



08/09/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 10790/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) बाळकूम

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8658000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6583500
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 0103, माळा नं: 1ला मजला, इमारतीचे नाव: डब्ल्यु-7,कोडनेम बिग बॅग,क्लेरियंट कंपाउंड, ब्लॉक नं: व्हिलेज बाळकूम,ठाणे-प.400608, रोड : कोलशेत रोड, इतर माहिती: सोबत एक कार पार्किंग((Survey Number : 59/1 (P), 60 (P), 61 (P), 62 (P), 63/1 (P), 63/10A (P), 63/2 (P), 63/3 (P), 63/4 (P), 63/ 5 (P), 63/6 (P), 63/7 (P), 63/8 (P), 63/9 (P), 64/1 (P), 64/2 (P), 64/3 (P), 64/4 (P), 64/5 (P), 64/6 (P), 64/ 7 (P), 64/8 (P), 64/9 (P), 65/1 (P), 65/2, 65/3 (P), 65/4 (P), 65/5 (P), 66 (P), 68/2 (P), 69/1 (P), 69/2 (P), 69/3 (P), 69/4A (P), 69/5 (P), 69/6 (P), 70/1 (P), 70/2 (P), 70/3 (P), 70/4 (P), 70/6 (P), 70/8 (P), 70/9 (P) व दस्तात नमूद केल्याप्रमाणे. ;) इतर हक्क :
(5) क्षेत्रफळ	1) 71.37 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ईश्वर रियलटी अॅण्ड टेक्नॉलॉजिस प्रा. लि. तर्फे कु.मु सुरेन्द्रन नायर तर्फे कु.मु. पंढरी केसरकर वय:-43; पत्ता:-प्लॉट नं: 412, माळा नं: 4था मजला, इमारतीचे नाव: 17जी वर्धमान चेंबर, ब्लॉक नं: हॉर्निमन सर्कल,फोर्ट,मुंबई, रोड नं: कावसजी पटेल रोड, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AADCI0409D
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहन कुमार कनकराज राव रंगदाळे वय:-45; पत्ता:-प्लॉट नं: फ्लॅट 302, माळा नं: 3रा मजला बी विंग, इमारतीचे नाव: पूनम गॅलेक्सी बिल्डिंग, ब्लॉक नं: भाईदर मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ANUPR6238A
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/09/2015
(10)दस्त नोंदणी केल्याचा दिनांक	08/09/2015
(11)अनुक्रमांक,खंड व पृष्ठ	10790/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	519500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



सह दुय्यम निबंधक, ठाणे क्र.2

74/10790

पावती

Original/Duplicate

Tuesday, September 08, 2015

नोंदणी क्र.: 39M

7:49 AM

Regn.: 39M

पावती क्र.: 16153

दिनांक: 08/09/2015

गावाचे नाव: बाळकूम

दस्तऐवजाचा अनुक्रमांक: टनन2-10790-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मोहन कुमार कनकराज राव रंगदाळे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2480.00

पृष्ठांची संख्या: 124

एकूण:

रु. 32480.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे

8:07 AM ह्या वेळेस मिळेल.

५ सह दुय्यम नोंदणी क्र. २

बाजार मूल्य: रु.6583500 /-

मोबदला: रु.8658000/-

भरलेले मुद्रांक शुल्क : रु. 519500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003373346201516S दिनांक: 04/09/2015

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 2480/-

BoB Bhandup SMS
Nagar

9821585291

9716435208

9820444039

Mohankumar Kanakaraj Rao Rangdale

71

H/L



AGREEMENT TO SELL

This **AGREEMENT TO SELL** is made at Thane this 8th day of Sep, 2015

BETWEEN

ISHWER REALTY AND TECHNOLOGIES PRIVATE LIMITED, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001, hereinafter referred to as "**THE COMPANY**" (which expression shall, unless it be repugnant contrary to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE**

PART

AND

दस्तावेज - २
दस्तावेज क्रमांक १०६००/२०१५
५/१२४

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Mohan Kumar Kanakraj Rao Rangdale residing / having its address at Poonam Galaxy Building, Flat 302, Wing 3rd Floor, Bhayander, Mumbai- 401107 and assessed to Income Tax under Permanent Account Number (PAN) ANUPR6238A 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 (a) in case of an Individual, such individual's heirs, executors and administrators and assigns; (b) In case of a Partnership Firm, the partners for the time being or survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) in case of a Company, or a body corporate or juristic entity, its successors and permitted assigns) of the **OTHER PART**

(The Company and the Purchaser are hereinafter individually referred to as the "Party" and collectively referred to as the "Parties")

WHEREAS:

A. By and pursuant to registered Deeds of Conveyance, the Company is entitled to the Larger Property (as defined herein). The brief chain of title of the Company inter alia to the said Larger Property is more particularly described in Annexure "1" and Annexure "6" hereto.

