

73/2445

पावती

Original/Duplicate

Wednesday, February 13, 2019

नोंदणी क्र. :39म

4:28 PM

Regn.:39M

पावती क्र.: 3183 दिनांक: 13/02/2019

गावाचे नाव: डावले  
दस्तऐवजाचा अनुक्रमांक: टनन1-2445-2019  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: रंजीत बी. सामंता .

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 42

रु. 25600.00  
रु. 840.00

एकूण:

रु. 26440.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
4:49 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 1

बाजार मूल्य: रु.1763184 /-

मोबदला रु.2560000/-

भरलेले मुद्रांक शुल्क : रु. 153600/-

1) देयकाचा प्रकार: eChallan रकम: रु.25600/-

सीडी/घनादेश/पे ऑर्डर क्रमांक: MH011852572201819E दिनांक: 13/02/2019

देयकाचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 840/-



RANJIT-SAMANTA

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )				13 February 2019, 03:14:37 PM	
Valuation ID	201902133800				
मूल्यांकनाचे वर्ष	2018			<div style="border: 2px solid blue; padding: 5px; text-align: center;"> <h2 style="margin: 0;">ट न न - १</h2> <p style="margin: 0;">सर्वे नंबर १००५१६२४ / २०१९</p> <p style="margin: 0;">मोजमागनाचे एकक १/१३३</p> <p style="margin: 0;">मिळकतीचा प्रकार - बांधीव</p> <p style="margin: 0;">मूल्यदर/बांधकामाचा दर - Rs 43600/-</p> </div>	
जिल्हा	ठाणे	ता.ता.का. ठाणे गावाचे नाव डावले (ठाणे महानगरपालिका)			
मूल्य विभाग	28/107-20/3)	सर्वे नंबर			
उप मूल्य विभाग	Thane Municipal Corporation				
क्षेत्राचे नांव					
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमागनाचे एकक
8300	43600	44600	56400	44600	१/१३३
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र (Built Up)-	40.44 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका		
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्ष		
उद्भावहन सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घडवले					
= (43600 * (100 / 100)) * 100 / 100					
= Rs 43600/-					
<b>A) मुख्य मिळकतीचे मूल्य</b>					
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 43600 * 40.44					
= Rs. 1763184/-					
<b>एकत्रित अंतिम मूल्य</b>					
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लग्नाच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी					
= A + B + C + D + E + F + G + H + I					
= 1763184 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs. 1763184/-					



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 १७६३१८४  
 १७६३१८४



CHALLAN  
MTR Form Number-6



GRN	MH011852572201819E	BARCODE		Date	13/02/2019-11:56:14	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID (If Any)	[Stamp: टनन-9 दस्तावेज क्र. 2887/2019 3/m]		
Office Name		THN1_HQR SUB REGISTRAR THANE URBAN 1		PAN No. (If Applicable)	CYIPS46040		
Location		THANE		Full Name	RANJIT B. SAMANTA		
Year		2018-2019 One Time		Flat/Block No.	Flat No. 407, 4th Floor, 6A1 SHRUSHTI		
				Premises/Building	SAPPHIRE		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	153600.00	Village Davale	Dist. Thane			
0030063301 Registration Fee	25600.00					
						 PAN2=ACKFS0306D-Second Party Name=SAL ENTERPRISES-CA=2560000
Total		1,79,200.00	Amount In	One Lakh Seventy Nine Thousand Two Hundred Rupees		
			Words	Only		

Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332019021311573	203226730		
Cheque/DD No.		Bank Date	RBI Date	13/02/2019-11:56:35	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

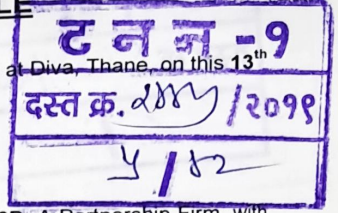
Department ID : \_\_\_\_\_ Mobile No. : 9821690200  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

RANJIT SAMANTA

Supriya Samanta

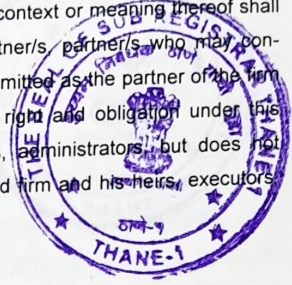
## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Diva, Thane, on this 13<sup>th</sup> day of February, 2019



BETWEEN

M/s. SAI SHRUSHTI ENTERPRISES, PAN : ACKFS0306D, A Partnership Firm, with its Office at : Shop No.6, E - Wing, Subhadra Anant Complex, Opp. Sachin Niwas, Diva Shil Road, Diva (East), Taluka and District Thane - 400612, hereinafter referred to as "PROMOTER" (which expression unless repugnant to the context or meaning thereof shall mean and include the said partnership firm, its present partner/s, partner/s who may continue/s as the partner of the firm and person/s who may be admitted as the partner of the firm on reconstitution of the firm and on dissolution of the firm, right and obligation under this instrument to whom allotted and partner/s heirs, executors, administrators, but does not include the partner/s who ceases to be the partner of the said firm and his heirs, executors administrators etc.). of the ONE PART.



