

सूची क्र.2

दुय्यम निबंधक : मद्र दु.नि.ठाणे 5

दस्त क्रमांक : 11501/2023

नोंदणी :

Regn:63m

गावाचे नाव : ओवळे

निवेदनाचा प्रकार

गोवदला

वाजारभाव(भाडेपट्ट्याच्या तिनपट्टाकार आकारणी देतो की पट्टेदार मुद करावे)

भू-मापन, पोटहिस्मा व क्रमांक(अमल्याम)

करारनामा

4600000

4572320

1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मदतिका क्र. 205, दुमरा मजला, अग्रहत प्लाझा, फेज 1 को-ऑप.हौ.सो.बिल्डींग ए, ओवळा बस स्टॉप, जीबी रोड, ओवळा, ठाणे प - 400615..... मदनिकेचे क्षेत्रफळ 55.76 चौ. मी. वांधीव..... झोन नं. 20/78/1व-3((Survey Number : Chalra No. 62, 63, 64, 65, 66, 67, 68, 69, 70 and 70A ;))

1) 55.76 चौ.मीटर

5) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

7) दस्तगवेज करून घेणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-विलास जी. वैद्य . वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं. 301, माळा नं: निमरा मजला, इमारतीचे नाव: कृष्णमुर्ती पार्वती भवन सोसायटी, ब्लॉक नं: ., रोड नं: खारकर लेन, ओल्ड पोलिम लार्डन समोर, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAJPV9266A

2): नाव:-मानसी विलास वैद्य . वय:-51; पत्ता:-प्लॉट नं: फ्लॅट नं. 301, माळा नं: निमरा मजला, इमारतीचे नाव: कृष्णमुर्ती पार्वती भवन सोसायटी, ब्लॉक नं: ., रोड नं: खारकर लेन, ओल्ड पोलिम लार्डन समोर, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AFNPV7531H

(8) दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-श्वेता सुभाष शेटी . वय:-47; पत्ता:-प्लॉट नं: फ्लॅट नं. मी-41, माळा नं: ., इमारतीचे नाव: जिवन पूरण को-ऑप.हौ.सो.लि, ब्लॉक नं: नाना सहकार शेट रोड, सम्राट हॉटेल जवळ, रोड नं: डोंबिवली प, कल्याण, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-ERBPS1384F

(9) दस्तगवेज करून दिल्याचा दिनांक

12/07/2023

(10) दस्त नोंदणी केल्याचा दिनांक

12/07/2023

(11) अनुक्रमांक, खंड व पृष्ठ

11501/2023

(12) वाजारभावाप्रमाणे मुद्रांक शुल्क

322000

(13) वाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा

सह दुय्यम निबंधक, ठाणे क्र.५

मुल्यांकनामाठी विचागत घेतलेला तपशील:-

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





CHALLAN
MTR Form Number-6



Date 03/07/2023-11:36:12 Form ID 25.2

MH004599304202324M

BARCODE

Payer Details

Department Inspector General Of Registration
Type of Payment Stamp Duty
Registration Fee
Office Name THNS_THANE NO 5 JOINT SUB REGISTRA
Location THANE
2023-2024 One Time

TAX ID / TAN (If Any)
PAN No.(If Applicable) ERBPS1384F
Full Name SHWETA SUBHASH SHETTY
Flat/Block No. FLA T NO. 205, 2ND FLOOR, ARIHANT PLAZA,
Promises/Bulding PHASE 1 CHS LTD

| Account Head Details | Amount In Rs. |
|--------------------------|---------------|
| 0046401 Stamp Duty | 322000.00 |
| 0063301 Registration Fee | 30000.00 |

Road/Street NEAR OVALA BUS STOP,
Area/Locality GB ROAD, OVALA, THANE WEST
Town/City/District
PIN 4 0 0 6 1 5

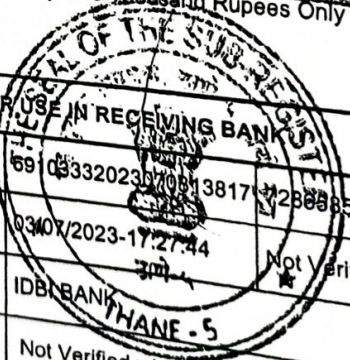
Remarks (If Any)
PAN2=AAJPV9266A-SecondPartyName=VILAS G VAIDYA
ट न न - 4
दस्त क्र. 99409/2023
2/30

Amount In Words Three Lakh Fifty Two Thousand Rupees Only

Payment Details IDBI BANK

Cheque/DD Details
Cheque/DD No.
Name of Bank
Name of Branch

FOR USE IN RECEIVING BANK
Bank CIN Ref. No. 69103332023070813817128888587
Bank Date RBI Date 03/07/2023-17:27:44
Bank-Branch IDBI BANK THANE - 5
Scroll No. , Date Not Verified with Scroll



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9320356356
चलान केवल दृष्टान्त लिखक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू.



