

335/14660

पावती

Original/Duplicate

Thursday, August 08, 2024

नोंदणी क्र.: 39म

3:45 PM

Regn.: 39M

पावती क्र.: 16984 दिनांक: 08/08/2024

गावाचे नाव: पांचपाखाडी

दस्तावेजाचा अनुक्रमांक: टनन5-14660-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: प्रवीण रमेशराव जोशी

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1700.00

पृष्ठांची संख्या: 85

एकूण: रु. 31700.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे
4:04 PM र्हा वेळेस मिळेल.

Joint Sub Registrar, Thane 5

बाजार मूल्य: रु. 15386801.04 /-

मोबदला रु. 15600000/-

भरलेले मुद्रांक शुल्क : रु. 1092000/-

सह दुय्यम निबंधक, ठाणे क ५

1) देयकाचा प्रकार: DHC रकम: रु. 1700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0824087506676 दिनांक: 08/08/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006476316202425E दिनांक: 08/08/2024

बँकेचे नाव व पत्ता:

Joint
मुळ दस्त दिला

गावाचे नाव : पांचपाखाडी

(1)विनिंबाचा प्रकार	करागनामा
(2)मोबदला	15600000
(3) राजागभावाभावेपट्टाच्या वावनिपट्टाकार आकारणी देणे की पट्टेदार ने नमुद करावे)	15386801.04
(4) भू-मापन, पोट्टिस्मा व धरुक्रमांक(अमल्याम)	1) पानिकेचे नाव: ठाणे म.न.पा. इनर वर्णन : इनर माहिती: मौजे पांचपाखाडी, सदतिका नं 401.4 था मजला, आशिर्वाद को ऑप ही सो लि, जी नटराज सोमायटी जवळ, पांचपाखाडी, ठाणे, सदतिकेचे क्षेत्र 1008 चौ फुट कार्पेट म्हाणजेच 869 चौ फुट रंग कार्पेट क्षेत्र, 1 मॅकेनिकल कार पाकींग स्पेस मद्र, (मोन नं 5/19/4 5 क) सदतिकेचा दर रु. 1,46,400/- (Survey Number : फायनल प्लॉट नं 295, टाऊन प्लॅनिंग स्कीम नं 1. ;)
(5) क्षेत्रफल	1) 1008 चौ. फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नांगवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. पद्मनाभ डेव्हलपमें भागीदार तर्फे आदित्य विद्याधर वैशंपायन बय:-, पत्ता:-प्लॉट नं: आर्सीस नं 101, माळा नं: -, इमागतीचे नाव: दुर्गा निवास, ब्लॉक नं: जैन मंदिर जवळ, रोड नं: टेंभी नाका ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAVFP3586B 2): नाव:-मान्यता देणार - आशिर्वाद को ऑप ही सो लि तर्फे कु मु म्हणून ग्नेयूकादाम प्रमोद दंडे बय:-, पत्ता:-प्लॉट नं: -, माळा नं: -, इमागतीचे नाव: आशिर्वाद को ऑप ही सो लि, ब्लॉक नं: -, रोड नं: पांचपाखाडी, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-BPNPD2079B
(8) दम्नांगवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीवीण रमेशराव जोशी बय:-59; पत्ता:-प्लॉट नं: 701, माळा नं: -, इमागतीचे नाव: मोहम पार्क टॉवर नं.04, ब्लॉक नं: हरीओम नगर, रोड नं: मुलुंड पु.मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-AAXPJ8065H 2): नाव:-मुजाता श्रीवीण जोशी बय:-57; पत्ता:-प्लॉट नं: 701, माळा नं: -, इमागतीचे नाव: मोहम पार्क टॉवर नं.04, ब्लॉक नं: हरीओम नगर, रोड नं: मुलुंड पु.मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-AFTPJ0217J
(9) दम्नांगवज करून दिल्याचा दिनांक	08/08/2024
(10) दम्न नोंदणी केल्याचा दिनांक	08/08/2024
(11) अनुक्रमांक, खंड व गृह	14660/2024
(12) राजागभावाप्रमाणे मूद्रांक शुल्क	1092000
(13) राजागभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	