B. The Company proposes to develop the said Larger Property in a phase-wise manner. Currently, the Company is developing a mixed use development comprising of the Buildings (as defined herein) on the Property (as defined herein), being a portion of the said Larger Property. The Company proposes to develop the said Property by constructing thereon the Project (as defined herein), one of them being on the Project Land (as defined herein).

C. By letter dated 25th March, 2015, Thane Municipal Corporation, Thane issued in favour of the Company, the development permission/Commencement Certificate inter alia to carry out development on the Larger Property and construct Buildings thereon, subject to the terms and conditions stated therein. A copy of the said Development Permission/Commencement Certificate dated 25th March, 2015 is annexed hereto and marked as Annexure "4".



By letter dated 15th April, 2015, the Ministry of Environment, Forests and Climate Change, Government of India issued its environmental clearance for construction of the said Buildings on the said Larger Property, subject to the terms and conditions stated therein. A copy of the said

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Environmental Clearance dated 15th April, 2015 is annexed hereto and marked as Annexure "5".

- E. The Company has engaged the services of architects and structural engineers for the preparation of the structural design and drawings thereof and the construction of the Buildings shall be under the professional supervision of the said architects and the structural engineers as required under the bye-laws of the local authorities.
- F. A copy of the Report on Title of Advocate Pradip Garach showing the nature of the title of the Company to the said Larger Property is hereto annexed and marked as Annexure "6".
- G. The Purchaser has approached the Company and applied for allotment of the Unit (as defined herein) in the Building (as defined herein) and the Company has agreed to allot the said Unit to the Purchaser. A copy of the floor plan with respect to the Unit is attached herewith as Annexure "7".
- H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser, to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company, the Unit at the consideration and on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

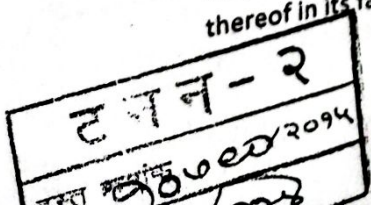
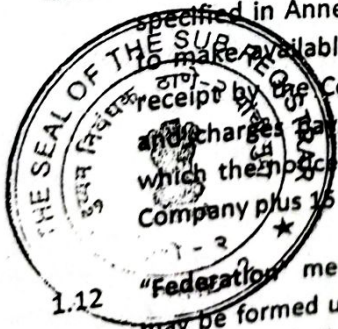
1. **DEFINITION AND INTERPRETATION**

- 1.1 "Agreement" shall mean this Agreement together with the Schedules and Annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2 "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents (including the revisions thereon) obtained/to be obtained from or granted/to be granted by the competent authorities in connection with the Larger Property/Project Land/Unit and/or the development thereof including but not limited to plans, Intimation of Disapproval, Commencement Certificate and Occupation Certificate.
- 1.3 "Building" shall mean the multi-storied building having several wings to be/ being constructed by the Company on the Project Land bearing Project Name and Number as specified in Annexure "2". The term Building shall also include all amenities, facilities, services, such other building or structures or otherwise required to be provided by the Company.

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- 1.4 "Building CAM Charges" or "BCAM" shall mean the common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Unit / Building.
- 1.5 "Buildings" shall mean 49 or more multi storied buildings (residential and commercial) having several wings being or proposed to be constructed on the said Property including the said Building.
- 1.6 "Building Protection Deposit" shall mean the amounts specified in the Annexure "2".
- 1.7 "CAM Charges" shall mean the Building CAM Charges and the Federation Cam Charges payable by the Purchaser inter alia for the maintenance of the Unit/Building/Project Land/Property/Larger Property, but shall not include the Property Taxes and Society and Other Charges.
- 1.8 "CAM Commencement Date" shall mean 30 (thirty) days after the Date of Offer of Possession (for Fit Outs) regardless of whether the Purchaser takes the Unit or not.
- 1.9 "Carpet Area" shall mean the carpet area of the Unit including all passages, decks, balconies, service slabs, cupboards, niches, elevation treatment and/or any other area which the Purchaser is exclusively entitled to use. Such carpet area is calculated on bare shell basis, prior to application of any finishes / finishing material and is subject to tolerance of +/- 2% on account of structural, design and construction variances.
- 1.10 "Common Areas and Amenities" shall mean the common areas and amenities as are available to and/or in respect of the Unit/ Building/ Project Land/ Property, as the case may be and more particularly described in the Annexure "3" hereto.
- 1.11 "Date of Offer of Possession (for Fit Outs)" shall mean the date as specified in Annexure "2" herein on which the Company shall endeavor to make available to the Purchaser the Unit for fit outs subject to the receipt by the Company of the Total Consideration and all other taxes and charges payable under this Agreement. This shall be the date on which the notice for readiness of the Unit for Fit Outs is issued by the Company plus 15 days.
- 1.12 "Federation" means a federation of the ultimate organizations to be/ may be formed under Clause 14 hereto to manage and control the said Property and the Common Areas and Amenities upon conveyance thereof in its favour.