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CHALLAN
MTR Form Number-6



| | | | |
|--------------------|---------|--------------------------|--------------|
| MH004599304202324M | BARCODE | Date 03/07/2023-11:36:12 | Form ID 25.2 |
|--------------------|---------|--------------------------|--------------|

| | | |
|--|------------------------|--|
| Department Inspector General Of Registration | TAX ID / TAN (If Any) | |
| Stamp Duty | PAN No.(If Applicable) | ERBPS1384F |
| Registration Fee | Full Name | SHWETA SUBHASH SHETTY |
| Name THN5_THANE NO 5 JOINT SUB REGISTRA | Flat/Block No. | FLA T NO. 205, 2ND FLOOR, ARIHANT PLAZA, |
| Location THANE | Premises/Building | PHASE 1 CHS LTD |

| Account Head Details | Amount In Rs. | Road/Street |
|-------------------------|---------------|----------------------------|
| 046401 Stamp Duty | 322000.00 | NEAR OVALA BUS STOP, |
| 063301 Registration Fee | 30000.00 | GB ROAD, OVALA, THANE WEST |
| | | Town/City/District |
| | | PIN 4 0 0 6 1 5 |

| | |
|------------------|--|
| Remarks (If Any) | PAN2-AAJPV9266A SecondPartyName-VILAS G VAIDYA |
| | र न न - ५ दस्ता क्र. ११५०९/२०२३ ३/३० |
| Amount In Words | Three Lakh Fifty Two Thousand Rupees Only |

| | |
|-------------------|---|
| Payment Details | IDBI BANK |
| Cheque-DD Details | FOR USE IN RECEIVING BANK |
| DD No. | Bank CIN Ref. No. 69105332023020313817 228858587 |
| Bank | Bank Date RBI Date 03/07/2023-17:27:44 04/07/2023 |
| Branch | Bank-Branch IDBI BANK THANE - 5 |
| | Scroll No. , Date 100 , 04/07/2023 |

Signature Not Verified
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02 Date: 2023.07.04 19:48:22 IST
Location: India

Mobile No. : 9320356356
Not valid for unregistered document.
न न न - ५
दस्ता क्र. ११५०९/२०२३
३/३०

| Remarks | Defacement No. | Defacement Date | Userid | Defacement Amount |
|----------------|------------------|---------------------|--------|-------------------|
| (IS)-335-11501 | 0002629430202324 | 12/07/2023-19:47:09 | IGR117 | |

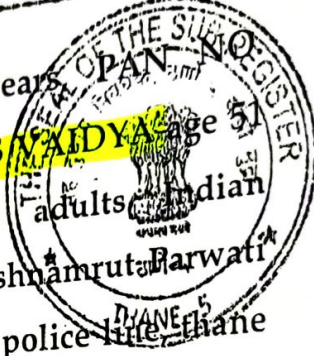
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Thane on this 12th day of July, 2023.

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| दस्ता क्र. ११५०९/२०२३ |
| ५/३० |

BETWEEN:

MR. VILAS G. VAIDYA, age 58 years, PAN NO. AAJPV9266A and MRS. MANSI VILAS VAIDYA, age 51 years, PAN NO. AFNPV7531H, both adults Indian Inhabitants, residing at Flat no.301, Krishnaamrut, Parwati Bhavan Society, kharkar lane, opp. Old police line, Thane West (W) hereinafter referred to as "TRANSFERORS" the party of the FIRST PART.



AND

MRS. SHWETA SUBHASH SHETTY, aged 47 years, PAN - ERBPS1384F Hindu, Indian Inhabitants, having address at C-41, Jeevan Pushpa CHS, Nana Shankar Sheth Road, near Samrat Hotel, Dombivali west, Kalyan, Thane, Maharashtra-421202 as "TRANSFEE" the party of the SECOND PART.

(The terms/expressions "TRANSFERORS" & "TRANSFEE" shall unless repugnant to the context or meaning thereof shall deem and mean to include their respective heirs, executors, administrators and assigns etc).

WHEREAS the TRANSFERORS is absolutely seized and possessed of or otherwise well and sufficiently entitled to Flat No. 205, on the 2nd floor, in the building of the society known as ARIHANT PLAZA, Phase 1 Co-operative

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| दस्ता क्र. ११५०१/२०२३ |
| ६/२० |



Housing Society Ltd; Building A, being lying and situate at
Ovala Bus Stop, GB Road, Ovala, Thane (W) the
aforesaid flat is hereinafter referred to as "said premises"
and the aforesaid society is hereinafter referred to as "said

AND WHEREAS the TRANSFERORS had purchased the
said premises from Mr. Manoj Satish Kotlapure and Mr,
Satish Manik Kotlapure, Agreement dated 12th November
2010, TNN-1/08773-2010 they had purchased the said
premises from Arti Enterprise - Developer vide Agreement
dt 12/07/2006 registered at Sr. no TNN 1/03670/2006.

AND WHEREAS the TRANSFERORS are the members of
the said society and are holding five fully paid up shares of
Rs. Fifty each under Share Certificate bearing No.
consisting of five distinctive shares from Nos. to issued
by the said society

AND WHEREAS the TRANSFERORS is desirous to sell the
said premises alongwith all the shares, rights, title and
interest, and the TRANSFEREE is ready and willing to
purchase the same from the TRANSFERORS at or for an
agreed full and final consideration of Rs. 46,00,000/-
(Rupees Forty Six Lakhs Only) agreed paid by the
TRANSFEREE to the TRANSFERORS in the manner herein
under agreed between the parties.

NOW THEREFORE THIS INDENTURE WITNESSETH
AS UNDER:

[Signature]

[Signature]

[Signature]

17/30



1. The TRANSFERORS shall sell and the TRANSFEREE shall purchase the said premises together with all its shares, rights, title and interest together with the interest of the TRANSFERORS in the capital of the said society and also together with all the deposits standing in the name of the TRANSFERORS with the said society, Mahanagar Gas and/or with the MSEDCL and/or any other authority free from encumbrances of any nature whatsoever in the said premises more particularly described in the schedule hereunder written at or for and agreed full and final consideration of Rs. 46,00,000/- (Rupees Forty Six Lakhs Only) to be paid by the TRANSFEREE on or before 15th June 2023.

