sale by Purchaser(s).

(b) Payment of installment and all other administrative dues shall have to be made within due dates as would be mentioned in the letter(s) of the Developers to be issued from time to time requesting for such payments. Payment within time would be deemed to be essence of the terms of these presents. Part payments will not be accepted after the due dates. The Developers may, at their sole option and discretion, waive in writing the breach by the Purchaser(s) not making payments as per the schedule of payments mentioned herein, but on condition that the Purchaser(s) are liable to pay interest such rate shall be prescribed by Real Estate Regulatory Authority from time to time on the amount due which shall be calculated from the date on which the amount was due till the date of payment (both days inclusive).

(c) Upon non-receipt of the installment within due date, Developers may issue a notice to Purchaser(s) to pay the amounts due within 60 (sixty) days of due date after which Developers may issue cancellation letter. Purchaser(s) shall be liable to pay the due amounts with interest accrued thereon as prescribed under Clause 3.4 (b) herein. However, it is agreed between the Parties that Developers shall adjust the amount due from Purchaser(s) first towards the interest due, if any, applicable taxes and then towards the Sale Price.

(d) However, if the Installments/payments are not received within forty five (45) days from the due date or in the event of breach of any of the terms and conditions of this Agreement for Sale by Purchaser(s), the Developers

2019 - 9  
 3000/2019  
 9/2019

13

Documents, writings as aforesaid. In the event of cancellation of cancellation of the Agreement and/or receipt of the Cancellation Deed, balance amount, if any shall be paid to Purchaser(s) only upon the Writing including the Cancellation Deed to cancel the Agreement, the Purchaser(s) agree/s and undertake/s to execute a Deed, Document, or raise any objection or dispute in this regard.



discipline think fit and proper and Purchaser(s) shall not be entitled to conditions as Developers may in its sole, absolute and unfettered whomsoever, at such price, in such manner and on such terms and sell or otherwise dispose of the said Premises to any other person/party Upon the cancellation of the booking, Developers shall be at a liberty to to pay the full amount of interest due.

(f)

shall not mean any waiver in the interest amount and Purchaser(s) have for not paying the Installments as per the Payment Plan but such waiver Developers may at its sole discretion waive the breach by Purchaser(s) additional conditions/ undertaking as may be decided by Developers. amount outstanding on the date of restoration and subject to such the booking price and prevailing sales price) in proportion to total and Purchaser(s) agrees to pay the unearned profits (difference between the said Premises has not been re-allotted to other person till such time Purchaser(s) and may revoke cancellation of the allotment provided that Developers may at their sole discretion condone the breach committed by will not raise any objection or claim on Developers in this regard. obligation on the part of Developers or its employees and Purchaser(s) mentioned hereinabove shall be full and final discharge of all the to the last available address with Developers as appearing in the recitals cancellation. The dispatch of said cheque by registered post/speed-post Purchaser(s) without any interest, within one (1) month of such of the present agreement. The balance amount shall be refundable to the said Premises except that of receiving refund, if any, as per the terms Upon such cancellation, Purchaser(s) shall be left with no right or lien on

(e)

(Five percent only) of the Sales Price towards cancellation charges. amount paid by Purchaser(s) without interest subject to forfeiture of 5% Purchaser(s). Upon such cancellation, Developers shall refund the will issue a cancellation/ termination letter without any further notice to the sole, absolute and unfettered discretion of Developers. Developers the allotment and the Agreement shall be cancelled and terminated at upon to pay the requisite amounts within fifteen (15) days falling which shall issue pre-cancellation letter and the Purchaser(s) shall be called

2017 - 9  
3066/209 R  
02/902



Agreement as aforesaid, Developers shall be entitled to file declaration with respect to termination and cancellation of the Agreement, before the Sub Registrar of Assurances.

**3.5 Time is the Essence:**

The timely payment of Installments is the essence of this Agreement. Part payments will not be accepted after the due dates. It shall be incumbent on Purchaser(s) to comply with the terms of payment and the other terms and conditions of sale. If there is any delay or default in making payment of the Installments on time by Purchaser(s), then Purchaser(s) shall, subject to the consequences as mentioned in clause No. 3.4 of the present agreement, at the sole discretion of Developers, is/are liable to pay interest on the amount due as per the interest rate mentioned in clause No. 3.4 (b) from the date on which the amount falls due, to the date of payment, both days inclusive. No payment will be accepted after due date without the payment of the applicable interest. All the payments made by Purchaser(s), shall be first adjusted towards the applicable taxes then towards the interest due, then towards other dues if any and then towards Sale Price along with taxes applicable.

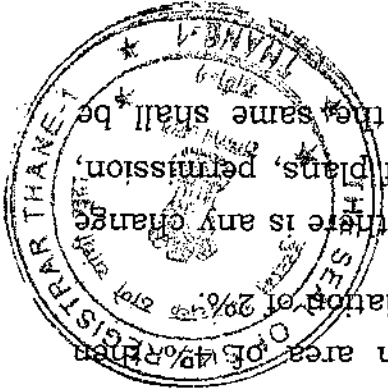
**3.6 Alteration in the Layout Plans and Design:**

(a) Purchaser(s) agrees/s and confirm/s that if in the event of increase/decrease in the REIRA Carpet Area of the said Premises, Parties shall be bound with following terms:

(i) In case there is any increase or decrease of REIRA Carpet Area up to 2% of the said Premises, then the same shall be acceptable to Purchaser(s) and no charges / refund as the case may be will be made.

(ii) In case of increase or decrease of REIRA Carpet Area beyond 2% of the said Premises up to 7% then the difference of area beyond 2% up to 5% shall be subject to charges or refund of the proportionate Sale Price, as the case may be. For e.g. if there is increase in area of 4% then Purchaser(s) shall be liable to pay the charges for variation of 2% of the

(b) It is further agreed by the Parties that, in the event there is any change, in plans, specifications or location due to change of plans, permission, consent etc. is required by statutory authorities, the same shall be binding on the Purchaser(s).



2421 - 9
6060/2091
20/1902

2

applicable, shall also be paid by Purchaser(s), on the pro rata basis or any other order of the Local Government, Authority, the same if Property/the said Premises as a consequence of Government, Statutory of the Agreement, rate or charge of any kind attributable to the said Further, if there is any additional levy, which becomes due after the date



Organization at the cost and expenses of Purchaser(s), which shall be executed within the time as specified by Developers. However, it shall be the obligation and responsibility of Developers to execute and register a Deed of Assignment in favour of the Said stamp duty and registration charges and pro-rata cost and expenses including instruments and deeds in pursuant to this Agreement, including stamp Agreement and on all other expenses incurred in execution of in favour of the Said Organization shall be borne by Purchaser(s). All costs, charges and expenses payable on or in respect of this

**3.8 Payment of Costs:**

(a) to have been cancelled at the sole discretion of Developers. mentioned herein, then the Agreement and Allotment would be deemed said Demand Draft is not tendered within the stipulated time period each dishonor. Taxes shall be paid extra, if applicable. In the event the of Rs. 2,000/- (Rupees Two Thousand only) excluding service tax for Developers and the same shall be accepted subject to 'Dishonor Charges' within ten (10) days from the date of dispatch of such intimation by required to tender a Demand Draft of the same amount to Developers Purchaser(s) of the dishonor of the cheque and Purchaser(s) would be are dishonoured for any reasons, then Developers shall intimate accepted. If any of the cheques submitted by Purchaser(s) to Developers Developers. Outstation cheques and non CTS cheques shall not be parts of 70% and 30% payable in the Accounts to be specified by the cheques/DD/electronic transfer by dividing every installment in two Estate Regulatory Authority, the Purchaser shall be required to issue **SAI INFRA & OM SAI GROUP**. After registration of project with the Real All Demand Drafts/Pay Order/Cheques are to be made in favour of "OM

**3.7 Mode of Payment:**

law. addition required by any Government authorities or due to change in adversely affect the Apartment of the Purchasers except any alteration or of the Purchasers in respect of variations or modifications which may Provided that the Developers shall have to obtain prior consent in writing

29/02
29/02/2009
29/02 - 9

(c) All statutory charges, Service tax, GST and other charges and levies as

demanded or imposed by the Authorities shall be payable proportionately by Purchaser(s) from the date of booking/Application as per demand raised by Developers.

**3.9** All the Purchasers and occupants in the Said Project shall be required to park their vehicles only at the parking space designated for their respective Shop/Flat/other premises. The Developers shall be entitled to formulate rules for earmarking and use of car parks. The occupants of concerned Shop/Flat/other premises shall only use the car parking spaces for the authorized purpose and such car parking shall not be enclosed or gated without prior written permission from the Developers and the TMC.

**3.10** The Total Price is escalation-free, save and except increases, which the Purchaser hereby agrees to pay, due to increase on account of development charges payable to the competent Authority and/or any other increase in charges which may be levied or imposed by the competent authority from time to time. The Developers undertake and agree that while raising a demand on the Purchaser for increase in the development charges, cost/charges imposed by the competent authorities, the Developers shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

**3.11 FSI disclosure:** The Developers hereby declare that FSI available in respect of the Project land is 9253.55 square meters and the additional FSI on payment of premium is 2596.80 square meters. The Developers shall be uploading 5492 square meters of TDR for carrying out additional construction in the Said Property.

**3.12 Minor alterations:** The said Project has been sanctioned as residential cum commercial Project and specific premises have been identified for utilization of commercial and residential purpose. The Developers shall have right to change floor plan of any floor by taking consent of Purchasers of premises in the relevant floor only and other Purchasers shall not have any objection for change of floor plan of other floors and such change shall be minor alteration. The Developers have proposed to construct buildings of ground/stilt plus up to 18 upper floors, however, in the event of refusal by the TMC to grant permission for such



259680
30/10/2008
02/10/08

additional floors, the Developers shall be required to complete the Project as per maximum sanctioned floors.

**ARTICLE 4  
POSSESSION**

**4.1 Possession Time and Compensation:**

(a) The Developers shall be responsible for providing external amenities simultaneously with the completion of last building in the Project on or before December 2020. The site of the Project may not have few of the infrastructural facilities in place as on the date of booking or at handing over of possession as the same is to be provided by the Government/nominated government agency. Since this is beyond the control and scope of Developers, therefore, Purchaser(s) shall not claim any compensation for delay/non-provision of infrastructure facilities and/or consequent delay in handing over the possession of the said Premises in the Project.

(b) The Developers shall endeavor to give possession of the said Premises to Purchaser(s) on or before **DECEMBER 2019** and subject to force majeure circumstances and reasons beyond the control of Developers.

(c) Developers on obtaining the Occupancy Certificate by the competent authorities shall hand over the said Premises to Purchaser(s) for occupation and use and subject to Purchaser(s) having complied with all the terms and conditions of this Agreement.

(d) If there is delay in giving possession of the said Premises on the date mentioned herein (subject to Clause 4.1(a), then, Developers shall be entitled to reasonable extension of time of 12 [Twelve] months for giving possession. Thereafter Purchaser shall be entitled to either:

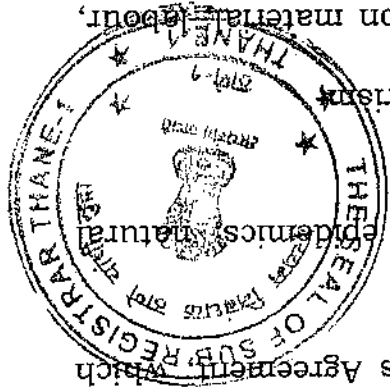
i) Terminate the agreement and receive refund of consideration paid by the Purchaser(s) to the Developers excluding stamp duty, registration charges, Service Tax and VAT, GST and other taxes and charges within period of 6 months from the date of cancellation. Or

ii) Claim for the compensation @ highest cost of marginal lending rate plus 2% per annum for the amounts paid towards the said Premises for the delay exceeding the moratorium period of 12 months. The adjustment of compensation shall be done at the time of delivery of possession of the said Premises and not earlier.



2017 - 9
222 2006/2019
23/924

12



- (a) Acts of God, i.e. fire, drought, flood, earthquake, epidemics, natural disasters or calamities;
- (b) Explosions or accidents, air crashes and acts of terrorism;
- (c) Non-availability of cement, steel or other construction materials, labour, ban on mining, strikes of manufacturers, suppliers, transporters or other intermediaries;

Purchaser(s) agrees that the sale and possession of the said Premises is subject to Force Majeure Conditions, which means any event or combination of events or circumstances beyond the control of a party which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures, be prevented, or caused to be prevented, and which adversely affects Developers ability to perform obligations under this Agreement which shall include but not limited to:

**4.2 Force Majeure:**

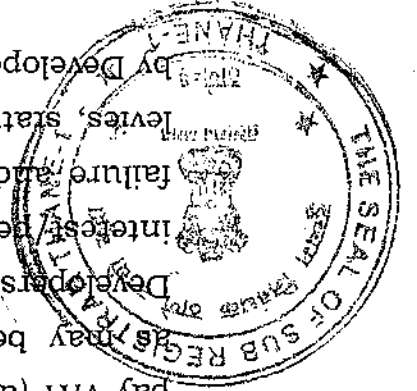
It is clarified that Developers shall send its intimation regarding the handing over of the possession to Purchaser(s) by e-mail on the official e-mail ID of the Purchaser(s) or at his address as mentioned in the recitals hereinabove unless modified/altered by way of intimation to Developers regarding the change of address duly sent by registered A.D. letter and/or personal receipt of letter at the office of Developers mentioned herein. Purchaser(s) shall not be entitled for compensation if he has defaulted or breached any of the terms and conditions of these presents.

- (e) In the event of Purchaser(s) failure to take over and/or occupy and use the said Premises allotted within the timeline as mentioned in the intimation in writing by Developers, then the same shall lie at his/ her/ their risk and cost and Purchaser(s) shall be liable to pay the maintenance charges after fifteen (15) days of intimation by Developers to take possession of the said Premises. The said maintenance charges shall be applicable irrespective of physical possession being taken over or not by the Purchaser(s).

However, the compensation shall not be paid if the completion of the said Project in which the said Premises is to be situated is delayed on account of force majeure circumstances mentioned herein after.

28/984
3004/209
2017 - 9

12



by Developers.

levies, statutory charges etc. within 7 (seven) days of being called upon failure and/or delay to pay VAT/GST/Service Tax and/or such other interest/penalty/loss incurred to Developers on account of Purchaser(s) Developers to Purchaser(s). Purchaser(s) would also be liable to pay VAT (under Maharashtra Value Added Tax Act), GST and Service Tax

- (b) Purchaser(s) hereby agree/s that they shall be responsible and liable to the dues of Developers towards the said Premises.
- (a) Purchaser(s) shall before taking possession of the said Premises clear all

**4.3 Conditions precedent for Delivery of Possession:**

Purchaser(s) for the period of suspension of scheme. and no compensation of any nature whatsoever may be claimed by may suspend the scheme for such period as it may consider expedient circumstances beyond the control of Developers so warrant Developers right to alter or vary the terms and conditions of allotment or if the Developers as a result of such a contingency arising thereto reserves, its depending upon the contingency/prevaling circumstances at that time. proportionate extension for delivery of possession of the said Premises, In case of Force Majeure event, Developers shall be entitled to a

all the terms and conditions as agreed in this Agreement;

authority that prevents or restricts a party from complying with any or issue of any injunction, court order or direction from any governmental The promulgation of or amendment in any law, rule or regulation or the

- (f) competent court or; for any reason whatsoever;
- (e) Any legislation, order or rule or regulation made or issued by the Governmental Authority or Court, Tribunal and/quasi-judicial authority/ body; if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals, occupation certificate, completion certificate/s for the said Premises/Project or; if any matters, issues relating to such approvals, permissions, notices, notifications by the competent authority(ies) become subject matter of any suit/writ before a

government, prolonged failure of energy;

and intervention of defense Authorities or any other agencies of plagues blockades, embargoes, insurrection, Governmental directions War and hostilities of war, riot, bandh or civil commotion, sabotage,

24/10/20
3006/209
2017 - 9

(c) Purchaser(s) further agree/s that they shall be liable to pay any taxes, levies, statutory charges imposed by appropriate authorities applicable to transfer and sale of the said Premises with retrospective effect, and if any recovery proceedings in consequence thereof are initiated.

(d) It is further agreed by Purchaser(s) that they shall before obtaining the possession of the said Premises, pay the requisite amount of Maharashtra Value Added Tax, Service Tax if and any other tax (if applicable) or any other taxes and charges levied by statutory authorities by time to time to Developers, for construction/sale of the said Premises.

(e) In addition to the above, Purchaser(s) further agree/s to pay Goods and Services Tax (GST) upon effective introduction of GST in India in lieu of VAT and Service Tax by the Government of India as may be applicable on the transaction of transfer and sale of the said Premises by Developers to Purchaser(s).

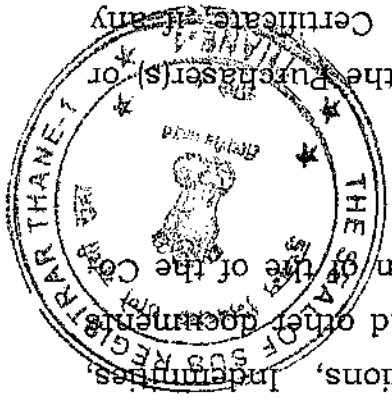
(f) Maintenance charges, deposits, electrical meter deposits/connection charges, water and sewer connection charges, documentation/legal charges and any other charges/deposits as may be applicable, shall be separately charged either by Developers or Maintenance Agency appointed by it and the same shall be paid by Purchaser(s) within the timelines as may be requested by Developers or Maintenance Agency from time to time.

(g) Monies towards the taxes may be refunded as per the scheme applicable to Developers on the date of refund. Purchaser(s) do/does hereby agree to comply with all the laws of the land at all times, as may be applicable from time to time in respect of the said Premises. Purchaser(s) shall be liable to pay the maintenance charges, taxes, statutory levies as applicable to the said Premises from the date of possession.

(h) Before receiving possession of the Said Premises, the Purchaser(s) shall execute all writings and documents as may be reasonably required by the Developers including Declarations, Applications, Indemnities, Possession receipt, Electric Meters transfer forms and other documents necessary or expedient for formation and registration of the Cooperative Society or Condominium of Apartment.

**4.4 DEFECT LIABILITY:**

If at the time of handing over the said Premises to the Purchaser(s) or within period of 5 years from obtaining Occupancy Certificate, if any



2011-9  
30010/2011  
2011/9

defect (use of substandard material, structural defect or defect arising out workmanship issues) in the said Premises and/or the said Project is found to have existed and the same is communicated by the Purchaser(s) to the Developers, then wherever possible, such defects shall be rectified by the Developers at their own cost. The term Defect shall include only the defects specifically attributable to the defect in construction process by the Developers. Developers shall not be responsible for any alteration /changes/modification carried out by Purchasers or any other person in the said Premises and/or the said Project. In the event of such unauthorized alteration resulting in defect to other premises in the said Project, the Purchaser shall be responsible for curing such defect entirely at their own cost. The Defect arising out of natural calamities, fire, war, or any other force majeure circumstances, normal wear and tear, fading of internal and external color, careless use of premises and amenities therein, abstinence from regular maintenance, unauthorized use and/or alterations of premises shall not be treated as defect in premises. The Purchaser(s) is aware that marbles and granites being natural products/stones contains shade variations and natural cracks, deformities and also tend to develop cracks or color change over the period of time, and such variations or cracks shall not constitute defect. The Purchaser(s) is aware that vitrified tiles by its very nature tend to be porous for certain chemicals/liquids and Purchaser(s) shall be required to take abundant precaution while using the Said Premises. The appliances, fittings, fixtures carries varied warranty period and the Developers shall hand over warranty card for such product or copies thereof to the Purchaser(s). The Developer shall not be responsible for defect liability in respect of such appliances, fittings and fixtures, which have been specifically warranted by the respective manufacturers. The Purchaser is aware that wooden laminate flooring is sensitive towards water, moisture and other liquids and chemicals. The Purchaser shall not be entitled to claim any warranty or defect liability in case breach of terms of warranty of wooden laminate flooring or any other equipment, product, agency used in the Said Premises.

