

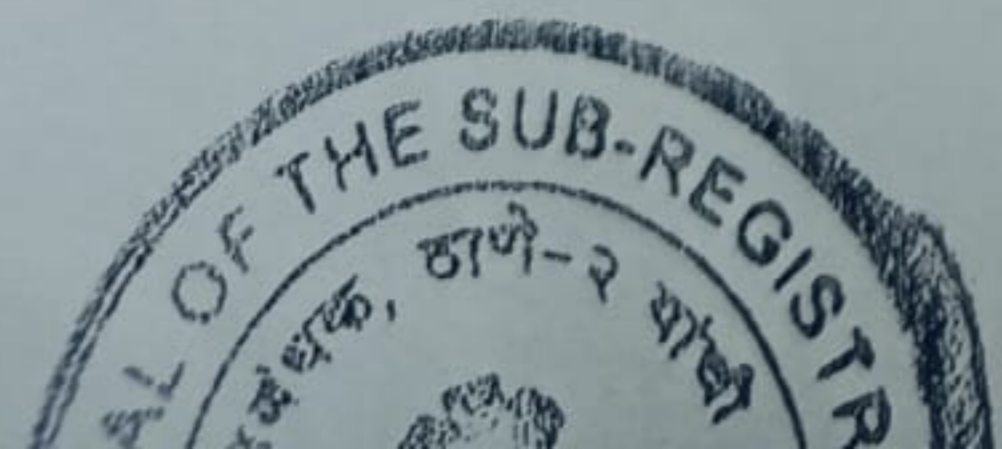
On or towards the West : —  
On or towards the South : —  
On or towards the North : —

SCHEDULE OF THE PREMISES TO BE  
PURCHASED BY THE PURCHASER

ALL THAT PREMISES bearing Flat No. 302, admeasuring about 463 sq.ft. (Carpet) area, on the 3rd floor of the said proposed building known as " VAISHNAVI PARK" situated Dattawadi, Kharegaon Naka, Kalwa, Thane-400605 on the property described in the Schedule written hereinabove.

following

Sr. No.	Rs.
1.	1
2.	
3.	
4.	





सूची क्र.2

दुयम निबंधक : सह दु.नि.ठाणे 2

दस्ता क्रमांक : 26231/2022

नोंदणी :

Regn:63m

भागाचे नाव : कळदा

(1) विशेषाभा प्रकार	करारनामा
(2) गोरदारा	4000000
(3) मत्तारसाव(शा)देपटयाका	3965184
(3) मत्तारसाव(शा)देपटयाका आकारणी देणे की पट्टेदार ते नयन करणे)	

(4) सून्यापन, पोस्ट्रिसा व धरकामांक(असल्यास)

1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मीजे कळदा जिल्हा ठाणे,सदनिका नं 302,विसरा मजला,कैष्णवी पार्क,दत्तवाडी,खारेगाव कळदा,ठाणे 400605,सदानेकेचे क्षेत्रफळ 463 चौ फुट(कारखेद)सर्वे नं 49,हिस्सा नं 6 (Selected Exemption : - 5 Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women --- Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area Criteria अन्वये मुद्रांक शुल्क मध्ये 1% सवलत देण्यात आलेली आहे.) ( Survey Number : 49 Hissa No. 6 : ) )

1) 463 चौ.फुट

(5) वेधफळ

(6)आगावणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-नेसरी जय माता दी एन्टरप्रायजेस सर्वे प्रोप्रा. अश्वद सुनील पाटील -- वय:-21: पत्ता:-प्लॉट नं: रुम नं.2, माळा नं: तळ मजला , इमारतीचे नाव: नरेण अपार्टमेंट,हिरादेवी गंधिर जवळ,, प्लॉक नं: खारेगाव, कळदा ठाणे , रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-GWH-PP7042G

(8)दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-शेवंती रामचंद्र म्हसकर -- वय:-49; पत्ता:-प्लॉट नं: ए/102, माळा नं: -, इमारतीचे नाव: गरीब नवाझ बिल्डिंग,रेल्वे स्टेशन जवळ, दत्तवाडी,मुंबा ठाणे , प्लॉक नं: -, रोड नं: मुंबई पुणे आगा रोड, महाराष्ट्र, THANE. पिन कोड:-400612 पॅन नं:-AL.SPM5894R