2. The TRANSFEREE have already on or before the execution of these presents paid a sum of Rs.46,00,000/- (Rs. Forty Six Lakhs only) to the TRANSFERORS towards the part payment out of agreed consideration amount in respect of the sale of the said premises (the receipt whereof the TRANSFERORS doth hereby admit and acknowledge at the foot of this deed herein).

3. It is agreed by the TRANSFERORS that the TRANSFERORS shall hand over the vacant and peaceful possession of the said premises to the TRANSFEREE after full and final payment and subject to receipt of full consideration from the TRANSFEREE as agreed heretofore.

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दस्ता क्र. ११५०९ / २०२३
१२ / २०



The TRANSFERORS have no objection for the change of name in respect of the said premises by the TRANSFEREE the name of the TRANSFEREE in Society records, M.S.E.D.C.L. records, Municipal records, Mahanagar Gas, or any other relevant records after the receipt of full consideration.

18. The TRANSFEREE shall deduct 1 % TDS from the total consideration amount payable to the TRANSFERORS and the same shall be deposited in the Government Treasury and payment challan shall be furnished to the TRANSFERORS.

SCHEDULE

Flat No. 205, on the 2nd floor, 600sq ft built up in the building of the society known as **ARIHANT PLAZA, Phase 1 Co-operative Housing Society Ltd; Building A** being lying and situate at near Ovala Bus Stop, GB Road, Ovala, Thane (W) being lying lying on the plot of land bearing **Chalta No.62, 63, 64, 65, 66, 67, 68, 69,70 and 70A** Gaothan Ovala Thane, within the limits of Thane Municipal Corporation, Thane. The aforesaid Society is a registered society registered under the provisions of Maharashtra Co-operative Societies Act 1960 bearing Registration No. TNA/(TNA)/HSG/(TC)19474-2008.

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दस्त क्र. ११५०९/२०२३
१३/३०



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

SIGNED SEALED & DELIVERED BY

the withinnamed 'TRANSFERORS'

MR. VILAS G. VAIDYA

MRS. MANSI VILAS VAIDYA

the party of the FIRST PART

in presence of

WITNESSES:

1.

2. Rathna B. Shetty

SIGNED SEALED & DELIVERED BY

the withinnamed 'TRANSFeree'

MRS. SHWETA SUBHASH SHETTY

the party of the SECOND PART

in the presence of

WITNESSES:

1.

2. Rathna B. Shetty



Mbaf



Shetty



MR A. PATIL
B.A., B.L., D.C.L., LL.B.
ADVOCATE

Tel. 2572502
201, SWARAT, Ghovevt Chowk,
(Tembhi Naka), Thane-400 601



CERTIFICATE OF TITLE

Re. :- The Immovable property adm. 1802.2 Sq. Mtrs., bearing Chalta Nos.62, 63, 64, 65, 66, 67, 68, 69, 70 and 70A situate at Revenue Village (Gaothan), Ovala, Thane, Taluka and District Thane and within the limits of Thane Municipal Corporation.

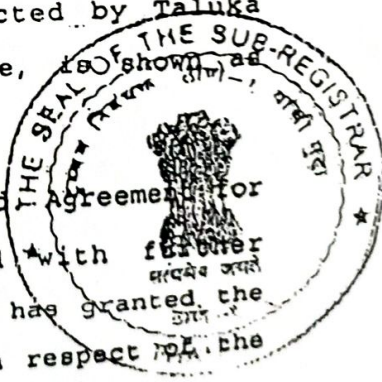
- Shri Kaushik N. More - Owner

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT I have investigated the title of the Owners to the aforesaid property on the basis of search taken with the Office of the Sub-Registrar of Assurances, Thane; Public Advertisement; perusal of Revenue Records and documents submitted and declarations made and clarifications given I have observed as under :-



1. As per enquiry register maintained by City Survey Office on the basis of Gaothan Survey conducted by Taluka Inspector of land Officer One Kaushik N. More, is shown as holder in respect of aforesaid land.



2. Said Kaushik N. More by and under Regd Agreement for Development dated 5th February, 2003, read with further Supplementary Agreement dated 22nd April, 2004, has granted the Development Rights and rights to receive TDR in respect of the

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दस्ता क्र. ११५०१/२०२३

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said property and in favour Shri Shamprat Damodar Mhatre, the
Proprietor of M/s. Akash Developers, for the price or
consideration and upon the terms and conditions contained
herein; and further have executed in favour of Shri Shamprat
Damodar Mhatre separate Power of Attorney, inter alia, dated 6th
May, 2004, authorising him, to inter alia, obtain TDR out of the
said property.

3. IN VIEW OF THE ABOVE, IN MY OPINION :-

- a) The Title of the Owner to the aforesaid property is clear, marketable and free from encumbrances and reasonable doubts and
- b) M/s. Aarti Enterprises, have got rights, inter alia, to obtain TDR of the said property.

This Certificate is issued to said M/s. Akash
Developers to obtain TDR of the said property.

Thane, dated this 8th day of May, 2004.



Damodar Patil
DAMODAR PATIL
ADVOCATE.



