



23/11/2020

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 5314/2020

नोंदणी :

Regn:63m

गावाचे नाव : चितळसर मानपाडा

(1)चिन्हेबाचा प्रकार	करारनामा
(2)मोबदला	15639000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11696921.775
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 1003, माळा नं: 10 वा मजला, इमारतीचे नाव: ओकवूड बिल्डिंग, ब्लॉक नं: ओकवूड - अँसवूड को ऑप ही सो लि, रोड : अँकमे ओझोन प्रोजेक्ट, इतर माहिती: चितळसर मानपाडा,ठाणे(प),सदनिकेचे क्षेत्र 853.04 चौ. फुट कार्पेट व वाड्रोब एरिया 33.04 चौ. फुट कार्पेट व एक पोडीअम नं. 02,कार पार्किंग स्पेस नं. 13 सह((Survey Number : 61/1, 61/2 ;))
(5) क्षेत्रफळ	1) 98.81 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-व्ही. सी. शाजू . . वय:-51; पत्ता:-प्लॉट नं: 204, माळा नं: ., इमारतीचे नाव: व्हाइट फिल्ड , ब्लॉक नं: हिरानंदानी मिडोस , रोड नं: ठाणे (प), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ABXPS2714F 2): नाव:-सिनी शाजू . . वय:-46; पत्ता:-204, ., व्हाईटफिल्ड , हिरानंदानी मिडोस , ठाणे (प), अपना बज़ार, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400610 पॅन नं:-COLPS0550Q
(8)दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हरिचंद्र गुड्डा शेटी . . वय:-51; पत्ता:-प्लॉट नं: ए 2- 103, माळा नं: ., इमारतीचे नाव: हायलॅंड गार्डन , ब्लॉक नं: डोकाळी कोलयेत रोड , रोड नं: डोकाळी, ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AHYPS3581K
(9) दस्तऐवज करून दिल्याचा दिनांक	23/11/2020
(10)दस्त नोंदणी केल्याचा दिनांक	23/11/2020
(11)अनुक्रमांक,खंड व पृष्ठ	5314/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	469200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२,
ठाणे - ९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



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दस्त क्र. ५३९४ / २०२०
४ / ३४



AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 23rd day of November, 2020.

BETWEEN

1] MR. V. C. SHAJU, age 51 years, having PAN No. ABXPS2714F, and
2] MRS. SINI SHAJU, age 46 years, having PAN No. COLDPS0550, both Indian Inhabitants, having address at 204, Whitefield, Hiranandani Meadows, Thane (W) - 400610, hereinafter referred to as "THE TRANSFERORS" [which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns] THE PARTY OF THE FIRST PART.

AND

MR. HARISHCHANDRA GOODA SHETTY, age 51 years, having PAN No. AHYPS3581K, Indian Inhabitant, having Address at A2-103, Highland Gardens, Dhokali Kolshet Road, Opp. Highland Park, Dhoklai, Thane (W) - 400607, hereinafter called "THE TRANSFEREE" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns] THE PARTY OF THE SECOND PART.

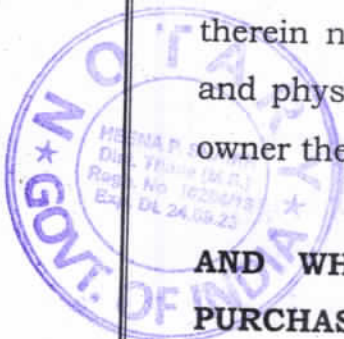


9
WHEREAS by virtue of a Registered Agreement dated 26th December 20
[Registered with the Sub-Registrar of Thane at Doc. No. TNN - 5
दस्तक 4398
49/2010 dated 02/01/2010] executed between **ASCENT CONSTRUCTION**
PVT. LTD. having its office at Gladys Alvares Road, Near Khewra Circle

Chitalisar Manpada, Thane (W) therein referred to as **'THE OWNER'**, of the
ONE PART, and **MR. V. C. SHAJU & MRS. SINI SHAJU**, therein referred
to as **'THE PURCHASERS'**, of the **OTHER PART**, now (the
TRANSFERORS herein), the **TRANSFERORS** purchased and acquired
rights, title and interest in **Flat No. 1003**, admeasuring **853.04 Sq. Ft.**
(Carpet) area (which is inclusive of the area of balconies) and **33.04 Sq.**
Ft. (Carpet) Wardrobe area, on **10th Floor**, in the building known
"OAKWOOD", along with **One Podium Car Parking Space in Podium**
No. 02 bearing No. 13 of the **"ACME OZONE PROJECT"**, standing on
the property bearing **Gu. No. 61/1, 61/2, and Survey No. 46**, Hissa No.
2/1 and 6, Survey No. 46, Hissa No. 5, **Village - CHITALSAR MANPAD**
lying, being and situated at Chitalisar Manpada, Thane (W), within the
limits of Thane Municipal Corporation and within the Registration District
and Sub-District of Thane, which flat hereinafter referred to as the **"SAID**
PREMISES".