A N D

1) MR. RANJIT B. SAMANTA age 39 years, PAN CYIPS4604Q, and 2) SUPRIYA SAMANTA MAITI, age 33 years, PAN FCRPM5610L, Indian Inhabitant/s, having address at : Sant krupa bldg., B wing, 602, Diva Shil Road, Diva east, thane 400612. hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his/her/their heirs, executors, administrators and permitted assigns) of the OTHER PART.

WHEREAS previously, one Mr. Bala Ambo Mhatre was the owner, seized and possessed of and/or otherwise well and sufficiently entitled to the immovable property being land admeasuring 9660 sq. mtrs., bearing Survey No.136, Hissa No.1 of Village Davale, Taluka and District Thane and within the limits of Thane Municipal Corporation (hereinafter referred to as the "SAID LARGER PROPERTY").

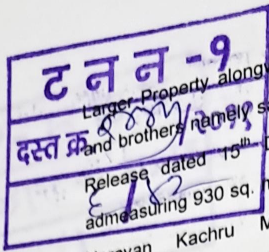
AND WHEREAS after sad demise of said Mr. Bala Ambo Mhatre, as per Hindu Succession Act, his Grand-son Mr. Narayan Kachru Mhatre became the owner of the Said Larger Property alongwith other properties;

AND WHEREAS said Mr. Narayan Kachru Mhatre was demised on 10<sup>th</sup> May 1995, leaving behind his widow Smt. Draupadi, 3 sons namely Mr. Gowardhan, Mr. Vishnu, Mr. Suresh (died) and 3 daughters namely Mrs. Anjana Dagdu Alimkar, Miss Ranjan, Miss Vasanti as his legal heirs, under Hindu Succession Law in which he was governed before his death and they became the owners of the Said Larger Property alongwith other properties;

AND WHEREAS by and under Deed of Release dated 15<sup>th</sup> December 2008 which was duly registered in the Office of Sub-Registrar of Assurances, Thane at Serial No.TNN-1/6736/2008, said Miss Ranjan, Miss Vasanti have been relinquished/released their undivided right without any consideration in the Said

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AND WHEREAS on 18<sup>th</sup> November 2016, wife of late Mr. Narayan Kachru Mhatre i.e. Smt. Draupadi Narayan Mhatre was died leaving behind 3 sons namely Mr. Gowardhan Mr. Vishnu, Mr. Suresh (died) and 3 daughters namely Mrs. Anjana Dagdu Alimkar, Miss Ranjan, Miss Vasanti;

AND WHEREAS by and under Gift Deed dated 16<sup>th</sup> August 2017 which was duly registered in the Office of Sub-Registrar of Assurances, Thane at Serial No.TNN-12/2379/2017, said Mr. Gowardhan and Mr. Vishnu have been jointly gifted claim-free land admeasuring 100 sq. mtrs. out of Said Larger Property to their sister Mrs. Anjana Dagdu Alimkar, out of love and affection and without consideration. And thus, said Mrs. Anjana Dagdu Alimkar became the absolute owner of undivided and claim-free land totally admeasuring 1030 sq. mtrs. survey no. 136/1/ F (hereinafter referred to as the "SAID PROPERTY") out of the Said Larger Property, but as of now no separate 7/12 extract of Said Property is to be formed in exclusive name of said Mrs. Anjana Dagdu Alimkar;

AND WHEREAS by and under registered Development Agreement dated 15<sup>th</sup> January 2018, which was duly registered with the office of the Sub-Registrar of Assurances at Thane at Serial No.TNN-1/744/2018 read with Power of Attorney dated 15<sup>th</sup> January 2018 which was duly registered with the office of the Sub-Registrar of Assurances at Thane at Serial No.TNN-1/745/2018, said Mrs. Anjana Dagdu Alimkar had granted the Development Rights in respect of Said Property out of the Said Larger Property to and in favour of one Ms. Sai Shrushti Enterprises or its nominees or assignees i.e. Promoter herein, for the consideration and subject to the terms and conditions contained therein;

AND WHEREAS in the circumstances and under the aforesaid Development Agreement, the Promoter have obtained the development rights, titles, shares and interests in respect of the Said Property with rights to construct thereon structure/s and sell and transfer the premises situated in such structure/s to prospective purchasers thereof;

AND WHEREAS the Said Property is not falling under the ambit of the now repealed Urban Land (Ceiling & Regulation) Act, 1976 since the area of the Said Property and individual property rights were within the ceiling limits and no orders have been passed thereunder;

*[Signature]*

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Supriya Samanta

AND WHEREAS the Promoters have duly appointed and entered into a standard agreement with Architect, for the development of the Said Property;

AND WHEREAS **N. R. MAHAJAN**, an Advocate from Thane and under his Title Certificate dated 25<sup>th</sup> January 2018, has certified the title and an authority of the Promoter to develop the Said Property;

AND WHEREAS the Promoter has obtained from Thane Municipal Corporation (for short "**SAID TMC**"), sanction plans for layout and building construction vide Commencement Certificate bearing V P. No. S/11/0180/18/TMC/TDD/2715/18, dated 22<sup>nd</sup> June 2018 (hereinafter referred to as the "**SAID SANCTIONED PLANS**"), to construct a Residential-cum-Commercial building consist of Stilt (Part) + Ground (Part) + 4 floors and 2nd Commencement Certificate Dated 14th Jan 2019 Stilt (part) + Ground (part) + 7 floor

