

Receipt (pavti)

74/9032

Tuesday, March 26, 2024

1:26 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10168 दिनांक: 26/03/2024

गावाचे नाव: चितळसर मानपाडा
दस्तऐवजाचा अनुक्रमांक: टनन2-9032-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: प्रिती भरत सोनावणे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
1:45 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

बाजार मूल्य: रु.13804611.215 /-

मोबदला रु.13900000/-

भरलेले मुद्रांक शुल्क : रु. 973000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324265607537 दिनांक: 26/03/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017972693202324E दिनांक: 26/03/2024

बँकेचे नाव व पत्ता:

P.R. Sella



26/03/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 9032/2024

नोंदणी :

Regn:63m

गावाचे नाव : चितळसर मानपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	13900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	13804611.215
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :; इतर माहिती: सदनिका क्रमांक 2705,27 वा मजला, पोडीयम नं 3 कार पार्किंग नं 52 सहित,अॅशबुड बिल्डींग,अॅकमे ओझोन,चितळसर मानपाडा,ठाणे.मौजे मानपाडा स.नं.61/1/1,2,3,4,61/2/1,2,3.झोन नं 7/31-3ई3)((Survey Number : - ;))
(5) क्षेत्रफळ	1) 99.43 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:-मोहम्मदअली एच अमलानी तर्फे कु.मु.म्हणुन मुमताज एम. धामानी -- वय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 7/14,पल ऑफ जुहू, ब्लॉक नं:-, रोड नं: जुहू,मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:-ANFPA5004L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-त्रिती भरत सोनावणे -- वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 2705,अॅशबुड बिल्डींग, अॅकमे ओझोन, ब्लॉक नं:-, रोड नं: मानपाडा,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ALTPJ5456D 2): नाव:-भरत कृष्णा सोनावणे -- वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 2705,अॅशबुड बिल्डींग, अॅकमे ओझोन, ब्लॉक नं:-, रोड नं: मानपाडा,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BISPS3780A
(9) दस्तऐवज करून दिल्याचा दिनांक	26/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	26/03/2024
(11) अनुक्रमांक,खंड व पृष्ठ	9032/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	973000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

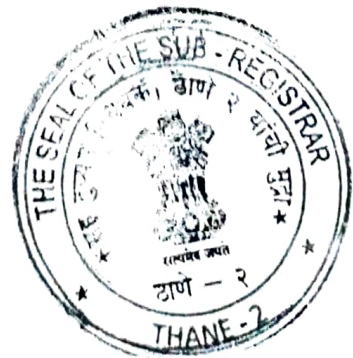
सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PREETI BHARAT SONAVANE	eChallan	69103332024032314562	MH017972693202324E	970000.00	SD	0009498757202324	26/03/2024
2	PREETI BHARAT SONAVANE	eChallan	69103332024032611816	MH018061281202324E	3000.00	SD	0009498747202324	26/03/2024
3		DHC		0324265607537	800	RF	0324265607537D	26/03/2024
4	PREETI BHARAT SONAVANE	eChallan		MH017972693202324E	30000	RF	0009498757202324	26/03/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





CHALLAN
MTR Form Number-6



URN	MH018061281202324E	BARCODE			Date	26/03/2024-11:17:00	Form ID	25 2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID / TAN (If Any)				
Office Name	THNS_THANE NO 5 JOINT SUB REGISTRA			PAN No.(If Applicable)	ALTPJ5456D			
Location	THANE			Full Name	PREETI BHARAT SONAVANE			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 2705.27th FLOOR. ASHWOOD			
				Premises/Building	BUILDING ACME OZONE			
Account Head Details			Amount In Rs.					
030046401 Sale of NonJudicial Stamp			3000.00	Road/Street	CHITALSAR MANPADA,THANE			
				Area/Locality	THANE			
				Town/City/District				
				PIN	4	0	0	6 0 7
				Remarks (If Any)	PAN2=ANFPA5004L-SecondPartyName=MOHAMMEDALI H AMLANI-			
				Amount In	Three Thousand Rupees Only			
Total			3 000 00	Words				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	69103332024032611816	2860620542		
Cheque/DD No			Bank Date	RBI Date	26/03/2024-11:18:30	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
इदर चलन कवल दुयम निबधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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दस्त क्रमांक ९३२ / २०२४
१ / २०