The Purchaser has been made aware and that the Purchaser expressly agrees that the regular wear and tear of the unit/building/phase/wing includes minor hairline cracks on the external and internal walls including the RCC structure which happens due to variation in temperature, do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.



20/901
300/2012
2017 - 9



2004/209  
 20/02  
 9 - 9

**ARTICLE 5  
ALLOTMENT**

**5.1 Right of Developers:**

The allotment of the said Premises is entirely at the discretion of Developers and Developers reserve their right to cancel the allotment and unilaterally terminate this Agreement in the event of the breach of the terms and conditions of this Agreement by Purchaser(s).

**5.2 Compliance of Rules, Regulations and By-Laws:**

(a) Purchaser(s) shall observe all the rules, regulations and bye-laws applicable to the allotment of the said Premises and agree/s that it will be used only as per the regulations and designs concerning to the said Project as approved by Planning Authority.

(b) The said Premises along with the said Project shall be subject to the provisions of MOFA, RERA or any statutory enactment or modifications thereof and Purchaser(s) agrees and confirms that the Purchaser(s) shall comply with the statutory obligations created there under and any such other enactment applicable governing the transfer of the said Premises.

(c) The said Premises will be used for the purpose for which it has been allotted and no obnoxious/unauthorized/illegal use will be carried out by the occupant in the said Premises/the said Project. Developers have full authority to enter the premises after giving 24 hour notice to ascertain and to take action in case Purchaser(s) or his/her/their nominee/occupant is/are found violating the terms and conditions laid down by Planning Authority, and to recover from Purchaser(s) as first charge upon the said Premises, the cost of doing all or any such act and thing, all cost incurred in connection therewith or in and any other relating there to, for putting the things correctly and in order.

**ARTICLE 6  
MAINTENANCE**

**6.1 Payment of Maintenance Charges:**

(a) The Purchaser(s), in respect of the said Premises, shall be liable to bear and pay from the date of the said Project being completed, his share of the outgoings, maintenance charges, property taxes, non-agricultural taxes, rates, taxes, cess, assessments, insurance premium, Parking maintenance charges, costs of painting the said Project, costs, charges



13



(a) Purchaser(s) hereby give their irrevocable consent to become member of said Organization in accordance with the applicable Acts, Rules and bye laws and execute necessary documents as and when required. Purchaser(s) undertake/s to join the said Organization and to pay any fees, charges thereof and complete such documentation and formalities as may be deemed necessary by Developers in its sole discretion for this purpose. Purchaser(s), till completion and handover of the PROJECT, authorizes the Developers to enter into a Maintenance Agreement with a Maintenance Agency or any other nominee/ agency/ association (s) or other body as may be appointed/ nominated by Developers from time to time at its sole discretion for the maintenance and upkeep of the Project/the said Premises and Purchaser(s) undertake/s to pay the maintenance charges as raised by the Maintenance Agency from the date of the Certificate for Occupation and use granted by the competent authority on pro-rata basis irrespective of whether Purchaser(s) is in occupation of the said Premises or not and

**6.2 Maintenance:**

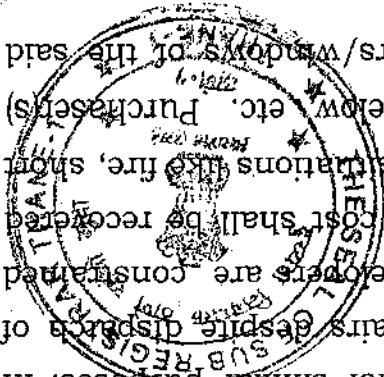
and effect the payment in accordance with this Agreement.

(b) Purchaser(s) shall pay, as and when demanded, the maintenance charges including security deposit for providing, maintaining and up-keeping the PROJECT and other deposits and charges for the various services therein, as may be determined by Developers or the Maintenance Agency appointed for this purpose, as the case may be. The appointment of the Maintenance Agency will be at the sole discretion of Developers and Purchaser(s) shall abide by the decision of Developers

and expenses of cleaning and lighting the passages, landings, staircases and common areas, open spaces and other parts of the said Project, the Said Project, operation and maintenance and repairs of lifts, water pumps, lights, costs of water power and utility charges, equipment and other services, salaries of all staff including manager, chowkiddars, sweepers liftmen, cost of management and maintenance of common areas, amenities and facilities of the said Project and such other expenses as are necessary or incidental for maintenance and upkeep of the said Project, the Said Project and other charges and levies of like nature, payable in respect of the said premises, the said Project, amenities, common areas, the Said Property and the Said Project, to all government, semi-government local and public and/or private bodies and authorities, including the Corporation, the Collector and the Developers.

2017 - 9
2017/2018
20/1/2018

After the possession, Purchaser(s) shall permit Developers and its surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said Premises or any part thereof to view and examine the state and conditions thereof and to make good all defects, decays and repairs in this behalf and also for repairing of any part of the Project and for the purpose of repairing, maintaining, rebuilding, cleaning, structural strengthening, lighting and keeping in order all services, drains, pipes, cables, water courses, gutters, wires, parts, structures of other convenience in the Project and also for the purpose of laying, maintaining, repairing and restoring drainage and water pipes and electric wires and cables and for similar purposes. In case Purchaser(s) has/have failed to effect repairs, despite dispatch of notice of one week contemplated above and Developers are constrained to effect repairs at its cost, in that event such cost shall be recovered from Purchaser(s). However, in case of exigency situations like fire, short circuits, leakages on the floor above or below etc. Purchaser(s) authorize/s Developers to break open the doors/windows of the said



**6.4 Right of entry in the said Premises:**

It is in the interest of Purchaser(s) to help the Maintenance Agency in effectively keeping the said Premises and Project secured in all ways. Purchaser(s) hereby agree/s that for the purpose of security, the Maintenance Agency shall be free to restrict the entry of visitors, which the security appointed by the Maintenance Agency, feel suspicious. Purchaser(s) hereby agrees to abide by all the rules and regulations framed by the Maintenance Agency from time to time for the upkeep and maintenance of the Project and the said Project.

**6.3 Rights of Maintenance Agency:**

work is still going on in adjacent tower/buildings and infrastructure facilities are not fully completed.  
 (b) In order to secure due performance by Purchaser(s) in prompt payment of the maintenance charges and other charges/deposits raised by the Maintenance Agency, Purchaser(s) agrees to deposit, as per the schedule of payment/this Agreement and to always keep deposited with Developers or the Maintenance Agency, nominated by Developers, advance quarterly maintenance after completion of 2 years of maintenance by the Maintenance Agency or till the formation of the organization for the said Project.

86/900  
 2017 - 9  
 2017/2017



**ARTICLE 7  
RIGHTS AND OBLIGATIONS OF PURCHASER(S)**

**6.8 Sub-Letting of the said Premises:** Purchaser(s) shall take prior permission of Developers in case of leasing or licensing the said Premises and shall also sign an undertaking to pay the maintenance and any such other charges to be paid pursuant to the terms and conditions of these presents. Purchaser(s) shall submit the copy of the leave and license / lease agreement along with the police verification of the Licensee / Tenant to the Developers immediately on sub-letting of the said Premises. After formation of Said Organization, the Purchaser shall be required to take prior permission from the Said Organization for Sub-letting the Said Premises.

**6.7 Maintenance Accounts:** The Maintenance Agency shall maintain a consolidated account of the entire amount so collected by it and expenses incurred for the maintenance of said Project and the said Project. The Maintenance Agency shall provide consolidated account of maintenance of to the Said Organization and shall simultaneously transfer excess collection or claim deficit, as the case may be.

**6.6 Internal Maintenance:** The maintenance of Common Areas will be carried out by Developers/Maintenance Agency but those inside the said Premises will be carried out by Purchaser(s) only.

**6.5 Delay / Failure in payment of Maintenance charges:** Purchaser(s) agree/s and understand/s that Maintenance Agency appointed by Developers from time to time and Developers at their sole discretion can disconnect or keeping in suspension any or all the services and connections if maintenance and/or consumption/usage charges are not paid within prescribed time limit. Any delay in payment of maintenance charges beyond due date shall result in penalty at the rate of 18% per annum of the due maintenance amount.

Premises and enters into the said Premises to prevent any further damage to the other Premises / Project.

28
28/06/2019
39/901

2011 - 9
32/902
3006/2009

**7.1 Compliance of Laws:**

That Purchaser(s) shall comply with all the legal requirements as required for the purchase of immovable property, as and when applicable. Purchaser(s) has specifically agreed with Developers that the allotment of the said Premises shall be subject to strict compliance of code of conduct and house rules that may be determined by Developers for occupation and use of the said Premises and such other conditions as per the applicable laws and further Purchaser(s) do hereby confirm and agree to abide by all the rules and regulations of the Maintenance Agency as would be formed later on amongst all purchasers. Purchaser(s) shall abide by all the laws of the land, local laws, rules, notifications etc., at all times, as may be applicable to the transfer of the said Premises and shall be solely responsible for the consequences of non-compliance of the rules and laws of the land, penalty imposed in case of the breach of the same, shall be borne by Purchaser(s) alone.

**7.2 Foreign Exchange Management Act (FEMA):**

(a) If Purchaser(s), is the resident outside India or having Non Resident Indian (NRI) status, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act (FEMA), Reserve Bank of India (RBI) Act and Rules/Guidelines made/ issued there under and all other applicable laws including that of remittance of payments, acquisition/sale, transfer of immovable properties in India. Purchaser(s) shall also furnish the required declaration to the Developers in the prescribed format, if necessary. In case any such permission is ever refused or subsequently found lacking by any Statutory Authority/Developers, the amount paid towards Sale Price will be refunded by Developers as per rules without any interest and the allotment cancelled forthwith and Developers will not be liable in any manner on such account. All refunds to Non-Resident Indians (NRI) and Persons of Indian Origin (PIO), if any, shall, however, be made in Indian Rupees and Purchaser(s) alone shall be liable to get all the necessary permission for getting the refund of the amount paid towards the Sale Price as mentioned above from the concerned authorities, after deducting earnest money.

(b) In case of foreign remittance, the net amount credited to bank shall be taken as amount received and necessary bank charges shall be borne by Purchaser(s).

**7.3 Loans etc.:**



13

297 - 9  
 8000/2095  
 33/902

Purchaser(s) may obtain finance from any financial institution/bank or any other source for purchase of the said Premises at their cost and responsibility. Purchaser(s)' obligation to purchase the said Premises pursuant to this Agreement shall not be contingent on Purchaser(s)' ability or competencies to obtain such financing and Purchaser(s) will always abide and fulfill the terms of the present agreement. Developers shall not be responsible in any manner whatsoever if any bank/financial institution refuses to finance the said Premises on any ground or revokes the loan already granted. Further, if any bank / financial institution refuses/makes delay in granting financial assistance and/or disbursement of loan on any ground(s), then Purchaser(s) shall not make such refusal/ delay an excuse for non-payment of any installments / dues to Developers within stipulated time as per the payment plan.

**7.4 Putting up Sign Board:**

Purchaser(s) undertakes that he shall not put up any name or sign board, neon-light, publicity or advertisement material, hang clothes etc. at the external facade of the Building/s, inside the glass window or, anywhere on the exterior or Common Areas or at any places other than the place specifically designated by the Developers for commercial users. The Purchaser shall be entitled to display his name plate only at the proper place, provided for the said Premises and in the manner approved by Developers.

**7.5 Hazardous Chemicals / Material etc.:**

Purchaser(s) shall not keep any hazardous, explosive, inflammable chemicals / material etc., which may cause damage to the said Project. Purchaser(s) shall always keep Developers harmless and indemnified for any loss and damages in respect thereof.

**7.6 Commitment:**

Purchaser(s) agree/s that Purchaser(s) shall from time to time sign all applications, papers, documents, Maintenance Agreement, electricity agreement and all other relevant papers as required to signed, in pursuance to the transactions and do all the acts, deeds and things as Developers may require in the interest of Project and for safeguarding the interest of Developers and / or Purchaser(s) in the Project including in particular, the requirement of the Income Tax Act 1961. In case of joint



12

*[Handwritten signature]*

12



amendments duly signed by the Parties.

Agreement shall not be changed or modified, except by written arrangement between the Parties. The terms and conditions of this Agreement shall supersede all previous writing, documents and

**7.9 Modification in Terms of this Agreement:**

nominations/transfer.

all legal, monetary or any other consequences that may arise from such request application. Purchaser(s) shall be solely responsible and liable for the

(c) The transfer shall be allowed only subject to clearing all the sums that shall be due and payable to Developers on the date of submission of the

such stamp duty and requisite charges.

loss, damage or claim arising against Developers for non-payment of shall indemnify and keep indemnified Developers against any action,

transfer/addition shall be paid by the transferor/transferee. Purchaser(s) Stamp duty or other charges as may be applicable on any

(b) mentioned hereinabove.

writing as may be requested by Developers to record the transfer as

undertake/s to execute/ register the deed, document, agreement or

under the present agreement. However, Purchaser(s) agree/s and

deem fit by Developers, subject to clearing all the sums due and payable

by Developers, on such terms and conditions and guidelines as it may

booking may be permitted only by prior written confirmation /approval

discretion entitled to terminate the present agreement. Transfer of

and the Developers shall under such circumstances, at their sole

Organization is duly formed. Any such transfer shall be null and void

Premises without prior written permission of the Developers till the the

(a) The Purchaser shall not be entitled to transfer or assign the Said

**7.8 Transfer:**

purpose of inspection / maintenance while performing their duty.

representatives at all reasonable hours, to enter the said Premises for the

representative and/or the Maintenance Agency and their authorized

Purchaser(s) undertake/s to permit Developers or its authorized

**7.7 Inspection:**

of the Purchaser(s) shall be binding upon the other.

Purchaser(s), any document signed/accepted/ acknowledged by any one

2011 - 9
5000/2095
35/902

R

It is clearly understood and agreed by and between the parties that all the provisions contained herein and the obligation arising hereunder in

**7.14 Applicability of Provisions:**

from shall be borne by Purchaser(s) alone. and responsibility of Purchaser(s) and any consequences arising there or loss caused on account of any misuse and the same shall be at risk to indemnify Developers and/or their agents against any action, damages or annoyance to occupants of other premises. Purchaser(s) hereby agrees purpose and shall not be used in any manner that may cause nuisance Premises shall not be used for any purpose other than for residential It is clearly understood and agreed by Purchaser(s) that the said

**7.13 Uses as Per Sanctioned Building Plans:**

Developers.



sanction of Developers/the said Organization and at places earmarked or terrace or external facade of the said Project except by the prior Purchaser(s) agree/s not to fix or install any window antenna on the roof

**7.12 Installation of Window Antenna:**

facade of the said Premises. said Premises for the installation nor in any way disturb the external Premises, save and except at the places which have been specified in the Purchaser(s) agree/s not to fix or install air conditioners in the said

**7.11 Installation of Air Conditioners:**

of the terms, act, bylaws of the said Act. may involve restructuring/ or rewriting of the agreement for compliance Premises applied for and other terms and conditions remain the same. It have no objection to the same as long as the transaction to the said Agreement/ or a revised agreement will be executed and Purchaser(s) which need to be incorporated shall be so incorporated in this amendments to REBA carpet area etc., then all the recommendations structure of this Agreement in terms including but not restricted to (Regulation of Development) Act, 2016. If there is any change in the for the registration of Project under the provisions of Real Estate It is agreed by and between the parties that, Developers shall be applying

2016:

**7.10 Registration under Real Estate (Regulation of Development) Act,**

35/202
REG. NO. 3006/202
2016 - 9



The Developers shall form Apex Body of Said Organization to be formed and registered for the buildings in the Said Project. The said Apex Body shall be registered only after the Said Project shall have been fully developed and individual societies are promoted. The Purchaser(s) shall become a member of the said individual Society. All individual societies shall become member of Apex Body which is to be formed solely for the purpose of the administration management and maintenance of the Said Property. No objection shall be given by the Purchaser/s if any changes or modifications are made in the draft bye-laws or the Memorandum or



**8.3 Formation of Apex Body of Said Organization:**

The Developers shall have full and unfettered right to grant to any of such society/ies and/or to the occupants of any other building/s standing on any plot/s adjacent to and/or in the vicinity of the Said Property Right of Way inter alia on the Said Property and/or any part thereof even after formation of Said Organization as is hereby envisaged and/or after execution of a conveyance of the Said Property and/or any part thereof as is hereby envisaged and the Purchaser(s) either individually or collectively as a member of any Said Organization shall not object to any such arrangement on any ground whatsoever.

**8.2 Right of Way:**

The Developers may form and register Company or Co-Operative Housing Societies/condominium of apartment of the Purchaser(s) of the Premises in the Said Building (hereinafter referred to as "Said Organization").

**8.1 Formation of Company or Co-operative Society or condominium of Apartment:**

**ARTICLE 8 RIGHTS AND OBLIGATIONS OF DEVELOPERS**

Purchaser(s) shall not create any mischief and shall not do any act or omission which could disturb the peace, serenity, tranquility of the said Premises or of other occupants.

**7.15 Mischief:**

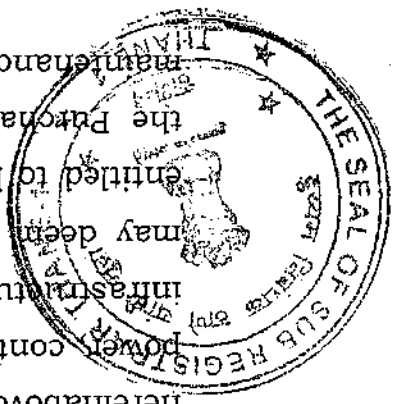
respect of the Project shall equally be applicable to and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchaser(s)/assignees/nominees of the said Premises as the said obligation go alongwith the Project for all intents and purposes.

2017 - 9
3006/209
30/902

Articles of Association as may be required by the Registrar of Co-Operative Societies or any other competent authority.

