

AMTI  
KETAN  
06/08/2024

Dno cheques

Please Tick

|  |                                 |
|--|---------------------------------|
| Saving A/C No : 32693009109<br>40332781512 | Branch FILE No.: 17361          |
| CIF NO. :                                  | Tie up no.<br>(if applicable)   |
| LOS Reference No. :                        | PAL/Take-Over/NEW/Resale/Top-up |

Applicant Name : Vaibhav Vasant Sawant  
 Co-Applicant Name : VASANT ANANDAN SAWANT - AB1005360329

|                         |                   |
|-------------------------|-------------------|
| Contract (Resi.) :      | Mobile :          |
| Loan Amount : 40 Lacs   | Tenure : 30 years |
| Interest Rate :         | EMI :             |
| Loan Type : H.L (fresh) | SBI LIFE :        |
| Hsg. Loan _____         | Maxgain _____     |
| Realty _____            | Home Top up _____ |

Property Location : Thane - Balkum  
 Property Cost : 56 Lacs  
 Name of Developer / Vendor :

RBO - ZONE - Branch : ULWE (Code No) 18108  
 Contact Person : HINDURAO SHINDE Mobile No. 9322522291  
 Name of RACPC Co-ordinator along with Mob No:

|               | DATE      |                        | DATE  |
|---------------|-----------|------------------------|-------|
| SEARCH - 1    | L.G. Naik | RESIDENCE VERIFICATION | 06/08 |
| SEARCH - 2    |           | OFFICE VERIFICATION    | 06/08 |
| VALUATION - 1 | Vastukala | SITE INSPECTION        | 06/08 |
| VALUATION - 2 |           |                        |       |

HLST / MPST / BM / FS / along with Mob No. :



RASMECCC - PANVEL  
Sharda Terrace, Plot No. 55,  
Sector 11, CBD Belapur,  
Navi Mumbai 400 614

HL TO BE PARKED AT \_\_\_\_\_ BRANCH

# SSL

CODE  
NO.

MUM99999

LEAD:- 02681847

FILE  
REF NO.

|      |                      |
|------|----------------------|
| HLSE | Hindurao Shinde-6573 |
| HLSM | Vishal Pawar         |
| HLQM | POOJA CHAUHAN        |

LOS NUMBER

LOS BRANCH NAME

BRANCH CODE

SOURCE TYPE

EXPECTED DISBURSEMENT DATE

ULWE

18108

REFERENCE ID

APPLICANT NAME

CO-APPLICANT NAME

DATE OF BIRTH

PAN CARD NUMBER

BANK ACCOUNT NUMBER

EMAIL ID

MOBILE NO.

LOAN AMOUNT & INTEREST RATE

DURATION

CONNECTOR NAME & CODE

PROPOSAL TYPE

Builder's Name

Project Name

Email ID of Builder / Particular Project

Contact Number (Project in Charge/ Builder)

PROPERTY FINAL : YES / NO

APPC

DO

ST NO.

~~Vaib~~ Vaibhav Sawant

Vaman Sawant

24-01-1996, 01-06-1964

FNRPS3516J, ACPPS1455F

ganeshsawant@gmail.com

9890318430

40 Lac

360 month

MUM00004883

HL

-

-

-

-

YES

PANVEL

PEN

NA

FORM A: PERSONAL DETAILS

APPLICANT

CO-APPLICANT

Existing Customer:  Yes  No

CIF No/ Account No. 32693009109

Name: VAIBHAV VASANT SAWANT

Date of Birth: 24/01/1996 PAN: FNRP53516J

Mobile: 9890318430

Email: sawantvaibhav753@gmail.com

Name of Spouse: \_\_\_\_\_

Name of Father: VASANT WAMAN SAWANT

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

Ration Card / UID No. \_\_\_\_\_

Driver ID No. \_\_\_\_\_

Passport No.: \_\_\_\_\_

Driving License No. \_\_\_\_\_

MNREGA Job card No. \_\_\_\_\_

Address issued by National Population Register Containing Name and Address: \_\_\_\_\_