1.13 "Federation CAM Charges" or "FCAM" shall mean the common area maintenance charges payable by the Purchaser for maintenance of all Common Areas and Amenities in respect of the Building /Project/ Project Land/ Property/ Larger Property, but shall not include the Building CAM Charges.

1.14 "Larger Property" shall mean various pieces and parcels of lands situate in Villages Kolshet, Balkum and Dhokali, Taluka and District Thane and more particularly described in the Report on Title annexed hereto.

1.15 "Liquidated Damages" shall mean an amount equivalent to 10% of the Total Consideration as defined under this Agreement plus applicable service tax.

1.16 "Project" shall mean the proposed construction and development of the Building on the Project Land.

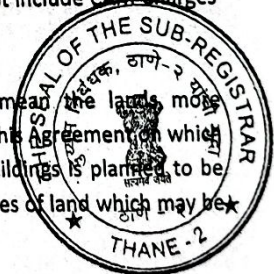
1.17 "Project Land" shall mean such piece and parcel of land forming part of the said Property on which the Building physically stands and a periphery of 6 meters around it.

1.18 "Refund Amount" shall mean the Total Consideration or part thereof paid by the Purchaser hereunder after deducting therefrom the Liquidated Damages along with applicable government levies and any other amount and dues payable by the Purchaser to the Company.

1.19 "Society and Other Charges" shall mean the Society and Other Charges payable by the Purchaser as set out in Annexure "2" hereto towards and including layout deposits, Electricity Deposit Reimbursement, IOD deposits or permanent deposits, water connection charges, electricity connection and meter charges, betterment charges, development charges, gas/pipe gas connections charges, internet connection deposits, telephone connection deposits, cess, levies and charges, along with applicable direct and/or indirect taxes, but shall not include CAM Charges and Property Taxes.

1.20 "The said Property" or "the Property" shall mean the lands more particularly described in Schedule of Property of this Agreement, on which the development comprising inter alia of the Buildings is planned to be carried out and shall include any contiguous pieces of land which may be added to the said development over time.

1.21 "Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of (i) the Unit or the interest therein and/or (ii) the benefit of this Agreement and/or (iii) (a) in case the Purchaser is a Company, directly or indirectly, (i) the change in control and/or (ii) Management and/or (iii) shareholding of not less than 25% of the



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Company or its holding (b) in case the Purchaser is a Partnership Firm or an LLP, the change in constitution thereof. The term "Transfer" shall be construed liberally. It is however, clarified that the Transfer in favour of (i) a Relative (as defined under the Companies Act, 1956) or (ii) a holding/subsidiary Company (subject to (iii) (a) above) shall not constitute Transfer of the Unit.

1.22 "Total Consideration" shall mean the amounts payable/ agreed to be paid by the Purchaser for purchase of Unit as set out in clause 5.1 below and in Annexure "2" hereto.

1.23 "Ultimate Organization" shall mean the society/ company/ condominium to be formed in respect of the Building/ Buildings in the manner contemplated herein.

1.24 "Unit" shall mean the Unit in the Building and the details thereof are given in Annexure "2" hereto.

2. RULES FOR INTERPRETATION

In this Agreement where the context admits:-

2.1 All references in this Agreement to statutory provisions shall be construed as meaning and including references to:-

- Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
- All statutory instruments or orders made pursuant to a statutory provision; and
- Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.

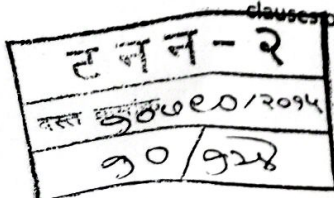
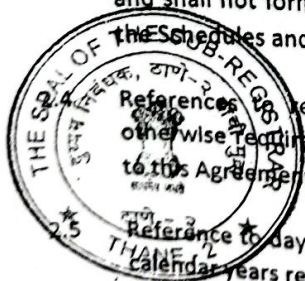
2.2 Words denoting the singular shall include the plural and words denoting any gender shall include all genders.

2.3 Headings to clauses, sub-clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the Schedules and shall be ignored in construing the same.

2.4 References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.

2.5 Reference to days, months and years are to Gregorian days, months and calendar years respectively.

2.6 Any reference to the words "hereof," "herein," "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.



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2.7 The words "include" and "including" are to be construed without limitation.

2.8 Any reference to the masculine, the feminine and the neutral shall include each other.

2.9 In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.

2.10 The Purchaser confirms and warrants that the Liquidated Damages is a genuine/pre-estimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages is also arrived at having regard to the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, among others. The Purchaser waives his right to raise any objection to the payment or determination of liquidated damages in the manner and under the circumstances set out herein.