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रस्त क्रमांक ९०३२/२०२४
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CHALLAN
MTR Form Number-6



Form ID 252
Date 23/03/2024-12:36:33
Payer Details ३/१०३२/२०२४

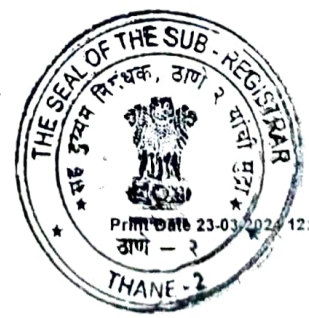
Department	Inspector General Of Registration	TAX ID / TAN (If Any)	
Type of Payment	Stamp Duty Registration Fee	PAN No.(If Applicable)	ALTPJ5456
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA	Full Name	PREETI BHARAT SONAVANE
Location	THANE	Flat/Block No.	FLAT NO 2705,27th FLOOR, ASHWOOD,ACME
Year	2023-2024 One Time	Premises/Building	OZONE

Account Head Details	Amount In Rs.	Road/Street
80046401 Stamp Duty	970000.00	CHITALSAR MANPADA,THANE
80063301 Registration Fee	30000.00	Area/Locality THANE
		Town/City/District
		PIN

Remarks (If Any)	PAN2=ANFPA5004L~SecondPartyName=MOHAMMEDALI H AMLANI-
Amount In	Ten Lakh Rupees Only
Words	10,00,000.00

Payment Details		FOR USE IN RECEIVING BANK			
IDBI BANK		Bank CIN	Ref. No.	69103332024032314562	2860318612
Cheque-DD Details		Bank Date	RBI Date	23/03/2024-12:37:26	Not Verified with RBI
Cheque/DD No.		Bank-Branch		IDBI BANK	
Name of Bank		Scroll No. , Date		Not Verified with Scroll	
Name of Branch					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. : 9820000000
३ चालन कॅवढ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.



Print Date 23-03-2024 12:37:40
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स्त क्रमांक २०३२/२०२४
१ / २०

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Thane, on this 26th day of March, 2024, BETWEEN **MR. MOHAMMEDALI H. AMLANI** (PAN: ANFPA5004L), age 68 years, Occupation : Service through his POA **MUMTAZ M. DHAMANI**, residing at 7/14, Pearl of Juhu, Samarth Ramdas Road, J. V. P. D Scheme, Juhu, Mumbai 400049 hereinafter referred to and called as 'VENDOR/TRANSFEROR' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the FIRST PART;

AND

1) **MRS. PREETI BHARAT SONAVANE**, age 37 years, Occupation Housewife, PAN: ALTPJ5456D & 2) **MR. BHARAT KRISHNA SONAVANE**, age 39 years, Occupation: Business, PAN: BISPS 3780A both residing at 2705, Ashwood Acme Ozone, Chitalsar Manpada, Thane (W) 400 607, hereinafter referred to and called '**PURCHASERS/ TRANSFEREES**' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**.

AND WHEREAS the VENDOR has absolutely owned, possess of and otherwise well and sufficiently entitle to a Flat No. 2705, **27th Floor, area admeasuring about 99.43 sq.mtrs. (Built-up) area in the building known as Ashwood, Acme Ozone, (Regn.No. TNA/(TNA)HSG/(TC)2008/2015), alongwith Podium No. 3 Car Parking No. 52, lying, being and situated at Chitalsar, Mampada, Thane (W) - 400 607, holding Share Certificate No: 373, Shares from 3721 to 3730 (both**



Mohammedali H. Amlani
M. Dhamani

M. Dhamani

P. R. Jadhav

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inclusive) standing on land bearing Survey No.46/2/1, 5, 46/5, Gut No. 61/1, 61/2 within the local limits of Thane Municipal Corporation and the same is more particularly described in the Schedule hereunder written and a bonafide member of **Ashwood Acme Ozone Co.op.Hsg.Soc.Ltd.** and paying all assessment, taxes and other charges in respect of said Flat to the office.

AND WHEREAS the VENDOR had purchased said Flat from M/s. Ascent Construction Pvt.Ltd., vide Agreement dated 15 day of June, 2010 which is duly registered in the office of Sub Registrar, Thane-5, bearing Document No. 7287/2010 and became the sole and absolute owner of the said Flat.