\_\_\_\_\_

Nationality Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

DEFENCE PERSONNEL:

Indian Army  Indian Navy  Indian Air force

ARMED SERVICES UNDER:

Armed Benefit Pension  New Pension Scheme

Permanent Address:

Permanent Address:

1: ROOM No-05, SUPRABHAT CHAWL, GANPATI PADA, H.No-3199,

2: OPP-PADMAVATI COMPLEX, NEAR VITAVA PETROL

3: PUMPA, KALWA EAST

City: THANE

State: \_\_\_\_\_

Pin Code: 400708

Address same as the permanent address  Yes  No

Address:

1: 1188 LAKSHMI NIWAS (VASANT SAWANT) AT POST

2: SANGELI KHAILANEWADI.

3: \_\_\_\_\_

City: SAWANTWADI

State: MAHARASHTRA

Pin Code: 416510

INDIA



Vaibhav  
Please sign here

74/20614

Wednesday, July 31, 2024  
12:29 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

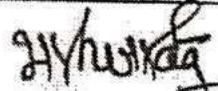
गावाचे नाव: बाळकूम  
दस्तऐवजाचा अनुक्रमांक: टनन2-20614-2024  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: वैभव वसंत सावंत

पावती क्र.: 23126 दिनांक: 31/07/2024

नोंदणी फी ₹. 30000.00  
दस्त हाताळणी फी ₹. 1900.00  
पृष्ठांची संख्या: 95


एकूण: ₹. 31900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
12:49 PM ह्या वेळेस मिळेल.

  
Joint Sub Registrar Thane-22  
राज्य सरकार, त्र्यंबक देग  
ठाणे क. २

बाजार मुल्य: ₹. 3409476/-  
मोबदला ₹. 5124000/-  
भरलेले मुद्रांक शुल्क: ₹. 358700/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 1900/-  
टीडी/घनादेश/पि ऑर्डर क्रमांक: 0724302904540 दिनांक: 31/07/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-  
टीडी/घनादेश/पि ऑर्डर क्रमांक: MH005831177202425E दिनांक: 31/07/2024  
बँकेचे नाव व पत्ता:

  
मुळ दस्त मिळाला

31/07/2024

गावाचे नाव : वाळकूम

|   |   |
|---|---|
| (1) विलेखाचा प्रकार   | करारनामा  |
| (2) मोजकता  | 5124000   |
| (3) बाजारभावाचा (भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देणे) की पट्टेधारक नमुद करावे)   | 3409476   |
| (4) धू-मापन, पोट्टीरिमा व घरकरमांक (अमल्यास)  | 1) पालिकेचे नाव: दाणे म. न. गा. इतर वर्णन : इतर माहिती: सदनिका क्र. मी411.4 या मजला, सी विंग, दोन्ही डब विल्डींग, दोन्ही वेस्ट काऊंटी - दोन्ही वेस्ट फेज 3, वाळकूम, ठाणे-400608. क्षेत्रफळ 29.91 चौ. मि. कारपेट एरिज 322 चौ. फुट ररा कारपेट, मीचे वाळकूम, लोन नं 9/38/सी-3ई-1). सर्वे नं. 21(पार्ट), 22बी, 25/5बी, 25/6(पार्ट), 25/7बी(पार्ट), 25/8(पार्ट), 25/10/ग/2(पार्ट), 40/17बी(पार्ट), 40/22बी(पार्ट), 43/1(पार्ट) ( Survey Number : सर्वे नं. 21(पार्ट), 22बी, 25/5बी, 25/6(पार्ट), 25/7बी(पार्ट), 25/8(पार्ट), 25/10/ग/2(पार्ट), 40/17बी(पार्ट), 40/22बी(पार्ट), 43/1(पार्ट) ; ) |
| (5) क्षेत्रफळ   | 1) 32.91 चौ.मीटर  |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |   |
| (7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- मंगेश. दोस्ती एंटरप्रायझेस लॅड अडिक्ड मशी करणार विनाम के. बाळभोर तर्फे कु. सु. म्हणून निवेश व्हायस डमाले बय:-39; पत्ता:- प्लॉट नं: 276, माळा नं: पहिला मजला, इमारतीचे नाव: लॉरेन्स आणि मेयो हाउस, ब्लॉक नं: डी.डी.एन. रोड, फोर्ट, रोड नं: मुंबई, महाराष्ट्र. MUMBAI. पिन कोड:-400001 पॅन नं:-AAFFD4236J   |
| (8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता                  | 1): नाव:- वैभव वसंत सावंत बय:-28; पत्ता:- प्लॉट नं: कम नं.5, माळा नं:- इमारतीचे नाव: सुप्रभात बाळ, ब्लॉक नं: गणपती पाडा जुना बेलापूर रोड, पदावती कॉम्प्लेक्स समोर, विटावा पेट्रोल पंप जवळ, रोड नं: कळवा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-FNRPS3518J<br>2): नाव:- वसंत वामन सावंत बय:-60; पत्ता:- प्लॉट नं: कम नं.5, माळा नं:- इमारतीचे नाव: सुप्रभात बाळ, ब्लॉक नं: गणपती पाडा जुना बेलापूर रोड, पदावती कॉम्प्लेक्स समोर, विटावा पेट्रोल पंप जवळ, रोड नं: कळवा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ACQPS1455F  |
| (9) दस्तावेज करून दिल्याचा दिनांक   | 31/07/2024  |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 31/07/2024  |
| (11) अनुकरमांक, खंड व पृष्ठ   | 20614/2024  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | 358700  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | 30000   |
| (14) गेरा   |   |