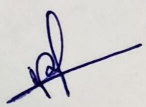
AND WHEREAS the Promoter herein being developer of the Said Property alone, has sole and exclusive rights to construct buildings on the Said Property in accordance with the recitals hereinabove and to sell, mortgage, give on lease and/or to deal therewith in any other manner as the Promoter may deem, fit and proper, the premises in the building to be constructed by the Promoter on the Said Property and to enter into Agreements with the Purchasers of the premises and to receive the sale price in respect thereof;

AND WHEREAS the Promoter has proposed to construct a Residential-cum-Commercial building to be known as "**SAI SHRUSHTI SAPPHIRE**" (hereinafter referred to as the "**SAID PROJECT**") having a Residential-cum-Commercial premises, by using 875.50 sq. mtr. under 1:0 FSI of the Said Property and FSI of 309 sq. mtrs. by paying Premium. Thus, at present the Promoter has sanctioned to construct Said Project by using 1149.61 sq. mtrs. FSI out of total sanctioned FSI 1184.50 sq. mtrs. under Said Sanctioned Plan. The Promoter desires to amend Said Sanctioned Plan in due course of time to construct additional floors by loading TDR of 1730.4 sq. mtrs. besides using Balance FSI of 34.89 sq. mtr. on the Said Property, as per the D.C. Rules of the Sanctioning Authority;

AND WHEREAS the Purchaser/s is/are offered to purchase a Flat bearing No. 407 on the 4<sup>th</sup> Floor, admeasuring 30.66 sq. mtrs. carpet area alongwith enclosed area admeasuring 3.04 sq. mtrs. carpet area, totally admeasuring 33.7 sq. mtrs. carpet area of the building to be known as "**SAI SHRUSHTI SAPPHIRE**" (hereinafter referred to as the "**SAID PREMISES**") being constructed on the Said Property by the Promoter;

AND WHEREAS the Promoter has registered the Said Project under the provisions of the Act with the Real Estate Regulatory Authority at Serial No. **P51700017148**, authenticated copy is attached in **Annexure 'A'**;

AND WHEREAS the Promoter herein has entered into standard agreement with Architect **M/s. Joshi Deshaware Associates** (for short "**SAID ARCHITECT**") - an Architect Firm duly registered with the Council of Architects, for Architectural work concerning development of Said Property including preparation of the layout and construction plan of the building and further has entered into standard agreement with RCC Structural Engineers **M/s Ajay Mahale & Associates**, (for short "**SAID STRUCTURAL ENGINEER**") for preparation of structural designs and has accepted the professional supervision of the said Architect and said Structural Engineer or such other Architect/Structural Engineer as the



**RANJIT SAMANTA**  
Supriya Samanta

Promoter may appoint and/or substitute from time to time, till the completion of the Said

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AND WHEREAS on demand from the Purchaser/s, the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the Said Property and the plans, designs and specifications prepared by the said Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by N.R. MAHAJAN, Advocate of the Promoter, authenticated copies of 7/12 Extract showing the nature of the title of the Promoter to the Said Property on which the buildings are to be constructed, have been annexed hereto and marked as **Annexure 'B'** and **'C'**, respectively.



AND WHEREAS authenticated copies of Commencement Certificate bearing V. P. No. S/11/0180/18/TMC/TDD/2715/18, dated 22<sup>nd</sup> June 2018, as approved by said TMC, sanctioning a Residential-cum-Commercial building has been annexed hereto and marked as **Annexure 'D-1'**;

AND WHEREAS the authenticated copies of the plan of the Layout as approved by said TMC, have been annexed hereto and marked as **Annexure 'D-2'**;

AND WHEREAS the authenticated copies of the plans and specifications of the Said Premises agreed to be purchased by the Purchaser/s, as sanctioned and approved by said TMC, have been annexed and marked as **Annexure 'D-3'**;

AND WHEREAS the Promoter has got some of the approvals from said TMC to the plans, the specifications, elevations, erections and of the said building and shall obtain sanction for aforesaid additional FSI from sanctioning authority from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said building;

AND WHEREAS while sanctioning the Said Sanctioned Plan, said TMC and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Said Project and the said building and upon due observance and performance of which only the Completion or Occupancy Certificate in respect of the said building shall be granted by said TMC;

AND WHEREAS the Promoter has accordingly commenced construction of the said building in accordance with the Said Sanctioned Plans;

AND WHEREAS the Purchaser/s has/have purchase from the Promoter a Flat No. 407 of carpet area admeasuring 30.66 sq. mtrs. along with enclosed area admeasuring 30.64 sq. mtrs. carpet area, totally admeasuring 33.7 sq. mtrs. carpet area on 4<sup>th</sup> Floor in the said building to be known as "SAI SHRUSHTI SAPPHERE" being constructed on the Said Property;

AND WHEREAS, the Parties 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 all applicable laws and are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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Supriya Samanta

AND WHEREAS, prior to the execution of these presents the Purchaser/s has/have paid to the Promoter a sum of **Rs. 60,000/- (Rupees Sixty Thousand only)**, being part payment of the sale consideration of the Said Premises agreed to be sold by the Promoter to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Purchaser/s has/have agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

AND WHEREAS, the Promoter has registered the Said Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Serial No. **P51700017148**.