मुल्यांकनासाठी विभागन घेतलेला तपशील:-

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

सह दुष्यम निबंधक, ठाणे क ५



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधाव)		08 August 2024, 02:58:30 PM	
Valuation ID टननः	202408085494		
मूल्यांकनाचे वर्ष	2024		
जिल्हा	ठाणे		
मूल्य विभाग	तात्का ठाणे		
उप मूल्य विभाग	S/19/4-5फ) उत्तरेस नुरी बाग रोडवरून अल्मोडा रोडने पूर्व द्रुतगती महामार्ग पर्यंत दक्षिणेस पाचपाखाडी गावाची हट्ट. पूर्वस सालबहादूर शास्त्री मार्ग पश्चिमेस पूर्व द्रुतगती महामार्ग यातील सर्व भूभाग		
क्षेत्राचे नाव	Thane Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक :	अंतीम प्लॉट नंबर#295
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	कार्यालय	दुकाने
निवासी सदनिका	146400	168300	183300
56000			168300
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र Built Up-	103.0101 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्ष
उद्ववाहन सुविधा	आहे	मजला	1st To 4th Floor
			कार्पेट क्षेत्र-
			93.6455 चौ मीटर
Sale Type -	First Sale	मोजमापनाचे एकक चौ मीटर	
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.146400/-		
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((146400-56000) * (100 / 100)) + 56000) = Rs.146400/-		
A) मुख्य मिळकतीचे मूल्य	= वरील पमाणे मूल्य दर * मिळकतीचे क्षेत्र = 146400 * 103.0101 = Rs.15080678.64/-		
B) स्वयंचलित वाहनतळाचे क्षेत्र	13.94 चौ. मीटर		
स्वयंचलित वाहनतळाचे मूल्य	= 13.94 * (146400 * 15/100) = Rs.306122.4/-		
Applicable Rules	= 3, 9, 18, 19, 15		
एकत्रित अंतिम मूल्य	* मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅग्नेटाईन मजला क्षेत्र मूल्य + तयारच्या गच्चीचे मूल्य(खुली बाळकणी) + वरील गच्चीचे मूल्य + बँडिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य + बँडिस्त बाळकणी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 15080678.64 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 306122.4 = Rs.15386801/- = C एक करोड त्रैपन्न लाख आठशेसो हजार आठ शे एक/-		

Home Print

सह दुय्यम निबंधक, ठाणे क्र.५

टनन - ५
दस्त क्र. 98880 / 2024
9 / 1 / 24





CHALLAN
MTR Form Number-6



GRN	MH006476316202425E	BARCODE	Date		08/08/2024-12:11:09	Form ID	25.2
Department				Inspector General Of Registration			
Payer Details				Stamp Duty			
Type of Payment				Registration Fee			
TAX ID / TAN (If Any)				PAN No.(If Applicable)			
Office Name				THN5_THANE NO 5 JOINT SUB REGISTRAR			
Location				THANE			
Full Name				PRAVIN RAMESHRAO JOSHI			
Year				2024-2025 One Time			
Flat/Block No.				FLAT NO. 401,4TH FLOOR			
Premises/Building				ASHIRWAD CHSL			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				1092000.00			
0030063301 Registration Fee				30000.00			
Road/Street				PANCHPAKHADI, THANE W			
Area/Locality				TOWN/CITY/DISTRICT			
PIN				4 0 0 6 0 2			
Remarks (If Any)				SecondPartyName=PAOMANASH DEVELOPERS-			
				दस्तावेज - ५			
				दस्त क्र. 97880 / 2024			
				2/14			
Amount In				Eleven Lakh Twenty Two Thousand Rupees Only			
Words				11,22,000.00			
Total				11,22,000.00			
Payment Details				IDBI BANK			
FOR USE IN RECEIVING BANK				SEAL OF THE SUB REGISTRAR			
Cheque-DD Details				Bank CIN			
Cheque/DD No.				Ref. No.			
Bank Date				RBI Date			
Name of Bank				Bank-Branch			
Name of Branch				Scroll No. , Date			

Department ID :

Mobile No. : 8424905949

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

SP. Joshi

AWaishamp

[Signature]