**8.4 Rules, Regulations and Bye-Laws of Said Organization and Apex Body:**

The Apex Body shall be entitled to frame such rules, regulations and bye-laws for the effective maintenance and management of the infrastructure and services as the governing body for the time being of such an Apex Body may deem fit and proper and the same shall be binding and shall have full effect and full force against the societies formed of the Purchaser(s) of buildings constructed on the Said Property including its members and others as aforesaid. Any contravention/violation of the said rules, regulations or bye-laws as framed by the Apex Body by the Societies/Associations or their members or others shall be liable to such action as stated in the said rules, regulations and bye-laws or as the Apex Body may determine from time to time. The Apex Body shall be constituted under the guidelines to be framed by the Developers and the Apex Body shall maintain, govern and administer the infrastructure of the property on the basis of such guidelines. The Apex Body shall unconditionally accept and adopt such guidelines as framed by the Developers. The Purchaser(s) hereby agrees, confirms and undertakes to pay such monthly charges as may be determined by the Apex Body from time to time for the maintenance, upkeep, repairs and replacements and/or renovation of such infrastructure facilities as mentioned hereinabove. The Purchaser(s) has/have entered into this Agreement after having understood the above arrangement and the Purchaser(s) shall not be permitted to question or in any way dispute the said arrangement as stated hereinabove or with regard to the constitution and formation of the Apex Body and the said arrangement shall be final and binding on the Purchaser(s). It is further agreed, accepted and confirmed by the Purchaser(s) that until the Apex Body is formed and constituted for the maintenance and management of the infrastructure as mentioned hereinabove the Developers have granted the Maintenance Agency full control and absolute authority to manage and maintain the said infrastructure facilities as mentioned hereinabove in the manner they may deem fit and for that purpose the Maintenance Agency shall be entitled to lay down such terms and conditions as regards payment by the Purchaser(s) of Premises in all the Buildings regarding monthly maintenance charges or otherwise to enable the said the Maintenance



2017 - 9  
 3006/2017  
 36/901

Agency to effectively maintain the said infrastructure facilities. The Purchaser(s) has/have hereby agreed to abide by the terms as laid down by the Developers and the Purchaser(s) shall has/have no right to question and dispute the decision of the Developers in regard to their powers and the authority for maintaining and managing the said infrastructure facilities. In the event the Purchaser(s) fail to abide by the terms and conditions as laid down by the Developers, the same shall be deemed as a breach of the terms of this agreement and thereupon the Developers shall have the right to avail of the remedies under the law and as per the terms of this Agreement. The cost for formation of the Apex Society will be collected and paid to the Maintenance Agency in advance from each of the societies of the respective individual building/s and in the event of the said Society not being promoted as envisaged then the respective Purchaser(s) hereby agrees to contribute for the promotion of the said Apex Society as may be demanded by the Maintenance Agency. In the event of formation of Apex Body before completion of construction and development of Said Project, the Developers shall be entitled to representation in the proportion of on-going construction and balance development potential.

**8.5 Conveyance:**

The Said Property along with the said Buildings shall be conveyed or caused to be conveyed in favor of Apex Body thereof registered for the said Project. Until such Conveyance is executed, the right of the Purchaser(s) and/or the Said Organization to be formed for the purpose of the said Building shall have no right on any portion of the Said Property. The conferment of right shall take place only in respect of the Said Property and the said Building in favor of the Said Organization or Apex Body on the execution of the Conveyance or perpetual lease in its favor as aforesaid.

**8.6 Raising of funds:**

(a) The Developers have obtained Construction/Project Loan from Deewan Housing Finance Limited (DHFL) by mortgaging Said Property along with certain premises/units being constructed in the Said Project. The DHFL have granted No Objection Certificate for transfer of Said Premises in favour of Purchaser vide letter dated \_\_\_\_\_



2021 - 9  
 5000/2095  
 3/202



(a) In case during the course of construction and/or after the completion of the Project, further construction on any portion of vacant land or building or terrace becomes possible, Developers shall have the exclusive right to take up or complete such further construction. In such a situation the proportionate share of Purchaser(s) in Said Property and/or in the Common Areas and facilities shall stand varied accordingly. The Developers also intend to identify certain portion of top floor/terrace as open Cafeteria and same can be sold to intending

**8.9 Others:**

hereafter to such society.

The Purchaser(s) shall have no claim save and except to the said Premises hereby agreed to be purchased by him/her/their and all other portion of the said building shall remain the property of the Developers until transfer thereof to the Said Organization or the sale of the last premises by the Developers whichever is later. The Purchaser(s) shall have no claim upon the open spaces, parking spaces, (other than unless specifically allotted by the Developers lobbies, terrace, open area of the property to such Said Organization of the Purchaser(s) of all the premises or the sale of the last premises by the Developers whichever is later and

**8.8 Rights to Common Area and Amenities:**

Project.

institution shall regulate the entry of telecom agency/services in the Organization. After formation of Said Organization for all buildings, such and Internet Services agency/services in the Project till formation of Said it is agreed that Developers shall regulate the entry of telecom DTH, cable, interference with structures, ducting, internal cabling etc. in the Project, agreed between the Parties that to ensure uniformity and minimal

**8.7 Telecommunication, DTH, cable and Internet Services etc.:** It is

and unqualified consent and permission for doing the same, shall give and grant to Developers, his/her/their/its specific, full, free Purchaser(s) whenever asked in support of by Developers in this regard their/its consent and permission to Developers for doing the same. finance or loans to Developers and Purchaser(s) shall give his/her/ other person/body that has already or may hereafter advance credit, construction and other finance from credit/financial institution, bank or Project (except the said Premises) for obtaining development, Developers specifically reserve the right to offer and to create charge on

2017 - 9  
 3006/2017  
 32/2017



12

Purchaser(s) undertake/s that he will not alter / demolish / destroy or cause to demolish / destroy any structure of the said Premises or any addition(s) or alteration(s) of any nature in the same or in any part thereof. Purchaser(s) shall not harm or cause to harm any damage to the peripheral walls, front, side and rear elevations of the said Premises in any form. Purchaser(s) shall also not change the colour scheme of the outer walls and painting of exterior side of the door and windows and shall also not carry out any change in the exterior elevation and design and shall not erect any fencing/hedging/grills without the prior permission of Developers. Purchaser(s) shall not partly / fully Regulate any walls of the said Premises including load bearing walls, structure of the said Premises and the same, which shall remain common between Purchaser(s) and the owners of adjacent premises.

9.1 Alteration/Demolition/Destruction of Structure:

*[Handwritten mark]*

**ARTICLE 9  
USES**

The Developers shall be at liberty and entitled to complete any part/portion/floor of the said Project and apply for and obtain part occupancy certificate thereof and give possession thereof to the Purchaser(s) of the said Premises therein and the Purchaser(s) herein shall not object to the same. In such event, however, if the Purchaser(s) take/s possession of his premises in such part completed portion of the Project and the remaining work is carried on by the Developers or their agent or contractors with the Purchaser(s) occupying his premises, the Purchaser(s) shall not obstruct or object to the execution of such work.

**8.10 Part Occupancy Certificate:**

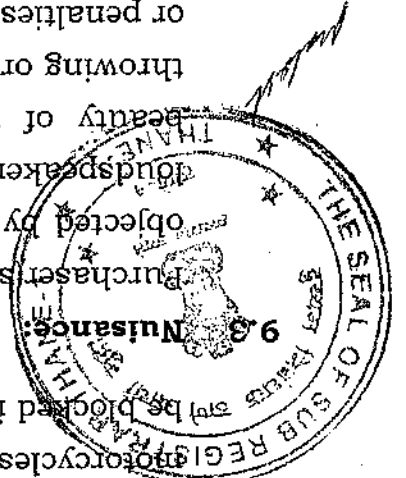
- (a) The Developers shall be at liberty and entitled to complete any part/portion/floor of the said Project and apply for and obtain part occupancy certificate thereof and give possession thereof to the Purchaser(s) of the said Premises therein and the Purchaser(s) herein shall not object to the same. In such event, however, if the Purchaser(s) take/s possession of his premises in such part completed portion of the Project and the remaining work is carried on by the Developers or their agent or contractors with the Purchaser(s) occupying his premises, the Purchaser(s) shall not obstruct or object to the execution of such work.
  - (b) In the event of paucity or non-availability of any material Developers may use alternative materials/ article but of similar good quality. Decision of Developers on such changes shall be final.
  - (c) The Developers shall be entitled to allot any portion of the Said Property or portion of common area or amenities to the utility supplier for the purpose of setting up electric transformer, communication or data antenna, or for any other utility services.
- Purchaser for the specific purpose. The Purchaser(s) has no objection and they have given their consent to such construction by Developers.

27/11 - 9  
58660/209  
80/902

The possession of Common Areas will always remain with Developers and/or Common Areas / facilities and the said Premises is not divisible. Purchaser(s) shall have no right to claim partition of the Said Property.

**9.4 Possession of Common Areas:**

or penalties as per the laws of the land, as applicable from time to time. throwing or dumping of refuse / garbage, which could be subject to fine beauty of the Project including defacing of common walls, lifts or loudspeaker or any activity which spoils the decorum or decency or Purchaser(s) shall not be allowed to do any activity, which may be objected by the other residents, such as playing of high volume music, shall not be allowed to do any activity, which may be objected by the other residents, such as playing of high volume music, or penalties as per the laws of the land, as applicable from time to time.



Purchaser(s) shall not use the said Premises in the manner, so as to cause blockage or hindrance to common passages, veranda or terraces. No common parts of the said Project will be used by Purchaser(s) for keeping / Chaining Pets / Animals, Birds or storage of cycles, motorcycles, waste / refuse, Shoe rack; nor the common passages shall be blocked in any manner.

**9.2 Blockade or Hindrance to Common Passages, Veranda or Terraces:**

within the said Premises. request Developers not to do such work/install fittings/floorings etc. different fittings/floorings etc. on their own within the said Premises and written approval/consent of Developers) to do some works /install some considered by Developers, in case Purchaser(s) desire/s (with prior reimbursement or deduction in the value of the said Premises shall be internal structural changes of the said Premises will be permitted. No request for modification or change in the exterior facades and no

(c) No request for modification or change in the exterior facades and no internal structural changes of the said Premises will be permitted. No reimbursement or deduction in the value of the said Premises shall be considered by Developers, in case Purchaser(s) desire/s (with prior written approval/consent of Developers) to do some works /install some different fittings/floorings etc. on their own within the said Premises and request Developers not to do such work/install fittings/floorings etc. within the said Premises. structural members. licensed structural engineer in case of modifications /alterations to concerned government, local and public bodies and authorities; and wherever necessary, without the prior written permission of the conveyance of the Said Property in favour of the Said organization) and Premises, without the prior written permission of the Developers (after walls, slabs or RCC parts or other structural changes in the said chisel or in any other manner cause any damage to the columns, beams, the said Project in which the said Premises is situated, and shall not and in particular, so as to support, shelter and protect the other parts of Premises and appurtenances thereto in good and tenantable condition, Purchaser(s) shall keep the portion, sewers, drains and pipes in the said

69/908
27/06/2019
2019 - 9



The Purchaser shall be required to seek specific permission from the Developers for pre possession or post possession furniture and interior decoration activities, and such permission request shall contain plan of such furniture and interior decoration activities and all the concerned technical specifications thereof alongwith name of contractor/s and their contact details. The Purchaser shall not be entitled to carry out any structural alterations or any other modifications of civil nature on the Said Premises without prior written permission of the Developers. The Purchaser may be required to deposit certain security amount with the Developers, quantum of which shall be determined by the Project Engineer of the Developers on the basis of nature of alteration and modifications. After completion of such furniture and interior decoration activities, the Project Engineer of the Developers shall verify the furniture and interior decoration work. Upon satisfaction of having carried out the work strictly in consonance with the plans approved by the Developers, the purchaser shall be entitled to receive refund of security deposit. After formation of the Said Organization, the Purchaser shall be required to

**10.3 Furniture and Interior Decoration:**

Purchaser(s) hereby agree/s that he shall abide by the terms and conditions of this Agreement and the applicable laws and should there be any contravention or non-compliance of any of the provisions of this Agreement, Purchaser(s) shall be liable for such act, and if any loss is occasioned to Developers, Purchaser(s) shall indemnify Developers for such loss.

**10.2 Abidance by Terms and Conditions:**

Purchaser(s) acknowledges that Developers shall not be liable to Purchaser(s) for any special, consequential or indirect loss arising out of this Agreement. Purchaser(s) further indemnifies Developers of any damage caused to the said Premises/ the said Project/ Project, while performing the alteration by him/ her/ them or his deputed personnel.

**10.1 Special, Consequential or Indirect Loss:**

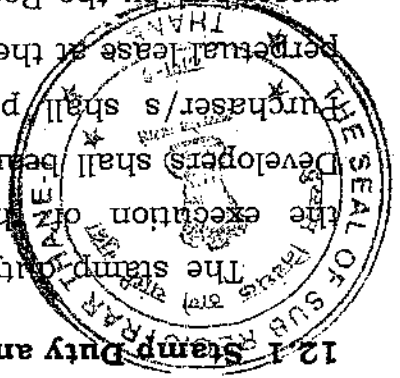
**ARTICLE 10  
INDEMNITY**

and/or the Maintenance Agency appointed by Developers and is not intended to be given to Purchaser(s) except a limited right to user subject to payment of all charges. After formation of Said Organization, the common areas and amenities shall vest in the Said Organization.

2217 - 9
821902
8004/2009

12

and admit execution thereof. Till this agreement is not registered the prescribed by the Registration Act and the Developers will attend such office perpetual lease at the proper registration office for registration within the time Purchaser/s shall present this agreement as well as the Conveyance or Developers shall bear and pay the cost of registration and stamp duty. The the execution of this Agreement shall be borne by DEVELOPER. The stamp duty, registration fee/ charges and other expenses paid on



**12.1 Stamp Duty and Registration Charges:**

**AGREEMENT FOR SALE**

**ARTICLE 12**

After handing over possession of the said premises by the Developers in favour of the Purchaser(s), Developers or its Authorized Representative shall have the right from time to time during the business hours and otherwise on any working day or on a holiday, with prior notice in writing to Purchaser(s), to enter upon the said Premises for the purpose of inspecting the services in the said Premises and for carrying out maintenance work in the said Premises.

**ARTICLE 11**

**INSPECTION**

Purchaser(s) hereby covenant/s with Developers to pay from time to time and at all times, the amounts which Purchaser(s) is liable to pay as agreed herein and to observe and perform all the covenants and conditions of booking and sale. Purchaser(s) hereby covenant/s to keep Developers and its agents and representatives, estate and effects, indemnified and harmless against the said payments and observance and performances of the said covenants and conditions and also against any loss or damages that Developers may suffer as a result of non-payment, non-observance or non-performances of the said covenants and conditions by Purchaser(s).

**10.4 Further Covenants:**

Organization. The Purchaser shall be required to pay reimbursement of expenses incurred by the Developers or Said Organization, as case may be, for rectifying the unauthorized construction/alterations, damage to the structure, other defects arising out of negligence or poor workmanship.

2009/06/12
83/2009
2009/06/12





All disputes or differences whatsoever which shall at any time hereafter (whether during the continuance of this Agreement or upon or after its discharge or determination) arise between the parties hereto or their respective heirs, legal representatives, successors-in-title, transferees and assigns (as the case may be), touching or concerning this Agreement or its construction or effect, or as to the rights, duties, obligations, responsibilities or liabilities of the parties hereto or any of them, under or by virtue of these presents or otherwise, or as to any other matter in any way connected with or arising out of or in relation to the subject matter of contained in these presents, shall be referred to arbitration in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996, or any statutory modification or re-enactment thereof for the time being in force. The reference shall be made to single arbitrator. The award of the arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be held in Thane only. The proceedings shall be conducted in English language.

**13.2 Arbitration:**

All or any disputes arising out or touching upon or in relation to the terms of the application, this Agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled amicably by mutual discussion.

**13.1 Mutual Discussion:**

**ARTICLE 13  
SETTLEMENT OF DISPUTES**

Purchaser(s) shall not assign, transfer, lease or part with possession of the said Premises without prior written permission of the Developers. Purchaser(s) undertakes that he shall not divide/sub-divide/amalgamate the said Premises without the prior consent of Developers.

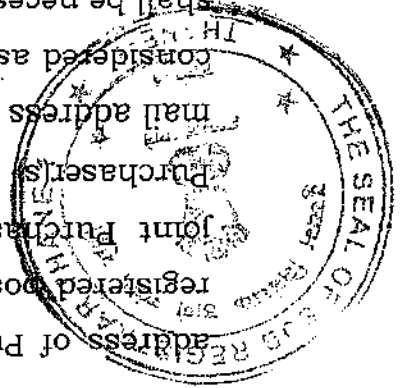
**Prior Permission:**

Developers shall not be bound to hand over the possession of the said Premises to the Purchaser/s. it is specifically agreed by and the between the parties to the present agreement that, in case of cancellation of present agreement, the Developers shall be entitled to receive and retain refund of stamp duty payment made for the present agreement.

2017 - 9
9000/209
88/922

25

Developers will communicate with Purchaser(s) mainly through official e-mail address. Purchaser(s) may communicate with Developers using officially notified e-mail id. All Notices/ Letters of communication to be served on Purchaser(s) as contemplated by this Agreement shall be deemed to have been duly served, if sent to Purchaser(s) or to the Second Purchaser in case of more than one Purchaser at the postal address or official e-mail address given by Purchaser(s). However, any change in the address of Purchaser(s) shall be communicated to Developers through registered post within 7 (Seven) days of such change. In case there are Joint Purchasers all communication shall be sent by Developers to Purchaser(s) whose name appears first, at the postal address/official e-mail address given by him for mailing and which shall for all purpose be considered as served to all Purchaser(s) and no separate communication shall be necessary to the other named Purchaser.



*[Handwritten signature]*

**14.3 Communication Mode:**

Purchaser(s) shall get registered his/her/their communication address and email address with Developers and it shall be the sole responsibility of Purchaser(s) to inform Developers about all subsequent changes, if any, in his/her/their e-mail address, postal address, by registered letter and also obtain a formal specific receipt of the same, failing which all communications/letters posted at the first registered address/postal address will be deemed to have been received by Purchaser(s) at the time, when those should ordinarily reach such address and he/ she shall be responsible for any default in payment and other consequences that might occur there from. In all communications, the reference of the said Premises must be mentioned clearly.

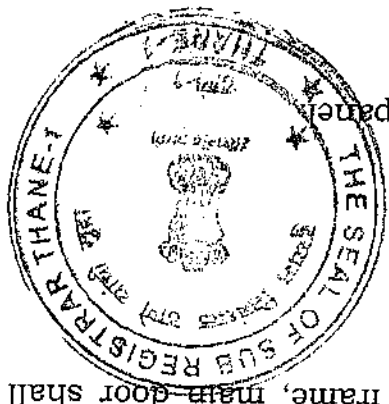
**14.2 Communication Address:**

It is clearly agreed and understood by Purchaser(s) that it shall not be obligatory on the part of Developers to send reminders regarding the payments to be made by Purchaser(s) as per the Payment Plan or obligations to be performed by Purchaser(s) under the terms and conditions of this Agreement or any further document signed by Purchaser(s) with Developers.

**14.1 No Obligation:**

2017 - 9
2006/2095
85/902

ARTICLE 14  
NOTICE



12

2. **Bedrooms :**
  - a. Flooring will be vitrified floor tiles.
  - b. Bedroom doors will be flush door with decorative panel.
1. **Living Room :**
  - a. Flooring will be vitrified floor tiles.
  - b. Main entrance door will be flush door in wood frame, main-door shall have all the fittings like Night Lach, etc.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

On the East by: Mouje Dawale S. No. 5 Hissa. No.3  
 On the West by: Mouje Dawale S. No. 5 Hissa. No.6  
 On the North by: Mouje Dawale S. No. 5 Hissa. No.8  
 On the South by: Mouje Dawale S. No. 5 Hissa. No.4

All that piece of parcel of vacant land or ground situate lying and being at Village-Mouje Dawale, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey No. 5, Hissa No. 5 B is admeasuring 2940 Sq. meters; and bounded as follows:

**B : Second Property:**

On the East by: Mouje Dawale S. No.5 Hissa. No.3  
 On the West by: Mouje Dawale S. No. 5 Hissa. No.7  
 On the North by: Mouje Dawale S. No. 5 Hissa. No.12  
 On the South by: Mouje Dawale S. No. 5 Hissa. No.5B

All that piece of parcel of vacant land or ground situate lying and being at Village Mouje Dawale, Taluka and District Thane, within the limits of Thane Municipal Corporation, Registration Sub-District and District Thane bearing Survey No. 5 Hissa No. 9 admeasuring 7790 Sq. meters and bounded as follows:

**A : First Property :**

The First Schedule above referred to

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

2017 - 9
3000/2095
85/902

13



1. The expenses of maintaining, repairing redecorating etc. of the Buildings, compound, recreation ground and in particular the roof, gutters and rain water pipes of the Buildings, water pipes and electric wires, in under or upon the Buildings or enjoyed or used by the Purchaser/s in common with the other occupiers of their Premises garages and the main entrances passages, landing and staircases of the Buildings as enjoyed by the Purchaser/s used by him/her/their in common as aforesaid and boundary wall of the Buildings, compounds terraces etc.