3. The recitals above shall form part and parcel of this Agreement and shall be read in conjunction with this Agreement.

4. **DISCLOSURES AND TITLE**

4.1 The Purchaser hereby declares and confirms that prior to the execution of this Agreement, (i) the Company has made full and complete disclosure of the title to said Property, (ii) he has taken full, free and complete inspection of all the relevant documents and (iii) in relation to the Unit/Building/Property has satisfied himself of inter alia the following:-

- Nature of the Company's right and title and encumbrances, if any.
- The drawings, plans and specifications.
- Nature and particulars of fixtures, fittings and amenities.
- All particulars of designs and materials to be used in construction of the Unit and the Building.
- The Approvals obtained and yet to be obtained.

4.2 The Purchaser confirms that the Purchaser has after reading and understanding all the terms and conditions set out in this Agreement and the mutual rights and obligations of the Parties to the Agreement and (ii) satisfying himself in all respects with regard to the title of the Company in respect of the said Property, agreed to enter into and execute this Agreement. The Purchaser further confirms that the Purchaser was provided with a draft of this Agreement and had sufficient opportunity to read and understand the terms and conditions hereof. The Purchaser



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the Purchaser which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except by a writing signed by both the Parties.

27. **CORRESPONDENCE**

All correspondence including emails should carry the customer ID quoted in Annexure "2" hereto in following manner "CI: xxxxxxxx". Any correspondence not mentioning the customer ID shall be deemed to be non-est/null and void.

28. **CONFIDENTIALITY**

28.1 The Purchaser hereto agree that all the information, documents etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("Confidential Information") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party or used otherwise without the prior written consent of the Company. The confidentiality obligations under this Clause shall survive even after handing over of the Unit and is legally binding on the Purchaser and shall always be in full force and effect.

28.2 The Purchaser shall not make any public announcement regarding this Agreement without prior consent of the Company.

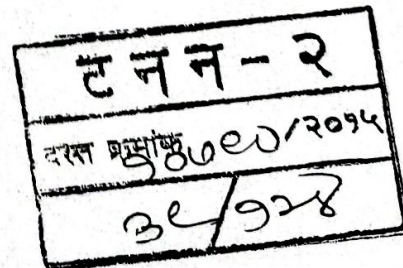
28.3 Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:-

- a) such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating organization or other recognized investment exchange having jurisdiction over the Parties; or
- b) such disclosure is required in connection with any litigation; or
- c) such information has entered the public domain other than by breach of the Agreement.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

SCHEDULE OF THE PROPERTY

All those pieces and parcels of lands admeasuring in aggregate 1,13,482 square meters, commonly known as Plot C1, situate at Villages Balkum and Kolshet, Kolshet Road, Thane within the Registration District of Thane comprising of following survey numbers:



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Villages	Survey Numbers
Balkum	59/1 (P), 60 (P), 61 (P), 62 (P), 63/1 (P), 63/10A (P), 63/2 (P), 63/3 (P), 63/4 (P), 63/ 5 (P), 63/6 (P), 63/7 (P), 63/8 (P), 63/9 (P), 64/1 (P), 64/2 (P), 64/3 (P), 64/4 (P), 64/5 (P), 64/6 (P), 64/ 7 (P), 64/8 (P), 64/9 (P), 65/1 (P), 65/2, 65/3 (P), 65/4 (P), 65/5 (P), 66 (P), 68/2 (P), 69/1 (P), 69/2 (P), 69/3 (P), 69/4A (P), 69/5 (P), 69/6 (P), 70/1 (P), 70/2 (P), 70/3 (P), 70/4 (P), 70/6 (P), 70/8 (P), 70/9 (P)
Kolshet	49/1/C(P), 50/12B/2 (P), 50/12B/3 (P), 50/13 (P), 51/1B (P), 51/2 (P), 51/3 (P), 52/1C (P), 52/2 (P), 52/3 (P), 52/4 (P), 52/5 (P), 52/6 (P), 53/1C (P), 53/3 (P), 53/4 (P), 53/5 (P), 53/6 (P), 53/7B (P), 53/8 (P)

SIGNED AND DELIVERED
By the within named Company
Ishwer Realty and Technologies Private Limited
through the hands of its Constituted Attorney
Mr. Surendran Nair (POA)
authorised vide Power of Attorney
dated _____

on 8th day of sep. 2015
In the presence of:

1. _____
2. _____

SIGNED AND DELIVERED
By the within named Purchaser
Mohan Kumar Kanakraj Rao Rangdale

In the presence of:

1. _____
2. _____



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[Handwritten signature]



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<u>6-1</u>

Annexure "2"