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at
08th day of August 2024

दस्तावेज - ५
दस्तावेज क्र. १४६६०/२०२४
५ / ८५

BETWEEN

PADMANABH DEVELOPERS (PAN - AAVFP3586B), A Partnership Firm, having Office at - 101, Durga Niwas, Near Jain Mandir, Tembhi Naka - 400601, through its partner **MR. AADITYA VIDYADHAR YASHAMPAYAN** hereinafter referred to as the **DEVELOPER** (which expression shall unless it be otherwise repugnant to the context or meaning thereof be deemed to mean and include their partners for the time being constituting the said firm; their survivor/s & their executors, administrators & assigns of the last surviving partner) of the **FIRST PART**;



AND

1) **MR. PRAVIN RAMESHRAO JOSHI (PAN - AAXPJ8065H)**, Age - 59 Years,
2) **MRS. SUJATA PRAVIN JOSHI (PAN - AFTPJ0217J)**, Age - 57 Years, Both Residing at 701, Soham Park Tower No.04, Hariom Nagar, near Nalanda Public School, Mulund (E) 400081 hereinafter referred to as the **"PURCHASER/S / ALLOTTEE/S"** (which expression shall unless it be otherwise repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators & assigns) of the **SECOND PART**.

AND

ASHIRWAD CO-OPERATIVE HOUSING SOCIETY LTD. a Co-operative Housing Society, registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. TNA/HSG/1024 on 16/04/1979, having its registered office at - Ashirwad Co. Op. HSG. Soc. Service Road, Panchpakhadi, Behind HDFC Bank, Thane (W) - 400602, Through their constituted attorney **MR. RENUKADAS PRAMOD DANDE**. Residing at 2008, Sharang, Shiv colony, Sector - 01, Airoli, Navi-Mumbai, Thane - 400708. hereinafter referred to as the **"Said Society"**, (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) of the **THIRD PART**.

S.P. Joshi

Renukadas Pramod Dande

WHEREAS:-

- 1) The Ashirwad Co-op. Hsg. Soc. Ltd., (hereinafter referred to as the "Said Society") is the absolute owner and / or otherwise well and sufficiently seized and possessed of and/or otherwise sufficiently entitled to all that piece or parcel of land bearing **Final Plot No.295, Town Planning Scheme No.1, adm. 760.75 sq. mtrs.**, (hereinafter referred to as 'the said Land') together with the building standing thereon comprising of **Ground Plus Three Upper Floors** known as "Ashirwad Co-operative Housing Society Ltd." (herein after referred to as 'the said Building') situated at - Near Building G Natraj Society,

Village Panchpakhadi, Taluka and District - Thane, Registration Sub-District of Thane and within the limits of the Thane Municipal Corporation. For the sake of brevity hereinafter the said Land and Building are jointly referred to as "the said Property" and more particularly described in the First Schedule hereunder written.


- 2) The said Society is the absolute owner and holder of the said Property as per the entry made in the Property Register Card by City Survey Officer, Thane. A copy of Property Register Card is annexed hereto and marked as **Annexure A'**.


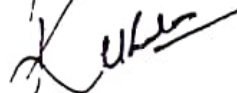
- 3) The aforesaid building standing on the said plot of land was deteriorated and was not in proper habitable condition. In fact it was difficult and financially non-viable to carry out any repairs to the said building. Under the circumstances, the aforesaid Society and its existing members have decided to re-develop the said property by demolishing the existing building standing on the said property and to construct a new building on the said plot of land after obtaining necessary permissions from the Thane Municipal Corporation.

- 4) The Society has appointed **Ambiaance Design Private Limited ("SAID ARCHITECT")**, as their Architect/ Project Management Consultant for the execution of redevelopment process of their society building as per the guidelines issued by Government of Maharashtra dtd.04/07/2019.

- 5) In response to the tenders invited by Society through its PMC, the Society and its members have selected **PADMANABH DEVELOPERS** as the Developer for redevelopment of the said property in the Special General Body Meeting of the Society.