2. The cost of cleaning and lighting the passages, landings staircases and other parts of the Buildings so enjoyed or used by the Purchaser/s as aforesaid.

3. The costs of the salaries of clerks, bill collectors, sweepers, Gardeners, watchmen etc.

4. The costs of working and maintenance and water pumps, lifts, water connections, costs of water and Electric meter, lights and other service charges for facilities provided in the said Building and in the Project;

5. Municipal and other taxes.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

5. **General :**
  - a. Concealed Copper wiring with adequate points and superior quality Switch Boards.
  - b. Concealed Plumbing fittings.
  - c. Marble frame for windows and powder coated aluminum glass shutters.
  - d. All internal walls finished with POP Plaster.
  - e. Distemper painted walls.
4. **Toilets :**
  - a. Designer tiles for full walls combination of floor.
  - b. Superior quality of plumbing fixture.
  - c. Flush doors.
3. **Kitchen :**
  - a. Standing Cooking platform with Granite on top, Stainless Steel Sink
  - b. Flooring will be vitrified floor tiles.
  - c. Dado tiles of 2 feet above the platform

2017 - 9
22/06/2017
82/1982

1. Access Road, Pathways, Internal streets;

COMMON AREAS AND EXTERNAL FACILITIES IN THE PROJECT/PROJECT

"Part B"



- 9. Building.  
The percentage in common areas will be in proportion to that of the area reserved up to or retained by the Developers unto themselves and which is not expressly the Purchaser/s by virtue of this agreement and which is not expressly reserved upon Any other common areas which is expressly intended to develop upon
- 8. Lift and lifts machine room with the equipment;
- 7. Access to the Building;
- 6. wiring and lights in staircases landing and common electrical meters.  
Electric common board, wiring, starters, switches, and all common
- 5. Overhead and suction water storage tanks and water pipes, water meter, pump room with pump and accessories;
- 4. Decorative entrance lobby.
- 3. Septic Tanks if required.
- 2. Staircase and Lift Wells,
- 1. Common passage, lobbies and landings in the said Buildings.

(THE PREMISES IS SITUATED)

"Part A" (COMMON AREAS AND FACILITIES IN THE BUILDING IN WHICH

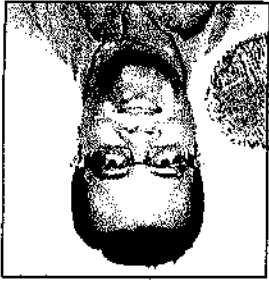
THE FOURTH SHEDULE ABOVE REFERRED TO

- 6. The costs of common electric meter bill and water meter bill of the said Building;
- 7. Insurance Charges of the said Building;
- 8. Development charges as per T.M.C. Rules;
- 9. Expenses for maintenance and repairs of common roads, drainage line, streetlight, garden and other common amenities and facilities in the said Project.  
Such other expenses and outgoing as are necessary or incidental for the maintenance and upkeep of the Buildings and the said Project.

27/01 - 9
3006/2095
5/7 902

Dr

Handwritten mark



In presence of:  
 1) \_\_\_\_\_  
 2) \_\_\_\_\_

1) MR. BIKAS VINOD SHAW

SIGNED AND DELIVERED by the  
 with named "The Purchaser/s"



Partner / Proprietor

M/s. OM SAI GROUP

FOR M/s. OM. SAI INFRA &

*Mr. Mahesh Patel*

Mr. Mahesh Patel

Through the hands of its Proprietor

M/S. OM SAI GROUP

Proprietary Firm"

By the within named "Said

Mr. Mahesh Patel

through its Partner

M/S. OM SAI INFRA

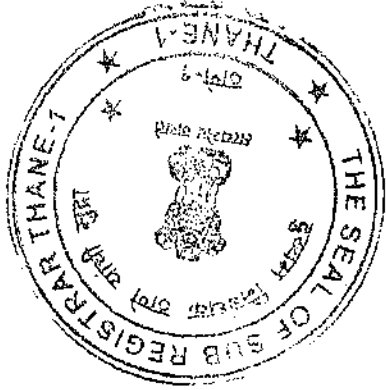
By the withinnamed "Said Firm"

**SIGNED SEALED AND DELIVERED)**

Percentage in external common area will be in proportion to the area of the Building having regard to total area of the plot.

3. Compound wall in accordance with Municipal rules and regulations.
4. Solar Heating System and Rain water harvesting System.
5. Generator back-up for common areas.
6. Garden with jogging track and children's play Area.

2	Common Club House
82/928	
2006/209	
<b>2007 - 9</b>	



Witnesses :  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_

Partner/Proprietor

*Mahesh Patel*

For Om Sai Infra and Om Sai Group,

WE SAY RECEIVED

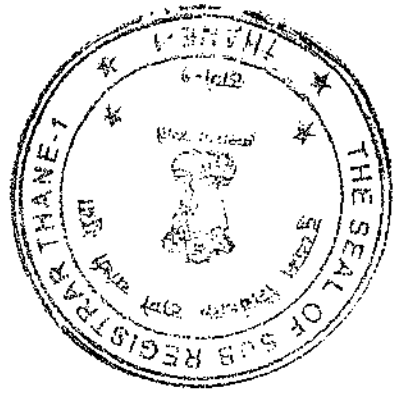
Sr. No.	Date	Payment Details	Amount Rs.
1.	27/02/2018	ICICI BANK, RTGS	1,25,000/-
2.			
3.			
4.			
<b>TOTAL RS.</b>			<b>1,25,000/-</b>

**FIVE THOUSAND** Only) in the following manner:

Received an aggregate sum of Rs. **1,25,000/-** (Rupees **ONE LAKH TWENTY**

**RECEIPT**

2018 - 9  
 30000 / 2018  
 40/502



पृष्ठ  
1  
2  
3

49/1903  
3006/12095  
2003 222  
6 - 1952



135



*Handwritten signature*

Sr. No.	Description	Rate
1	Booking Amount	100000/-
2	within 10 Days from the date of Booking	20% Minus Booking Amount
3	On Completion of Plinth work	15%
4	On Completion of 1st Slab	3%
5	On Completion of 2nd Slab	3%
6	On Completion of 3rd Slab	3%
7	On Completion of 4th Slab	3%
8	On Completion of 5th Slab	3%
9	On Completion of 6th Slab	3%
10	On Completion of 7th Slab	3%
11	On Completion of 8th Slab	3%
12	On Completion of 9th Slab	3%
13	On Completion of 10th Slab	3%
14	On Completion of 11th Slab	3%
15	On Completion of 12th Slab	3%
16	On Completion of 13th Slab	3%
17	On Completion of 14th Slab	3%
18	On Completion of Top Slab	3%
19	On Completion of Bricks work	6%
20	On Completion of Plaster work (External & Internal)	6%
21	At the Time of Possession	8%

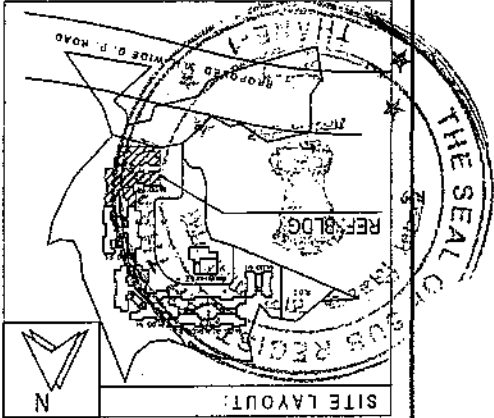
20/1/972  
30000/2095  
2000 - 9

12

12/12

DEVELOPER: OM SAINFRA & OM SAI GROU  
A-301, GLACIA  
TEMBI NAKA OPP. JAN MANDIR,  
THANE (W) 400 601.

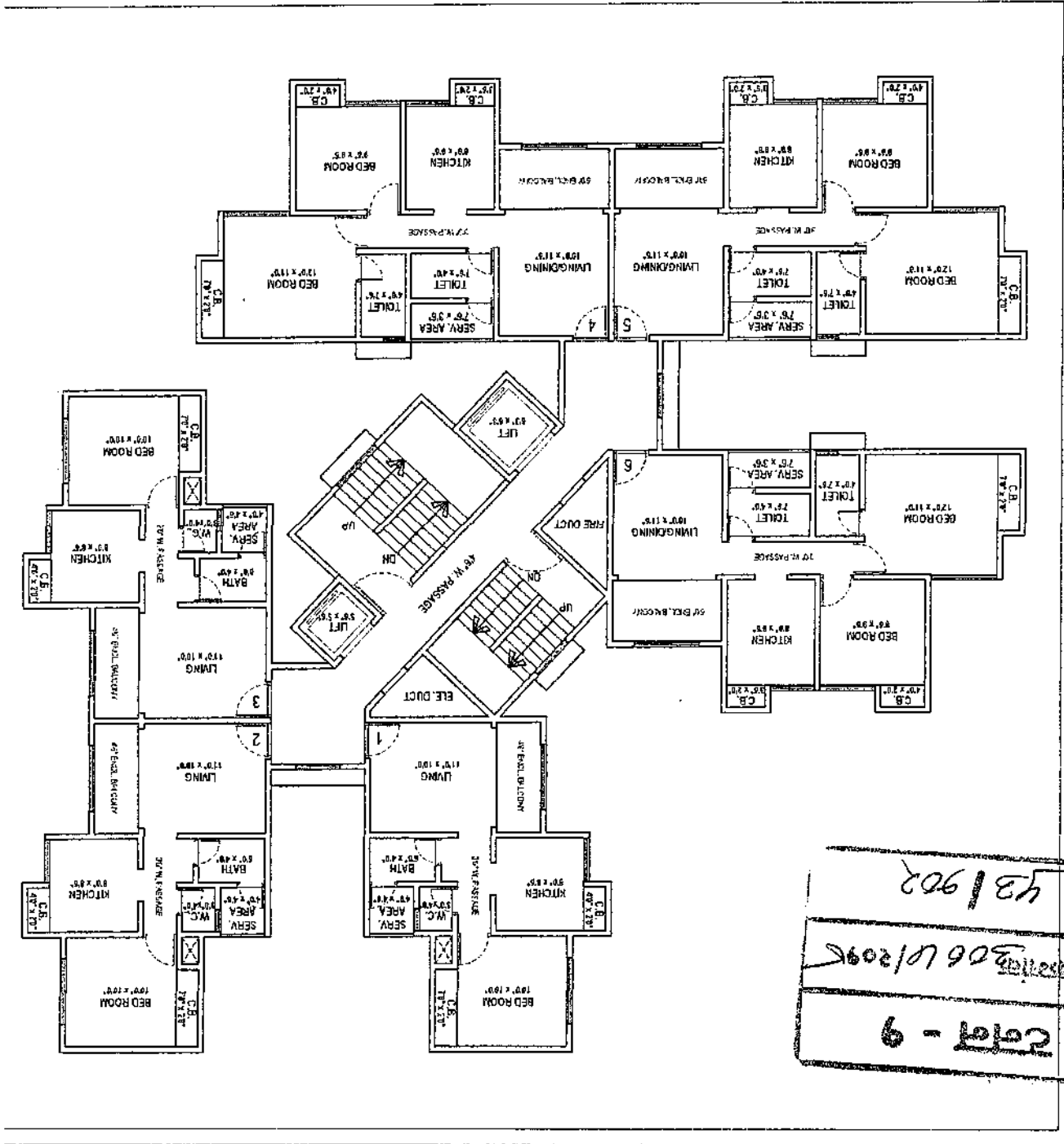
GENERAL NOTES:  
1. The completed carpet area comprises:  
14.08.2017; and thus is inclusive of Internal walls, Structural members and Door Jams. It is  
exclusive of External walls, Enclosed balcony and Cupboard Area.  
1.2 TMC sanction TMCT/D/182/16, Dated: - 31/05/2016  
2. The stated dimensions may vary marginally at site due to structural members and/or wall finishes.



BUILDING DETAILS:	BUILDING NAME	B6
	BUILDING FLOORS	1ST TO 12TH FLOOR
	REFUGE FLOORS	8TH & 11TH FLOOR (FLAT NO. 2)

FLAT NUMBER	FLAT SIZE	RERA CARPET AREA	ENCLOSED BALCONY AREA	C.B. AREA	TERRACE AREA	CARPET AREA STATEMENT: (In Sq.Ft)	
						...	...
1	1 BHK	383.00	43.00	16.00	...	...	
2	1 BHK	383.00	43.00	16.00	...	...	
3	1 BHK	383.00	43.00	16.00	...	...	
4	2 BHK	556.00	58.00	22.00	...	...	
5	2 BHK	556.00	58.00	22.00	...	...	
6	2 BHK	556.00	58.00	22.00	...	...	

PROJECT DETAILS:  
PROPOSED LAYOUT ON PLOT BEARING  
S.NO. 5, H. NO. 5B & 9, AT, DAWALE  
VILLAGE, THANE.  
V.P. No.: S11/0049/12



43/902  
306/1/2005  
2005/1/306  
9 - 100

CONTENT OF SHEET

LAYOUT PLAN, LOCATION PLAN, RECREATION AREA CALCULATION, TENAMENT AREA STATEMENT, PARKING STATEMENT, U/G TANK & PUMP ROOM, COMPOUND WALL - SECTION, SUMMARY, ETC.

STAMP OF APPROVAL OF PLANS

Plans are approved subject to conditions prescribed in Permit No. V.P. 511/0019/12. T.M.C./O.D.P.T.S. / 1822/10/10/2012. 21.05.12. 2012. Deputy Engineer (TDD) Thane Municipal Corporation The City of Thane. Executive Engineer (TDD) 2012-9. 28/06/2012. 18/8/2012.



PROFORMA-A

REVISION	DESCRIPTION	DATE	SIGNATURE
1	AREA OF PLOT AS PER 7/12 DEDUCTIONS FOR AREA UNDER ROAD (30.00 M. WIDE)	1895.95	
2	AREA UNDER ROAD (30.00 M. WIDE) AREA UNDER G - ZONE ( PLOT B)	178.05	
3	TOTAL (4+B)	2074.00	
4	NET GROSS AREA OF PLOT ( PLOT 1 - 20) DEDUCTIONS FOR RECREATION GROUND 15% AS PER REGULATION	8656.00	
5	NET AREA OF PLOT (3.4)	1298.40	
6	ADDITION FOR P.A.R. (TOTAL B.U. AREA) PURPOSE	7357.60	
7	AREA UNDER ROAD (60.00 M. WIDE) TOTAL AREA (5+6A)	1895.95	
8	AREA PERMISSIBLE AS PER APPENDIX B. TOTAL B.U. AREA PERMISSIBLE MAX. GROUND COVERAGE (REACTION) X MAX. NO. OF STOREYS	9253.55	
9	TOTAL PERMISSIBLE AREA (7X8)	ONE	
10	PERMISSIBLE PREMIUM F.S.I. 0.30	9253.55	
11	PROPOSED PREMIUM F.S.I. 0.30	2596.80	
12	TOTAL PERMISSIBLE AREA (9+10)	2596.80	
13	PROPOSED AREA	11704.08	
14	TOTAL BUILT UP AREA CONSUMED (B/7) TENEMENT STATEMENT	0.99	
15	PROPOSED AREA OF PLOT (ITEM A10) ABOVE LESS NON - RESIDENTIAL AREA TENEMENTS PERMISSIBLE (AS PER APPENDIX N)	11784.09	
16	DENSITY	245.43	
17	PROPOSED	346 NOS	
18	EXISTING	300/NT	
19	TOTAL TENEMENT (C+D)	261 NOS	
20	PARKING STATEMENT	261 NOS	
21	PARKING REQUIRED BY REGULATION	189 NOS	
22	PARKING IN SITU	107 NOS	
23	OPEN PARKING	94 NOS	
24	TOTAL PARKING PROVIDED (B+C)	201 NOS	

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

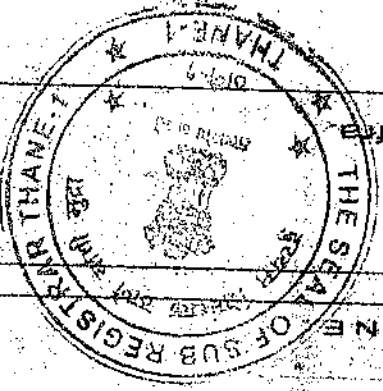
DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING S. NO. 5, H.NO. 58 & 9 AT DAWALE VILLAGE, THANE

NAME & SIGN. OF OWNER

M/S Om Sai Group & M/s Om Sai Infra (P.O.A HOLDER)

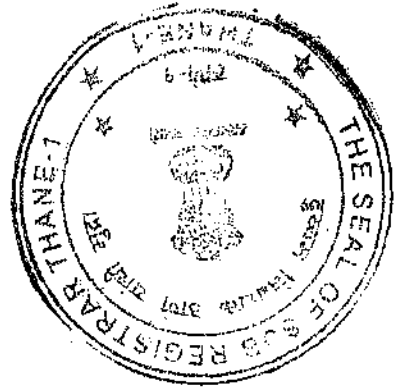
SIGNATURE OF ARCHITECT



ARCHITECT'S NAME & ADDRESS  
SAMMEER S. LOKHE & ASSOCIATES  
Architect

DATE AS STATED 22-09-2012  
ST MODIFIED  
DRAWN BY

8 No. DRAWING No.



Blank Page  
पृष्ठ  
खाली

००६/००५  
०००५/००२  
०००५/००२  
०००५/००२

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

Amended Bldg. No. B-1, B-2, B-3, B-4, B-5 :- Still to 7th Flr.  
 Bldg. No. B-6 :- Still (pt) + Gr (pt) to 7th Flr & Club House; Gr. + 1st Flr

2014 - 9  
 8004/2014  
 481902



V.P. No. S11/0049/12  
 TMC/TDD/1208/14  
 Date: 13/08/2014  
 To, Shri Sameer S. Lotke & Associates (Architect)  
 Shri Mr. Mahesh B. Patel Partner of,  
M/S. Om Sai Entira &  
M/S. Om Sai Group (P.O.A. Holder)

With reference to your application No. 45351 dated 17/02/2014 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 Dawle Sector No. 11 S/ SB & 9 Situated at Road / Street \_\_\_\_\_ S. No. / G.S. E. No. / F. I. No. \_\_\_\_\_

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.

१) बापर परवान्यापूर्वी मूळजाच्या हद्दीवर कॅम्पा निव बांधणे आवश्यक.

२) बापर परवान्यापूर्वी मूळजाच्या हद्दीवर कॅम्पा बांधणे आवश्यक.

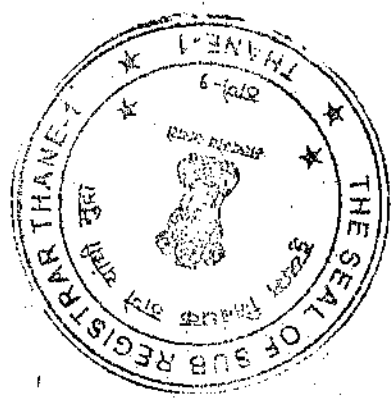
३) बापर परवान्यापूर्वी मूळजाच्या हद्दीवर कॅम्पा बांधणे आवश्यक.