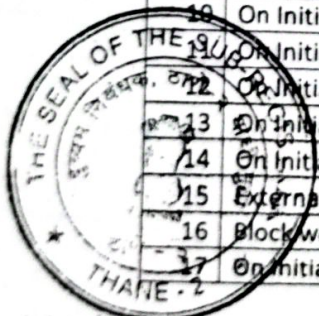
- (I) **CUSTOMER ID** : 1256852
- (II) **UNIT:**
- (i) Unit : 103
 - (ii) Floor : 1st
 - (iii) Type of Unit : 2 BHK Ultima
 - (iv) Carpet Area : 640 sq. ft. equivalent to 59.48 sq. mtrs.
 - (v) Car Parking Spaces : 1 (One)
 - (vi) Project Name : Codename Big Bang
 - (vii) Cluster No. : 2
 - (viii) Building : W7
 - (ix) **Description of the Project Land:**

Sr. No.	Bldg/Wing No as per Builder	Bldg No as per Govt. Approval	Survey No's	Village
1	W - 7	Q - 11	62/0	Balkum

Total Consideration shall be Rs.86,58,000/- (Rupees Eighty Six Lakhs Fifty Eight Thousand Only)

(III) **Payment Schedule:**

Sr. no.	Milestone	Amount
1	Application money-1	Rs.54,000/-
2	Application money-2	Rs. 3,78,900/-
3	Application Money 3	Rs.12,90,042/-
4	On Initiation of Footing	Rs. 8,74,458/-
5	On Initiation of Plinth	Rs. 4,76,190/-
6	On Initiation of RCC work for Level 1	Rs. 4,76,190/-
7	On Initiation of RCC work for Level 4	Rs. 4,76,190/-
8	On Initiation of RCC work for Level 7	Rs. 4,76,190/-
9	On Initiation of RCC work for Level 10	Rs. 4,76,190/-
10	On Initiation of RCC work for Level 12	Rs. 4,76,190/-
11	On Initiation of RCC work for Level 15	Rs. 4,76,190/-
12	On Initiation of RCC work for Level 18	Rs. 4,76,190/-
13	On Initiation of RCC work for Level 21	Rs. 4,76,190/-
14	On Initiation of RCC work for Level 24	Rs. 4,76,190/-
15	External Facade Works / Windows	Rs. 4,32,900/-
16	Blockwork	Rs. 4,32,900/-
17	On Initiation of Fit- Outs	Rs. 4,32,900/-



06 22,51,030/-

For buildings where construction has commenced and/or completed, all construction related dues need to be completed as demanded.

(IV) **Date of Offer of Possession (for Fit-Outs): 30th November 2018**

टनन-२
 20/11/18
 20/11/18

[Handwritten signature]
 40

DATED THIS 8th DAY OF Sep 2015

Ishwer Realty and Technologies Private
Limited

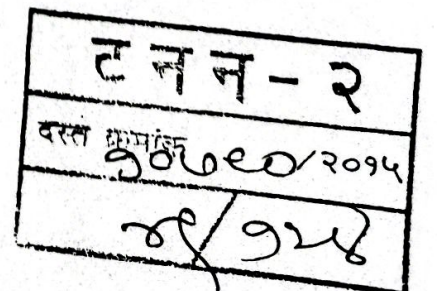
.. Company

AND

Mohan Kumar Kanakraj Rao Rangdale

.. PURCHASER

AGREEMENT TO SELL of
Unit No. 103 in the Project known as
"Codename: Big Bang".





Corporation No. 002228

THANE MUNICIPAL CORPORATION, THANE
(INCORPORATED IN 1868)
SECTION OF DEVELOPMENT
PERMISSIONS / COMMERCIALS / CONSTRUCTION

पत्रांक. ५३/१२४

V.V.No. ५३/१२४/१५ १५०/११६ १३३/१६ ६६० ५३/११६

To: Mr./Ms./M/s./Messrs./Messrs./Messrs. (Name)

At: _____ (Address)

With reference to your application No. ५३/१२४/१५ dated १५.०३.२०१५ for development permission / plan of construction and for the action of the Thane Municipal Corporation and Town Planning Act, 1966 in party and development work and in the area building No. _____ in village _____ Taluka _____ District _____ State _____

The development permission / the construction certificate is granted subject to the following conditions:

- 1) The land vacated in consequence of the enforcement of the approved plan shall form part of the public space.
- 2) No new building or part thereof shall be exempted or allowed to be exempted or permitted to be used by any person until necessary permission has been granted.
- 3) The development permission / Construction 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 has not been shown in your plan.