AND WHEREAS the VENDOR has acquired suitable accommodation for his residence therefore, he has decided to sell his Flat alongwith Podium No.3, Car Parking No. 52, to a prospective Purchasers on ownership basis alongwith all his rights, title and interest, shares and benefits etc., to the prospective Purchasers for a valuable consideration in the aforesaid Flat.

AND WHEREAS the Purchasers/Transferees after coming to know the intention of Vendor/Transferor to sell his **Flat No.2705, 27th Floor, admeasuring 99.43 sq.mtrs. Built-up area alongwith Podium No.3, Car Parking No. 52,** as the same is convenient to them approach to the Vendor/Transferor with request to purchase **the said Flat bearing No.2705, adm. 99.43 sq.mtrs. Built-up area** on ownership basis alongwith all his right, title, interest, shares, benefits et accordingly negotiations were taken place by and between the parties hereto in respect of sell and purchase of said Flat and accordingly the Vendor/Transferor agreed to sell the said Flat and the Purchasers/Transferees have agreed to purchase and acquire the said



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Flat for the total price consideration of Rs.1,39,00,000/- (Rupees One Crore **Thirty Nine Lakhs only**) on the terms and conditions which the parties hereto are desirous of reducing the terms and conditions into writing as hereinafter appearing.

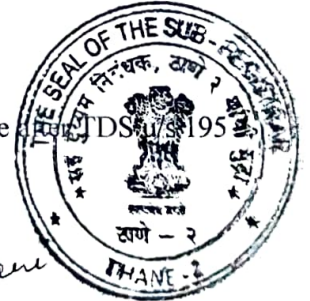
NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the VENDORS has sold the said Flat bearing **Flat No.2705, 27th Floor, adm. 99.43 sq.mtrs. Built-up area alongwith Podium No.3, Car Parking No. 52, in the Building known as Ashwood, Acme Ozone, lying, being and situated at Chitalsar, Manpada, Thane (W)-400 607**, on ownership basis alongwith his right, title and interest, which is more particularly described in the schedule hereunder written to the Purchasers/Transferees for the total price consideration of **Rs.1,39,00,000/- (Rupees One Crore Thirty Nine Lakhs only)** which the Purchasers/ Transferees has paid to the Vendor/Transferor as follows:

a) Rs.1,01,000/- (Rupees One Lakh One Thousand only) paid by Cheque No.271718 dt 28/12/2023 drawn on CANARA BANK as token money.

b) Following payment after receiving certificate u/s 197 of Income Tax Act from Jurisdiction officer payable Rs. 30 Lacs and after TDS u/s 195 as per certificate from Income Tax office.

c) Rs. 50,00,000/- (Rupees Fifty Lacs only) payable as per certificate from Income tax office.



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d) Rs. 50,00,000/- (Rupees Fifty Lacs only) payable after TDS u/s 195 as per certificate from Income tax office.

e) Rs. 7,99,000/- (Rupees Seven Lacs Ninety Nine Thousand only) payable after TDS u/s 195 as per certificate from Income tax office.

Total = **Rs.1,39,00,000/- (Rupees One Crore Thirty Nine Lakhs only)**

1. The Vendor/Transferor does hereby admit and acknowledge the Total consideration for sale is sum of **Rs.1,39,00,000/- (Rupees One Crore Thirty Nine Lakhs only)** payable the Purchasers Transferees herein by Cheque/RTGS
2. The vendor/Transferor has agrees to handed over the vacant, peaceful and physical possession of the said flat to the Purchasers/Transferees after receiving full & Final payment Subject to TDS U/s 195.
3. That now onwards the vendor/Transferor herein has no any right, title, claim or interest of whatsoever nature over the said Flat or to claim hereafter his heirs, executors or any other person or persons.
4. That now the Purchasers /Transferees have become the full and absolute owner of the said Flat and they shall enjoy the same as their own. Peaceably and absolute owners thereof.
5. That the vendor/transferor hereby declares that the Vendor/Transferor has received Rs. 1,01,000/- (One lakh One Thousand Only) and