Shel
Mad

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ANNEXURE - 4
क्र. 99509/2008
Certificate No. 2099

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 38 & 24)

SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

सुधारीत मुद्रा

तळ मजला + स्ट्रिट (पार्ट) + सहा मजले + साईट (पार्ट) मसल्याकरिता

V.P.No. २००३/८९

TMC/TDD/ 2889

Date 90/e/2008

TO,

Shri/ Smt. मे. आकृती कन्सल्टन्टस् (C/o. Shir. A. V. DESAI) (Architect)

Shri/Smt. श्री कौशिक नारायण मोरे (Owner)

करिता मे. आरती एंटरप्राइजेस तर्फे

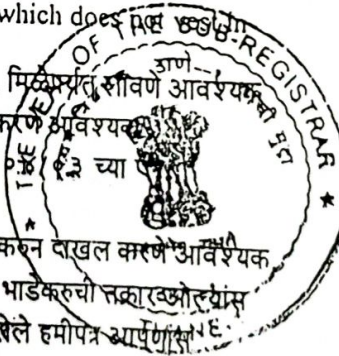
श्री. पारसकुमार के. जैन

(मुखत्यारपत्रधारक)

Sir

With reference to your application No. 18664 dated 19.08.2004 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 to erect building No. _____ in Village ओवळी सेक्टर नं. ६ Ward No. _____ Situated at Road / Street Ghodbunder Road S.No./ City No./ F.P.No. चालता क्र. ६२ ते ७०, ७०अ, ए. एस. शिट नं. ४ H.No. / T.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 Public Street.
- 2) No new building or part there of 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 belong to you.
- 5) कामाला सुरुवात करणेपूर्वी जागेवर संपूर्ण माहिती दर्शक फलक ओ. सी. मिळवण्याची आवश्यकता आहे.
- 6) वृक्ष, पाणी व इन्फ्रस्ट्रक्चर विभागाचे नाहरकत दाखले ओ. सी. पूर्वी दाखल करणे आवश्यक आहे.
- 7) सा. बां. विभाग, ठाणे यांचे पत्र जा. क्र. ठा. वि/रेशा/२७१७, दि. २८/०८/०८ च्या अटी व शर्ती आपणांस बंधनकारक राहतील.
- 8) ओ. सी. पूर्वी रस्त्याखालील क्षेत्राचा ७/१२ उतारा ठा. म. पा. च्या नावे करून दाखल करणे आवश्यक आहे.
- 9) भाडेकरूची पर्यायी व्यवस्था करणेची जबाबदारी विकासक यांची राहिल व भाडेकरूची तक्रार/अडथळे त्यांचे निवारण करण्याची जबाबदारी विकासक यांची राहिल त्याबाबत दिलेले हमीपत्र आपणांस बंधनकारक राहिल.
- 10) ओ. सी. पूर्वी एन. अ. परमिशन दाखल करणे आवश्यक आहे.



क. मा. प.

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| क्र. २ | |

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दस्तावेज क्र. ११५०९/२०२३

(३) मालकीबाबत वाद निर्माण झाल्यास (प्रापटी कार्ड तयार नसल्यामुळे) त्याची संपूर्ण
संबंधात विकासकृत्यांचा अभाव राहिल.

(४) नकारानुसार, होडावयाचे बांधकाम वापर परवानापूर्वी काढणे आवश्यक.



WARNING - PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION THE
APPROVALS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

मा. उपनगर अभियंता यांच्या मान्यतेनुसार

Office No.

Office Stamp

Date



Yours faithfully

[Handwritten Signature]

कार्यकारी अभियंता
शहर विकास विभाग

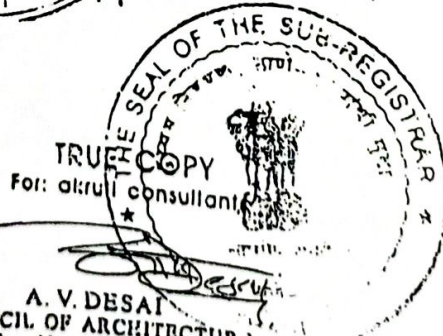
ठाणे महानगर पालिका, ठाणे.

Issued by



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.



A. V. DESAI
COUNCIL OF ARCHITECTURE
REGN. No.: CA/94/17921

ट. न. न. - ९

दस्तावेज क्र. ११५०९/२०२३

१५/०२

दस्तावेज क्र. ३४५०२००६

३०-०६

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 37)

Occupancy Certificate

1245

V.P. No. २००३/८९

इमारत क्र 'अ' तळ + सात मजल्या करिता.
TMC/TDD 30/1

मे. आकृती कन्सल्टन्ट्स. C/o. श्री. अ. व्ही. देसाई 1
१०५/अ-२ विंग. आनंद सावली.
साव्हस रोड, लुईसवाडी, ठाणे.
श्री. कौशिक नारायण मोरे
करिता: मे. आरती एंटरप्राइजेस तर्फे
श्री. पारसकुमार के. जैन

| |
|-----------------------|
| दि. २०/०८/२००७ |
| वस्तु विभागाद |
| दस्ता क्र. ११५०१/२०२३ |
| पृष्ठ संख्या 30 |

Sub: वापर परवाना चालता क्र. ६२ ते ७०, ७० अ, एल. एस. शिट नं. ४
मौजे - ओवळा, घोडबंदर रोड, सेक्टर नं. ६, ठाणे. [प]

Ref. V.P. No. २००३/८९

Your Letter No. २०२०४ दि. ०२/०८/२००७



The part / full development work / erection / re-erection or alteration in / of building A part building
No. 'A' situated at ओवळा Road / Street घोडबंदर रोड

Ward No. Sector No ६ S.No. / C.T.S.No. / F.P.No.

चालता क्र. ६२ ते ७०, ७० अ, एल. एस. शिट नं. ४ Village / FPS No. ओवळा under the
supervision of श्री. अ. व्ही. देसाई Licensed Surveyor / Engineer / Structural Engineer / Supervisor /

architect / Licenec No. सीए / १४ / १७९२३. may be occupied on the following conditions.