(9) दस्तऐवज करून दिल्याचा दिनांक

29/11/2022

(10)दरत नोंदणी केल्याचा दिनांक

29/11/2022

(11)अनुक्रमांक,खंड व पृष्ठ

26231/2022

(12)आकारणाचा प्रमाणे मुद्रांक शुल्क

240000

(13)आकारणाचा प्रमाणे नोंदणी शुल्क

30000

(14)दारा

*Asst. Registrar*  
सह दुयम निबंधक कार्या - २  
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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





**THANE MUNICIPAL CORPORATION, THANE**  
( Regulation No.37 )

**Occupancy Certificate**

तळमजला + सात मजले

V.P.No. 1301/15

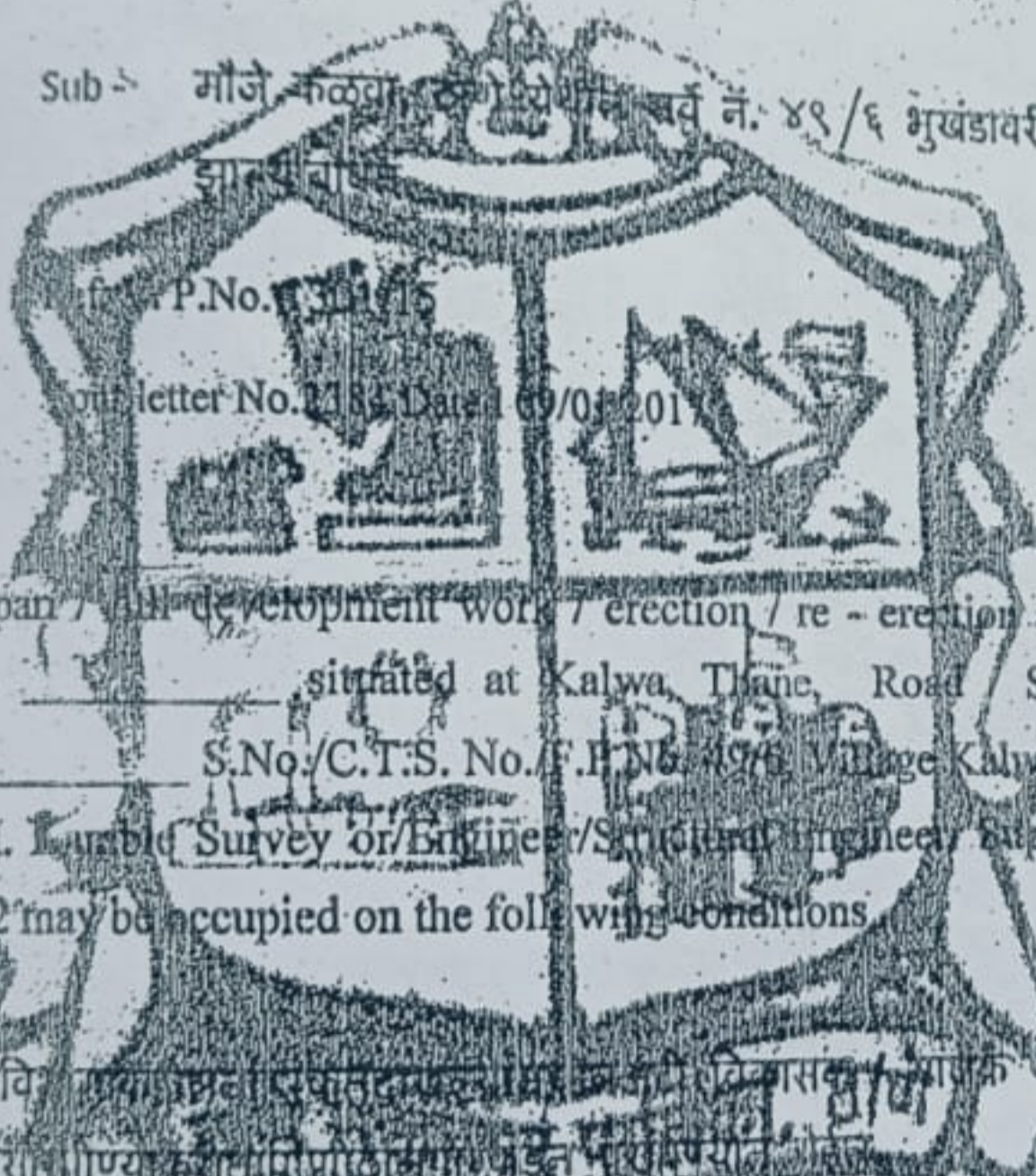
TMC / TDD/ 890

DATE: 7/13/2017

Certificate No. 730  
ट न न - २  
दस्ता क्रमांक २६२३१/२०२२  
२३ / ३६

To,  
Smt./Smt. एच. एम. कांबळे ( Architect )  
Smt./Smt. श्री. जयवंत सालवी ( Owner )  
श्री. जय माता दी एंटरप्रायझेस ( विकासक )