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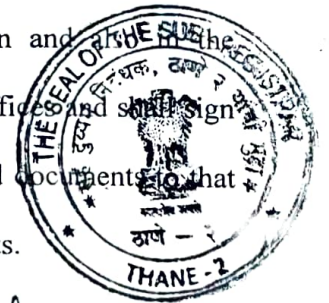


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balance amount 1,37,99,000/- is payable after receipt of certificate u/s

197 of income tax act from by the vendor/Transferor

6. That the Vendor/Transferor has agrees to pay all the municipal taxes, cesses, electricity charges and other government levies prior to possession of the said flat.
7. That it is hereby agreed by and between the parties that the Purchasers/Transferees shall pay the municipal taxes, cesses and other government levies proportionately in respect of their Flat to the concerned authorities in their individual names or jointly along with other occupants of the said building to which the Vendor/Transferor shall not liable or responsible for the same.
8. That the Purchasers/Transferees shall get transferred their said Flat in the record of the Thane Municipal Corporation and in the records of the Government and Semi-Government Offices on the basis of this Agreement for Sale to which also the Vendor/Transferor has no any kind of objection.
9. That the Vendor/Transferor shall co-operate with the Purchasers/Transferees for the purpose of transferring the said Flat in the records of the Thane Municipal Corporation and records the Government and Semi-Government Offices and shall sign all papers, declarations, affidavits, instruments and documents to that effect and give his consent for the same free of costs.



[Handwritten signature]

P.R. J. Collier

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10. That it is hereby agreed by and between the parties hereto that the Purchasers/Transferees shall be at liberty to sell, mortgage and transfer their said Flat to any person or persons to which the Vendor/Transferor has no any kind of objection.
11. That it is hereby agreed by and between the parties hereto that the present Agreement for Sale shall be registered before the Sub Registrar of Assurances, Thane and all the expenses of the stamp duty, registration charges and all other incidental charges shall be borne and paid by the Purchasers/Transferees alone and the Vendor/Transferor shall extend his full co-operative and help for the purpose of registration of the document by the Purchasers/Transferees.
12. That it is hereby declared by Vendor/Transferor that the aforesaid Flat is free from all encumbrances and the Vendor/Transferor has not created any third party interest in respect thereof. It is further declared by the Vendor/Transferor that the said Flat is not mortgaged, hypothecated or pledged to any financial institution/bank/ credit society etc.
13. The Vendor/Transferor hereby agrees and undertakes that he shall obtain all the requisite no objections from the said proposed society or such other concerned authorities in respect of the said Flat for getting



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effectively transferred the said Flat in the name of the Purchasers/Transferees.

14. The Vendor/Transferor has handed over all the papers, documents, agreements etc. in respect of the said Flat to the Purchasers/Transferees.
15. The Society transfer charges will be borne and paid by equally by both the parties.
16. This agreement shall always be treated under the provisions of the Maharashtra co-operative Society act 1960 with (Rule) made thereunder from time to time and Indian contract act 1972.
17. The Sum of Rs. _____ (_____) is outstanding as on date of registration, the post detected Cheque No. 1) _____ dtd _____ 2) _____ dtd _____ 3) _____ . incase of non-payment of balance amount _____ shall have right to cancel this agreement. The title of the property will be released on the balance payment



SCHEDULE REFERRED TO ABOVE

A Flat bearing Flat No. 2705, 27th Floor, area admeasuring about 99.43 sq.mtrs. (Built-up) area in the building known as Ashwood, Acme Ozone, (Regn.No. TNA/(TNA)HSG/(TC)2008/2015), alongwith Podium No. 3 Car Parking No. 52, lying, being and situated at Chitalsar, Mampada, Thane (W) - 490 607, holding Share Certificate No: 373, Shares from 3721 to 3730 (both inclusive) standing on land bearing Survey No.46/2/1, 5, 46/5, Gut No. 61/1, 61/2 within the local limits of Thane Municipal Corporation.

(Signature)

(Signature)

P. R. Jadhav

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

SIGNED, SEALED & DELIVERED by the

Withinnamed VENDOR/TRANSFEROR

MR. MOHAMMEDALI H. AMLANI through

His POA MUMTAZ.M. DHAMANI

In the presence of.....