- A. सुधारित योजनासाठी कोणते कोणते असे अर्थ ठरवून देण्यात येतील त्याचे प्रमाण असावे असे नोंदवून घ्यावे.
- B. बांधणीची योजना पूर्ण होऊन घडवणीची कामे होऊन घेतल्यानंतर असे अर्थ ठरवून घ्यावे.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNIZABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Your faithfully,

Office No. _____
Office Stamp _____
Date _____
Seal _____

Municipal Corporation of the City of Thane

१. कोणत्याही बांधणीसाठी कोणत्याही अर्थ ठरवून देण्यात येतील त्याचे प्रमाण असावे असे नोंदवून घ्यावे.
२. बांधणीची योजना पूर्ण होऊन घडवणीची कामे होऊन घेतल्यानंतर असे अर्थ ठरवून घ्यावे.
३. बांधणीची योजना पूर्ण होऊन घडवणीची कामे होऊन घेतल्यानंतर असे अर्थ ठरवून घ्यावे.
४. बांधणीची योजना पूर्ण होऊन घडवणीची कामे होऊन घेतल्यानंतर असे अर्थ ठरवून घ्यावे.
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६. बांधणीची योजना पूर्ण होऊन घडवणीची कामे होऊन घेतल्यानंतर असे अर्थ ठरवून घ्यावे.
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९. बांधणीची योजना पूर्ण होऊन घडवणीची कामे होऊन घेतल्यानंतर असे अर्थ ठरवून घ्यावे.
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(११४)

कोणत्याही बांधणीसाठी कोणत्याही अर्थ ठरवून देण्यात येतील त्याचे प्रमाण असावे असे नोंदवून घ्यावे.

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टनन-२

पत्रांक ५३/१२४/१५

५३/१२४

घोषणापत्र

मी. श्री. सुरेन्द्र नाथर / मनिंदर छात्र या द्वारे घोषित करतो की, दुय्यम निबंधक जाणे. यांचे कार्यालयीत करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. कमल पिंपलानी यांनी दिनांक 13/06/2019 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही. किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द झालेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः राक्षम आहे. सादरचे कायम चुकीचे आढळून आल्यास, नोंदणी अधिनियम 1906 चे कलम 22 अन्वये शिक्षेस मी पात्र राहिल याची मला जाणीव आहे.

ठिकाण : ठाणे
दिनांक : 16/07/2019

रही
कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

घोषणापत्र

मी. श्री. पंढरी केसरकर / रामनाथ रावत / राहुत वंटेकर / प्रमोद कांबळे / अनिल पातळें या द्वारे घोषित करतो की, दुय्यम निबंधक ठाणे- यांचे कार्यालयीत करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. सुरेन्द्र नाथर / मनिंदर छात्र यांनी दिनांक 13/06/2019 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही. किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द झालेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः राक्षम आहे. सादरचे कायम चुकीचे आढळून आल्यास, नोंदणी अधिनियम 1906 चे कलम 22 अन्वये शिक्षेस मी पात्र राहिल याची मला जाणीव आहे.

ठिकाण : ठाणे
दिनांक : 16/07/2019

रही
कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



रज न-२
दस्त क्रमांक 9020 / 2019
902/19



08/09/2015 8 06:31 AM

दस्त गोपवारा भाग-2

दनन2 १२६१२२
दस्त क्रमांक:10790/2015

दस्त क्रमांक :दनन2/10790/2015

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मोहन कुमार कनकराज राव रंगदाळे पत्ता:प्लॉट नं: फ्लॉट 302, माळा नं: 3रा मजला बी विंग, इमारतीचे नाव: पूनम गॅलेक्सी बिल्डिंग, ब्लॉक नं: भाईदर मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ANUPR6238A	लिहून देणार वय :-45 स्वाक्षरी:-		
2	नाव:ईश्वर रियलटी अॅण्ड टेक्नॉलॉजिस प्रा. लि. तर्फे कु.मु सुरेन्द्रन नायर तर्फे कु.मु. पंढरी केसरकर पत्ता:प्लॉट नं: 412, माळा नं: 4था मजला, इमारतीचे नाव: 17जी वर्धमान चेंबर, ब्लॉक नं: हॉर्निमन सर्कल,फोर्ट,मुंबई, रोड नं: कावसजी पटेल रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AADC10409D	लिहून देणार वय :-43 स्वाक्षरी:-		

बरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:08 / 09 / 2015 08 : 04 : 04 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शैलेश मोरे -- वय:27 पत्ता:तलावपाळी ठाणे-प पिन कोड:400602			
2	नाव:सुधीर के फाळके -- वय:43 पत्ता:तलावपाळी ठाणे-प पिन कोड:400602			

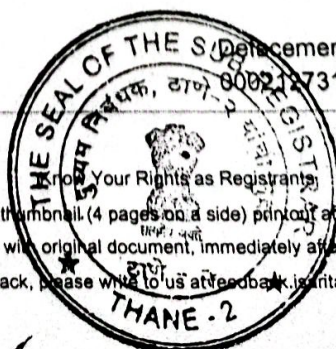
शिक्का क्र.4 ची वेळ:08 / 09 / 2015 08 : 04 : 46 AM