AND WHEREAS, under Section 13 of the said Act, the Promoter is required to execute a written Agreement for Sale of Said Premises with the Purchaser/s being in fact these presents and also to register said Agreement under the Registration Act, 1908, accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser/s hereby agree/s to purchase the Said Premises;

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

1. The Promoter shall propose to construct the said building on the Said Property in accordance with the plans, designs and specifications as to be approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the Said Premises of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

1(a)(i) The Purchaser/s hereby agree/s to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s Said Premises i.e. a **Flat No. 407 of carpet area admeasuring 30.66 sq. mtrs. along with enclosed area admeasuring 3.04 sq. mtrs. carpet area, totally admeasuring 33.7 sq. mtrs. carpet area** on **4th Floor** in the said building, as shown in the Floor plan thereof hereto annexed and marked Annexure D-3, for the consideration of **Rs. 25,60,000/- (Rupees Twenty Five Lakh Sixty Thousand only)** including the proportionate price of the common areas and facilities appurtenant to the Said Premises, which are more particularly described in the Second Schedule annexed herewith.

1(c) The Purchaser/s has/have paid on or before execution of this agreement a sum of **Rs. 60,000/- (Rupees Sixty Thousand Only)** (10% of the total consideration) as advance payment or application fee and hereby agree/s to pay to that Promoter the **balance amount of Rs. 25,00,000/- (Rupees Twenty five Lakh only)** in the following manner :

- i. (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.
- ii. (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the Said Premises is located.
- iii. (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the Said Premises is located.

*[Handwritten Signature]*  
**RAWJIT-SAMANTA**  
 Supriya Samanta

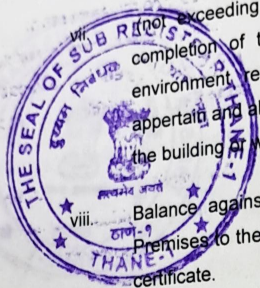


iv. (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the Said Premises.

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v. (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the Said Premises.

vi. (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the Said Premises is located..



vii. (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertaining and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the Said Premises is located.

viii. Balance against and at the time of handing over of the possession of the Said Premises to the Purchaser/s on or after receipt of occupancy certificate or completion certificate.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods Service Tax (GST) and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Said Project payable by the Promoter) up to the date of handing over the possession of the Said Premises.

1(e) The Promoter undertakes and agrees that while raising a demand on the Purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.

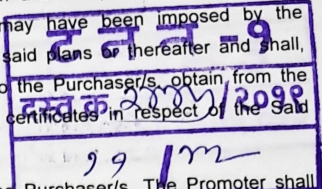
1(f) The Promoter shall confirm the final carpet area that has been sold to the Purchaser/s after the construction of the said building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser/s within forty-five (45) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the carpet area sold to Purchaser/s, the Promoter shall demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan.

1(g) The Purchaser/s authorise/s the Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Purchaser/s undertake/s not to object/demand/direct the Promoter to adjust his/her/their payments in any manner.

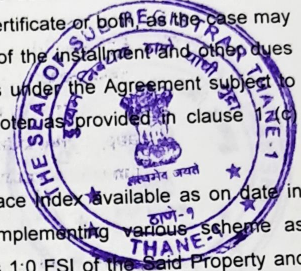
RAWJIT-SAMANTA

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2.1 The Promoter hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or hereafter and shall, before handing over possession of the Said Premises to the Purchaser/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Said Premises.



2.2 Time is essence for the Promoter as well as the Purchaser/s. The Promoter shall abide by the time schedule for completing the Said Project and handing over the Said Premises to the Purchaser/s and the common areas to the association of the Purchaser/s after receiving the occupancy certificate or the completion certificate or both as the case may be. Similarly, the Purchaser/s shall make timely payments of the installment and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 12(c) herein above.



3. The Promoter hereby declares that total Floor Space Index available as on date in respect of the Said Project is 1184.50 sq. mtrs. by implementing various scheme as mentioned in the Development Control Regulation such as 1:0 FSI of the Said Property and FSI available on payment of Premiums, which are applicable to the Said Project. The Promoter has disclosed the Floor Space Index of 1730.4 sq. mtrs. by loading TDR besides using Balance FSI of 34.89 sq. mtr., is proposed to be utilized by them on the Said Property in the Said Project and Purchaser/s has/have agreed to purchase the Said Premises based on the proposed construction and sale of Said Premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1 The Purchaser/s agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser/s to the Promoter.

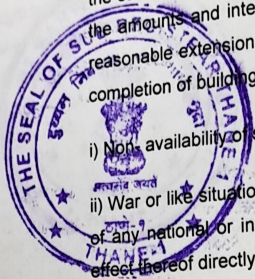
4.2 Without prejudice to the right of Promoter to charge interest, in terms of sub clause 4.1 above, on the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser/s committing three defaults of payment of installments, the Promoter shall at its own option, may terminate this Agreement: Provided that, Promoter shall give notice of fifteen (15) days in writing to the Purchaser/s, by Registered Post AD at the address provided by the Purchaser/s and mail at e-mail address provided by the Purchaser/s, of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty (30) days of the termination, the installments of sale consideration of the Said Premises which may till then have been paid by the Purchaser/s to the Promoter.