*(Signature)*  
सह दुसरे निबंधक वर्ग - २  
ठाणे, मह. नु. नि. ठाणे २

मुल्यांकनासाठी विचारात घेतलेला कपशील:-  
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



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दस्त क्रमांक ०९९४ / २०२४

**AGREEMENT FOR SALE**

THIS AGREEMENT is made at Thane this 31<sup>st</sup> day of July, 2024

**BETWEEN**

M/S. DOSTI ENTERPRISES, a partnership firm duly incorporated and registered under the provisions of Indian Partnership Act, 1932 and having its registered office at Lawrence and Mayo House, 1<sup>st</sup> Floor, 276, Dr. D. N. Road, Fort, Mumbai 400 001, hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the Partner or Partners for the time being of the said Firm, the Survivors or Survivor and the legal heirs, executors, administrators of the last Survivor and their assigns) of the One Part;

**AND**

1. VAIBHAV VASANT SAWANT
2. VASANT WAMAN SAWANT

an/both/all Indian Inhabitant/s adult/s having his/her/their common address/s at C/O DEEPAK SAWANT, SUPRABHAT CHAWL, ROOM NO 5, GANPATI PADA OLD BELAPUR ROAD, OPP TO PADMAVATI COMPLEX, NEAR VITAWA PETROL PUMP KALWA EAST, 400708, hereinafter referred to as "the Purchaser", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual, his/her/their heirs, executors, administrators and permitted assigns, and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors, administrators and permitted assigns of the last survivor, and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the HUF, and in case of a trust, the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and permitted assigns and in case of a body corporate/company its successors and permitted assigns) of the Other Part;

**WHEREAS:**

- (i) **The Larger Land**

The Promoter, by virtue of diverse registered sale deeds and development agreements, is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 49,350 square metres or thereabouts in aggregate and situate at Village Balkum, Taluka and District Thane, (and more particularly described in the First Schedule hereunder written and shown on the Plan thereof annexed hereto and marked Annexure-1 and thereon shown surrounded by black-colour boundary line and hereinafter referred to as "the Larger Land"), for the consideration and on the terms and conditions mentioned therein;



*Subhav*

*H. W. Sawant*

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दस्तावेज क्रमांक १०६११/२०२४

(ii) Layout approval

Being desirous of developing the Larger Land, the Promoter submitted an application under the provisions of Unified Development Control and Promotion Regulations for Maharashtra State (hereinafter referred to as "UDCPR") to the Thane Municipal Corporation (hereinafter referred to as "TMC") for the development of the Larger Land as a lay-out, and has obtained sanction for the same as per TMC's layout approval bearing No. V.P.S05/0135/17/TMC/TDD/4392/23 dated 08/05/2023.