शिक्का क्र.5 ची वेळ:08 / 09 / 2015 08 : 05 : 05 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

EPayment Details.

sr.	Epayment Number	Deencement Number
1	MH003373346201516S	0002127312201516



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पुस्तक क्रमांक १०७९०
क्रमांकावर नोंदला
पुसह. दुय्यम निबंधक, ठाणे क्र.२
कार्य... माहे... २०१५

10790

VALUATION REPORT OF

IMMOVABLE PROPERTY FOR

MR. MOHAN KUMAR KANAKRAJ RAO RANGDALE

PROPERTY ADDRESS

**FLAT NO. 0103, FIRST FLOOR, WING -7, "CODENAME BIG BANG", CASA
FRESCO - F, CLUSTER - 2, CLARIANT COMPOUND, NEAR AIR FORCE
STATION KOLSHET, KOLSHET ROAD, VILLAGE:- BALKUM,
THANE (W), TAL & DIST - THANE - 400 607.**



SUBMITTED TO
BANK OF BARODA
SPECIALIZED MORTGAGE STORE (MMER)

SEEN & N
देखा और नो

For BANK OF B
कृते बैंक ऑफ
SMS, TIME

एच.एन.एच., एम.ए.

SANTAN

1237

Sanjay S. Dalvi
REGISTERED VALUERS, CONSULTING ENGINEERS & SURVEYORS
G.D. Ambekar Marg, Wadala(W), Mumbai - 400031.

VALUATION REPORT OF IMMOVABLE PROPERTY VALUATION FOR HOUSING LOAN

Sr.No.	PARTICULAR	
1.	Name of Registered Valuer	SANJAY SHRIKANT DALVI Registration No CAT. I /378 of 1988
	Bank & Branch	Valuation Report For Specialized Mortgage Store (MMER) Bank of Baroda,
	Purpose for which made	Fair Market Value for Valuation Purposes.
	Date of Inspection	05/07/2022
	Date of Valuation	06/07/2022
	Name of the Owner / purchaser Person/s accompanying / available at the site at the time of visit	Person met at site – (Mr. Mr. Harish Gujar – Brother - 9821585291)
	If property is under joint Ownership / share of each owner. Is the share undivided?	Single - owned
2.	PROPERTY DETAILS	
	Name of the owner	MR. MOHAN KUMAR KANAKRAJ RAO RANGDALE
	Address	Flat No. 0103, First Floor, Wing -7, "Codename Big Bang", Casa Fresco – F, Cluster – 2, Clariant Compound, Near Air Force Station Kolshet, Kolshet Road, Village:- Balkum, Thane (W), Tal & Dist – Thane - 400 607.
	Land mark Location, CST No, Sr. No., Village, Street, Ward No.	Near Air Force Station Kolshet, Survey No. 59/1/P, 60/P, 61/P, 62/P, 63/1/P, 63/10/A/P, 63/2/P, 63/3/P, 63/4/P, 63/5/P, 63/6/P, 63/7/P, 63/8/P, 63/9/P, 63/10/B/P, 64/1/P, 64/2/P, 64/3/P, 64/4/P, 64/5/P, 64/6/P, 64/7/P, 64/8/P, 64/9/P, 65/1/P, 65/2, 65/3/P, 65/4/P, 65/5/P, 66/P, 67/P, 68/1/P, 68/2/P, 68/3/P, 68/4/P, 68/5/P, 69/1/P, 69/2/P, 69/3/P, 69/4A/P, 69/4B/P, 69/5/P, 69/6/P, 70/1/P, 70/2/P, 70/3/P, 70/4/P, 70/5/P, 70/6/P, 70/7/P, 70/8/P, 70/9/P, 70/10/P, 71/1 pt to 71/7 Pt, 71/9/pt, 72/1pt to 72/9pt and 73/1pt to 73/7 pt, of Village:- Balkum, Thane - 400 607.
	Brief description of the property	Residential flat situated in multi storied apartment of (Stilt + 28 Upper floors building.) The Building location is Near Air Force Station Kolshet, All basic amenities are available in nearby area.
	Google location	19.2356, 72.99034
3.	DOCUMENTS DETAILS	
	Agreement Details	Agreement dated 08/09/2015 Reference No. 10790/2015, From – Thane - 2 MR. MOHAN KUMAR KANAKRAJ RAO

Sanjay S. Dalvi

Office Address : 307, 3rd Floor, Hanuman Industrial Estate, Near Wadala Ram Mandir,
G. D. Ambekar Marg, Wadala(W), Mumbai – 400031.

RANGDALE
 purchased the captioned flat from
M/S. ISWAR REALTY AND TECHNOLOGIES.