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5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Said Premises as are set out in Annexure 'E', annexed hereto.

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6. The Promoter shall give possession of the Said Premises to the Purchaser/s on or before 31<sup>st</sup> Day of Dec. 2019.



If the Promoter fails or neglects to give possession of the Said Premises to the Purchaser/s on account of reasons beyond its control and of its agents by the aforesaid date then, the Promoter shall be liable on demand to refund to the Purchaser/s the amounts already received by it in respect of the Said Premises with interest at the same rate mentioned in Rules, from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to a reasonable extension of time for giving delivery of Said Premises on the aforesaid date, if the completion of building in which the Said Premises is to be situated is delayed on account of:

- i) Non-availability of steel, cement, other building materials, water or electric supply;
- ii) War or like situation, civil commotion, strikes, riots, accident or any act of God or by reason of any national or international happenings or events and the resultant repercussions or its effect thereof directly or indirectly to the date of offer of possession;
- iii) Any notice, order, rule, regulation, notification or directive of the Government, and / or any local or public or private body or authority and/or any other Competent Authority or any Court or Tribunal or any quasi-judicial body or authority;
- iv) Any force majeure circumstances or conditions or other causes beyond the control of or unforeseen by the Promoter or its agents including strikes or agitation by the workers or laborers of the Promoter or the Contractor or suppliers;
- v) Changes in any rules, regulation, bye-laws of various statutory bodies or authorities affecting the development of the project; or
- vi) Delay in grant of any NOC/permission/licence/connections for installation of any services such as lifts, electricity and water connections and meters to the Project / Said Premises or No Objection Certificate from appropriate authority;
- vii) Delay in issue of the Occupation Certificate and/or any other certificates and/or grant of any permission, sanction, approval and/or order, as may be required in respect of the development of the Said Project, by the TMC or any other concerned authority;
- viii) Non-payment of consideration and of other dues by the other Purchasers of premises in the said building strictly as per time Schedule stipulated in their respective Agreements shall be construed as one of the circumstances beyond the control of Promoter.

7.1 **Procedure for taking possession** - The Promoter, upon obtaining the Occupancy Certificate from the competent authority and the payment made by the Purchaser/s as per the Agreement, shall offer in writing the possession of the Said Premises, to the Purchaser/s in terms of this Agreement to be taken within fifteen (15) days from the date of issue of such notice and the Promoter shall give possession of the Said Premises to the Purchaser/s. The Promoter agrees and undertakes to indemnify the Purchaser/s in case of failure of fulfillment

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of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser/s agree/s to pay the maintenance charges as determined by the Promoter or Association of Purchasers, as the case may be.

7.2 The Purchaser/s shall take possession of the Said Premises within 15 days of the written notice from the Promoter to the Purchaser/s intimating that the Said Premises is ready for use and occupancy.

7.3 **Failure of Purchaser/s to take Possession of Said Premises** : Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser/s shall take possession of the Said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Said Premises to the Purchaser/s. In case the Purchaser/s fails to take possession within the time provided in clause 7.1 such Purchaser/s shall continue to be liable to pay maintenance charges as applicable.

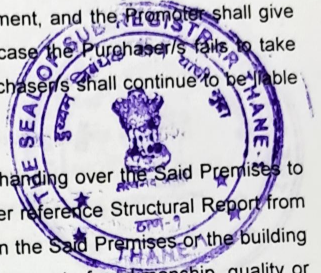
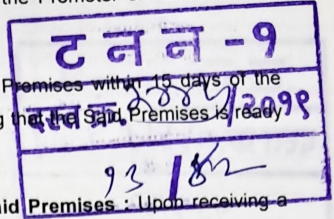
7.4 If within a period of five (5) years from the date of handing over the Said Premises to the Purchaser/s, the Purchaser/s brings to the notice, under reference Structural Report from Structural Engineer, to the Promoter any structural defect in the Said Premises or the building in which the Said Premises is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible, such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

8. The Purchaser/s shall use the Said Premises or any part thereof or permit the same to be used only for purpose for which is sold for. He/she/they shall use the Parking space only for purpose of keeping or parking vehicle.

9. The Purchaser/s along with other Purchasers in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven (7) days of the same being forwarded by the Promoter to the Purchaser/s, so as to enable the Promoter to register the common organisation of Purchaser/s. No objection shall be taken by the Purchaser/s, if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter shall, within three (3) months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the Society or Limited Company all the right, title and the interest in the Said Property on which the Said Premises is situated.

9.2 Within 15 days after notice in writing is given by the Promoter to the Purchaser/s that the Said Premises is ready for use and occupancy, the Purchaser/s shall be liable to bear and



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pay the proportionate share (i.e. in proportion to the carpet area of the Said Premises) or outgoings in respect of the Said Property and building's insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of Common Amenities, Said Property and said building. Until the Society or Limited Company is to be formed, the Purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser/s further agree/s that till the Purchaser/s's share is so determined, the Purchaser/s shall pay to the Promoter provisional monthly contribution for 18 months starting from the date of Occupation Certificate amounting to as per market rate (excluding individual Property Tax and Water Tax) towards the outgoings. The amounts so paid by the Purchaser/s to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the Said Property, as explained in Clause No.9.1, is executed in favour of the Society or a Limited Company as aforesaid. After the abovesaid 18 months of Maintenance Pre-paid Period, Promoter shall hand over all the maintenance in respect of the Common Amenities, Said Property and said building to existing the Society or a Limited Company on "as is where is" basis. On such conveyance being executed of the Said Property, the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

The purchase/s hereby agree/s and undertake/s to pay to the promoter of the proposed society deposits and / or amounts as and when demanded in writing before taking possession of the premises of the as mentioned below.