Sub -> मौजे कळवा, टाणे येथील सर्व्हे नं. ४९/६ भुखंडावरील नमुद बांधकाम पुर्ण झाल्याबाबत



P.No. 1301/15  
with letter No. 118 Date: 09/01/2017

Sir,

The part / full development work / erection / re - erection alteration in / of building part building no.                      situated at Kalwa, Thane, Road Street Station Road Ward No.                      sector No.                      S.No./C.T.S. No./F.H.No. 496 Village Kalwa, Thane under the supervision of M/s. H.M. Lumbale Survey or/Engineer/Structural Engineer/ Supervisor/ Architect Licence no. C.A./92/8982 may be occupied on the following conditions

- १) पाणी, वृक्षवृत्ति, मृदा, प्रवाह, पावसाचे पाणी, मालकी विकासक / भाषक यांवर बांधकाम करणारा होईल.
  - २) उपलब्धतेनुसार पाण्याच्या वितरणाला बाधा न येईल याची सुनिश्चिती घ्यावी.
  - ३) मालकी हक्काबाबत भविष्यात वाद निर्माण झाल्यास, त्याची जबाबदारी भाषक / विकासक यांवर राहिली.
  - ४) उदवाहन यंत्रणा कार्यरत ठेवण्याची जबाबदारी वापरकर्त्याची राहिली.
  - ५) अग्नीशमन विभागाकडील नाहरकत दाखल्यामधील अटी-विकासकावर बांधकाम करणारा राहिली.
- AS set certificated completion plan is returned herewith

Office No: सावधान  
"मंजूर नवशासनासार" बांधकाम न करणे तसेच  
"मंजूर नवशासनासार" नियमावलीनुसार आवश्यक त्या  
परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र  
प्रदेशीक व नगर रचना अधिनियमाचे कलम ५२  
अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत  
जास्त ३ वर्षे कैद न ५०००/- इंड होऊ शकतो."



Executive Engineer  
Town Development Office  
Municipal Corporation of  
the city of Thane

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

*(Handwritten signatures)*

टनन - २  
 दस्ता क्रमांक २६२३९  
 ६ / २६

for development the property for the consideration and upon the terms and conditions contained therein.

AND WHEREAS, in pursuance of the said agreement the Original Owner has placed the Builders in exclusive physical possession of the said property and has also in favour of the Builders a Power of Attorney providing and authorizing the Builders to negotiate and settle the matters of development of the said property with the prospective purchaser/s of the flats/shops in the building to be constructed on the said property.

AND WHEREAS by virtue of the agreement and power of attorney dated 2nd November 2022 which is registered before the office of the Sub-Registrar, Thane-2 under document No. TNN2-24093/2022 dated 2/11/2022 the Builders alone has the sole and exclusive rights to construct the building on the said property and to sell flats/shops in the said building to be constructed on the said property and to enter into agreements with the Purchaser/s of the flats/shops and receive sale price in respect thereof;

AND WHEREAS, the Builders has evolved a scheme for construction of a new building with self-contained flats/shops to be known as "VAISHNAVI PARK" on the property described in the schedule hereinafter written and desirous of selling the flats/shops on "OWNERSHIP BASIS" with a view to ultimately that the owners of such flats/shops shall form themselves into a Co-operative Housing Society and upon the owners of all flats/shops in such building pay all the dues and strictly complying with all terms and conditions of their respective agreement with the Builders would get executed a conveyance of such building with the said property appurtenant thereto in favour of such society.