Commencement / Occupancy
 Details
 Yes,
Copy of Index -II No. 10790/2015,
 Dated - 08/09/2015, From - Thane - 2,
Copy of O.C Under No. V.P. No. S05/0083/14
TMC/TDD/OCC/0453/18, Dated - 24/01/2018,
 From - TMC.

Sanction Plan Details -----
 Project Registration No. -----
 Approval Authority T.M.C.
 Compliance to plan Yes

4. PHYSICAL DETAILS

Site boundaries	As Per Flat	As Per Documents	As per site
East	Flat No. 104	----	Wing - 8
West	Open	----	Road
North	Open	----	Garden/ Wing - 1
South	Entrance	----	Road

Proximity to Civic amenities -Distance from nearest:-

	Distance (in Kms)	From (specify name)
School / College	4.00 km	--
Hospital	2.5 km	--
Railway Station / Bus Stop	2.5 Km	Thane Railway Station

Boundaries match ----
 Approval land use Non agricultural

Is it freehold or leasehold land Freehold

If leasehold, the name of
 Lesser /Lessee, Nature of
 lease, dated of
 commencements and date of
 termination of lease.
 N.A.

Plot demarked No

Type of property 2 BHK Flat used as an Residential flat. In the
 Residential flat there is Living + Kitchen + Dining +
 2 Bedrooms + Bathroom + 1 Passage. + Balcony

Total no. of floors (Stilt + 28 Upper floors building)

Floor on which the property is
 located First Floor,

Approx age of the property 04 years (As Per OC. 2018)

Residual life of the property 56 years (Except Natural Calamities & provided
 proper maintenance is carried out)

Type of structure RCC frame structure

Is the property situated in
 residential / Commercial /
 mixed area / industrial area Residential flat

Classification of Locality- high Middle class

	class / Middle class/poor class	
	Is the property owner- occupied / tenanted / both?	Tenant – Rs. 24,000/- Per Month Rent & Rs. 1,00,000/- Deposit
	Since how long he is occupying the house/ building	Tenant
	If partly owner-occupied, specify portion and extent of area under owner-occupation	---
	Name & registration No of Co-op Housing Society	The Said Building Is Owned By Wing -7, "Codename Big Bang", Casa Fresco – F, Cluster – 2,
	Share Certificate	----
4.A	FACILITES AVAILABLE	
	Lifts	2 lifts
	Water supply	TMC
	Underground sewerage	Yes
	Car parking open/covered	1 Covered Car Parking
	Does compound wall exist	Yes
	Pavement laid around the building	Yes
4.B	TECHNICAL DETAILS	
	Roof	RCC Slab roof
	Flooring	Granite Flooring
	Doors	Wooden Frame Door
	Windows	Aluminium Sliding Windows
	Kitchen platform	Black Granite Platform
	Electrification	Concealed wiring with standard fittings
	Plumbing	Concealed pipes with standard sanitary fixtures.
	Internal finish	Single coat smooth plaster with quality paint
	External finish	Sand Faced Plaster
	Sewage System	Connected to Municipal Sewer
5.	TENURE OCCUPANCY DETAILS	
	Status of tenure	Tenant
	Occupied Since	----
	Relationship of tenant to owner	----
	Monthly rent	----
6.	STAGES OF CONSTRUCTION	
	Stage of construction	100% completed
	If under construction, extent of completion	100% completed
7.	VIOLATIONS OBSERVED, IF ANY	
	Nature and extension of violation	N.A.
8.	AREA DETAILS OF THE PROPERTY	
	Measured carpet area	613.00 Sq.ft. C.A
	Area supported by Documentary proof	As per Document 640.00 Sq. Ft. Carpet area
	Built up area (20% loading on Documented area as per standard	768.00 sq. ft. BU.A

- c) I have no direct or indirect interest in the asset valued.
- d) I/my authorized representative by the name of **Mr. Kaushik Naik** has inspected the subject property on **06/07/2021**.
- e) I am a valuer as per the existing provisions in Category I (Land & Building) and fulfill the education, experience and other criteria laid out therein
- f) No complaints have been registered against me with CBI, serious fraud investigation cell and courts and also not listed by any other Bank.

Name and address of the valuer – Mr. Sanjay S. Dalvi

REGISTERED VALUERS, CONSULTING ENGINEERS & SURVEYORS
Off Address -: 307, 3rd Floor, Hanuman Industrial Estate, Near Wadala Ram Mandir,
G.D. Ambekar Marg, Wadala(W), Mumbai – 400031.

Name of the Valuer Association of which I am a bonafide member in good standing :

Membership Number: - PVAI VPO/THN/L&B/045

Signature of the valuer :

Date :- 06/07/2022

Mobile No:- 09987779889

Email Id:- dalvisanjay2015@gmail.com