- a. Rs. 5,400/- Towards legal charges, costs of Agreement and formation and Registration of Society, Share Money, Application and Legal fees incurred by the Developers.
- b. Rs. 60,000/- Proportionate share towards deposit amounts payable to TMC, MSEB, Cable deposit, SLC. Meter Deposit and incidental charges for giving electricity supply and for giving after supply etc. and Water Meter Deposit, Water Line charges, N. A. Tax of the Said Property and water Resource, Assessment Taxes, D.C.C., and escalation charges imposed by the TMC or any other Authorities, Solar System.
- c. Rs. 34,600/- Towards advance maintenance charges for 18 months. It will start from possession.
- d. Rs. 1,00,000/- Towards Development Charges

**Rs. 2,00,000/- (Total Rupees Two Lakh only)**

The Promoter shall utilize the sum of **Rs. 2,00,000/- (Total Rupees Two Lakhs only)** paid by the Purchaser/s to the Promoter for meeting all legal costs, charges and expenses including professional costs of the attorney at law / Advocate and the cost of preparing this agreement and other legal documents.

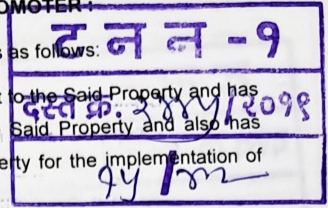
11. At the time of registration of conveyance of the Said Property, the Purchaser/s shall pay to the said Society or Limited Company, Purchaser/s' share of stamp duty and registration charges payable on such conveyance or any document or instrument of transfer in respect of the Said Property.

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## 12. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Purchaser/s as follows:



- i. The Promoter has clear and marketable title with respect to the Said Property and has the requisite rights to carry out development upon the Said Property and also has actual, physical and legal possession of the Said Property for the implementation of the Said Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development of the Said Project and shall obtain requisite approvals from time to time to complete the development of the Said Project;
- iii. There are no encumbrances upon the Said Property or the Said Project;
- iv. There are no litigations pending before any Court of law with respect to the Said Property or Said Project;
- v. All approvals, licenses and permits issued by the competent authorities, with respect to the Said Project, Said Property and said building, are valid and subsisting and have been obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Said Project, Said Property, said building and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any Agreement for Sale and/or Development Agreement or any other agreement / arrangement with any person or party with respect to the Said Property, including the Said Project and the Said Premises which will, in any manner, affect the rights of Purchaser/s under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Said Premises to the Purchaser/s in the manner contemplated in this Agreement;
- ix. At the time of execution of the Conveyance Deed of the Said Property to the Society of Purchasers, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Society of the Purchasers;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Said Project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Said Property) has been received or served upon the Promoter in respect of the Said Property and/or the Said Project.

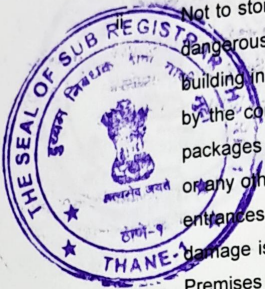


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13. The Purchaser/s or himself/herself/themselves with intention to bring all persons into  
whosoever hands the Said Premises may come, hereby covenant/s with the Promoter

as follows :-  
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**१६/२**

To maintain the Said Premises at the Purchaser/s's own cost in good and tenantable  
repair and condition from the date that of possession of the Said Premises is taken  
and shall not do or suffer to be done anything in or to the building in which the Said  
Premises is situated which may be against the rules, regulations or bye-laws of  
change/alter or make addition in or to the said building in which the Said Premises is  
situated and the Said Premises itself or any part thereof without the consent of the  
local authorities, if required.



Not to store in the Said Premises any goods which are of hazardous, combustible or  
dangerous nature or are so heavy as to damage the construction or structure of the  
building in which the Said Premises is situated or storing of which goods is objected to  
by the concerned local or other authority and shall take care while carrying heavy  
packages which may damage or likely to damage the staircases, common passages  
or any other structure of the building in which the Said Premises is situated, including  
entrances of the building in which the Said Premises is situated and in case any  
damage is caused to the building in which the Said Premises is situated or the Said  
Premises on account of negligence or default of the Purchaser/s in this behalf, the  
Purchaser/s shall be liable for the consequences of the breach.

