

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8600000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6767300
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: सदनिका नं.501, माळा नं: 5 वा मजला, इमारतीचे नाव: रोहीत को ऑ हौ सो लि., रोड : पांचपाखाडी ठाणे, इतर माहिती: फायनल प्लॉट नं.283 सब प्लॉट नं.7 टीपीएस नं.1 फायनल क्षेत्र 85.84 चौ मी कार्पेट 1 कार पार्किंग सह. (सोसायटी सभासद चे करारनामा) (Final Plot Number : 283 ;)
(5) क्षेत्रफळ	1) 85.84 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे.वेदांत कंस्ट्रक्शन चे भागिदार रमेश मारुती भेकरे यांचे कु मु म्हणून निखिल ठक्कर -- वय:-42; पत्ता:- प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे नाव: सुमित एन्क्लेव, ब्लॉक नं: संत ज्ञानेश्वर मार्ग, रोड नं: पांचपाखाडी ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AADFV3789N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- चरणजीत सिंग गुरणाम सिंग रेहाल -- वय:-52; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रोहित को.ओप.हौ.सोसा.ली, ब्लॉक नं: संत ज्ञानेश्वर रोड, रोड नं: पांचपाखाडी ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAPPR5983G
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	16/03/2022
(11) अनुक्रमांक, खंड व पृष्ठ	3524/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	516000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

Kalyan
५ 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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16/3/2022

AGREEMENT FOR ALLOTMENT OF RESIDENTIAL APARTMENT

THIS AGREEMENT FOR ALLOTMENT OF RESIDENTIAL APARTMENT is made and entered into at Thane, on this 16th day of March in the Christian Year Two Thousand and Twenty-two(2022)

BETWEEN

M/s. VEDANT CONSTRUCTION, PAN AADFV3789N, A Partnership Firm, Registered under the provisions of the Indian Partnership Act 1932, through its Authorised Partner - **SHRI RAMESH MARUTI BHEKARE**, carrying on business at - First Floor, Sumeet Enclave, Final Plot No.340, Sant Dnyaneshwar Marg, Panchpakhadi, Thane (W) - 400 602, hereinafter referred to as "**PROMOTER**" (which expression shall, unless it be repugnant to the context or meaning thereof. mean and be deemed to include Partners or Partner for the time being constituting the said Firm M/s. Vedant Construction, their or his survivors or survivor and the heirs, executors, administrators and assigns of the last surviving Partner) of the **ONE PART**.

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SHRI. CHARANJEET SINGH GURNAM SINGH REHAL, PAN AAPPR5983G, Age 52 years, Indian Inhabitant, having address at: Rohit Co-Operative Housing Society Ltd., Sant Dnyaneshwar Road, Panchpakhadi, Thane (W) - 400 602, hereinafter referred to as the "ALLOTTEE" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and be deemed to include his/her/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.

In this Agreement, unless context otherwise implies:

- The use of the present tense includes the future tense;
- The masculine gender includes the feminine and neutral genders;
- The singular includes the plural and plural includes singular.
- "person" includes Company/LLP/Partnership as well as an individual;
- "writing" includes printing, typing as well as e-communication and
- "signature" includes e-signature, digital signature and thumb impression of a person unable to sign, provided that his name is written below such impression.

WHEREAS The Rohit Co-operative Housing Society Ltd., ("The Society") is an owner, seized and possessed of and/or otherwise well and sufficiently entitled to the land admeasuring 468.40 Sq. Mtrs., bearing Sub Plot No.7 of Final Plot No.283 under Town Planning Scheme No.1 (Final) at Village Panchpakhadi, Thane, Taluka and District Thane ("Said Project Land"). Said Project Land is more particularly described in the First Schedule written hereunder. The Property Card showing the nature of the title of the Society to the Said Project Land is annexed hereto and marked as "ANNEXURE 'A'";

AND WHEREAS the Society has constructed a building now popularly known as "Rohit" on the Said Project Land ("Said Building").

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**FIRST SCHEDULE ABOVE REFERRED TO:
(SAID PROJECT LAND)**

ALL THAT PIECE OR PARCEL OF NON-AGRICULTURAL LAND admeasuring 468.40 Sq. Mtrs., bearing Sub Plot No.7 of Final Plot No.283 under Town Planning Scheme No.1(Final) together with building standing thereon and popularly known as "Rohit" at Village Panchpakhadi, Thane, Taluka and District Thane, Registration District Thane and Sub-District of Thane and within the limits of the Thane Municipal Corporation.

**SECOND SCHEDULE ABOVE REFERRED TO:
(SAID NEW APARTMENT)**

Apartment admeasuring 85.84 Sq. Mtrs. equivalent to 924 Sq. Ft. Carpet Area inclusive of Service Balcony, Balcony, Utility & Cupboard area, bearing Apartment No. 501, on Fifth Floor of the Building in Phase ONE of RERA titled as "Rohit C. H. S. Ltd.," in on the Said Project Land.

- With designated One Parking.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY AND YEAR WRITTEN HEREINABOVE.