४) बापर परवान्यापूर्वी मूळजाच्या हद्दीवर कॅम्पा बांधणे आवश्यक.

५) बापर परवान्यापूर्वी मूळजाच्या हद्दीवर कॅम्पा बांधणे आवश्यक.

६) बापर परवान्यापूर्वी मूळजाच्या हद्दीवर कॅम्पा 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**

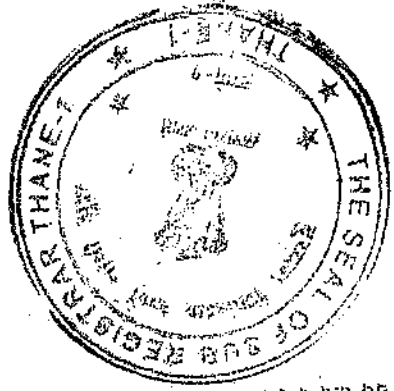
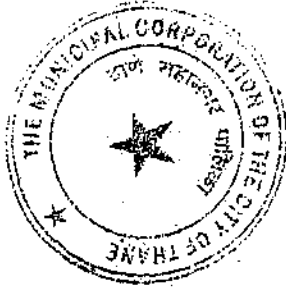


Yours faithfully,

Municipal Corporation of Thane  
 The City of Thane.

(P.T.O)

Office Stamp  
 Date  
 Issued



भारत सरकार द्वारा अधिसूचित किया गया है कि...

सिद्धि

- Copy to:-
1. Dy. Municipal Commissioner - Zone.
  2. E.E. (Encroachment)
  3. Competent Authority (U.L.C.)
  4. TLR for necessary correction in record of Land is affected by Road, Widening / reservation.

Thane Municipal Corporation, Thane  
Town Planning Department.

Ex. Engineer,  
05/17/14

Your's faithfully,

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_

- विकासक याची राहिल. त्यास ठा.म.पा. जबाबदार राहिलार नाही.
- १०) बांधकामासाठी पूर्ण प्रस्ताव करण्यात येणार नाही. फक्त प्लानचे पूर्ण उपलब्धतेनुसार प्रस्ताव
  - ११) बांधकामापूर्वी पूर्ण गरम करणे करिता सौर उर्जेवरील यंत्रणा बसविणे आवश्यक.
  - १२) बांधकामापूर्वी कॅप्टिव्हन फी वा भरणे करणे आवश्यक.
  - १३) बांधकामापूर्वी सर्व सदानकांसाठी तळमजल्यावर लेटर बोक्स बसविणे आवश्यक.
  - १४) बांधकामापूर्वी लिफ्टसाठी अनुषंगी प्रमाणपत्र सादर करणे आवश्यक.
  - १५) स. नं. ५ वा हि. नं. ५ (बी) बाबत काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी

येईल.

१०) बांधकामापूर्वी पूर्ण गरम करणे करिता सौर उर्जेवरील यंत्रणा बसविणे आवश्यक.

५०१७०३
३००६/२०१४
६ - ११२

Certificate No. 2916  
 2916  
 2006/209  
 25/1982



**THANE MUNICIPAL CORPORATION THANE**

(Registration No. 3 & 24)

**SANCTION OF DEVELOPMENT**

**PERMISSION / COMMENCEMENT CERTIFICATE**

Amended

Bldg. No. B-1, B-2, B-3:- Suit to 7th Flr., Bldg. No. B-4 & B-5:- Suit to 14th Flr.  
 Bldg. No. B-6:- Suit (p) + Gr (p) to 12th Flr. & Club House:- Gr. + 1st Flr.

V.P. No. SI/0049/12

To: Smt./Smt. Sameer S. Lokte & Associates (Architects)  
 Mr. Mahesh B. Patel Partner of  
 M/S. Om Sai Intra &  
 M/S. Om Sai Group (P.O.A. Holder)  
 (Owners)

Date: 31/05/2010

With reference to your application No. 26651 dated 02/11/2015 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 Davle Sector No. 11 Situated at Road/Street S. No./C.S.T. No./P. No. 5/5B & 9

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

- 1) The land vacated in consequence of the enforcement of the setback 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.
- 4) निहित धारणीय क्षेत्रातील बांधणी आणि कामे २६.३.६ व ४३.३.६ मधील शक्यतेक बांधणीकाम करणे आवश्यक व नवीन बांधणीची शर्त करणे आवश्यक.
- 5) बांधणीकामाची धारणा देण्यापूर्वी स्थलांतरित करणाऱ्या व्यक्तीला कालावधीत बांधणी करणे आवश्यक.
- 6) धारणा देण्यात आल्यानंतर बांधणीकामाची शक्यतेक बांधणी करणे आवश्यक.
- 7) धारणा देण्यात आल्यानंतर बांधणीकामाची शक्यतेक बांधणी करणे आवश्यक.

**WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**



Office No. \_\_\_\_\_  
 Office Stamp \_\_\_\_\_  
 Date \_\_\_\_\_  
 Issued \_\_\_\_\_  
 Municipal Corporation of Thane  
 the city of Thane  
 Your faithfully,  
 Registrar of Sub-Registrar Thane



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



*31/5/16*  
 Executive Engineer,  
 Town Planning Department,  
 Thane Municipal Corporation,  
 Thane

Office No. \_\_\_\_\_  
 Office Stamp \_\_\_\_\_  
 Date \_\_\_\_\_  
 Issued \_\_\_\_\_

Your's faithfully,

- १) वापर परवान्यापूर्वी वही व ईनेज लिप्याची N.O.C. सादर करणे आवश्यक.
- २) वापर परवान्यापूर्वी वही व ईनेज लिप्याची वही उपलब्धतेकरिता प्रत्यक्षात दस्तऐवजाची प्रत वाचणी करायला येणे गरजेची आहे. फक्त लिप्याचे वही उपलब्धतेकरिता प्रत्यक्षात दस्तऐवजाची प्रत वाचणी करणे आवश्यक.
- ३) वापर परवान्यापूर्वी लिहण्याची अडिवाची प्रमाणे सादर करणे आवश्यक.
- ४) वापर परवान्यापूर्वी वही व ईनेज लिप्याची वही व ईनेज लिप्याची वही उपलब्धतेकरिता प्रत्यक्षात दस्तऐवजाची प्रत वाचणी करणे आवश्यक.
- ५) वापर परवान्यापूर्वी वही व ईनेज लिप्याची वही उपलब्धतेकरिता प्रत्यक्षात दस्तऐवजाची प्रत वाचणी करणे आवश्यक.
- ६) वापर परवान्यापूर्वी वही व ईनेज लिप्याची वही उपलब्धतेकरिता प्रत्यक्षात दस्तऐवजाची प्रत वाचणी करणे आवश्यक.
- ७) वापर परवान्यापूर्वी वही व ईनेज लिप्याची वही उपलब्धतेकरिता प्रत्यक्षात दस्तऐवजाची प्रत वाचणी करणे आवश्यक.

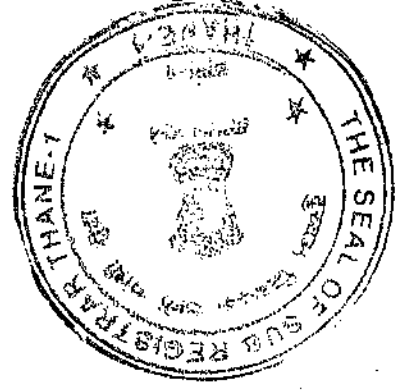
३१/५/१६  
 ३१/५/१६  
 ३१/५/१६











जिल्हाधिकारी ठाणे करिता

निगमित केले

श्रीमती लक्ष्मीबाई पद्माकर पाटील व इतर  
पक्षा:- गाव पडले ठाणिका व जिल्हा ठाणे

सही/-  
( पी. बलराम )  
जिल्हाधिकारी ठाणे

२०. सदर स.नं. ची जमिन खारलंख विभागात समाविष्ट असल्यास खारलंख विभागाची विकास कराराची रक्कम त्यांचे कायलियात जमा करणे अर्जावर यावेचर बंधनकारक राहिल.  
२०. अर्जाद्वारेनं सादर केलेली कागदपत्रे खोटी अथवा दिशामूल करणारी आढळून आल्यास सादरची निवृत्ती परवानगी आपोआप रद्द समजलीत घेईल.

राहिल. सादर प्रतिज्ञापवतील अटी व शर्ती पैकी एकही अटीचे उल्लंघन झालेस जिल्हा परवानगी रद्द  
१४/०२/२०१३ रोजी दिलेला आहे. सादर प्रतिज्ञालेखणील सर्व अटी व शर्ती अनुशासनादीवर बंधनकारक  
जाणवत कोणत्याही -वापलयात द्या प्रलंब नसलेबाबत इत्यादी बाबत प्रतिज्ञालेख दिनांक  
३६ अर्जावर यांनी जमाव्या मालकी हक्काबाबत जागेवर धोरणामुसोदी रक्कम असलेबाबत, सादर

क.महसूल/क.१/टे-१/एनएपी/मौज इवले/एसआर-८४/२०१२

३६ अर्जावर यांनी जमाव्या मालकी हक्काबाबत जागेवर धोरणामुसोदी रक्कम असलेबाबत, सादर जाणवत कोणत्याही -वापलयात द्या प्रलंब नसलेबाबत इत्यादी बाबत प्रतिज्ञालेख दिनांक १४/०२/२०१३ रोजी दिलेला आहे. सादर प्रतिज्ञालेखणील सर्व अटी व शर्ती अनुशासनादीवर बंधनकारक राहिल. सादर प्रतिज्ञापवतील अटी व शर्ती पैकी एकही अटीचे उल्लंघन झालेस जिल्हा परवानगी रद्द
१४/०२/२०१३
६ - ११०२

# संजय शिंदे

सर्व रिपोर्ट

३०९, शालाजी अपार्टमेंट, यशोवन नगर,  
लोकमान्य नगर, पहाडा नं. २, ठाणे.  
फोन नं. ०२२७६२२९१४०.

२०२२ - ९  
३००७/२०२२  
२४/१०२

## सर्व रिपोर्ट

मीनें डावले, तागुका व जिन्दा ठाणे, शैलील मिळकीया शीघ मा. दुयम निबंधक साी, ठाणे (ऑफिस नं. ९, २ व ५) शीघ अर्ज क्र. ४०३८/२०१३ कउन खासुसार सन २०१९ ते २०१३ पर्यंतचा अतिक्रमणिका (Index - II) पाहून शीघ घेतला तो खालीलप्रमाणे :-

सर्व नं. ५, हिस्सा नं. ५,

मीनें डावले, तागुका व जिन्दा ठाणे.

सन	२०१९	तपशील	काही नाही
----	------	-------	-----------

२०१२	९)	दस्तावा प्रकार	विकास करार
------	----	----------------	------------

दस्ता क्र.	टन-१-१९५४/२०१२ दिनांक १५/०३/२०१२
------------	----------------------------------

लिहून देणार	नक्षीबाई परमाकर पाटील
-------------	-----------------------

लिहून घेणार	श. ओम साई गुप तर्क परांतर महेश पटेल
-------------	-------------------------------------

मिळकत तपशील	सर्व नं. ५/५ क्षेत्र २१४० बी.सी. मोबदला स्मून् मालकास १५१०.६७ बी.सी. बाधकाम रहिवासी देण्यावे कबूल केले आहे व रु. १०,००,०००/- मोबदला रु. २०,००,०००/- विक्रीद्वल डिपॉझिट देण्याल आले आहे. मीनें डावले, तागुका व जिन्दा ठाणे.
-------------	--

मोबदला	रु. ३,४०,३०,०००/-
--------	-------------------

बाजारभात	रु. १,३२,३०,०००/-
----------	-------------------

२०१३	२)	दस्तावा प्रकार	परिभाषन पर
------	----	----------------	------------

दस्ता क्र.	टन-१-१३२४/२०१३ दिनांक १४/०२/२०१३
------------	----------------------------------

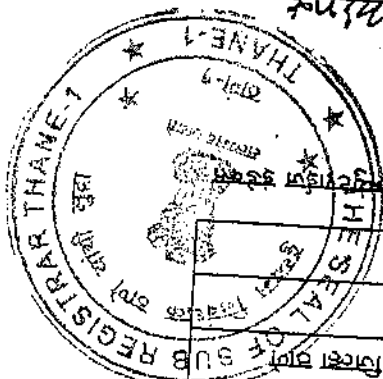
लिहून देणार	नक्षी बी. पाटील यांचे कु. म. स्मून् मं. ओम साई इन्का अण्ड ओम. साई गुपसे प्रोगा. महेश बी. पटेल
-------------	---

लिहून घेणार	श. म. पा.
-------------	-----------

मिळकत तपशील	सर्व नं. ५/५ क्षेत्र १८१५.१५ बी.सी. खुली जागा श. म. पा. गुपते करील आहे. मीनें डावले, तागुका व जिन्दा ठाणे.
-------------	--

मोबदला	रु. १,००/-
--------	------------

बाजारभात	रु. १,००/-
----------	------------



सर्व रिपोर्ट सादर करणार  
संजय शिंदे  
2022

टीप :- मा. दुयम निबंधक साी, ठाणे यांचे कार्यालयतील सन २००२ ते २०१३ या सालातील कायदेशीर इंडेक्स अद्ययावत संकेतन केलेले आहेत.  
७/१२ व कार्यालय तपासून घेतले.  
दिनांक : २४/१०/२०१३



3000/209
66/902

(10)

**Prajakta Bhanushali**

Advocate High Court

Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

**TITLE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

1. Name of Owner : Laxmibai Padmakar Patil  
Residing at : Khardigaon, near hanuman temple, near Engineering college, Thane, Dist Thane
2. Name of Developer : M/s Om Sai Group.  
Office at : Bungalow No. 9, Girkunj, Bhandarpada, G. B. Road, Thane (W)

3. Description of the Said Entire Property :  
All that piece and parcel of land bearing Survey No. 5 Hissa No. 5 admeasuring area 3950 Sq Mtrs. situated at Mouje Dawale, Taluka & District Thane, forming part of residential zone of Thane Municipal Corporation.

4. Description of the Said Property :  
Portion of said entire property admeasuring 2940 Sq. Mtrs owned by the Owner Laxmibai Padmakar Patil

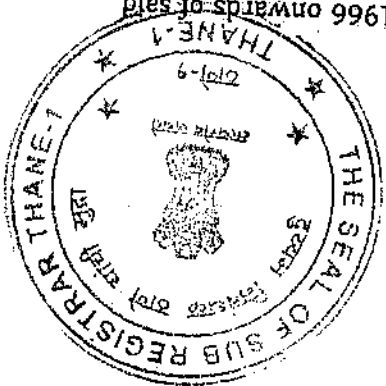
**5. List of Documents perused:**

- 5.1. Current 7/12 extracts
- 5.2. 7/12 extracts for last 50 years
- 5.3. Relevant Mutation entries
- 5.4. Search Report
- 5.5. Permission/s under B T and A L Act
- 5.6. Owners Title Deeds
- 5.7. Developers Title Deeds

**6. Observations :**

6.1. In respect of 7/12 extracts

It appears from perusal of 7/12 extract from year 1966 onwards of said entire property, that the said entire property was originally owned by





- 6.2.1. It appears from the mutation entry no. 102 dated 17/3/1933 that Parasannand Ratanji Shehth demised on 17/12/1931 leaving behind his legal heirs 1) Narottam Keshaval (nephew) 2) Sawallal Keshaval (nephew) 3) Dhirajlal Keshaval (nephew) and 4) Hanumanataray (nephew) guardian Narottam K Shaha.
- 6.2.2. It appears from the mutation entry no 348 dated 01/05/1953 that Rama Arjun was declared as the protected tenant of Narottam Keshaval Shaha & others to the said entire property along with other properties, u/s 3 (A) 1, of Bombay Tenancy and Agricultural Land Act, 1948.
- 6.2.3. It appears from the mutation entry no 689 dated 27/11/1969 that Additional Tahsildar and agricultural lands tribunal passed an order under section 32 G of Bombay Tenancy and Agricultural Lands Act and thereby directed the tenant Shankar Rama Datlikar to pay the purchase price determined as per the said order to the land owners. Thereby name of Narottam Keshaval Shah was removed from the occupant's column and charge kept on other right column.
- 6.2.4. It appears from mutation entry no 818 dated 28/12/1970 that as per the Standards Weights and measurement Enforcement act the land record was converted into decimal system.
- 6.2.5. It appears from the mutation entry no. 899 dated 24/10/1977 that Baban Rama Datlikar demised on or about 1968, leaving behind his only legal heir, his brother Shankar Rama Datlikar.
- 6.2.6. It appears from mutation entry no. 995 dated 05/09/1986 that Shankar Rama Datlikar demised on or about 1977, leaving behind his legal heirs, his son 1) Vishnu Shankar Datlikar and daughters 1) Nirmalabai Shankar Datlikar 2) Ranjana Shanakar Datlikar.

6.2. In respect of 6 D Mutation Entries reflecting in 7/12 extract of entire property:  
 Narottam Keshaval Shah and possessed by tenant Rama Arjun. The said property is currently owned by the Owner Laxmibai Padmakar Patil.

Advocate High Court  
 Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

**Prajakta Bhanushali**



2019 - 9
9006/209
01/962



2011 - 9
3006/1201
ET 902

(12)

## Prajakta Bhanushali

Advocate High Court

Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

6.2.7. It appears from the mutation entry no. 1194 dated 03/06/1996 that, the Additional Tahsildar and Agricultural Lands Tribunal issued purchase Certificate under section 32 M of Bombay Tenancy and Agricultural Lands Act, as the tenant Shankar Rama Datlikar has paid purchase price as determined under section 32 G of said Act. Therefore charge of Narottam Keshaval Shaha was removed from other right column.

6.2.8. It appears from the mutation entry no. 1225 dated 05/01/1998 that, 1) Vishnu Shankar Datlikar 2) Ranjana Shankar Datlikar and 3) Nirmlabai Shanakar Datlikar conveyed the entire property in favor of Laxmibai Padmakar Patil for the consideration of Rs. 30,000/- (Thirty Thousand only).

6.2.9. It appears from the mutation entry no 1573 dated 18/01/2011 that Laxmibai Padmakar Patil have executed Conveyance Deed through her POA holder Inamurthaman Mhd. Shaik Khan in favour of Khurshid Ahmed Shaifq Aalim Chaudhari and others for the 0.10.1 R area of S. No 5 Hissa No 5 out of 0.39.5 R for the consideration of Rs. 10,00,000/- (Rupees Ten Lakhs only). The same is duly registered with Sub registrar of Assurances of Thane on 16/08/2007 vide no 4402/2007.

### 6.3. In respect of Search Report with the Sub Registrar of Assurances :

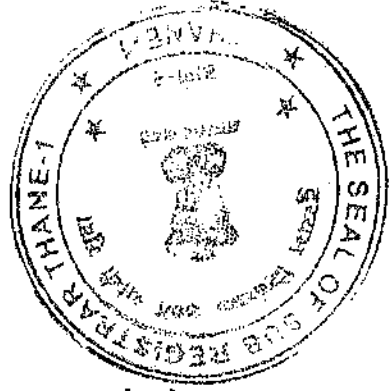
Owner & developer have placed before me, the search report issued by search Clark Mr. Sanjay Shinde from the year 1962 to 2011.

6.3.1 It appears from the search report in the year 1997 that, Conveyance Deed has executed by Vishnu Shankar Datlikar & Others in favour of Laxmibai Padmakar Patil, which is duly registered vide Reg. No. TNN-2-369/1997 dated 10/04/1997.