1. कल्याण शि. सुत्रेवंशी

2. Prashant salvi *Prashant salvi*

SIGNED, SEALED & DELIVERED by the

Withinnamed PURCHASERS/TRANSFEREES

1) MRS. PREETI BHARAT SONAVANE

2) MR. BHARAT KRISHNA SONAVANE

In the presence of.....

1. कल्याण शि. सुत्रेवंशी

2. Prashant salvi *Prashant salvi*



Mhamani

P.R. Jadhav



Mhamani
P.R. Jadhav

Mhamani



ट्ट न न - २
दस्ता क्रमांक ९०३२/२०२४
१३ / २०

RECEIPT

RECEIVED of and from the withinnamed Purchasers/Transferees 1) MRS. PREETI BHARAT SONAVANE & 2) MR. BHARAT KRISHNA SONAVANE a sum of Rs. 1,01,000/- (One Lakh One Thousand only) Cheque being the part payment consideration price on the sale of flat premises bearing Flat No. 2705, 27th Floor, area admeasuring about 99.43 sq.mtrs. (Built-up) area in the building known as Ashwood, Acme Ozone, (Regn.No. TNA/(TNA)HSG/(TC)2008/2015), alongwith Podium No. 3 Car Parking No. 52, lying, being and situated at Chitalsar, Mampada, Thane (W) - 400 607, holding Share Certificate No: 373, Shares from 3721 to 3730 (both inclusive) standing on land bearing Survey No.46/2/1, 5, 46/5, Gut No. 61/1, 61/2 within the local limits of Thane Municipal Corporation

I say Received Rs. 1,01,000/-

Mhamani

MR. MOHAMMEDALI H. AMLANI
through
His POA MUMTAZ M. DHAMANI
VENDOR/TRANSFEROR

Witnesses :

1. दत्त मय शि. सुयंदी

2. *Salvi*





दस्तावेजांचे क्रमांक व वर्ष: 7287/2010

Saturday, July 03, 2010
12:35:12 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : चितळसर मानपाडा

दुय्यम निबंधक: सह दु. ठाणे 5

दस्तावेजांचे क्रमांक व वर्ष: 7287/2010
सूची क्र. दोन INDEX NO. II
गावाचे नाव : चितळसर मानपाडा

(1) विलेखाचा प्रकार, मांबदल्याचे स्वरूप करारनामा व बाजारभाव (गाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) गोबदला रु. 7,018,900.00
बा. भा. रु. 4,116,500.00

(2) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास) (1) घर्णे: सर्व नं 46/2/1,6,46/5, गट नं 61/1, 61/2, सदर्भिका नं 2705, 27 वा मजला, पोलीयम नं 3, कार पार्किंग नं 52, अंशवुड, अॅम्मे ओझोन, धि. मानपाडा, ठाणे

(3) क्षेत्रफळ (1) 99.43 चौ. मी. बांधीव

(4) आकारणी किंवा जुडी देण्यात आसेल तेंकड (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अॅरसेल कॅन्स्ट्रक्शन प्रा. लि. तर्फे अधिकृत सहि करणार गुपेद्र जोशी तर्फे कु. मु. म्हणून गोवि. काकडे ; घर/फ्लॅट नं: खेवरी सर्कल, मानपाडा, ठाणे ; गल्ली/रस्ता : ; ईमारतीचे नाव : ; ईमारत नं: ; पेठ/वसाहत : ; शहर/गाव : ; तालुका : ; पिन : ; पॅन नम्बर F60

(6) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) महोबाद्री एम. अमलाची यांचे तर्फे कु. मु. म्हणून मुमताज एम. धामानी ; घर/फ्लॅट नं: घरई, ठाणे ; गल्ली/रस्ता : ; ईमारतीचे नाव : ; ईमारत नं: ; पेठ/वसाहत : ; शहर/गाव : ; तालुका : ; पिन : ; पॅन नम्बर: ANFPA50041

(7) दिनांक करून दिल्याचा 15/06/2010

(8) नोंदणीचा 03/07/2010

(9) अनुक्रमांक, खंड व पृष्ठ 7287 /2010

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 333550.00

(11) बाजारभावाप्रमाणे नोंदणी रु. 30000.00

(12) शेंरा



निबंधक ठाणे क्र. 4

सह दुय्यम निबंधक ठाणे क्र. 4



टनन - २
 Certificate No. १०३२/२०२४
 २.१५/२०

SUB PLOT - A
 Bldg no. 1 to 8 - 2 LVL. Podium + ST + 28TH FLR. ONLY PERMISSION
 Bldg no. 9 - GROUND + 1ST SHOPPING + 28TH FLR. ONLY PERMISSION