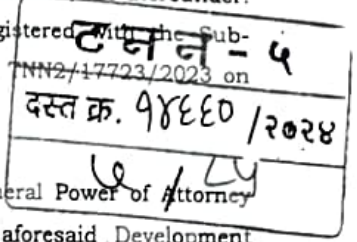
- 6) After following the re-development procedure, the said Ashirwad Co-operative Housing Society Ltd. and its existing members have granted

 S.P. Joshi

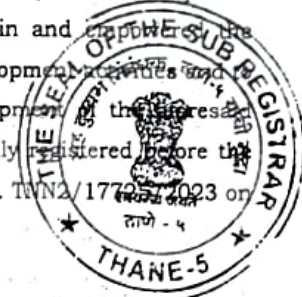
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development rights in respect of the aforesaid property to and in favour of the DEVELOPER herein by virtue of Development Agreement dated 21st July, 2023 and the DEVELOPER have agreed to develop the aforesaid property as per the terms and conditions set out thereunder.

The said Agreement is duly stamped and registered with the Sub-Registrar of Assurances at Thane, vide Sr. No. TNN2/17723/2023 on 21st July, 2023.



7) The aforesaid Society has also executed a General Power of Attorney dated 21st July, 2023 in pursuance of the aforesaid Development Agreement in favour of the DEVELOPER herein and the DEVELOPER to carry out all the necessary development activities and do all acts, deeds, things in respect of development of the aforesaid property. The said Power of Attorney is also duly registered before the Sub-Registrar of Assurances, Thane, vide Sr. No. TNN2/17723/2023 on 21st July, 2023.




8) Therefore, the DEVELOPER has proposed to construct the building having Stilt + Typical 1st floor, 3rd floor and 5th floor + Typical 2nd floor, 4th floor 6th floor 7th floor, 8th part Floor on the said plot of land.

9) The DEVELOPER in consultation with the aforesaid Society have prepared through Architect viz. M/s. Ambiance Design Pvt. Ltd., the plans for development thereof and other incidental permissions required in connection with the same and have submitted the same to the Thane Municipal Corporation for their approval. The DEVELOPER has entered into a standard Agreement with the said Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

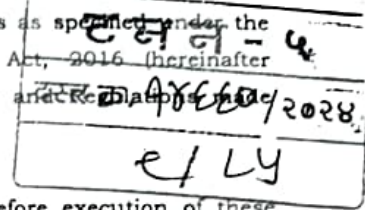
10) Accordingly, the Thane Municipal Corporation has approved the plans of the proposed new building to be constructed thereon & granted Permission / Commencement Certificate vide V.P. No. TMCB/B/2023/APL/00920 dated 04/12/2023 A copy of the said Commencement Certificate is annexed hereto & marked as '**Annexure B**'.

11) Pursuant to the above said development rights and on approval of necessary plans and permissions from the Thane Municipal Corporation, the DEVELOPER initiated development activities on the said property.

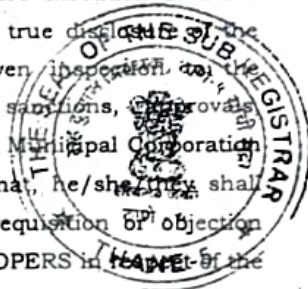
 S.P. Joshi

19) The PURCHASER/S has/have demanded from the DEVELOPER and they have given inspection to the PURCHASER/S of all the documents of title relating to the said project, layout plan, designs and specifications prepared by the Developers' Architect, orders and permissions etc. and of such other documents as specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.




20) The PURCHASER/S hereby declare/s that before execution of these presents, the DEVELOPER have made full and true disclosure of the title of the said property and have also given inspection to the PURCHASER/S, the plan/s, permission/s, sanctions, approvals, designs and specifications granted by the Thane Municipal Corporation and the PURCHASER/S hereby undertake/s that, he/she/they shall not further investigate the title or raise any requisition or objection whatsoever with regard to the title of the DEVELOPERS in respect of the said property.



21) After satisfying about the title of the DEVELOPER in respect of the said property, the PURCHASER/S has/have applied to the DEVELOPER for allotment of the flat on ownership basis being **Flat No. 401, admeasuring 1008 sq. ft. carpet area** equivalent to 869 s.q.ft. MahaRERA carpet area on **4th Floor** along with **One Mechanical Car Parking Space** in the proposed new building known as **Ashirwad Co-op. Hsg. Soc. Ltd. ("said New Building")** to be constructed on the said plot of land and more particularly described in the second schedule hereunder written. For the sake of brevity hereinafter referred to as the **"Said Premises"**. The copy of the floor plan of the said flat is annexed hereto and marked as **'Annexure D'**.