AND WHEREAS **MR. V. C. SHAJU & MRS. SINI SHAJU** the
PURCHASERS therein now (the **TRANSFERORS** herein), has made the
entire payment of consideration to the said **ASCENT CONSTRUCTION**
PVT. LTD., a Company, to as **'THE OWNER'**, of such being on an account
thereupon, **MR. V. C. SHAJU & MRS. SINI SHAJU** the **PURCHASERS**
therein now (the **TRANSFERORS** herein), has been put into the actual
and physical possession of the said premises as the absolute and lawful
owner thereof.

AND WHEREAS **MR. V. C. SHAJU & MRS. SINI SHAJU** the
PURCHASERS therein now (the **TRANSFERORS** herein) are the bonafide
member of **"OAKWOOD - ASHWOOD Co-Operative Housing Society**
Ltd.", a society registered under **Registration No. TNA / [TNA] / HSG**
[TC] / 28008/2015 Dated 17th October 2015, and having right, title and

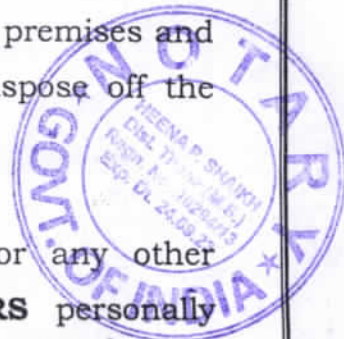
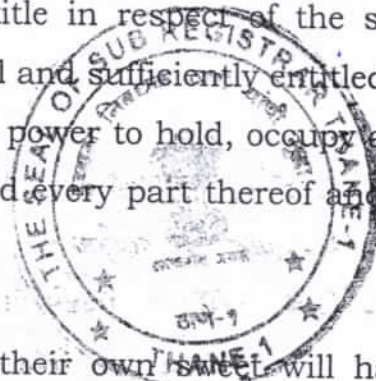


interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "**THE SAID SOCIETY**" and being the member of the said society, the **TRANSFERORS** is holding ten fully paid up shares of Rs. 50/- each under **Share Certificate No. 65** bearing **Distinctive No. 641 to 650 [BOTH INCLUSIVE]**, [hereinafter referred to as the **SAID SHARES**] and thus the **TRANSFERORS** have clear and marketable title in respect of the said premises and thus the **TRANSFERORS** are well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the **TRANSFERORS** out of their own sweet will have decided to sell the aforesaid premises on **OWNERSHIP BASIS**.

AND WHEREAS the **TRANSFEE** being in need of permanently suitable accommodation, came to know of the same, approached the **TRANSFERORS** whereupon the **TRANSFERORS** represented to the **TRANSFEE** that :

- A) That they are the absolute and lawful owner of the said premises and are a bonafide member of the said society and no other person/s has / have right, title or interest in the said premises and they are sufficiently entitled to deal with and or dispose off the premises.
- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the **TRANSFERORS** personally affecting the said premises.
- C) There are no attachments or prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charges and/or is not the subject matter to any lispendens or easements or attachments either before or after



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दस्त क्र. 4398 : 2020 SCHEDULE ABOVE REFERRED TO ::

94 ALL THAT PREMISES bearing Flat No. 1003, admeasuring 853.04 Sq.

Ft. (Carpet) area (Which is inclusive of the area of balconies) and 33.04

Sq. Ft. (Carpet) Wardrobe area, on 10th Floor, in the building known as

"OAKWOOD", along with One Podium Car Parking Space in Podium

No. 02 bearing No. 13, in the "OAKWOOD - ASHWOOD Co-operative

Housing Society Ltd.", of the "ACME OZONE PROJECT", , standing on

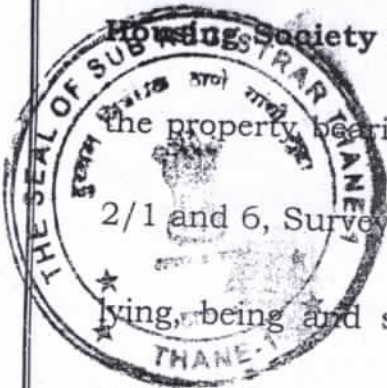
the property bearing Gut No. 61/1, 61/2, and Survey No. 46, Hissa No.

2/1 and 6, Survey No. 46, Hissa No. 5, Village - CHITALSAR MANPADA,

lying, being and situated at Chitalsar Manpada, Thane (W), within the

limits of Thane Municipal Corporation and within the Registration District

and Sub-District of Thane.