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)
**SANCTION OF DEVELOPMENT
 PERMISSION / COMMENCEMENT CERTIFICATE**

SUB PLOT B
 Bldg no. 1, 6, 7 - GR + 20TH FLR. ONLY PERMISSION
 Bldg no. 2, 3, 4 - ST + 20TH FLR. PERMISSION
 Bldg no. 5 - ST / GR + 20TH FLR. (M.M.R.D.A.)
 Bldg no. 2 OAKWOOD - 3 LVL. Podium + ST + 28TH FLR. C.C.
 Bldg no. 3 ASHWOOD - 3 LVL. Podium + ST + 28TH FLR. C.C.

V.P. NO. 88/142 TMC / TDD ८०५ Date: २६/३/१९
 To: Shri/Smt. M/s. Scapes (S. Gupte) (Architect)
Gupte cottage, Panchpakhadi, Thane (w)
 Shri. M/s. Ascent Const. P. Ltd. (Developer)
 Shri. Pravin H. Doshi. (P.O.A.H.)

With reference to your application No. 19565 dated 11/08/09 for development permission / grant of Commencement certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village C. (Municipal) No. - IV Situated at Road / Street G.B. Road S No. / C.T.S. No. / F.P. No. 61A, 61Z

The development permission / 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) Locational Clearance मधील अटी नुसार प्रस्तावित रीत दखिल केल्या कागदपत्रांच्या Authenticity चाबतवे हनीपत्र नकाशांचे संक अदा करणेपूर्वी सादर करणे आवश्यक.
- 6) प्लॉट 'बी' वरील सेल इमारतीखालील क्षेत्र व MMRDA ला घावयाने क्षेत्राचे प्रवेष्टीकरण उतारे सी.सी. पूर्वी सादर करणे आवश्यक.
- 7) काम सुरु करणेपूर्वी प्लॉट 'बी' वरील लेआऊट MMRDA कडून मिळवून घ्यावे आणि सादर करणे आवश्यक आहे.



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.

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

Yours faithfully,
दरशन
६२५ / २०१०
६३/१५
 Municipal Corporation of the city of, Thane.