- १] मंदभांकित परवानगी / सी. सी. नं. वि. प्र. क्र. २००३/८९ ठा. म. पा. / श. वि. वि. / २३ दि. २६/०४/२००७ मधील उर्वरीत अटी इमारत क्र. 'बो' साठी बंधनकारक राहतील.
- २] दि. २७/०३/०६ रोजीच्या मलनिःसारण विभागाकडील नाहरकत प्रमाणपत्रातील अटी आपणांस बंधनकारक राहतील
- ३] दि. २२/१२/२००५ रोजीचा पाणी पुरवठा विभागाकडील नाहरकत प्रमाणपत्रातील अटी आपणांस बंधनकारक राहतील.

A copy of certified completion plan is returned herewith.

Yours faithfully,



कार्यकारी अभियंता,
शहर विकास विभाग,
ठाणे महानगर पालिका, ठाणे.

Municipal Corporation of
the city of Thane.

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

(Handwritten signature)

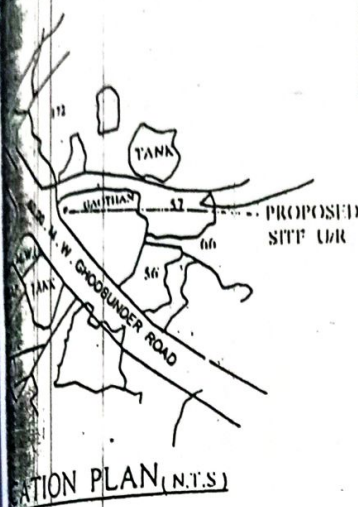
CONTENTS OF SHEET AMMENDED PLAN ①

SITE PLAN, GROUND FL PLAN, TYP FL PLAN, PLOT AREA CALC, LINE AREA DIA. OF GR. 1st & 2nd FLR, DALC. AREA CALC, SECTION, FRONT ELEVATION, AREA UNDER ROAD CALC, SECTION THROUGH U.G. TANK & COMPOUND WALL, PLOT AREA CALC, BUILT UP AREA SUMMARY

STAMP OF APPROVAL BY T.M.C

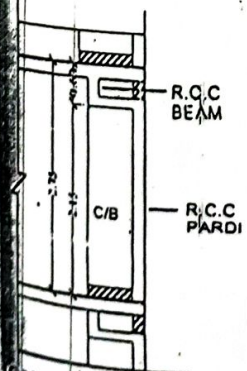
CERTIFIED TRUE COPY OF
 V.R. No./LETTER No. 2003/89
 APPROVAL No. TMC/ITDD/2441
 DATED 17/09/2004
 BY THANE MUNICIPAL CORPORATION, THANE
 For akruil consultants

टनन - ५
 दस्ता क्र. ११५०१/२०२३
 २५/३०



| NO. | DESCRIPTION |
|-----|--------------------------|
| 201 | T.W. FLUSH DOOR |
| 202 | T.W. PANELLLED DOOR |
| 203 | WITH VENTILATOR |
| 204 | ALU. FRAME SYNTAX DOOR |
| 205 | ALU. SLIDING WINDOWS |
| 206 | DO |
| 207 | ALU. LOUVERED VENTILATOR |
| 208 | R.C.C CEMENT JALI |

NOTES :-
 AREA IN METRIC.
 0.23 THK. & INTERNAL WALL 0.15 THK.
 PLOT SHOWN IN THICK BLACK.
 AS PER PHYSICAL SHOWN IN THICK BLACK
 SHOWN IN RED FILLED.
 PAGE LINE SHOWN IN RED DOTTED
 TO BE DEMOLISHED SHOWN IN
 (D.P.) SHOWN IN GREEN
 DRAWN AS PER OWNERS SUGGESTION

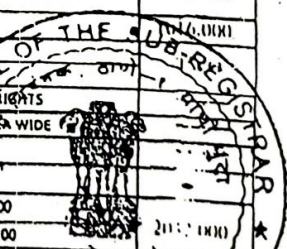


A. V. DESAI
 COUNCIL OF ARCHITECTURE
 REGN. No.: CA/94/17923



PROFORMA - I

| A | AREA STATEMENT | SCHEMATIC |
|------|--|-------------------|
| 1 | AREA OF THE PLOT (AS PER SKETCH) | 1770.280 |
| 2 | DEDUCTION FOR | 879.64 |
| a | ROAD SET BACK AREA (EXIST. ROAD 12.75 + PROP. ROAD 8/2.51) | 889.056 |
| b | PROPOSED ROAD | THANE |
| c | ANY RESERVATION | |
| d | TOTAL (A+B+C) | 885.660 |
| 3 | BALANCE AREA OF PLOT (1 MINUS 2) | 893.620 |
| 4 | DEDUCTION FOR RECREATIONAL GROUND (IF DEDUCTIBLE) | |
| 5 | NET AREA OF THE PLOT (3 MINUS 4) | 893.620 |
| 6 | ADDITIONS FOR F.S.I : 872.91 - 122.38 = 750.53 750.53 x 2 = 1501.06, BALANCE FOR T.D.R | 122.380 |
| 7 | TOTAL AREA (5 + 6) | 1016.00 |
| 8 | F.S.I PERMISSIBLE - COMMERCIAL = 0.50 RESIDENTIAL = 1.50 | |
| 9 | F.S.I CREDIT AVAILABLE BY DEVELOPMENT RIGHTS RESTRICTED TO 40% OF THE BALANCE AREA WIDE | |
| 10 | PERMISSIBLE FLOOR AREA ((7X8) - 9) 1016.00 x 0.50 = 508.00 COMM. AREA = 508.00 1016.00 x 1.50 = 1524.00 RESI. AREA = 1524.00 | |
| 11 | EXISTING FLOOR AREA | |
| 12 | PROPOSED AREA : COMM. RESI. | 508.00 1524.00 |
| 13 | EXCESS BALCONY AREA TAKEN IN F.S.I (AS PER III BELOW) | 1502.48 |
| 14 | TOTAL BUILT UP AREA PROPOSED (11 + 12) | 2008.172 |
| 15 | AREA BALANCE FOR T.D.R (24-6) | |
| B | BALCONY AREA STATEMENT | |
| i) | PERMISSIBLE BALCONY AREA PER FLOOR | |
| ii) | PROPOSED BALCONY AREA PER FLOOR | |
| iii) | EXCESS BALCONY PER FLOOR | |
| iv) | TOTAL EXCESS BALCONY AREA PER FOR ALL FLOOR | |
| C | TENAMENT STATEMENT | |
| i) | PROPOSED AREA (ITEM A-12 ABOVE) | |