22) After several meetings by and between the parties and relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and the said Development Agreement and all the applicable laws, the Parties hereto are executing this Agreement on terms and conditions appearing hereinafter.

23) Under Section 13 of the RERA the Developer is required to execute an Agreement for Sale of the said flat with the Purchaser, being in fact these presents and also to register the said Agreement under the Registration Act, 1908.

 S.P. Joshi





**NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND
BETWEEN THE PARTIES HERETO AS UNDER :-**

1) The PURCHASER/S declare/s and confirm that, prior to execution of this deed, the DEVELOPER have made full and true disclosure and inspection of all the relevant deeds, documents, writings and papers of

दस्तावेज
दस्त
90/4
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The PURCHASER/S has/have satisfied himself/herself/themselves about the title of the DEVELOPER in respect of the said property.

2) The DEVELOPER shall carry out the construction of the proposed new building consisting of Stilt + Typical 1st floor, 3rd floor and 5th floor, 2nd floor, 4th floor 6th floor 7th floor, 8th part floor of the said plot of land, strictly as per plan/s sanctioned and permission/s granted by the Thane Municipal Corporation vide V.P. No. TMCB/2023/20/00920 dated 04/12/2023 Provided that, the DEVELOPER shall have to obtain prior consent in writing of the PURCHASER/S in respect of variations or modifications which may adversely affect the Apartment of the PURCHASER/S except any alteration or addition required by any Government authorities or due to change in law.

3) Further that, the DEVELOPER shall be entitled to consume the total Floor Space Index (FSI) on the said property which may be presently available as per prevailing rules and regulations as well as which may become available in future due to changes in laws, rules and regulations, in further construction in the said property or by transferring such FSI on some other property. The DEVELOPER further shall be entitled to purchase the Transferable Development Rights (TDR) from elsewhere and to load, use and utilize the same in construction in the said property.

4) The parties do hereby agree, record and confirm that the Recital Clauses written hereinabove are integral part of this Agreement and wherever the context so requires, the same shall constitute, be construed and be deemed to be the part and parcel of the terms and conditions of these presents.

5) The DEVELOPER has agreed to sell/allot to the PURCHASER/S, a Flat No. 401, admeasuring 1008 sq. ft. carpet area equivalent to 869 s.q.ft. MAHARERA carpet area on 4th Floor along with One Mechanical Car Parking Space in the proposed new building known as Ashirwad Co-op. Hsg. Soc. Ltd., to be constructed on the said plot of land and

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more particularly described in the Second Schedule hereunder written,
for a total consideration of **Rs.1,56,00,000/- (Rupees One Lakh Fifty Six
Six Lakh Only)**

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- 6) The PURCHASER/S has /have paid to the Developer **Rs. 42,00,000/-** on or before execution of this agreement, the receipt of which the DEVELOPER hereby admit & acknowledge. The PURCHASER/S do/does hereby agree/s to pay to the DEVELOPER the consideration in the following manner :-



Payment Schedule	% of Total Amount	Amount
Booking Amount Before execution of this Agreement	27.0 %	42,00,000/-
Completion 1 st Slab	3.0 %	4,80,000/-
Completion 2 nd Slab	10.0 %	15,60,000/-
Completion 3 rd Slab	5.0 %	7,80,000/-
Completion 4 th Slab	10.0 %	15,60,000/-
Completion 5 th Slab	5.0 %	7,80,000/-
Completion 6 th Slab	10.0 %	15,60,000/-
Completion 7 th Slab	5.0 %	7,80,000/-
Completion of Brick Work, External Plaster.	10.0 %	15,60,000/-
Completion of Painting	10.0 %	15,60,000/-
Before Possession	5.0 %	7,80,000/-
Total	100	1,56,00,000/-

- 7) It is now mandatory for the PURCHASER/S to deduct an amount equivalent to 1% of the consideration as and by way of Tax Deducted At Source (TDS) and to deposit the same for and on behalf of the DEVELOPER with the concerned Income Tax Department. The PURCHASER/S shall handover the TDS certificate/s to the