टनन - २
क्रमांक १०३२/२०२४
१६ / २०

- 8) सी.सी. पूर्वी MMRDA सोबतचा नोंदणीकृत करतनापा दाखल करणे आवश्यक.
- 9) रेंटल हौसिंग योजनेमधील इमारतीकरीता सी.सी. पूर्वी अग्निशामन विभागाकडील ना हरकत दाखला सादर करणे आवश्यक.
- 10) काम सुरु करणेपूर्वी रेंटल हौसिंग योजनेचे बांधकामाचा कार्यक्रम (Construction Schedule) MMRDA कडून मंजूर करून घेणे आवश्यक.
- 11) काम सुरु करणेपूर्वी भूखंडावर सविस्तर माहिती फलक लावणे आवश्यक व अंतिम वापर परवानापरीत कायम ठेवणे आवश्यक.
- 12) जोत्यापूर्वी व वापर परवान्यापूर्वी आर.सी.सी. तज्ञांकडील स्ट्रक्चरल स्टीबिलिटी प्रमाणपत्र दाखल करणे आवश्यक.
- 13) जोत्यापूर्वी ड्रेनेज विभागाकडील स्टॉर्म वॉटर ड्रेन बाबतचे ना हरकत प्रमाणपत्र नकाशासह सादर करणे आवश्यक.
- 14) रेंटल हौसिंग इमारतीचे काम विद्वै इमारतीपूर्वी पूर्ण करणे आवश्यक तोपर्यंत विक्री इमारतीस वापर परवाना अदा केला जाणार नाही.
- 15) रेंटल हौसिंग इमारतीचे वापर परवान्यापूर्वी मा. महानगर आयुक्त MMRDA यांचेकडे नियमानुसार शुल्क भरणा केल्याच्या पावत्या सादर करणे आवश्यक.
- 16) वृध, पाणी व ड्रेनेज विभागाकडील ना हरकत दाखले वापर परवान्यापूर्वी दाखल करणे आवश्यक.
- 17) वापर परवान्यापूर्वी टेरेसवर पाणी गरम करण्याची सोलार सिस्टिम कार्यान्वीत करणे आवश्यक.
- 18) वापर परवान्यापूर्वी रेन वॉटर हार्नेस्टिंग बाबत तरतूद करणे आवश्यक.
- 19) सब-स्टेशन करीताचे नकाशे म.उ.वि. कंपनीकडून मंजूर करून या कार्यालयास दाखल करणे आवश्यक राहिल.
- 20) प्रथम Rental इमारतीचे बांधकाम व त्यानंतर सेल इमारतीचे बांधकाम यांचे अनुज्ञेय भुनिर्देशांकाचे प्रमाणात पुढील संबंधित परवानग्या देण्यात येतील.
- 21) Location Clearance मधील अटी आपणांवर बंधनकारक राहतील.
- 22) भूखंडाचे हद्दीबाबत कोणताही वाद निर्माण झाल्यास त्याची संपूर्ण जबाबदारी मालक/ विकासक यांची राहिल व टा.म.पा. त्यास जबाबदार राहणार नाही.
- 23) बांधकामास टा.म.पा. पाणीपुरवठा करणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.
- 24) काम सुरु करणेपूर्वी वृधतोडी संबंधीची परवानगी, ना हरकत प्रमाणपत्र सादर करणे आवश्यक.
- 25) विकासकांनी मार्केट व सुविधा भूखंडाचे क्षेत्रावर मार्केट इमारतीचे बांधकाम स्वखर्चाने करून सादर इमारत मनपास विनामुल्य हस्तांतरित करवयाची आहे.
- 26) विकासकांस १३२७.० चौ.मी. सुविधा भूखंड क्षेत्राचा विकास हक्क दिस्तांतरित करून विकास हक्क मनपामार्फत विकासकांस देय होईल.



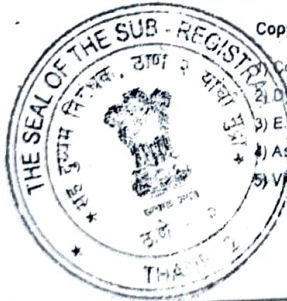
सावधान

“नंतर नकाशाद्वारा बांधकाम न करत तसेच विकास निधीद्वारा नियमावलीनुसार आवश्यक रकम परवानग्या न देणे संबंधित बाबत करणे, नकारापूर्वी प्रादेशिक व नगर विकास अधिकार्याचे धरता ४२ अनुसूची अन्वयेनानुसार मुद्रा रकमे, एकदागी जाहीरपणे जाहला जाई वर. १०३२/२०२४ नं. १६/२०२४”

(Signature)
Town Development & Planning Officer
Municipal Corporation,
The City of Thane.

Copy to:

- 1) Collector to Thane
- 2) D. Mun. Commissioner Zone
- 3) E.P. (Water works), TMC
- 4) Assessor, Tax Dept. TMC
- 5) Vigilance Dept. T.D.D. TMC



टनन - ५
क्रमांक ७२७ / २०२०
१८ / २५

टनन - २
 क्रमांक ९०३२/२०२४
 १७ / ००

ANNEXTURE 11

No. 125

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

V. P. No. 88/142 TMC/TDD/ 354 Date 09/09/2019

To, **M/s. Scapes (S.GUPTA)** (Architect)
 Gupta cottage, Panchpakhadi,
 Thane (w).

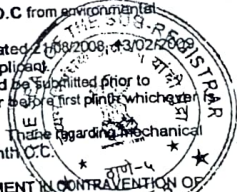
For, **M/s. Ascent Const. P. Ltd.** (Developer)
 Shri. Pravin H. Doshi (POA Holder)

Sir,

With reference to your application No. 10800 dated 23/06/2009 for development permission / grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1968 to carry out development work and or to erect building No. ___ As above in village Chitalsar (Manpada) Sector No. 4 Ward No ___ situated at Road/ street Ghodbunder Road Gut no. 61/1, 61/2 the development permission/ the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequences of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / commencement certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land, which does not vest in you.
- 5) Before applying for further additional area N.O.C from environmental clearance dept. should be obtain.
- 6) Conditions mentioned in previous approval dated 27/09/2008, 03/02/2009, 02/04/2009, 18/06/2009 are binding upon applicant.
- 7) Detail plan for market and amenity plot should be submitted prior to 3 months from the date of revised approval or before first plinth which ever is earlier.
- 8) N.O.C from P.W.D. Maharashtra and C.F.O., Thane regarding mechanical stack parking should be submitted before plinth C.C.