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दस्त क्र. ५९९४/२०२०

२३/३४

ANNEXTURE 11

No. 725

THANE MUNICIPAL CORPORATION, THANE
 (Regulation No. 3 & 24)
 SANCTION OF DEVELOPMENT
 AMENDED PERMISSION/ COMMENCEMENT CERTIFICATE
 BLDG. NO. 2 - ST. + 3LVL. PARKING +17 TH FLOOR
 BLDG. NO. 3 - ST. + 3LVL. PARKING +12 TH FLOOR

V. P. No. 88/142

TMC/TDD/

354

Date ०९/०९/२०१९

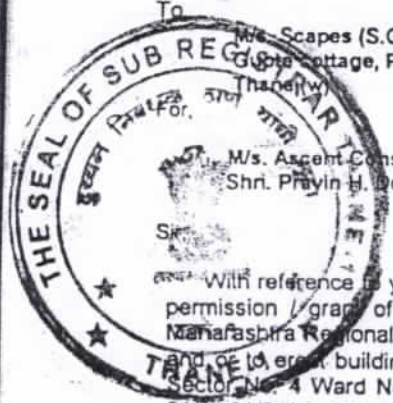
To

M/s. Scapes (S.GUPTA) (Architect)

Gupta Cottage, Panchpakhadi,
Thane

M/s. Ascent Const. P. Ltd. (Developer)

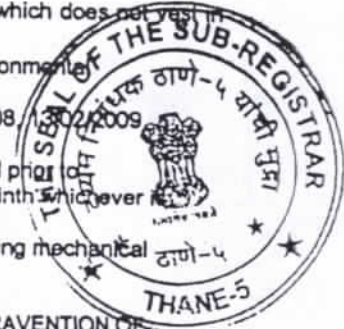
Shri. Pravin H. Joshi (POA Holder)



With reference to your application No. 10800 dated 23/06/2009 for development permission / grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and to erect building No. ___ As above in village Chitalsar (Manpada) Sector No. 4 Ward No ___ situated at Road/ street Ghodbunder Road Gut no. 61/1, 61/2 the development permission/ the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequences 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.
- 5) Before applying for further additional area N.O.C from environment clearance dept. should be obtain.
- 6) Conditions mentioned in previous approval dated 21/08/2008, 02/04/2009, 18/06/2009 are binding upon applicant.
- 7) Detail plan for market and amenity plot should be submitted prior to 3 months from the date of revised approval or before first plinth whichever is earlier.
- 8) N.O.C from P.W.D. Maharashtra and C.F.O., Thane regarding mechanical stack parking should be submitted before plinth C.C.

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.



अनुमोदन

महानगरपालिकाचे अधिकारी या ठिकाणी दिव्याचे अर्जावर स्वाक्षरी करून घ्याव्यात. या प्रत्येक अर्जावर एक प्रत घ्याव्यात. या प्रत प्रत्येक प्रादेशिक शाखेला देण्यात येईल. अर्जासोबत शाखेच्या वेळी घ्याव्यात. अर्जासोबत शाखेच्या वेळी घ्याव्यात.

Yours faithfully

टनन - ५
 दस्त क्र. ५९९४/२०२०
 Executive Engineer
 Town Development Department
 Municipal Corporation, Thane
 १२/०९

Oakwood



THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Certificate No. 632-9
दस्तावेज क्र. 4398/2020
30/38

Occupancy Certificate

For Bldg. No. 2 (Oakwood)
3Level Podium + St. (Pt.) + 1st to 28th floors Only (Excluding Fitness Centre)

V.P. No. 88/142 TMC/TDD 201 Date 98/2/2018

To,
M/s. Scapas (S. Gupte) (Architect)
Shri. Pravin H. Doshi,
M/s. Ascent Const. P. Ltd.

(P.O.A. Holder)
(Developers)



Sub - **Occupation Certificate for Building as above.**
Ref. V. P. No. 88/142
Your Letter No. 4659 dated 12/08/2013

Sir,

The part/full development work erection/re-erection-alteration in/ of building / part building no. As Above situated at 20.0 m.D. P Road Road / Street Ward No. _____ Sector _____
No. IV No. / C.T.S. No. / F.P. No. 61/11, 2, 3, 4, 6/20, 203 C. (Manpads) _____ under the supervision of Subhash Gupte Licenced Surveyor / Engineer / Structural Engineer / Supervisor / Architect / Licence No. CA/80/5867 may be occupied on the following conditions.

अटी:

- सुधारित परवानगी / सी.सी. प्रमाणपत्र क्र. टीएमसी/टीडीडी/२०६ दि. २५/११/२०१३ मधील सर्व अटी आपणावर बंधनकारक राहतील.
- वृक्ष, पाणी व इलेक्ट्रिक विभागाकडील नाहरकत दाखल्या मधील अटी आपणावर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mum. Commissioner
- 3) E. E. (Water Works) TMC

Yours faithfully



Municipal Corporation of
the city of Thane.