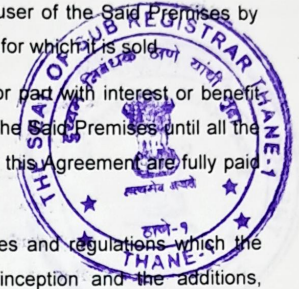
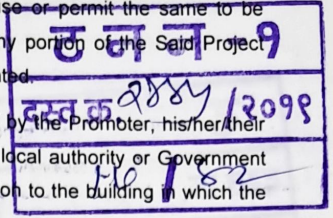
- iii. To carry out at his/her/their own cost all internal repairs to the Said Premises and  
maintain the Said Premises in the same condition, state and order in which it was  
delivered by the Promoter to the Purchaser/s and shall not do or suffer to be done  
anything in or to the building in which the Said Premises is situated or the Said  
Premises which may be contrary to the rules and regulations and bye-laws of the  
concerned local authority or other public authority. In the event of the Purchaser/s  
committing any act in contravention of the above provision, the Purchaser/s shall be  
responsible and liable for the consequences thereof to the concerned local authority  
and/or other public authority.
- iv. Not to demolish or cause to be demolished the Said Premises or any part thereof, nor  
at any time make or cause to be made any addition or alteration of whatever nature in  
or to the Said Premises or any part thereof, nor any alteration in the elevation and  
outside colour scheme of the building in which the Said Premises is situated and shall  
keep the portion, sewers, drains and pipes in the Said Premises and the  
appurtenances thereto in good tenantable repair and condition, and in particular, so  
as to support shelter and protect the other parts of the building in which the Said  
Premises is situated and shall not chisel or in any other manner cause damage to  
columns, beams, walls, slabs or RCC, Pardis or other structural members in the Said  
Premises without the prior written permission of the Promoter and/or the Society or  
the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any  
insurance of the Said Property and the building in which the Said Premises is situated  
or any part thereof or whereby any increased premium shall become payable in  
respect of the insurance.

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- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Premises in the compound or any portion of the Said Project land and the building in which the Said Premises is situated.
- vii. Pay to the Promoter within fifteen (15) days of demand by the Promoter, his/her/their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Said Premises is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Said Premises by the Purchaser/s for any purposes other than for purpose for which it is sold.
- ix. The Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Said Premises until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid up.
- x. The Purchaser/s shall observe and perform all the rules and regulations which the Society or the Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Said Premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupancy and use of the Said Premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the Said Property in which Said Premises is situated is executed in favour of Society/Limited Society, the Purchaser/s shall permit the Promoter and its surveyors and agents, with or without workmen and others, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
14. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which it has been received.
15. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Said Property and said building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Said Premises hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the Said Property alongwith said building is transferred to the Society/Limited Company or other body.
16. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the Said Premises and if any such mortgage or charge is made or created then



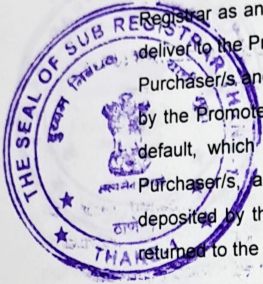
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notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser/s who has taken or agreed to take such Said Premises.

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17. BINDING EFFECT
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17. **BINDING EFFECT**  
Forwarding this Agreement to the Purchaser/s by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser/s until, firstly, the Purchaser/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Purchaser/s(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser/s, application of the Purchaser/s shall be treated as cancelled and all sums deposited by the Purchaser/s in connection therewith including the booking amount shall be returned to the Purchaser/s without any interest or compensation whatsoever.



#### 18. **ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the Said Premises, as the case may be.

#### 19. **RIGHT TO AMEND**

This Agreement may only be amended through written consent of the Parties.

#### 20. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/S / SUBSEQUENT PURCHASER/S**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Said Project shall equally be applicable to and enforceable against any subsequent Purchaser/s of the Said Premises, in case of a transfer, as the said obligations go along with the Said Premises for all intents and purposes.

#### 21. **SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

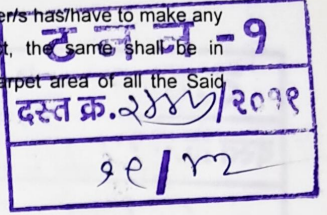
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**22. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Purchaser/s has/have to make any payment, in common with other Purchasers in the Said Project, the same shall be in proportion to the carpet area of the Said Premises to the total carpet area of all the Said Premises in the Said Project.

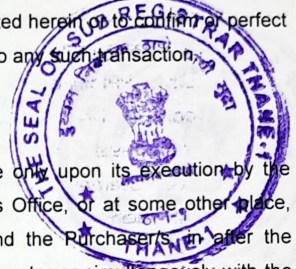


**23. FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**24. PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchaser/s, after the Agreement is duly executed by the Purchaser/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Diva, Thane.



25. The Purchaser/s and/or Promoter shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

26. That all notices to be served on the Purchaser/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

**Purchaser/s :**

**MR. RANJIT B. SAMANTA and SUPRIYA SAMANTA MAITI**

Address : Sant krupa Bldg, B Wing, 602, Diva Shil Road, Diva east, thane 400612.

Notified Email ID: \_\_\_\_\_.

**Promoter :**

M/s. SAI SHRUSHTI ENTERPRISES,

Address : Shop No.6, E-Wing, Subhadra Anant Complex,

Opp. Sachin Niwas, Diva Shil Road, Diva (E),

Taluka and District Thane – 400 612

Notified Email ID: Saishrushtienterprises@gmail.com

It shall be the duty of the Purchaser/s and the promoter 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

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Supriya Samanta

shall be deemed to have been received by the Promoter or the Purchaser/s, as the case may be.