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



Yours faithfully

A. S. S. S. S.
 Executive Engineer
 Town Development Department
 Municipal Corporation

आपका पत्र
 "मंजूर नवजातानुसार पोषकाम न करणे तसेच
 विक्रम मिटे Office Stamp
 परवान न देणे" या
 प्रादेशिक न्याय न्यायालयाने १५
 २०१९ मध्ये ठार मारून दिलेला निर्णय
 जाणून घ्या. वेबसाइट: www.thane.nyc.gov.in

टनन - ५
 दस्त ७२७० / २०१०
 क्रमांक ९५ / १५



ट न न - २

क्रमांक १०३२/२०२४

१९/१२/२०१४

THANE MUNICIPAL CORPORATION
(Regulation No. 37)

Occupancy Certificate

O.C. for Fitness Centre bldg. no. 2 & 3 on sub plot B only.

V.P. No. 88/142 TMC/TDD/१९२ Date १२/१२/२०१४

To,

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

Shri. Pravin H. Doshi.

M/s. Ascent Const. P. Ltd.

(P.O.A. Holder)

(Developers)

Sub - **Occupancy Certificate for Building as above.**

Ref. V. P. No. 88/142

Your Letter No. 551 dated 19/04/2014

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no. As Above situated at 20.0 m.D.P Road / Street Ward No. _____ Sector _____ No. IV S.No. / C.T.S. No. / F. No. 61/1/1, 2, 3, 4, 61/2/1, 2 Village C. (Manpada) under the supervision of Subhash Gupta Licensed Surveyor / Engineer / Structural Engineer / Supervisor / Architect / Licence No. GA/80/5667 may be occupied on the following conditions.

अटी:

- १) सुधारीत परवानगी / सी.सी. प्रमाणपत्र क्र. टीएमसी/टीडीडी/२०६ दि. २५/११/२०१३ मधील सर्व अटी आपणांवर बंधनकारक राहतील.
- २) वृक्ष, पाणी व ड्रेनेज विभागाकडील नाहरकत दाखल्यामधील सर्व अटी आपणांवर बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No. :

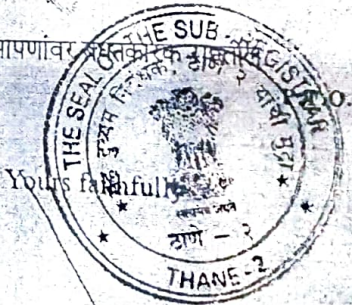
Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mum. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D. TMC

Municipal Corporation of
the city of Thane.



ट न न - २

दस्तावेज क्रमांक ०३०/२०२४

२१ / १०

OAKWOOD-ASHWOOD CO-OP. HOUSING SOCIETY LTD.

"ACME OZONE" Survey No: 46/2/1,6,46/5 Gut No: 61/1 & 61/2, Gladys Alwares Road,
Near Khewra Circle, Chitalsar Manpada, Thane (West) 400 610

[Regd. No: TNA(TNA)/HSG/(TC)/28008/YEAR 2015 DATED: 17th October, 2015]

Memb. Register No. 373

Certificate No. 373



SHARE CERTIFICATE

This is to certify that MR. MAHOMMEDALI H. AMLANI

is /are the Registered Holder of 10 (TEN)

fully paid -up shares Numbered from: 3721 to: 3730

both inclusive, of Rupees fifty each in the above named

Members of Flat No: A-2705
Ashwood

Subject to the Bye - laws thereof.

Given under the common seal of
the said society, this 5th
day of December, 2015.

Rs. 500/-



Amal

Chairman

Rmurgis

Hon. Secretary

Jalad

Committee Member

No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.