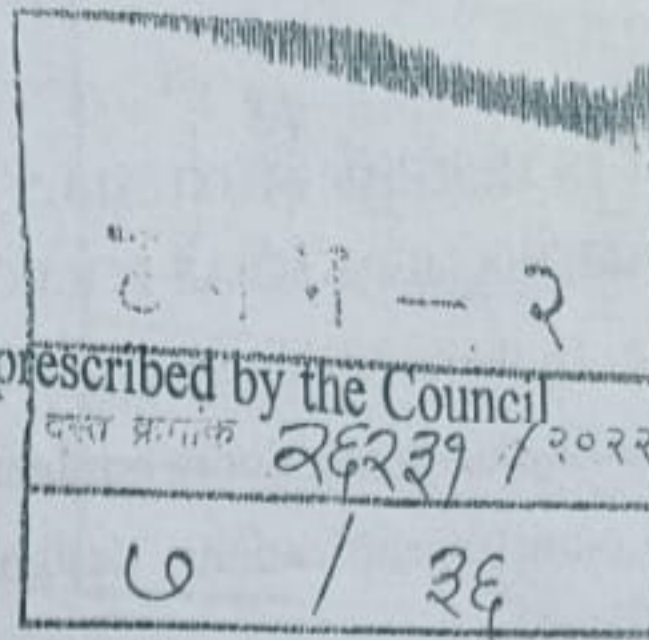


AND WHEREAS the Builders has entered into a standard agreement with an Architect, registered with the Council of Architects

*[Handwritten signature]*  
*[Handwritten signature]*

Rs  
 (Signature of person responsible)  
 VAISHALI ANISH JADHAV  
 REGIONAL MANAGER  
 P. B. C. D. C. Ltd.,  
 Regional Office  
 Mumbai - 01.

✓  
and such agreement is as per the Agreement prescribed by the Council  
of Architects;

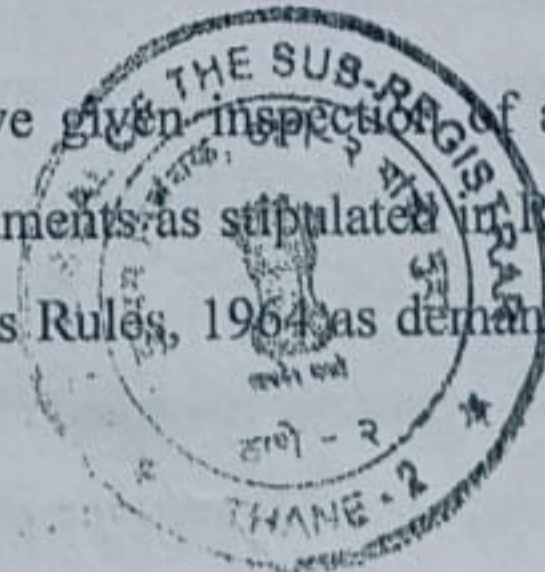


AND WHEREAS, the Builders have appointed a structural engineer for the preparation of structural design and drawing of the buildings and the Builders accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building.

AND WHEREAS, the Purchaser/s demanded from the Builders and Builders have given inspection to the purchaser/s of all documents of the title relating to the said property, plans, and all such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion of the Construction Sale/Management and Transfer) Act, 1963 and the rules made thereunder;

AND WHEREAS, the inspection of the copies of all documents and all other relevant revenue records, showing the nature of the title of the Builders to the said property on which the flat/shops are to be constructed and copies of the plans, specifications of the flats/shops agreed to be purchased by the Purchaser/s approval by the concerned local authorities have been given and furnished by the Builders to the Purchaser/s.

AND WHEREAS, the Builders have given inspection of and have supplied to the Purchaser/s such documents as stipulated in Rule 4 of the Maharashtra State Ownership Flats Rules, 1964 as demanded by Flats/shops purchaser/s;



AND WHEREAS, the Purchaser/s is/are desirous of acquiring from the Builders a Flat No. 302 admeasuring about 463 sq.ft. (Carpet) area on the 3rd floor of the said proposed building known as "VAISHNAVI PARK" for consideration and on such terms and conditions hereinafter appearing;

*Sanjiv Datta*

*ASD*

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दस्तावेज क्रमांक २६२३७ / २०२२