SIGNED AND DELIVERED by the
withinnamed "PROMOTER"
M/S. VEDANT CONSTRUCTION,
Through its Authorised Partner -
SHRI RAMESH MARUTI BHEKARE,

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}
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in the presence of

1. Mohygan
2. Dyady

SOCIETY LIMITED

(Registered under M. C. S. Act, 1960) (Registration No. and Date 10/12/1984

TNA (TMA) / HSG (TC) / 336 / 1984-85

No. 12

Authorised Share Capital Rs. 100,000/- Divided into 2000 Shares each of Rs. 50/- only

Member's Register No. 11

THIS IS TO CERTIFY that Shri Nanak Singh ~~Singh~~ Gurunam Singh

Nanak Singh

of Thane is the Registered Holder of [Five] Shares from No. 051

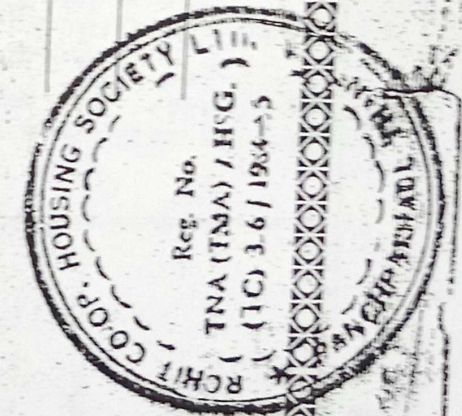
to 055 of Rs. 250/- ~~Rs. Two Hundred & Fifty~~

in THE ROHIT

CO-OPERATIVE HOUSING SOCIETY LTD

Ranpakhadi, Thane subject to the Bye-laws of the said Society and that upon such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Thane this 20th day of April 1985.



A. S. Mande
Director

Chairman

Hon. Secretary

Member of the Committee

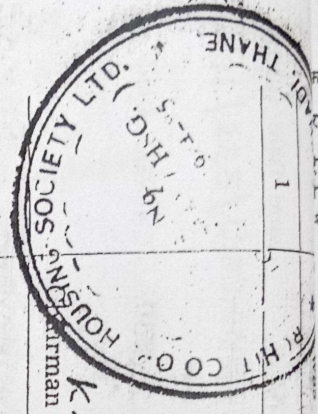
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1	Chairman	Hon. Secretary	Committee Member.
2	Chairman	Hon. Secretary	Committee Member.
3	Chairman	Hon. Secretary	Committee Member.
4	Chairman	Hon. Secretary	Committee Member.
5	Chairman	Hon. Secretary	Committee Member.

K.N. Chougale
Chairman

M. Dhore
Hon. Secretary

Charanjit Singh
G. Rehal
FOR ROHIT CO-OP HSG. SOC.

Sr. No. 11

Sr. No. 11

[Signature]

Committee Member.

Committee Member.

Committee Member.

Committee Member.

Committee Member.

लेखाचा प्रकार

बँकला

कारभाय(भाडेपट्ट्याच्या व
मी देतो की पट्टेदार ते नमूद

माणन,पोटहिस्सा व घरक

कळ

णी किया जुही देण्यात असे

यज करून देणा-या/लिहून दे

नांव किंवा दिवाणी न्याया

श असल्यास,प्रतिवादिचे ना

रून घेणा-या पक्षकाराचे व

कुमनामा किया आदेश

ादिचे नाव व पत्ता

रून दिल्याचा दिनांक

ी केल्याचा दिनांक

खंड व पृष्ठ

वाप्रमाणे मुद्रांक शुल्क

वाप्रमाणे नोंदणी शुल्क

विचारात घेतलेला तापशीत

कारताना नियडलेला अनुच्छे



Certificate No. 4810

THANE MUNICIPAL CORPORATION, THANERegulations
(Registration No. 3 & 24)**SANCTION OF DEVELOPMENT****PERMISSION/COMMENCEMENT CERTIFICATE**

इमारत :- स्टिल्ट + १ ते ६ मजले + ७ वा (पार्ट) मजले

दस्त क्र. 3428/2022

30/06/22

(Architect)



Date: 30/06/2022

SRT/0909/21

TMC /

TDD

Date

V. P. No.

To, Shri / Smt. मे. जोशी देशावरे अण्ड असो.Shri मे. वैदात कन्स्ट्रक्शनचे (Owners)भागीदार श्री. रमेश मारुती भेकरे

With reference to your application No. १४८३ dated १६/१२/२०२१ for development permission / grant of ~~Commencement~~ certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. वरीलप्रमाण in village पाचपाखाडी Sector No. 02 Situated at Road / Street ४० फुट T.P. रस्ता S.No./C.S.T.No./F.P.No. २८३ सब प्लॉट नं. ७

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 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) सी.सी. पुर्वी प्रत्येक सभासदांसमवेत नोंदणीकृत करारनामा करणे आवश्यक राहिले.
- 6) विकासक यांनी शुल्कांमध्ये ५०% सुट मिळणेबाबतचे दाखल केलेले दि. २१/१०/२०२१ रोजीचे सत्यप्रतिज्ञापत्र त्यांचेवर बंधनकारक राहिले.
- 7) जोता इंटीमेशन लेटरपुर्वी नगर भूमापन विभागाचा उपविभागणी नकाशा दाखल करणे आवश्यक तसेच उपविभागणी नकाशामध्ये काही बदल झाल्यास त्याप्रमाणे सुधारीत नकाशे मंजूर करणे आवश्यक.
- 8) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 9) Authority will not supply water for construction.

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. 1966

Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of