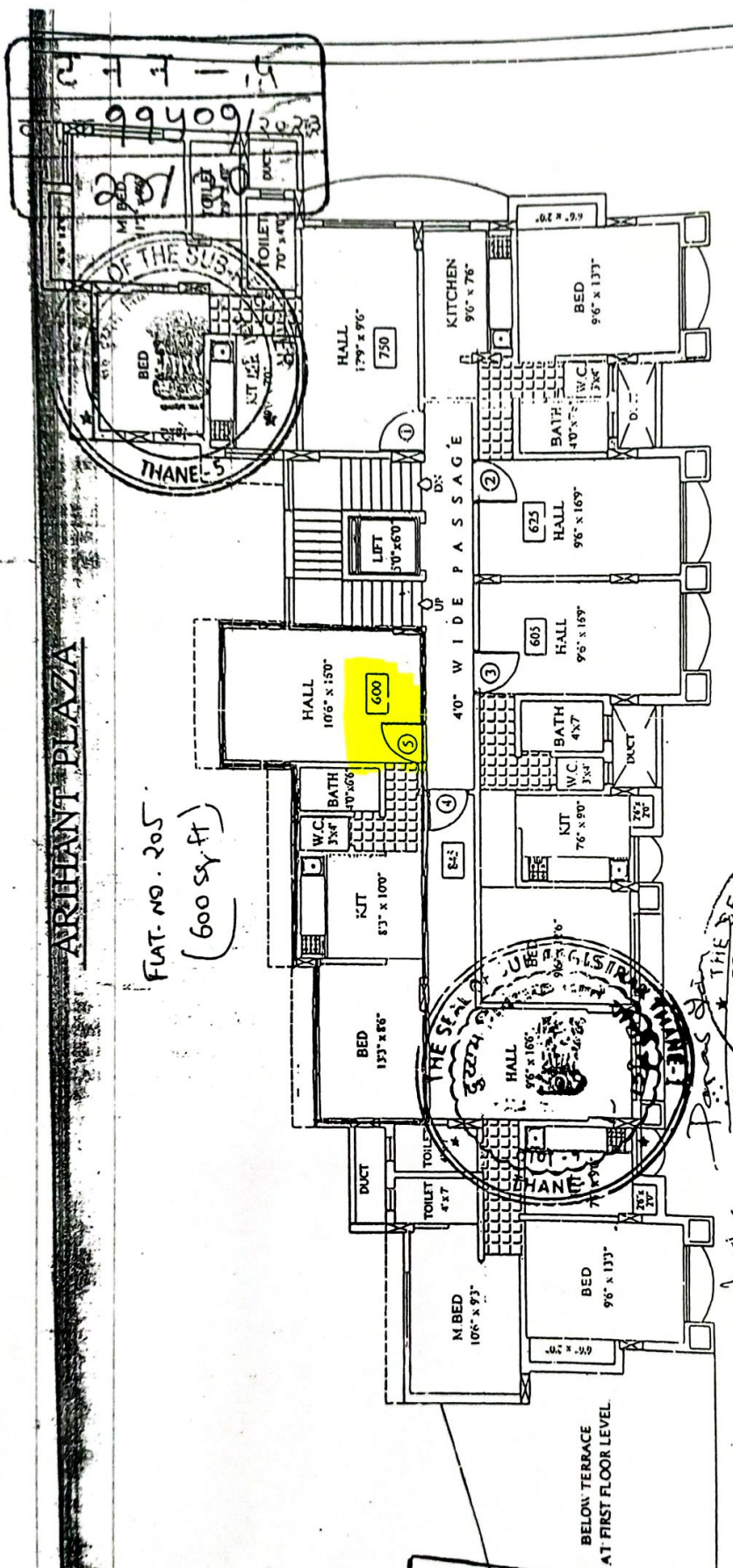


टनन-१
 दस्ता क्रमांक. ८५२/२०१०

टनन-२
 दस्ता क्रमांक. ३६०८/२००५
 ५५-५६

ARJUNANT BLAZA

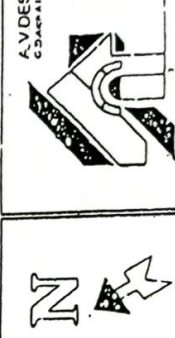
FLAT NO. 205
(600 sq. ft.)



TYPICAL FLOOR PLAN
(6th FLOOR)



AKRUTI CONSULTANTS
ARCHITECT - INTERIOR DESIGNER
105 / A-2 WING ANAND SAVALI
NEAR LANDMARKS, JUSHY, D. THANE-403002



A.V. DESAI
CHARTERED ARCHITECT

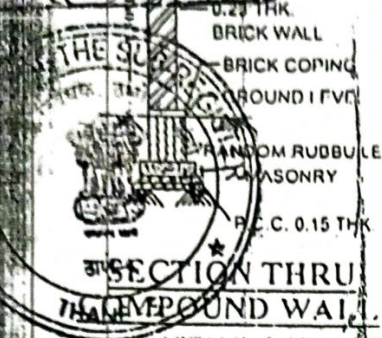
PROPOSED BUILDING ON LAND BEARING
CEALTA NO. 62 TO 70, 70A; L.S. SHEET NO. 4, VILLAGES OVAL
GHODBUNDER ROAD, THANE;
FOR :- AARTI ENTERPRISES

Handwritten signatures and notes in the bottom left corner.