### 6.4. In respect of various permissions and sanctions :

6.4.1. In respect of Zonal Certificate: It appears from Zonal certificate issued by TMC that the said land is reserved for 30 Mtrs. road, some part of the said property is vested in green zone & remaining part is





purpose of this certificate.

7.2. I have perused the certified copies and plain copies of document of title relating to the property which are known to us to be relevant for the

7.1. On behalf of the developer I have investigated the title of the owner and rights of development of the developer to the said property on request of the developer to ascertain the status of the property.

**7. Conclusion :**

6.5.2. Laxmibai Patil has executed Development Agreement in favour of Mahesh Patel Partner of Om Sai Group for the Said Property. The same is duly registered at Sub Registrar of assurance Thane wide Sr. No. 1954/12 dated 15/03/2012.

6.5.1. 1) Vishnu Shanakar Datlikar 2) Ranjana Shanakar Datlikar and 3) Nirmalabai Shanakar Datlikar conveyed the entire property in favor of Laxmibai Padmakar Patil for the consideration of Rs. 30,000/- (Rupees Thirty Thousand only) which is duly registered with Sub Registrar of assurance Thane wide serial no. 369 dated 17/4/1997

**6.5. In respect of Title Deeds :**

6.4.3. In respect of Permission under Urban Land Ceiling and Regulation Act. The additional collector & competent authority have issue No objection Certificate (NOC) for transfer of said entire property by Mr. Vishnu Shanakar Datlikar in favour of Laxmibai Padmakar Patil, as the same was farming part of green zone at the relevant period.

6.4.2. In respect of permission u/s 43 of Bombay Tenancy and Agricultural Lands Act. Vishnu Shanakar Datlikar & others have obtained permission u/s 43 of Bombay Tenancy and Agricultural Lands Act, 1948 for sale of the said entire property, vide order of the Sub-Divisional Officer Thane bearing Order No. 2131/4/क.व./ता.प./प्र. अ. 26/96 dated 16/11/1996

TMC area.

vested under the residential zone as per the Development Plan for

Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

Advocate High Court

**Prajakta Bhanushali**

(12)

६१/१०५
१००६/१०९
९ - १

2009/209  
60/984

14

**Prajakta Bhanushali**

Advocate High Court  
Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

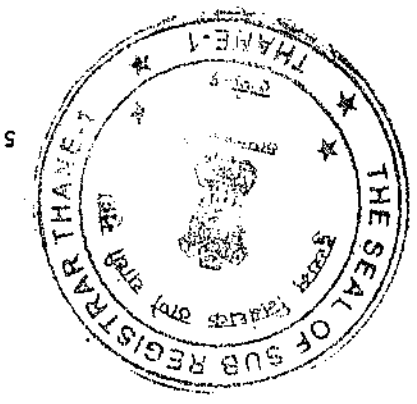
7.3. I have been provided search report of the Index II Register with the Sub Registrar of Assurances for the period of 1962 to 2011. Therefore opinions and observations shall be qualified and restricted to said period and also to the extent of availability of record only, as it appears that in many of the cases record is torned.

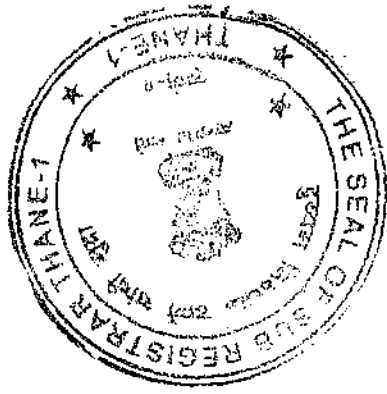
7.4. The information given in this report arises from the examination of the searches and inquiries to the extent of documents provided for perusal which are attached herewith.

7.5. It appears from the record that owners have executed Agreement in favour of Om Sai Group hold valid and clear and marketable development rights and right of preferential purchase in respect of the said Property

Date : 25/10/2012  
Place : Thane

*Prajakta Bhanushali*  
Advocate





Page  
Blank  
०३  
२१२

69/901  
3008/209  
6 - 1012



It appears from perusal of 7/12 extract from year 1947 onwards of the said property was originally owned by Shantaram Nana Mhatre. The said property is currently owned by the owner Utam Shantaram Mhatre and others.

5.1. In respect of 7/12 extracts:

5. Observations:

- 4.1. Current 7/12 extracts
- 4.2. 7/12 extracts for last 50 years
- 4.3. Relevant Mutation entries
- 4.4. Search Report
- 4.5. Owners Title Deeds
- 4.6. Developers Title Deeds

4. List of Documents perused/required :

(Hereinafter referred as Said Property)  
All that piece and parcel of land bearing Survey No. 5 Hissa no. 9 admeasuring area 7790 Sq Meters, situated at Village Davale, Taluka & District Thane forming part of Residential Zone of Thane Municipal Corporation.

3. Description of the Property :

- 1. Name of Owner : Utam Shantaram Mhatre and others.  
Residing at : Mouje Davale, Shil Diva Road, Diva Junction Tal. & Dist-Thane
- 2. Name of Developer : Omsai Infra Partnership Firm.  
Office at : Bungalow No. 9, Girikunj, Bhandarpada, G. B. Road, Thane (W), Maharashtra State

TO WHOMSOEVER IT MAY CONCERN

TITLE REPORT

Advocate High Court  
Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

**Prajakta Bhanushali**

2701 - 9
800101/2091
102/952

(15)



5.2.7. It appears from the mutation entry no. 1289 dated 27/9/2001 that the owner of Shantaram Nana Mhatre demised on or about 1986 leaving behind him legal heirs 1) Utam Shantaram Mhatre (son) 2) Kaluram Shantaram Mhatre (Son) 3) Rajesh Shantaram Mhatre

(only) dated 4/2/1976

5.2.6. It appears from the mutation entry no.852 dated 7/9/1976 that Shantaram Nana Mhatre purchase the said property from Abdul Latif Ibrahim Khanbade for Rs. 7000/- (Rupees Seven thousand

land record was converted into decimal system.

5.2.5. It appears from mutation entry no. 818 dated 28/12/1970 that as per the Standards Weights and measurement Enforcement act the

No.12/1-69 dated 17/12/69 passed by Land Agricultural Tribunal.

Ibrahimso Khanbade was deleted in accordance with the order as a tenant in respect of the said property owned by Abdul Latif the name of Shankar Rama Patil, which was wrongfully mentioned 5.2.4. It appears from mutation entry no. 717 dated 23/12/1969 that,

dated 12/7/1961.

5.2.3. It appears from the mutation entry no. 588 dated 15/9/1962 that the name of Rama Arjun which was wrongfully mentioned for the said property along with other properties as tenant/protected tenant was deleted and the name of the sole owner Abdul Latif Ibrahimso Khanbade was entered as per the order no. TNC SR 834

1948

5.2.2. It appears from mutation entry no. 349 dated 1/5/1953 that Rama Arjun was declared as protected tenant of Abdul Latif Ibrahimso Khanbade to the said property along with other property, u/s 3(A) 1 of Bombay Tenancy & Agricultural Land Act,

legal heir, Abdul Latif Ibrahimso Khanbade (Son)

5.2.1. It appears from mutation entry no. 70 dated 9/1/1930 that, Latif Ibrahimso Khanbade demised on or about 1925 leaving behind him

property:

5.2. In respect of 6 D Mutation Entries reflecting in 7/12 extract of entire

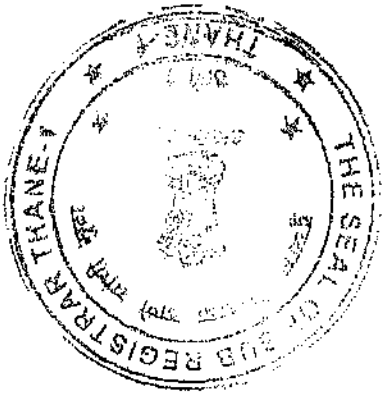
Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

Advocate High Court

**Prajakta Bhanushali**

(16)

03/902
90664/2095
2095 - 9



6.1 On behalf of the owner and developer I have investigated the title of the owner and rights of development of the developer to the said property on request of the developers to ascertain the status of the property. I have perused the certified copies and plain copies of document of title relating to the property which are known to us to be relevant for the purpose of this certificate.

6.2 I have been provided search report of the Index II Register with the Sub Registrar of Assurances for the period of 1962 to 2011. Therefore opinions and observations shall be qualified and restricted to the said

**6. Conclusion:**

5.4.1. Abdul Latif Ibrahim Khanbade has executed Conveyance Deed in favour of Shantaram Nana Mhatre for the consideration of Rs. 7,000/- (Seven Thousands only). The same is duly registered with the Sub Registrar Assurance Thane vide registration no. THN82 dated 4/02/1976.

5.4.2. Utram Shantaram Mhatre and others have executed Development Agreement in favour of Mahesh Patel, Partner of Omnal Infra Partnership Firm for said property, which is duly registered with the Sub Registrar Assurance Thane Vide No. 4573/2012 dated 8/6/2012.

**5.4. In respect of Title Deeds:**

5.3.1. It appears from the Search report that in the year 1976 Abdul Latif Ibrahim Khanbade have executed conveyance deed in favour of Shantaram Nana Mhatre, which is duly registered vide no. TNN 1-82/1976 dated 4/2/1976.

Owner & developer have placed before me the search report issued by search Clark Mr. Sanjay Shinde from the year 1962 to 2011.

**5.3. In respect of Search Report with the Sub Registrar of Assurances:**

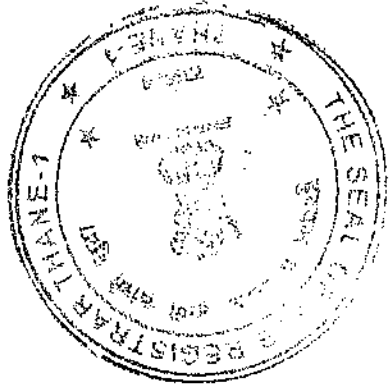
(Son) 4) Indubai Shantaram Mhatre (Wife) 5) Sandhya Raghunath Mundhe (daughter) 6) Manisha Suryakant Patil (daughter).

Advocate High Court  
Flat No 61, Sanskruti Prasad, Rain Maruti Road, Thane West 400 602

**Prajakta Bhanshali**

08/981
50060/209
2011 - 9

(17)



Prajakta Bhanushali  
Advocate

Date : 25/10/2012  
Place : Thane

period and also to the extent of availability of record only, as it appears that in many of the cases record is torned or unavailable.  
6.4 The information given in this report arises from the examination of the searches and inquiries to the extent of documents provided for perusal which are attached herewith.  
6.5 The property is free hold in nature.  
6.6 The owners have clear and marketable title to the said Property and the developers hold valid and clear development rights and right of preferential purchase in respect of the said Property.

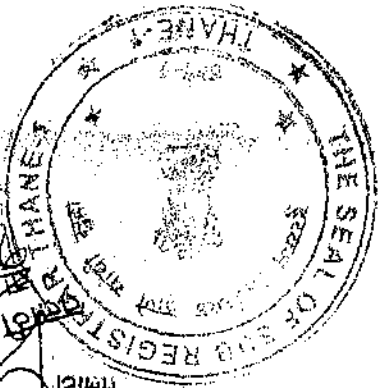
Advocate High Court  
Flat No 61, Sanskruti Prasad, Ram Maruti Road, Thane West 400 602

**Prajakta Bhanushali**

(18)

04/982
8066/2092
Case - 9





1 JUL 2013

असम वर पुनर्परीक्षा करिता वरील

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

11. 7. 22 (दिनांक वरी)

0-00-0	0-00-0	0-22-8	0-22-8	0-22-8	0-22-8
0-00-0	0-00-0	0-22-8	0-22-8	0-22-8	0-22-8
0-00-0	0-00-0	0-22-8	0-22-8	0-22-8	0-22-8
0-00-0	0-00-0	0-22-8	0-22-8	0-22-8	0-22-8
0-00-0	0-00-0	0-22-8	0-22-8	0-22-8	0-22-8
0-00-0	0-00-0	0-22-8	0-22-8	0-22-8	0-22-8
0-00-0	0-00-0	0-22-8	0-22-8	0-22-8	0-22-8
0-00-0	0-00-0	0-22-8	0-22-8	0-22-8	0-22-8
0-00-0	0-00-0	0-22-8	0-22-8	0-22-8	0-22-8
0-00-0	0-00-0	0-22-8	0-22-8	0-22-8	0-22-8

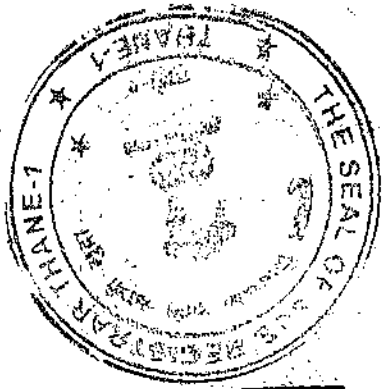
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400

902  
903  
904  
905  
906  
907  
908  
909  
910  
911  
912  
913  
914  
915  
916  
917  
918  
919  
920  
921  
922  
923  
924  
925  
926  
927  
928  
929  
930  
931  
932  
933  
934  
935  
936  
937  
938  
939  
940  
941  
942  
943  
944  
945  
946  
947  
948  
949  
950  
951  
952  
953  
954  
955  
956  
957  
958  
959  
960  
961  
962  
963  
964  
965  
966  
967  
968  
969  
970  
971  
972  
973  
974  
975  
976  
977  
978  
979  
980  
981  
982  
983  
984  
985  
986  
987  
988  
989  
990  
991  
992  
993  
994  
995  
996  
997  
998  
999  
1000

नामिका 0101

नाम : 5112

406/30  
3204/2008  
2011-9



18 SEP 2012

(for printing)  
 Tamil Nadu  
 Mr. J. Jayaram

Name of the Candidate		Date of Birth		Date of Entry		Date of Exit		Date of Death		Date of Transfer	
1	Name	2	Date of Birth	3	Date of Entry	4	Date of Exit	5	Date of Death	6	Date of Transfer

0-45-0

Table

21/6/12

This is to certify that the above mentioned candidate is a valid elector of the constituency mentioned in column 1, and is entitled to vote in the constituency mentioned in column 1.

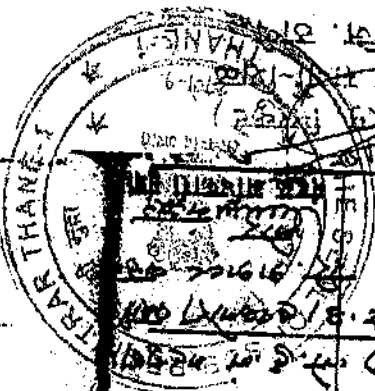
<p>(90) This is to certify that the above mentioned candidate is a valid elector of the constituency mentioned in column 1, and is entitled to vote in the constituency mentioned in column 1.</p> <p>(91) This is to certify that the above mentioned candidate is a valid elector of the constituency mentioned in column 1, and is entitled to vote in the constituency mentioned in column 1.</p> <p>(92) This is to certify that the above mentioned candidate is a valid elector of the constituency mentioned in column 1, and is entitled to vote in the constituency mentioned in column 1.</p>	0-20	0-26-E	0-26-E	0-45-0	0-45-0
	<p>(93) This is to certify that the above mentioned candidate is a valid elector of the constituency mentioned in column 1, and is entitled to vote in the constituency mentioned in column 1.</p>				
	<p>(94) This is to certify that the above mentioned candidate is a valid elector of the constituency mentioned in column 1, and is entitled to vote in the constituency mentioned in column 1.</p>				
	<p>(95) This is to certify that the above mentioned candidate is a valid elector of the constituency mentioned in column 1, and is entitled to vote in the constituency mentioned in column 1.</p>				



206/12

600/2012

2012 - 6



<p>Handwritten notes in Devanagari script, including '15/11/2019' and '16/11/2019'.</p>	<p>Handwritten notes in Devanagari script, including '15/11/2019' and '16/11/2019'.</p>
<p>Handwritten notes in Devanagari script.</p>	<p>Handwritten notes in Devanagari script.</p>
<p>Handwritten notes in Devanagari script.</p>	<p>Handwritten notes in Devanagari script.</p>
<p>Handwritten notes in Devanagari script.</p>	<p>Handwritten notes in Devanagari script.</p>
<p>Handwritten notes in Devanagari script.</p>	<p>Handwritten notes in Devanagari script.</p>
<p>Handwritten notes in Devanagari script.</p>	<p>Handwritten notes in Devanagari script.</p>
<p>Handwritten notes in Devanagari script.</p>	<p>Handwritten notes in Devanagari script.</p>
<p>Handwritten notes in Devanagari script.</p>	<p>Handwritten notes in Devanagari script.</p>
<p>Handwritten notes in Devanagari script.</p>	<p>Handwritten notes in Devanagari script.</p>

9226

Handwritten notes in Devanagari script.

<p>Handwritten notes in Devanagari script.</p>	<p>Handwritten notes in Devanagari script.</p>	<p>Handwritten notes in Devanagari script.</p>	<p>Handwritten notes in Devanagari script.</p>
--	--	--	--

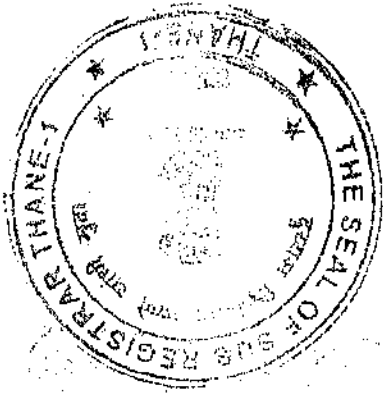
Handwritten notes in Devanagari script.

Handwritten notes in Devanagari script.

Handwritten notes in Devanagari script.

<p>Handwritten notes in Devanagari script.</p>
<p>Handwritten notes in Devanagari script.</p>
<p>Handwritten notes in Devanagari script.</p>





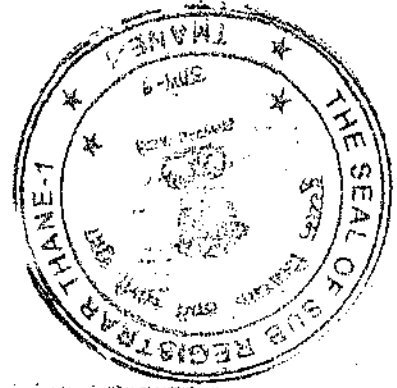
पं. सं. ११३

पं. सं. ११३

पं. सं.	पं. सं.	पं. सं.	पं. सं.
३२-४	०-२२-०	१०२४	
३२-४	०-२२-०	५१५	

पं. सं. ११३  
पं. सं. ११३  
पं. सं. ११३

२०/१२  
३०००/२०१५  
६ - १२



23 SEP 2012

श्री. वि. ए. अ. अ.