- (iii) In the circumstances, the Promoter is entitled to develop the Larger Land;
- (iv) The Larger Land is affected by certain Development Plan (DP)/Layout Plan reservations/deductions/sub-division/Government Notifications, as under:-

**a. Area Under Sub-Plot**

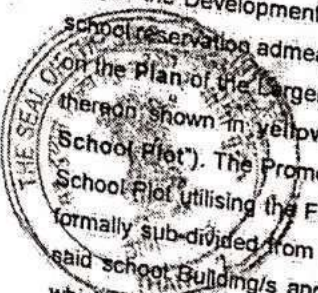
Out of the Larger Land, a part or portion thereof admeasuring 12,560 square metres or thereabouts will be carved out and separated from the layout (and shown on the Plan of the Larger Land annexed hereto and marked Annexure-1 and thereon shown in blue-colour wash, and hereinafter referred to as "the Sub-Plot") The Sub-Plot area shall be formally sub-divided from the rest of the Larger Land in due course, and shall not form part of the land which shall be ultimately conveyed in favour of the Apex Body (as defined below);

**b. Area under Playground Plot**

As per the Development Plan (DP), the Larger Land is affected by a Playground reservation admeasuring 5870 square metres or thereabouts (and shown on the Plan of the Larger Land annexed hereto and marked Annexure-1 and thereon shown in green colour wash and hereinafter referred to as "the Playground Plot"). The Playground Plot shall be formally sub-divided from the rest of the Larger Land in due course, and the Playground Plot shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below);

**c. Area under School Plot**

As per the Development Plan (DP), the Larger Land is affected by a primary school reservation admeasuring 380 square metres or thereabouts (and shown on the Plan of the Larger Land annexed hereto and marked Annexure-1 and thereon shown in yellow colour wash and hereinafter referred to as "the School Plot"). The Promoter proposes to construct a school Building/s on the School Plot utilising the FSI of the School Plot/TDR. The School Plot shall be formally sub-divided from the rest of the Larger Land in due course, and the said school Building/s and the School Plot shall not form part of the lay-out which shall be ultimately conveyed in favour of the Apex Body (as defined below);



*[Handwritten signature]*

*[Handwritten signature]*

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| दस्तावेज नं. २०९४ / २०२४ |
| ५३/९५                    |

**THE THIRD SCHEDULE REFERRED TO ABOVE**  
(Description of the Land)

All that pieces or parcels of Non-Agricultural lands admeasuring 5010 square metres or thereabouts, bearing New/Revised Survey and Hissa Nos. 21(pt), 22B, 25/5B, 25/8(pt), 25/7B(pt), 25/8(pt), 25/10/A/2(pt), 40/17B(pt), 40/22B(pt), 43/1(pt), lying, being and situate at Village Balkum, Taluka and District Thane, within the limits of the Municipal Corporation of the City of Thane and within the Registration and Sub-Registration District of Thane, being a part or portion of the Layout Land mentioned in the Second Schedule hereinabove.

**THE FOURTH SCHEDULE REFERRED TO ABOVE**

**PART - 1**

(Description of the said Wing)

Wing C of Dosti Dove Building in which the said Premises (as defined below) is situated and is being constructed on the Land as more particularly described in Third Schedule hereinabove.

(Description of the Premises)

Flat No. C411 on the 4 floor, admeasuring 29.91 square metres (equivalent to 322 square feet) of carpet area in the said Wing of the said Dosti Dove Building, lying being and situate on the Land as more particularly described in Third Schedule hereinabove and written, duly registered as "Dosti West County - Dosti Nest - Phase 3" Project with MahaRERA authority under Certificate bearing no. P51700049724, to be constructed on the Land as more particularly described in the Second Schedule herein above written.