२ / ३६

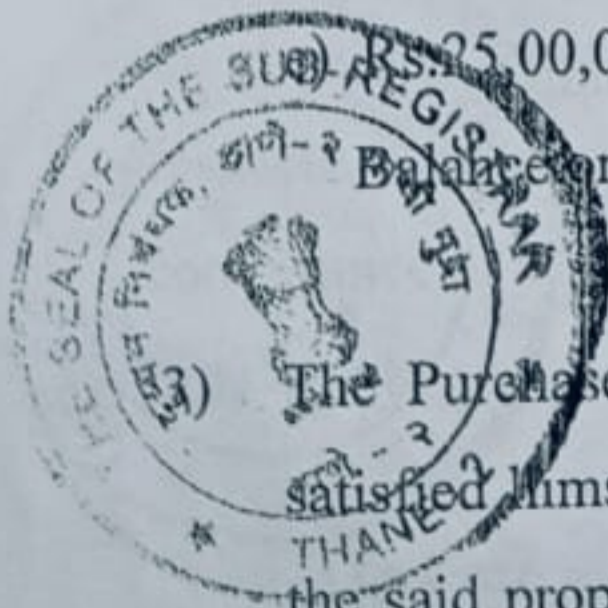
AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS;

- 1) The Builders shall construct the said building consisting of ground plus upper floors on the said property in accordance with the plans, specifications, designs, sanctioned by the competent authorities;
- 2) The Purchaser/s agree/s to purchase from the Builders & Builders and hereby he/she/they agrees/d to sell to the Purchasers Flat No.302 admeasuring about 463 sq.ft. (Carpet) area on the 3rd floors of the said proposed building known as " VAISHNAVI PARK" as per the plan approved by the Builders/TMC for the Total price of Rs. 40,00,000/- (Rupees Forty Lakhs Only) and schedule of payment will be paid as under;
  - a) Rs.1,00,000/- (Rupees One Lakhs Only)  
Vide Chq. No. 194785 dated 06.10.22 drawn on Bank of Maharashtra Earnest money on execution of the Agreement.
  - b) Rs.9,00,000/- (Rupees Nine Lakhs Only)  
Vide Chq. No. 194786 dated 17.10.22 drawn on Bank of Maharashtra Earnest money on execution of the Agreement.
  - c) Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) Vide Chq. No. 194789 dated 21.11.22 drawn on Bank of Maharashtra Earnest money on execution of the Agreement.
  - d) Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) Vide Chq. No. 042001 dated 14.11.2022 drawn on Union Bank of India Earnest money on execution of the Agreement.

Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)

Balance on or before of Possession or sanction of Housing Loan

The Purchaser/s prior to the execution of this Agreement has satisfied himself/herself/themselves about title of the Builders to the said property and they/he/she shall not be entitled further to



*[Signature]*

*[Signature]*

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24/11/2022

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**AGREEMENT FOR SALE**

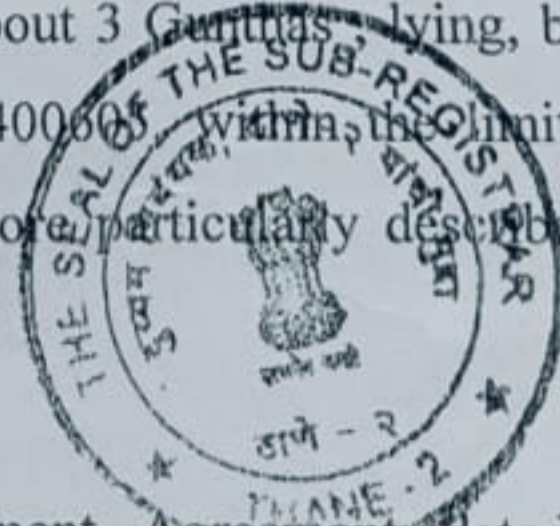
ARTICLES OF AGREEMENT made and entered into and executed at Thane, Thane, on this 29<sup>th</sup> day of November 2022 BETWEEN; M/s. JAI MATA DI ENTERPRISES, PAN no. GWHPP7042G

Proprietorship firm, through MR. AKSHAD SUNIL PATIL, having address at-Room No.2, Ground floor, Naresh Apartment, Near Hiradevi Mandir, Kharigaon, Kalwa, Thane-400605, hereinafter called and referred to as "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their/his heirs, executors, administrators, successors, survivors and assigns) of the FIRST PART;

**AND**

MRS SHEVANTI RAMCHANDRA MHASKAR Age 49 years, Pan No. ALSPM5894R, Aadhar no. 699354471940, Indian Inhabitant, having address at A/102, Garib Nawaz Building, Mumbai Pune Agra Road, Near Railway Station, Dattawadi, Mumbra, Thane-400612, hereinafter called and referred to as "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns) of the SECOND PART;

WHEREAS, the Shri Jaywant Hanumant Salvi, hereinafter called as "ORIGINAL OWNERS", owned, absolutely seized and possessed of and/or well and sufficiently entitled to the plot of land bearing Survey No.49/6, admeasuring about 3 Gunthas, lying, being and situated at, Village-Kalwa, Thane-400605 within the limits of Thane Municipal Corporation Thane, more particularly described in the Schedule written hereunder.