विवरण पेश करके देखा जाय

विकास शुल्क	10000	0-65-0	00-00	विकास शुल्क	
	412	0-65-0	00-00		
विकास शुल्क	विकास शुल्क	विकास शुल्क	विकास शुल्क	विकास शुल्क	विकास शुल्क

श्री. 5108  
 श्री. 222  
 श्री. ए. ए. 23 (वारी जमीन)  
 010

2012  
 9206/209  
 वारी - 9

2232 1232  
 6-12-2  
 103

6-1-9  
 299/1309

*Handwritten signature*

GREETINGS:-  
 Thane (West), Pin - 400 601, DO HEREBY SEND  
 301, A Wing, Glacia, Edujee Road, Tembhi Naka,  
 Thane, adult, Indian inhabitant, having my Office at  
 COME, I MR. MAHESH BHAGWANDAS PATEL, of  
 TO ALL TO WHOM THESE PRESENTS SHALL

GENERAL POWER OF ATTORNEY

THE SEAL OF SUB REGISTRAR  
 THANE-1  
 7 JAN 2014  
 53019  
 236522

31 DEC 2013  
 31-12-2013  
 भारतीय न्यायिक अधिकारी

THE SEAL OF SUB REGISTRAR  
 THANE-1

भारतीय MAHARASHTRA



6-1-9  
 306/1309



3 / 20
3006 / 2007
6 - 9

*Handwritten signatures and initials.*

I am partner of the firm Om Sai Infra, and also the proprietor of Om Sai Group. Both aforesaid entities are jointly developing a housing project in the name and style of "Sai-Kanishk" on plots of land bearing survey No. 5, Hissa No. 9 admeasuring 7,790 Sq. Meters and Survey No. 5 Hissa No. 5B admeasuring 2940 Sq. Meters situated at village Dawale, Taluka and District Thane. The aforesaid properties are situated under particularly described in the Schedule hereunder written.

b) The Units/Flats comprised and constructed in the said Complex are to be sold under the provisions of the Maharashtra Ownership of Flats (Regulation of the promotion of Construction, Sale, Management And Transfer) Act, 1963, and as such I am required to execute various deeds, agreements and accept Powers of Attorney of various persons, in respect of the said Units/ Flats in "Sai-Kanishk", further I am also required to do such acts, things and deeds in pursuance of aforesaid Deeds, agreements and Powers of attorney. I am required to execute/accept/admit agreement/s/ Deed/s/ Letters/Power of Attorney or any other instruments under Transfer of Property Act or Contract Act as may be necessary in that behalf. Further I am also required to sign, execute and admit various Agreements for sale.

3006 / 2007
6 - 9



WHEREAS:-

3 / 20
3006 / 2007
6 - 9



6-1422  
 30010/2008  
 25/908



Conveyances, deeds letters and other instruments under Maharashtra Ownership of Flats (Regulation of the promotion of Construction, Management And Transfer) Act, 1963,

c) Due to my preoccupation with other matters, it will be difficult for me to personally appear before the Sub-Registrar of Assurances and admit execute/accept aforesaid Agreements for sale, Deed of Conveyances, or any such other documents or writings of like nature which may be required for effectually transferring the Unit/Flat in the said Complex known as "Satya" in favour of the prospective Unit/Flat Proposers in Thane-1.



d) I am therefore, desirous of constituting and appointing Mr. Jayantlal Indrachand Jain and Mr. Manoj Bhagwandas Patel both of them having their address at 301, A" Wing, Glacia, Eduljee Road, Tembhi Naka, Thane (West) Pin - 400 601, as my true and lawful attorney for the purposes of appearing before the Sub-Registrar of Assurances and admitting executing the aforesaid agreement/s/Deed/s/ Letters/Powers of Attorney or any other instrument under Transfer of Property Act or Contract Act and/or such other documents pertaining to the premises in the above properties.



6-1422  
 30010/2008  
 25/908

Obv  
 [Signature]



*Obay*

*[Handwritten mark]*

6-1922  
2602/99  
10/20

under Indian Registration Act, or rules made there

Sub-Registrar or the competent authority under

the original documents from office of the

in connection thereto including for receipt back

name and on my behalf any document or writing

proper and valid receipt thereof and sign in my

shall be due to the Sub-Registrar and

To tender, pay and remit any fees, amounts that

respect of the project "Sai-Kanishk"

(Transfer) Act, 1963 or Transfer of Property Act, 1882

Promotion of Construction, Sale, Management

Conveyances executed under the provisions

of Maharashtra Ownership of Flats (Regulation of the

execution of Agreements for Sale, Deeds of

Registrar of Assurances, and to admit

To present and lodge in the office of the Sub-

Registrar of Assurances, and to admit

in my place all or any of the following

Attorneys") to jointly and severally do in my name

and Mr. Manoj Bhagwandas Patel as my true and lawful

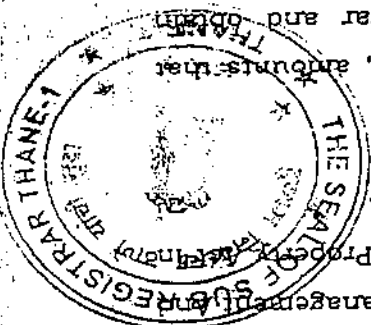
constitute and appoint Mr. Jayantilal Indrachand Jain

Proprietor of Om Sai Group, do hereby nominate,

capacity as partner of Om Sai Infra and as Sole

witnesseth that I, Mahesh Bhagwandas Patel, in my

NOW KNOW YE ALL MEN and these presents



6-1922  
2602/99  
10/20

6-1922  
2602/99  
10/20



*Handwritten signatures and initials.*

On the South by: Mouje Davale S. No. 5 Hissa, No. 4

On the North by: Mouje Davale S. No. 5 Hissa, No. 8

On the West by: Mouje Davale S. No. 5 Hissa, No. 6

On the East by: Mouje Davale S. No. 5 Hissa, No. 2

2011-9  
13/09/2002

admeasuring 2940 Sq. meters; and bounded as follows:

Thane bearing Survey No. 5, Hissa No. 5, is

Corporation, Registration Sub-District and District

District Thane, within the limits of Thane Municipal

lying and being at Village-Mouje Davale, Taluka and

All that piece of parcel of vacant land or ground situate

2011-9  
13/09/2002

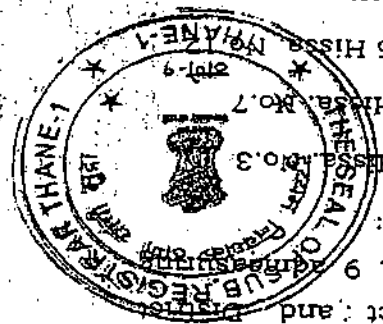
AND

On the South by: Mouje Davale S. No. 5 Hissa, No. 5B

On the North by: Mouje Davale S. No. 5 Hissa, No. 1A

On the West by: Mouje Davale S. No. 5 Hissa, No. 7

On the East by: Mouje Davale S. No. 5 Hissa, No. 3



7790 Sq. meters and bounded as follows:

Thane bearing Survey No. 9, Hissa No. 9

Corporation, Registration Sub-District; and

District Thane, within the limits of Thane Municipal

lying and being at Village Mouje Davale, Taluka and

All that piece of parcel of vacant land or ground situate

SCHEDULE OF THE PROPERTIES ABOVE REFERRED

Agreements for sale of Deed of Conveyances

necessary for effectually registering the aforesaid

and things

3.



5

2011-9  
13/09/2002  
206/20



09 / 20  
09 / 20  
09 / 20  
6-1922



09 / 20  
09 / 20  
09 / 20  
6-1922

Attorneys  
Pan No. AJSPP4991N

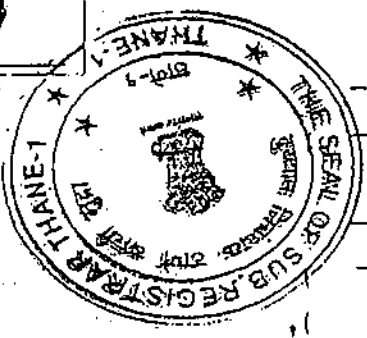
*Manoj Bhagwandas*



MR. JAYANTIL INDERCHAND JAIN AND  
Pan No. ABDPJ4149H

*Jayantil Inderchand Jain*

We Accept the aforesaid Powers



2. \_\_\_\_\_

*Manoj Bhagwandas*

in the presence of...

Pan No. AQPP7935D

MR. MAHESH BHAGWANDAS PATEL

And Proprietor of Om Sai Group

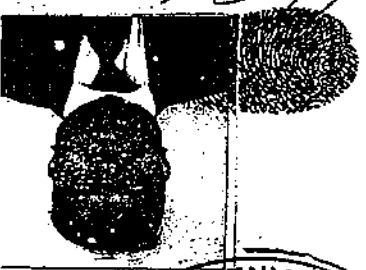
Partner of M/s. Om Sai Infra

by the withnamm,

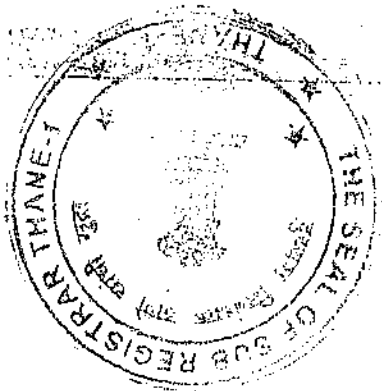
SIGNED, SEALED AND DELIVERED

hereto this... 07 day of January, 2013.

IN WITNESS WHEREOF, I have put my hand

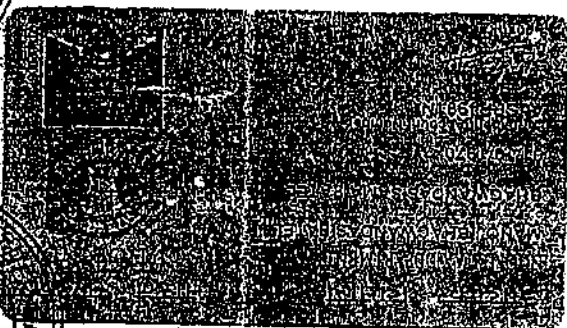
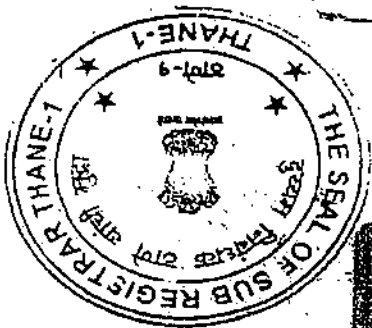


06 / 2013  
06 / 2013  
6 - 1922



६-१९९२
२०११/२००९
२०११/२०

६-१९९२
२०११/२००९
२०११/२०

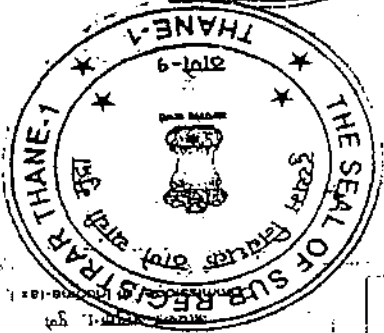


६-१९९२
२०११/२००९
२०११/२०



10/1/90  
 9384/2092  
 6-1-92

02 / 1 / 90  
 9384/2092  
 6-1-92



*[Signature]*  
 REGISTRAR / SIGNATURE

12-05-1960

DATE / DATE OF BIRTH

INDRACHAND KAPOORCHAND JAIN  
 FATHER'S NAME

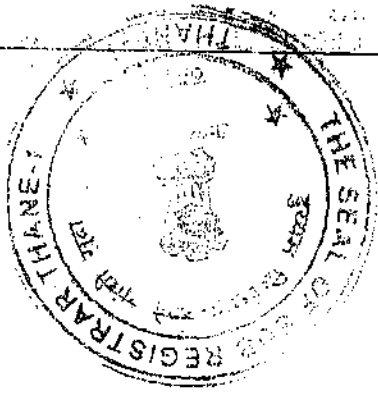
JAYANTILAL INDRACHAND JAIN  
 NAME

ABDPJ4149H

PERMANENT ACCOUNT NUMBER

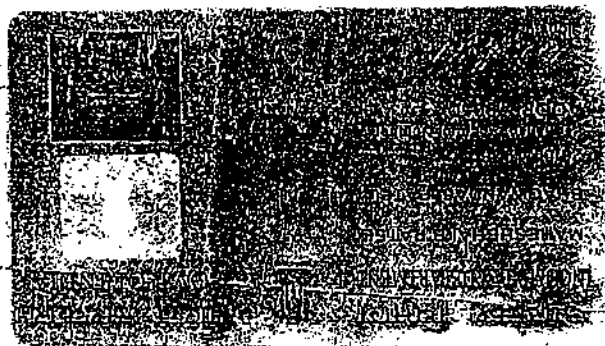
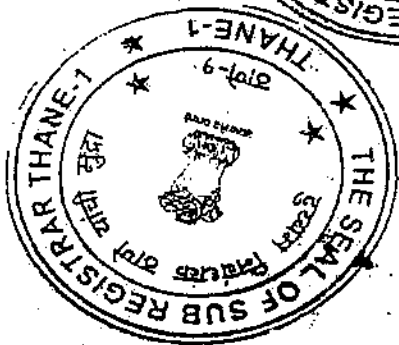


6-1-92  
 9384/2092  
 02/1/90

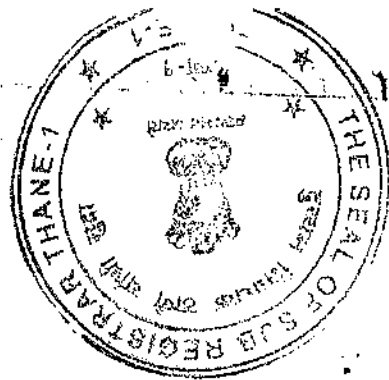


203 / 210
2002/12002
6-112

20 / 20
2002/12002
6-112

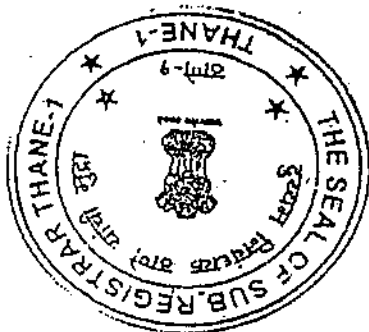


201 / 988
2002/12002
6 - 112



ISarta v1.3.0

6-1-9  
 2014/2092  
 405/110



वसुधा या मार: गुलमिठनारय  
 मुद्रांक शुल्क: २ शेंद्री ती प्रतिफलार्थ देवान आलेला अपुन @ नामुके कोणीही स्वार मानमना विकण्यात याविका  
 मिळत असेल वेळी  
 दिनांक: 1 07 / 01 / 2014 03 : 38 : 02 PM ची वेळ: (भादवीकृत्य)  
 दिनांक: 2 07 / 01 / 2014 03 : 39 : 20 PM ची वेळ: (फी)

Sub Registrar Thane-1  
 2014/2092



Sub Registrar Thane-1  
 2014/2092

रुपय: 520.00

शेवती की  
 र. 100.00  
 र. 400.00  
 र. 20.00  
 र. 520.00

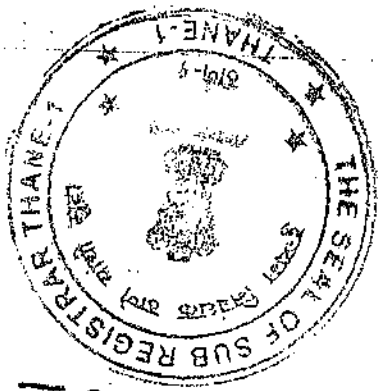
वसुधा या मार: गुलमिठनारय

श्रीम माई गुणव शीमा. महेम वी.पटेम --  
 भादवीकृत्यार्थ गव: श्री.श्रीम माई रमा व भादवीकृत्य व श्री  
 भादवी दिनांक: 07/01/20

श्री. नि. महे. व. नि. रमा व श्री. काशनाथ  
 भा. नं. 211. वर दि. 07-01-2014  
 शेती 3:45 म.नं. व. रमा व श्री.

भादवी दिनांक: 07/01/2014	भादवी दिनांक: 21/1/2014	भादवी दिनांक: 21/1/2014	भादवी दिनांक: 21/1/2014
रुपय: 520.00	रुपय: 520.00	रुपय: 520.00	रुपय: 520.00
शेवती की	शेवती की	शेवती की	शेवती की
र. 100.00	र. 100.00	र. 100.00	र. 100.00
र. 400.00	र. 400.00	र. 400.00	र. 400.00
र. 20.00	र. 20.00	र. 20.00	र. 20.00
रुपय: 520.00	रुपय: 520.00	रुपय: 520.00	रुपय: 520.00



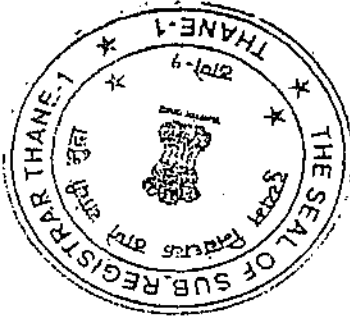


2010/300  
 2010/300  
 6-9

Sarita v.1.3.0

दिनांक 5 वी दिनांक: 07/01/2014 03:43:21 PM शेवटी गुणक 4 पर्यंत

दिनांक 4 वी दिनांक: 07/01/2014 03:42:28 PM



1 ना: निविदा क्र. --  
 ना: 34  
 पत्ता: शेणोली, ठाणे  
 पिन कोड: 400602

2 ना: शेणोली रिकॉर्ड  
 ना: 28  
 पत्ता: शेणोली, ठाणे  
 पिन कोड: 400602



कायदा

कायदा

कायदा

2010/300  
 2010/300



कायदा

कायदा

कायदा

दिनांक 3 वी दिनांक: 07/01/2014 03:41:23 PM



1 ना: शेणोली रिकॉर्ड  
 ना: 34  
 पत्ता: शेणोली, ठाणे  
 पिन कोड: 400602

2 ना: शेणोली रिकॉर्ड  
 ना: 28  
 पत्ता: शेणोली, ठाणे  
 पिन कोड: 400602

3 ना: शेणोली रिकॉर्ड  
 ना: 28  
 पत्ता: शेणोली, ठाणे  
 पिन कोड: 400602

4 ना: शेणोली रिकॉर्ड  
 ना: 28  
 पत्ता: शेणोली, ठाणे  
 पिन कोड: 400602

5 ना: शेणोली रिकॉर्ड  
 ना: 28  
 पत्ता: शेणोली, ठाणे  
 पिन कोड: 400602

6 ना: शेणोली रिकॉर्ड  
 ना: 28  
 पत्ता: शेणोली, ठाणे  
 पिन कोड: 400602

कायदा

कायदा

कायदा

कायदा

कायदा

कायदा

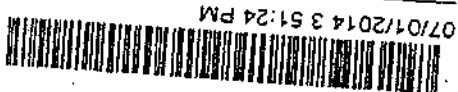
कायदा

कायदा

कायदा

कायदा

Summary-2 (कायदा शेणोली रिकॉर्ड - 2)



कायदा शेणोली रिकॉर्ड - 2

2010/300  
 2010/300  
 6-9

2010/300  
 2010/300

कायदा

कायदा

कायदा

कायदा

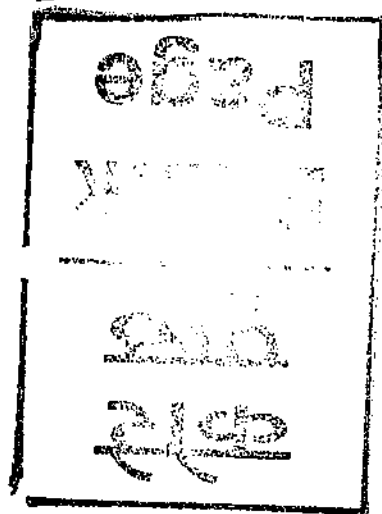
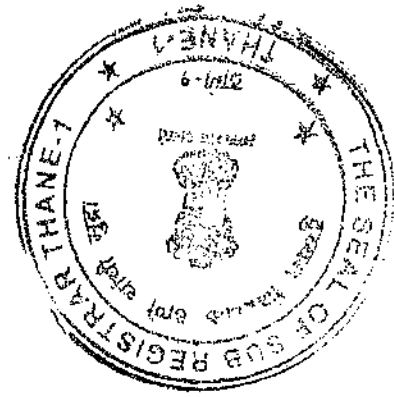
कायदा