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- 56) **ADDRESS FOR CORRESPONDENCE** :- That all notices to be served on the PURCHASER/S and the DEVELOPER as contemplated by this Agreement shall be deemed to have been duly served if sent to the PURCHASER/S or the DEVELOPER by Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified below :-

Name of PURCHASER/S : **MR. PRAVIN RAMESHRAO JOSHI**

Address :- 701, Soham Park Tower No.04, Hariom Nagar, near Nalanda Public School, Mulund (E) 400081

Name of DEVELOPER :- **PADMANABH DEVELOPERS**

having Office at - 101, Durga Niwas,

Near Jain Mandir, Tembhi Naka,

Thane (W) - 400601.


Email ID - padmanabhdevelopers.mail@gmail.com

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It shall be the duty of the PURCHASER/S and the DEVELOPER to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the DEVELOPER or the PURCHASER/S, as the case may be.



- 57) **JOINT PURCHASER/S** :- That in case there are Joint PURCHASER/S all communications shall be sent by the DEVELOPER to the PURCHASER/S whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the PURCHASER/S.
- 58) **STAMP DUTY AND REGISTRATION & GST** :- The charges towards stamp duty, registration fee and GST, other incidental charges of this Agreement shall be borne by Developer.
- 59) **DISPUTE RESOLUTION** :- Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, such unsettled dispute shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of Real Estate Regulation and Development Act 2016 and the Rules and Regulation framed thereunder.

 SP. Joshi



60) **GOVERNING LAW** :- That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Thane Courts will have the jurisdiction for this Agreement.

FIRST SCHEDULE:-

ALL THAT PIECE AND PARCEL of land bearing Final Plot No.295, Town Planning Scheme No.1, adm. 760.75 sq. mtrs., and a building standing thereon comprising of Ground Plus Three Upper Floors popularly known as 'Ashirwad Co-operative Housing Society Ltd.', situated at - Near Building G Natraj Society, Village - Panchpakhadi, Taluka and District - Thane, Registration Sub-District of Thane and within the limits of the Thane Municipal Corporation.

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SECOND SCHEDULE:-

ALL THAT PREMISES being Flat No. 401, admeasuring 1008 sq. ft. carpet area equivalent to 869 s.q.ft. MahaRERA carpet area on 4th Floor along with One Mechanical Car Parking Space in the proposed new building known as Ashirwad Co-op. Hsg. Soc. Ltd. to be constructed on the aforesaid plot of land more particularly described in the First Schedule hereinabove.



IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET & SUBSCRIBED THEIR RESPECTIVES HANDS ON THE DAY & YEAR WRITTEN HEREINABOVE.

SIGNED, SEALED AND DELIVERED by
the withinnamed "DEVELOPER"
PADMANABH DEVELOPERS
through its Partners

A Waishamp

MR. AADITYA VIDYADHAR VAISHAMPAYAN

in the presence of...

1.

2.



SIGNED AND DELIVERED by the
withinnamed "PURCHASER/S"



1) MR. PRAVIN RAMESHRAO JOSHI

S.P. Joshi



2) MRS. SUJATA PRAVIN JOSHI

in the presence of.....

1.

2.



SIGNED, SEALED AND DELIVERED by
the within named "SOCIETY"
ASHIRWAD CO-OPERATIVE HOUSING
SOCIETY LIMITED, represented through
their constituted attorney viz.

R. Renukadas

MR. RENUKADAS PRAMOD DANDE

In the presence of.....

1.

2.



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PADMANABH
DEVELOPERS

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३३ / ८५



TO WHOM SO EVER IT MAY CONCERN

We the partners of Padmanabh Developers do hereby resolve that, we unanimously have decided in meeting held on this day that, for all the matters concerning Registration of allotment agreement with allottees & sale agreement with purchasers of flat in Ashirwad Co. Op. Housing Society and to represent Padmanabh Developers in front of registration authorities for all work related to registration process, we unanimously appoint Shri. Aaditya Vaishampayan, as our true attorney and authorized signatory.

All acts, deed, and actions taken by Shri. Aaditya Vaishampayan will be binding upon us and we agree to ratify the same.