**PART - 2**

(Consideration)

The total Consideration/ Purchase Price payable by the Purchaser to the Promoter, in respect of the Premises shall be Rs.5124000/- (Rupees Fifty One Lakh Twenty Four Thousand Only) The said Consideration/ Purchase Price shall be paid by the Purchaser to the Promoter in the following manner, time for such payment being of the essence of contract:

| PAYMENT SCHEDULE  | % OF TOTAL CONSIDERATION |
|---|--------------------------|
| On or before the execution of this Agreement                                      | 9%                       |
| After execution and registration of Agreement                                     | 21%                      |
| On completion of plinth   | 5%                       |
| On or before Commencement of 3rd slab of Parking level                            | 5%                       |
| On or before Commencement of 1st habitable slab of Superstructure of the building | 5%                       |
| On or before Commencement of 5th habitable slab of Superstructure of the building | 5%                       |

*[Signature]*

*[Signature]*

*[Signature]*



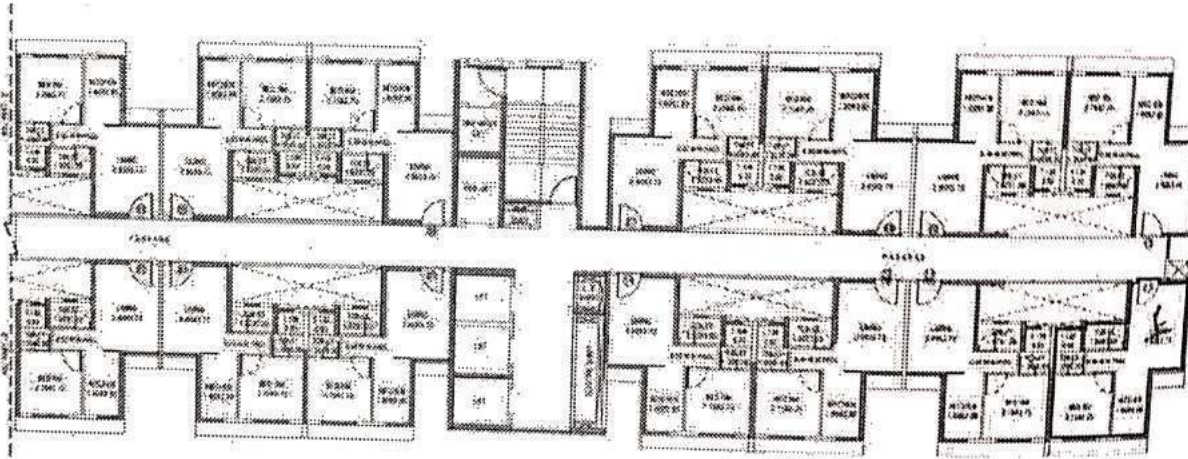


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ANNEXURE 6

DOVE - WING C

FLAT NO. 11



*Subra*  
*Harsh*

1ST & 2ND, 4TH TO 7TH, 9TH TO 12TH, 14TH TO 17TH,  
19TH TO 22ND, 24TH TO 27TH FLOOR PLAN

FLAT / PREMISES NO. 11 ON 4th FLOOR

*Subra*

*Harsh*



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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700049724

Project: Dosti West County - Dosti Nest - Phase 3 , Plot Bearing / CTS / Survey / Final Plot No.: 21(PT), 22B, 25/5B, 25/6(PT), 25/7B(PT), 25/8(PT), 25/10/A/2(PT), 40/17B(PT), 40/22B(PT), 43/1(P/B) Thane (M Corp.), Thane, Thane, 400608.

1. Dosti Enterprises having its registered office / principal place of business at Tehsil: Ward ABCD, District: Mumbai City, Pin: 400001.
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 22/02/2023 and ending with 31/03/2027 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.



Dated: 22/02/2023  
Place: Mumbai

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

Subhav

Dr. Vasan Manoj Prabhakar

f