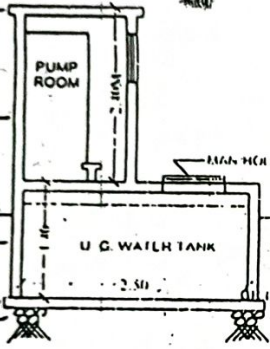
दनन-9
दस्तावेज क्र. 1003/20070
92/122

दस्तावेज क्र. 1003/20070
92/122

न - 4
 99909/2023
 06/130



(SCALE: 1:50)



SECTION THRU U/G WATER TANK
 (SCALE: 1:50)

| TENEMENT STATEMENT | | 2008/2021 |
|-----------------------------|--|-----------|
| i) | PROPOSED AREA (ITEM A-12 ARCH/16) | |
| ii) | LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.) COMM. | 506.882 |
| iii) | AREA AVAILABLE FOR TENEMENT ((I) MINUS (II)) | 1502.43 |
| iv) | TENEMENT PERMISSIBLE (DENSITY OF TENEMENT/HECTARE) 300/M | 45 NOS. |
| v) | TENEMENT PROPOSED | 31 NOS. |
| vi) | TENEMENT EXISTING | 31 NOS. |
| TOTAL TENEMENTS ON THE PLOT | | 11 NOS. |

| PARKING STATEMENT | | 11 NOS. |
|-------------------|--|---------|
| i) | PARKING REQUIRED BY REGULATION FOR : CAR SCOOTER/MOTER CYCLE, OUTSIDERS (VISITORS) | |
| ii) | COVERD GARAGES PERMISSIBLE | |
| iii) | COVERD GARAGES PROPOSED CAR SCOOTER/MOTER CYCLE, OUTSIDERS (VISITORS) | 2 NOS. |
| iv) | TOTAL PARKING PROVIDED | 11 NOS. |

SIGNATURE & ADDRESS OF OWNERS

M/s AARTI ENTERPRISES
 SHRI - PARAS KUMAR K. JAIN
 805, TAMANNA CO. OP. HSG. SOC.
 LOKMANYA NAGAR PADA NO. 2
 THANE (W)

SHRI P. K. JAIN
 (PROPRIETOR)

| REVISION | DESCRIPTION | DATE | SIGNATURE |
|----------|---------------|----------|-----------|
| ii) | AMMENDED PLAN | 18/08/04 | |

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 06/04/04 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

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BLDG.
 ON LAND BEARING CHALIA NO. 62 TO 70, 70A, L. S.
 SHEET NO. 4 VILLAGE OWALE BUS STOP,
 CHHONDER ROAD THANE.

FOR: M/s AARTI ENTERPRISES

| NORTH LINE | SIGNATURE OF ARCHITECT |
|-------------|---|
| N ↑ N | A. V. DESAI COUNCIL OF ARCHITECTURE RBON. No. 2797/2011 |

| JOB NO | DRG. NO. | SCALE | DATE | DRW. BY | CHECK BY |
|--------|----------|-------|----------|---------|----------|
| 182 | AE/M/01 | 1:100 | 14/08/04 | MUKESH | DESAI |



A.V. DESAI
 ARCHITECTS

akruti consultants
 ARCHITECT • INTERIOR DESIGNER
 105/A-2 WING GRAND SAVANI
 NEAR LANDMARK, LOUISWADE, THANE-400002
 THANE

2582 18,98
 2581 24,53
 9821346171

Shri

M/s

99909/2023

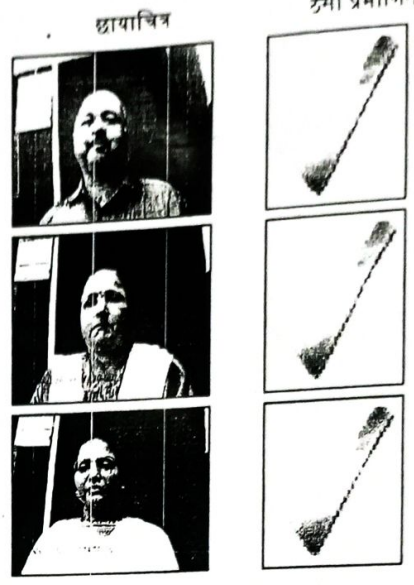
3.6.0

023 7 53 47 PM
दस्त क्रमांक: 11501/2023
दस्ता - कारनामा

पक्षकाराचे नाव व पत्ता
नाम विलास जी. वैद्य .
पत्ता: फ्लॉट नं: फ्लॉट नं. 301, माळा नं: तिमरा मजला, इमारतीचे
नाम: कृष्णमूर्ती पार्वती भवन सोमायटी, ब्लॉक नं: ., रोड नं: खारकर
मेन, ओल्ड पोलिस व्हाईन समोर, ठाणे प, महाराष्ट्र, ठाणे.
पिन नंबर AAJPV9266A

[Signature]

पक्षकाराचा प्रकार
लिहून देणार
वय :-58
स्वाक्षरी:-



नाम मानमी विलास वैद्य .
पत्ता: फ्लॉट नं: फ्लॉट नं. 301, माळा नं: तिमरा मजला, इमारतीचे
नाम: कृष्णमूर्ती पार्वती भवन सोमायटी, ब्लॉक नं: ., रोड नं: खारकर
मेन, ओल्ड पोलिस व्हाईन समोर, ठाणे प, महाराष्ट्र, ठाणे.
पिन नंबर AFNPV7531H