A. Vaishampayan

Shri. Aaditya Vaishampayan
(Partner)

R. Dande

Shri. Renukadas Dande
(Partner)

I, Shri. Aaditya Vaishampayan do here by accept the appointment as authorized signatory for all the matters, related to registration process.

Regards:

A. Vaishampayan

Shri. Aaditya Vaishampayan
(Partner)



ANNEXURE - B

Thane Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 223317
Proposal Code : TMCB-23-87133

Permit No. : TMCB/B/2023/APL/00920
Date : 04/12/2023

Building Name :	ASHIRWAD CO OPERATIVE HOUSING SOCIETY LIMITED (Residential)	Floors :	STILT FLOOR, TYPICAL 1ST 3RD AND 5TH FLOORS, TYPICAL 2ND 4TH AND 6TH FLOORS ,7TH FLOOR, 8TH PART FLOOR
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To,

- i) Ms. Padmanabh Developers Through Its Partner Mr. Renukadas Pramod Dande POAH
T.P.S. NO.1, FINAL PLOT NO.295 OF VILLAGE PANCHPAKHADI, THANE (W)
- ii) Makarand Toraskar (Architect)

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Sir/Madam,

With reference to your application No TMCB202300520, dated 06-11-2023 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949, to carry out development work / Building on Plot No. - City Survey No. 295, No./Revenue S.No./Khasra No./Gut No. T.P.S. No.1, Final Plot No.295, Final Plot No. T.P.S. No.1, Final Plot No.295, Sector No. 2, Mouje THANE situated at Road / Street 12.00 M W ROAD, Society ASHIRWAD CO OPERATIVE HOUSING SOCIETY LIMITED. The Commencement Certificate / Building Permit is granted under Section 18/45 of said Act 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.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules, it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority within 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water, where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170, TC-2, shall be followed, if applicable



Thane Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Permit No. : TMCB/B/2023/APL/00920
Date : 04/12/2023

Building Permit No - 223317
Proposal Code : TMCB-23-87133

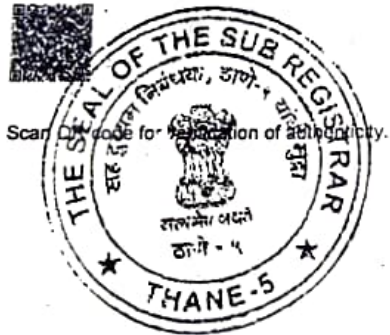
13. Copies of agreements executed with occupants should be deposited prior to commencement of work.
14. Authority will not supply water for construction.
15. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
16. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
17. 1) Registered agreement of all members , Certificate From property Tax Department and No due certificate from Property Tax Dept.Land Water Dept. shall be submitted before six months from the date of issue of Permission/CC. 2) It is necessary to take Possession of Final plot no.295 before six months from the date of issue of Permission/CC.
18. 3) RCC Consultants stability certificate shall be submitted before Plinth Intimation and OC. 4) Tree , Water and Drainage Dept. NOC shall be submitted before OC. 5) Affidavit submitted on dated 01.11.2023 shall be binding on the developer.

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Signature valid

Digitally signed by SATISH P. MARINATH UGILE
Date: 2023.12.04 11:11:52
Reason: Approved for sanction
Location: Thane Municipal Corporation
Project Code : TMCB/B/2023/00920
Application Number : 223317
Proposal Number : 223317
Certificate Number : TMCB/B/2023/APL/00920

Assistant Director Town Planning,
Thane Municipal Corporation,





ANNEXURE - C

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number : P51700054732

Project: Ashirwad Co-Operative Housing Society Ltd, Plot Bearing / CTS / Survey No. T. P. 91/01, Final Plot No. 295 at Thane (M Corp.), Thane, Thane, 400602;



1. **Padmanabh Developers** having its registered office / principal place of business at Thane, Thane, 400601, 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 06/02/2024 and ending with 31/10/2026 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 thereunder;
 - ◊ 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 valid
Digitally Signed by
Dr. Vasantrao Remanand Prabhu
(Secretary, MahaRERA)
Date: 06-02-2024 16:36:21

Dated: 06/02/2024
Place: Mumbai

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