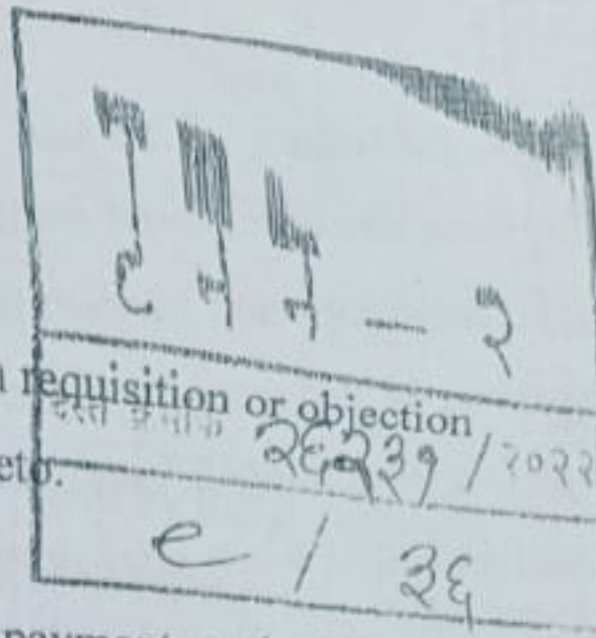


AND WHEREAS, by Development Agreement dated 3rd November 2022 executed between the Original Owner and M/s. JAI MATA DI ENTERPRISES, Proprietorship firm, through MR. AKSHAD SUNIL PATIL, have agreed to give for development the said property to the Builders and the Builders herein has agreed to

*(Signature)*

*(Signature)*

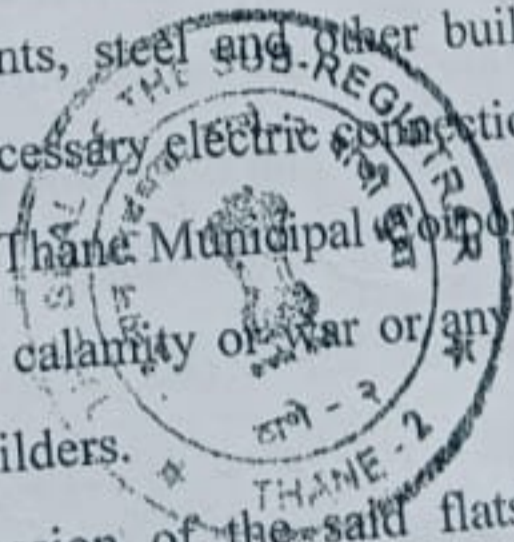
investigate the title of the Builders and on requisition or objection shall be raised on any matter relating thereto.



- 4) On the purchaser/s committing default in payment on the due date of any amount and payable by the Purchaser/s to the Builders under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser/s committing breach of any of the terms and condition herein contained, the Builders shall be entitled as his own option to terminated this Agreement. On default being committed the Purchaser/s the Builders/Builders shall refunded to the Purchaser/s the installments of sale kprice of the flats/shops which may till them have been paid by the Purchasers/s to the Purchaser/s any interest on the amount so refunded and upon termination of this Agreement and refund of aforesaid amount by the Builders. The Builders shall be at liberty to dispose and sell the flats/shops to such persons at such price as the Builders may in his absolute discretion think fit.
- 5) The fixtures, fittings and amenities to be provided by the Builders in the said Building and the flats/shops to the purchaser/s by the Builders are shown that are set out in Exh. "A" hereto annexed.
- 6) The Builders shall give possession of the said flats/.shops to the Purchaser's within \_\_\_\_\_ from the date of this Agreement PROVIDED ALL the amounts duje by the Purchaser/s under this Agreement are paid to the Builders. However, this shall be subject to the availability of cements, steel and other building materials in time and the grant of necessary electric connection by M.S.E.B. and water connection by Thane Municipal Corporation and subject to other cause such as calamity or war or any other action beyond the control of the Builders.
- 7) The Purchaser/s shall take possession of the said flats/shops within 15 days after the Builders give written notice to the Purchaser/s intimating that the flats/shops is ready for use and occupation.

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*Handwritten signature*



*Handwritten signature*

*Handwritten signature*