[Signature]

लिहून देणार
वय :-51
स्वाक्षरी:-

नाम घेना मुभाप शेटी .
पत्ता: फ्लॉट नं: फ्लॉट नं. सी-41, माळा नं: ., इमारतीचे नाव: जिवन
पुष्प को-ओप ही.सो.सि, ब्लॉक नं: नाना सहकार शेठ रोड, सम्राट
हॉटेल जवळ, रोड नं: डोंबिवली प, कल्याण, ठाणे, महाराष्ट्र, ठाणे.
पिन नंबर: ERBPS1384F

[Signature]

लिहून घेणार
वय :-47
स्वाक्षरी:-

ऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
ची वेळ: 12 / 07 / 2023 07 : 51 : 46 PM

मम असे निवेदीन करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता
नाम: प्रविण गुरव .
वय 31
पत्ता: नीपाडा, ठाणे प
पिन कोड: 400601

[Signature]

स्वाक्षरी



नाम: आर. वी. शेटी .
वय 67
पत्ता: डोंबिवली प.
पिन कोड: 421202

[Signature]

स्वाक्षरी

4 ची वेळ: 12 / 07 / 2023 07 : 52 : 54 PM

ची वेळ: 12 / 07 / 2023 07 : 53 : 00 PM नोंदणी पुस्तक 1 मध्ये

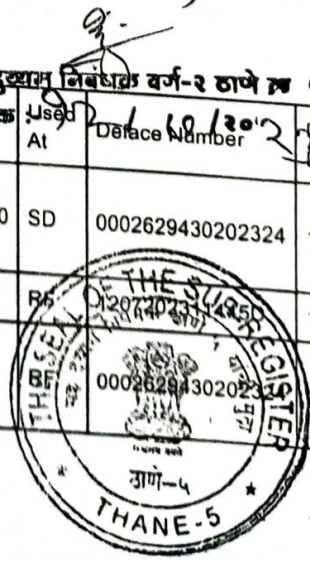
Registrar, Thane 5

प्रमाणित करण्यास येते वी,
दस्त पुस्तक..... 30 पाने असून
दस्त पुस्तक क्र..... 9 चे
दस्त क्रमांक. 99409... बर नोंदवला

Details

| Chaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| META SHASHI CITY | eChallan | 69103332023070313817 | MH004599304202324M | 322000.00 | SD | 0002629430202324 | 12/07/2023 |
| META SHASHI CITY | DHC | | 1207202311445 | 600 | Rf | | 12/07/2023 |
| META SHASHI CITY | eChallan | | MH004599304202324M | 30000 | | | 12/07/2023 |

[RF: Registration Fee] [DHC: Document Handling Charges]



Receipt (pavti)

335/11501

Wednesday, July 12, 2023

7:47 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 13372 दिनांक: 12/07/2023

गावाचे नाव: ओवळे

दस्तऐवजाचा अनुक्रमांक: टनन5-11501-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्वेता सुभाष शेटी .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
8:06 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

बाजार मुल्य: रु.4572320 /-

मोबदला रु.4600000/-

भरलेले मुद्रांक शुल्क : रु. 322000/-

सह दुय्यम निबंधक, ठाणे क.५

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1207202311445 दिनांक: 12/07/2023

बँकेचे नाव व पत्ता:


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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004599304202324M दिनांक: 12/07/2023

बँकेचे नाव व पत्ता:

[Handwritten Signature]

EDUCATION LOAN.

| | |
|--|---|
| LOS ID.: 427240610031955 | /HL/CAR/ED/20 -20 |
| Applicant Name : Ms. KHUSHI SUBHASH SHETTY | |
| Co-Applicant Name : Mrs. SHWETA SUBHASHCHANDRA SHETTY | |
| Contact Number (R) 8369771280 | (O) 8779554116 |
| Applicant CIF : 91504445022 | |
| Co-Applicant CIF : 91504460742 | |
| Loan Account No.: | |
| Collateral: | |
|  | |
| Loan Amount :- RS. 27.0 Lacs | Tenure : 180 MONTHS |
| Interest Rate :- 10.15% | EMI : |
| Loan Type : GLOBAL ED-VANTAGE (EDUCATION LOAN) | SBI Life : <input checked="" type="checkbox"/> YES / NO |
| Individual Housing Loan _____ Maxgain _____ Flexi _____ | |
| Realty _____ Optima _____ Others _____ | |
| Property Location : OWALA G.B. ROAD THANE | Trsr Sai. 20/6/24 |
| Property Cost : RS 60.00.000/= | Vastu - Vastu lab 20/6/24 |
| Name of Developer/Vendor : ARIHANT PLAZA PHASE I | Site RA |
| Offer: | |
| Name of Sourcing Person : ABSOLUTE BANKING & FINANCIAL SERV. SUDHANSHU MISHRA. | |
| Mobile / Email : 7506004285 sudhanshu0220@gmail.com | |



KASARVADAVLI BRANCH
(61708)

| | | |
|---|-----------------------|------------------|
| LOCALITY, CITY, PIN CODE, DISTRICT, STATE) | | |
| CONTACT NUMBER | 8369771280 | 8779554116 |
| MOBILE NUMBER | | |
| E-MAIL ID | kshetty2412@yahoo.com | subhashshetty11 |
| ADDRESS FOR CORRESPONDENCE (CHECK (V) OPTIONS AS APPLICABLE) | RESIDENTIAL ADDRESS / | OFFICE ADDRESS / |