कायदा

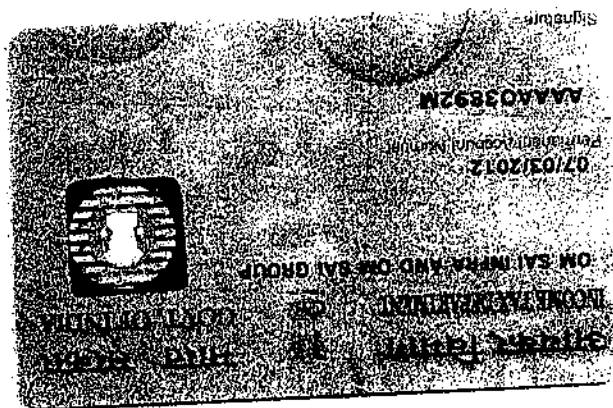
कायदा

कायदा

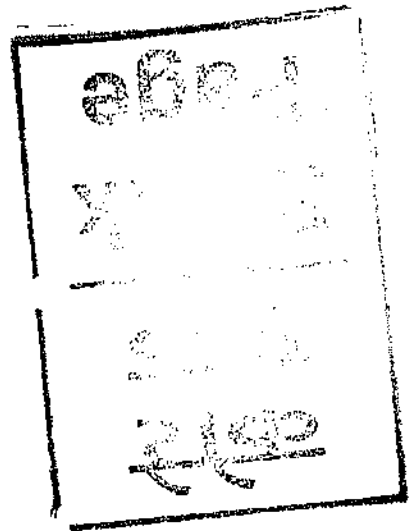
कायदा



23/10/12
8000/1209
6 - 10/12



28/908
2002/07008
6-1012



24/12/20
3000/0709
6 - 10102



REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

3066/1209K

22/1202

This registration is granted under section 5 of the Act to the following project under project registration number : PS1700012436

Project: Sai Kanishk Phase II Plot Bearing / CTS / Survey / Final Plot No.: 5/5B, 5/9 at Thane (M Corp.), Thane, Thane, 400612;

1. Om Sai Intra & Om Sai Group having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400601.

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, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of 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 01/09/2017 and ending with 31/03/2019 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

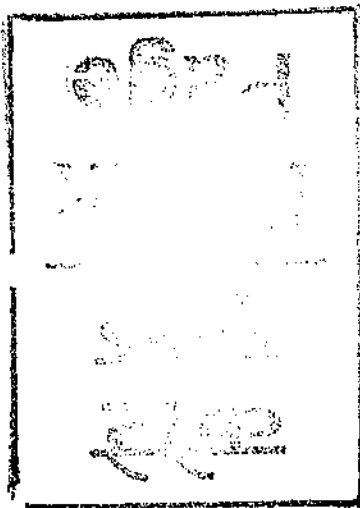
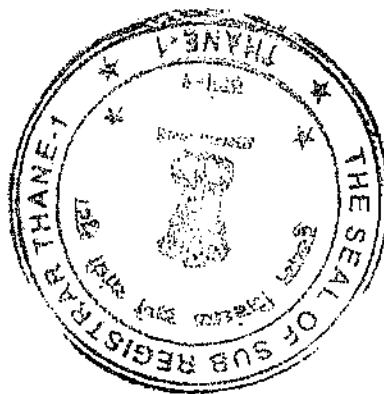
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



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

Signature valid  
Digitally Signed by  
Dr. Vasant Remanand Prabhu  
(Secretary, Maharashtra)  
Date: 01-09-2017 15:53:57

Dated: 01/09/2017  
Place: Mumbai



26/12/09
REGISTRATION NO. 1229 / 2009
Page - 9



कुलसुखदार पत्राचे शीर्षापर लिहिलेले देणार

*[Handwritten Signature]*  
सही

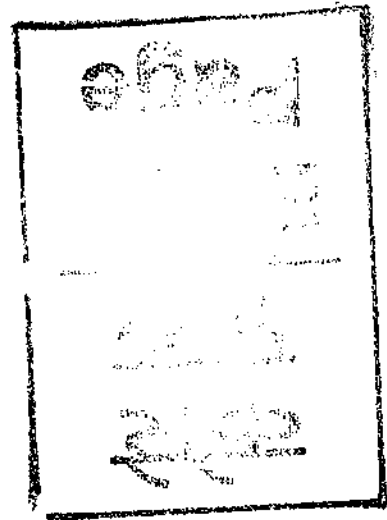
दिनांक : २४/२/२०१४

ठिकाण : ठणे

मी पात्र सोहीन घावी मर्जा जाणीव आहे.  
 आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस  
 उपरोक्त करी करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन वृत्तचि  
 रद्दबातल ठरलेले नाही. सदरचे कुलसुखदारपत्र पूर्णपणे वैध असून  
 मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलसुखदारपत्र  
 केलेले नाही, किंवा कुलसुखदारपत्र लिहून देणार व्यक्तीपैकी कोणीही  
 दिना आहे. सदर कुलसुखदारपत्र लिहून देणार घानी कुलसुखदारपत्र रद्द  
 मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कर्तव्यबाब  
 दिनांक २४/२/२०१४ रोजी सजा दिलेल्या कुलसुखदारपत्राच्या आधारे  
 आहे. श्री/श्रीमती/सौ Ms. S. S. S. व इतर घानी  
Ms. S. S. S. या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला  
 हरे घोषित करतो की, वृत्तम निवधक, ठणे - १ यांचे काटलियात  
 मी, श्री/श्रीमती/सौ Ms. S. S. S. या

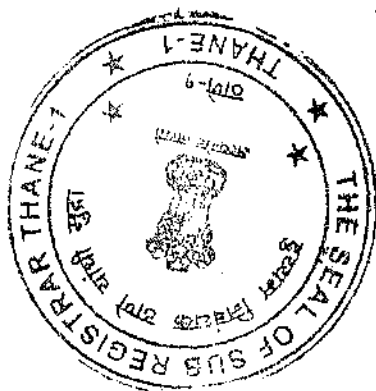
कुलसुखदार पत्राचे शीर्षापर

२४/२/१४
३२००/१०१४
२४ - १४१२

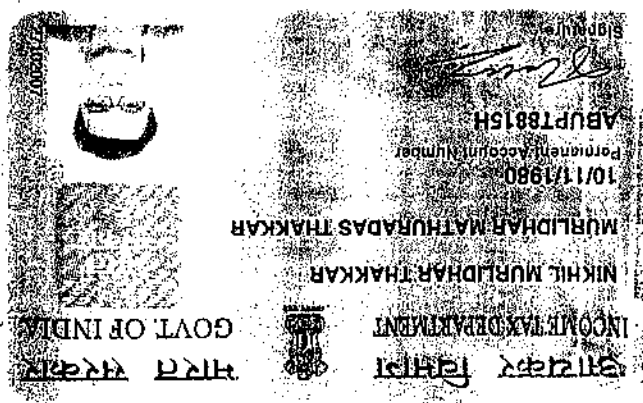


706/22
2602/0906
6 - 1212

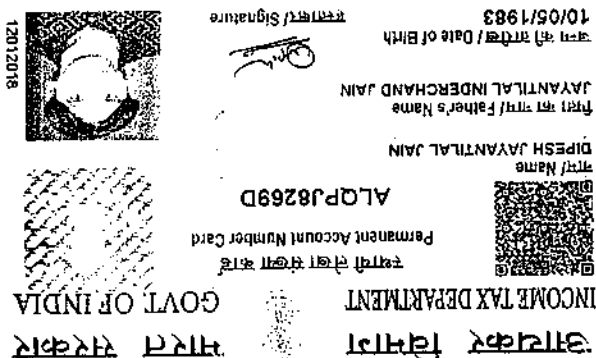




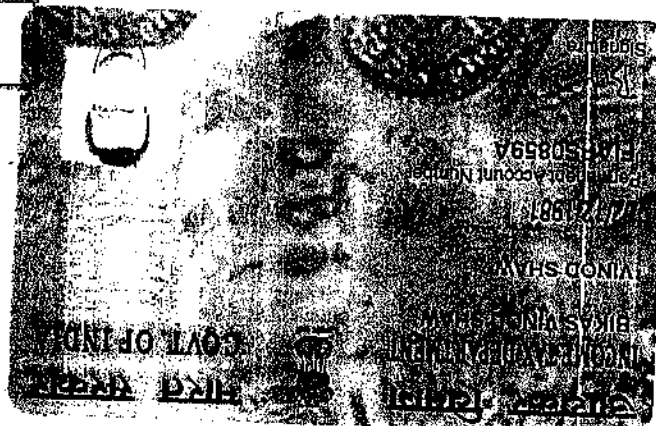
*[Handwritten signature]*

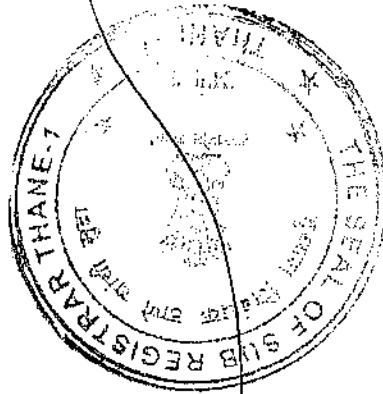


*[Handwritten signature]*

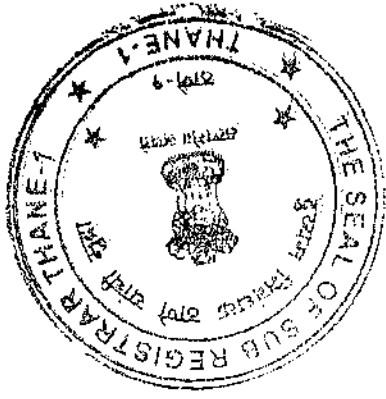


900/962
900/1209
6-1012





1	
602/	REGISTRATION
6 - 1212	



१००

कि. टोप  
कि. टोप

आपली व्यवस्था लक्षात घेवून  
१९०८ च्या कलम ८२ अन्वये ही कार्यवाही करवावी  
बनवून उच्च न्यायालय यादणी अधिकाऱ्यास  
ही अर्जात व यादी आहे. यथापि यादी/  
दस्तावेजास जोडलेली फटक कार्यालय  
जमालात ठरवण्यात येईल की, या

दिनांक 2/28/02/2018 04:52:30 PM ची वेळ: (फी)  
दिनांक 1/28/02/2018 04:50:19 PM ची वेळ: (सादरीकरण)  
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा  
उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नगरी क्षेत्रात  
दस्तावेजाचा प्रकार: करारनामा

Sub Registrar Thane 1  
Sub Registrar Thane 1

रक्कम देव कर करणाऱ्याची सही:  
रक्कम: 32040.00

पोली 4:50 म.नं. वा. देव कर केला.  
मोदणी फी  
रक्कम देवाळणी फी  
पुढाची सख्या: 102  
रक्कम: 2040.00

रु. नि. सद्. रु. नि. टन 1 यांचे कायदाबाबत  
अ. क. 3007 वर दि. 28-02-2018  
पावती दिनांक: 28/02/2018  
पावती: 3823  
सादरकरणाऱ्याचे नाव: विकास विनोद शां. - -

मरलेले मुद्रांक शुल्क: रु. 3,26,950/-  
बाजार मूल्य: रु. 26,03,000/-  
मोदणी: रु. 54,48,800/-  
रक्कम क्रमांक: टन 1 /3007/2018

73/3007  
बुधवार, 28 फेब्रुवारी 2018 5:13 म.नं.  
रक्कम गोपवारी भाग-1  
टन 1  
रक्कम क्रमांक: 3007/2018  
१०९/१०९

Handwritten text at the bottom right corner, possibly a signature or date.



28/02/2018 6:49:43 PM

दस्तावेज क्रमांक: 28/02/2018

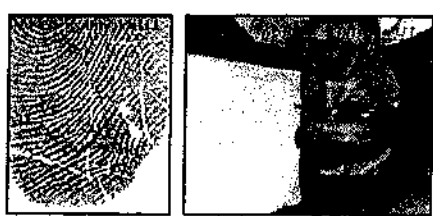
दस्तावेज प्रकार: - करारनामा

दस्तावेज क्रमांक: 3007/2018	दस्तावेज क्रमांक: 3007/2018
दस्तावेज क्रमांक: 3007/2018	दस्तावेज क्रमांक: 3007/2018

दस्तावेज प्रकार: 2

अनु क्र. पक्षकारांचे नाव व पत्ता

1 नाव: विक्रम विनोद शां - -  
 पत्ता: प्लॉट नं. सदैनिका क्र. सी-602, माळा नं. -  
 वय: -37  
 दस्तऐवज प्रकार: कर्नाटिका स्वाक्षरी:-  
 रोड, रोड नं. सीआर रोड भाडेंडर, महाराष्ट्र, ठाणे.  
 पॅन नंबर: FIAPS0859A



अनु क्र. पक्षकारांचे नाव व पत्ता

1 नाव: दिव्य जैन - -  
 वय: 34  
 पत्ता: ठाणे  
 पिन कोड: 400602



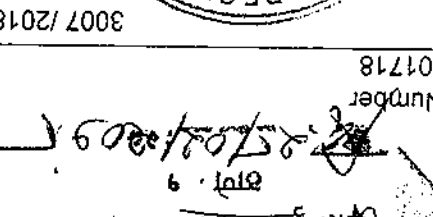
2 नाव: निखील उकर - -

वय: 37  
 पत्ता: किरण सोसायटी दादा पाटील बाकी रोड ठाणे  
 पिन कोड: 400602



शोध:-  
 खालील वसुध असे निवृत्त करताना को ने दस्तऐवज करून देणा-यांना व्यक्तीय: शोधवताना, व त्यांची ओळख पटवितात

अर्थकारणाचे नाव व पत्ता  
 1 नाव: दिव्य जैन - -  
 वय: 34  
 पत्ता: ठाणे  
 पिन कोड: 400602



शोधवताना, व त्यांची ओळख पटवितात  
 खालील वसुध असे निवृत्त करताना को ने दस्तऐवज करून देणा-यांना व्यक्तीय: शोधवताना, व त्यांची ओळख पटवितात



अर्थकारणाचे नाव व पत्ता  
 2 नाव: निखील उकर - -  
 वय: 37  
 पत्ता: किरण सोसायटी दादा पाटील बाकी रोड ठाणे  
 पिन कोड: 400602

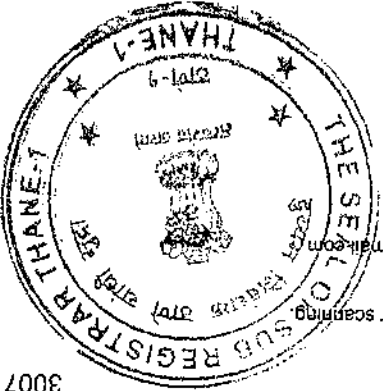
अर्थकारणाचे नाव व पत्ता  
 1 नाव: दिव्य जैन - -  
 वय: 34  
 पत्ता: ठाणे  
 पिन कोड: 400602



अर्थकारणाचे नाव व पत्ता  
 2 नाव: निखील उकर - -  
 वय: 37  
 पत्ता: किरण सोसायटी दादा पाटील बाकी रोड ठाणे  
 पिन कोड: 400602

अर्थकारणाचे नाव व पत्ता  
 1 नाव: दिव्य जैन - -  
 वय: 34  
 पत्ता: ठाणे  
 पिन कोड: 400602

अर्थकारणाचे नाव व पत्ता  
 2 नाव: निखील उकर - -  
 वय: 37  
 पत्ता: किरण सोसायटी दादा पाटील बाकी रोड ठाणे  
 पिन कोड: 400602



1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.  
 2. Get print immediately after registration.  
 For feedback, please write to us at feedback.isarita@gmail.com

Know Your Rights as Registrants  
 3007/2018

Sub Registrar Thane 1  
 EPayment Details  
 EPayment Number  
 1 MH01118779201718E  
 Deplacement Number  
 0006141101201718

शिक्रा क्र. 4 ची वेळ: 28 / 02 / 2018 06 : 12 : 38 PM  
 शिक्रा क्र. 5 ची वेळ: 28 / 02 / 2018 06 : 12 : 46 PM

शिक्रा क्र. 3 ची वेळ: 28 / 02 / 2018 06 : 11 : 26 PM

शिक्रा क्र. 4 ची वेळ: 28 / 02 / 2018 06 : 12 : 38 PM  
 शिक्रा क्र. 5 ची वेळ: 28 / 02 / 2018 06 : 12 : 46 PM

शिक्रा क्र. 3 ची वेळ: 28 / 02 / 2018 06 : 11 : 26 PM

शिक्रा क्र. 4 ची वेळ: 28 / 02 / 2018 06 : 12 : 38 PM  
 शिक्रा क्र. 5 ची वेळ: 28 / 02 / 2018 06 : 12 : 46 PM

शिक्रा क्र. 3 ची वेळ: 28 / 02 / 2018 06 : 11 : 26 PM

शिक्रा क्र. 4 ची वेळ: 28 / 02 / 2018 06 : 12 : 38 PM  
 शिक्रा क्र. 5 ची वेळ: 28 / 02 / 2018 06 : 12 : 46 PM





पृष्ठा क्र. 2

दृश्य निबंधक : इ. नि. ठाणे 1

दस्ता क्रमांक : 3007/2018

नोंदणी :

Regn:63m

**गावाचे नाव : 1) ठाणे**

(1) विवेचनाचा प्रकार कारनामा

(2) मांडवला 5448800

(3) बाजारभाव(भाडेपट्टयव्या 2603000

बाबतिलपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)

(4) भू-मापन,पॉटहिसा व घरकमांक (असल्यास) 1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्धन:सदानिका नं: सदानिका क्र.904, माळा नं: 9वा मजला विल्डिंग न.बी-6, इमारतीचे नाव: फ्लोरिडा विल्डिंग सॉई कानिक प्रोजेक्ट, रोड : डावले ठाणे, इतर माहिती: सॉई नं 5 हिस्सा नं. 9 सॉई नं 5 हिस्सा नं.5 बी क्षेत्र 556 चौ.फूट कोर्ट (Survey Number : 5/5 : )

(5) क्षेत्रफळ 1) 556 चौ.फूट

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करण देणा-या/लिहिन देणा-या पक्षकाराचे नाव किंवा इतरून जखतीवाल आप जैन - - बय-58; पता:-पॉट नं: सदानिका क्र.301, माळा नं: 3, इमारतीचे नाव: फ्लोरिडा विल्डिंग, ब्लॉक नं: देणी नोका, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पं नं:-AAAAO3892M

(8)दस्तऐवज करण देणा-या पक्षकाराचे व किंवा विवाणी न्यायालयया व इमारतीचे नाव: वासुदेव पॉट्टे, ब्लॉक नं: कानिकया रोड , रोड नं: मीरा रोड साईबर, इमारतीचे नाव: पिन कोड:-401107 पं नं:-FAP50859A

(9) दस्तऐवज करण देण्याचा दिनांक 28/02/2018

(10)दस्त नोंदणी करण्याचा दिनांक 28/02/2018

(11)अनुकमांक,वड व पृष्ठ 3007/2018

(12)बाजारभावमागणे मुद्रांक शुल्क 326950

(13)बाजारभावमागणे नोंदणी शुल्क 30000

(14)शेरा

मुद्रांकमागणी विषयाने घेतलेला

पपशीत:-

मुद्रांक शुल्क आकारणाने निवडलेला

अनुबंध :-

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