ट 27.	Joint Purchasers
दस्त क्र 2084	That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser/s whose name appears first and at the address given by him/her/them which shall for all intents and purposes to consider as properly served on all the Purchasers.
20/08/20	

### 28. Stamp Duty and Registration

The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser/s.



### 29. Dispute Resolution

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

### 30. 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 ABOVE REFERRED TO :

##### (SAID PROPERTY)

ALL THE PIECE AND PARCEL OF LAND admeasuring 1030 sq. mtrs. out of total larger property admeasuring 9660 sq. mtrs., bearing Survey No.136, Hissa No.1, situate, lying and being at Revenue Village Davale, Taluka and District Thane, Registration District and Sub-District of Thane and within the limits of the Municipal Corporation of the City of Thane.

#### SECOND SCHEDULE ABOVE REFERRED TO :

##### (SAID PREMISES)

ALL THAT premises bearing a Flat No. 407 of carpet area admeasuring 30.66 sq. mtrs. alongwith enclosed area admeasuring 3.04 sq. mtrs. carpet area, totally admeasuring 33.7 sq. mtrs. carpet area on 4<sup>th</sup> Floor in the housing complex to be known as "SHRUSHTI SAPPHIRE" under construction on the Said Property more particularly described in the First Schedule written hereinabove.

RAWJIT-SAMANTA

Supriya Samanta

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 the "PROMOTER"



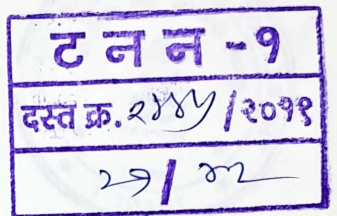
*[Handwritten signature]*

M/s. SAI SHRUSHTI ENTERPRISES,

Through its Authorised Partners,

MR. MAHAVIR PRAVINKUMAR MEHTA

in the presence of ... ..



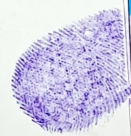
1. NIRMALSAMATA

2. *[Handwritten signature]*



SIGNED AND DELIVERED by the

with named the "PURCHASER/S"



*RAJIT-SAMANTA*

1) MR. RANJIT B. SAMANTA

*Supriya Samanta*

2) SUPRIYA SAMANTA MAITI



in the presence of ... ..

1. NIRMALSAMATA

2. *[Handwritten signature]*

## RECEIPT

टन नं-१  
दस्त क्र. 1022/2018  
22/12/18

RECEIVED of and from the withnamed the PURCHASER/S a sum of Rs. 60,000/-  
(Rupees Sixty Thousand only) being the amount of part consideration to be paid  
by him/her/them to us as per these presents in the following manner:-

Sr. No.	Rupees	*Cheque No.	Dated	Drawn on
1.	51,000/-	906333	03/12/2018	GREATER BANK
2.	9,000/-	906334	07/02/2019	GREATER BANK

\*Subject to realization of cheque



WE SAY RECEIVED Rs. 60,000/-  
For M/s. Sai Shrushti Enterprises

(PROMOTER)

WITNESSES

1. NIRMALSAMANTA

2.

जमागणत करण्यात येत वरी, सदर  
दस्तावेजास जोडलेली पूरक कागदपत्रे  
ही अस्सल व खरी आहेत. तथापि खोटी/  
बनावट आढळून आल्यास नोंदणी अधिनियम  
१९०८ चे कलम ८२ अन्वये होणाऱ्या कारवाईस  
आम्ही व्यक्तीस जबाबदार न्ह.

लि देणार

RANJITSAMANTA

लि देणार

Supriya Samanta

हस्ताक्षर

मी, साई श्रुष्टी एंटरप्रायझेस  
कागदपत्रे कोरीत करतो की, या दस्तावेजास न्यायनिष्ठा  
कार्यालय/दुकाने/ऑनलाइन मजकूर वरी वितरी  
करतांना त्यातील अचानक अथवा कुले वाहनातक  
दिलेले नाही, असे हस्ताक्षर देत आहे

सिक्कन :- ८१०१

दिनांक :- 13/02/2019

देणार/सिक्कावांची

## ANNEXTURE 'G'

## LIST OF AMMENITIES

ट न न - 9
दस्त क्र. २४४५/२०१९
२३/१२

## LIVING ROOM -

- French window & Anodized Aluminium Slidings with Granite frame of marble.
- 2 x 2 vitrified tiles in all room, wall finished with Putty & Acrylic Paints in all Flats.
- T.V. point, Telephone point & Cable, Net point in Living room & Bedroom.
- Electrical Anchor Branded accessories in all rooms.
- Designed wooden main door with sunmica finish.
- Intercom facility.

## KITCHEN -

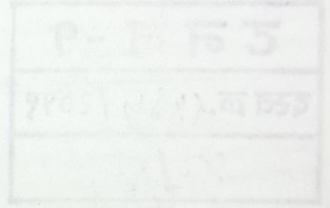
- French window & Anodized Aluminium Slidings.
- Kitchen Platform with Granite & Sink with ISI mark.
- 15 x 12 full height Glazed tiles.
- Fridge point, Mixer Point.

## W/C - BATH -

- Granite frame door.
- Full tiles (15 x 12).
- Concealed Plumbing with good quality.
- Gezer point, Washing Machine point.

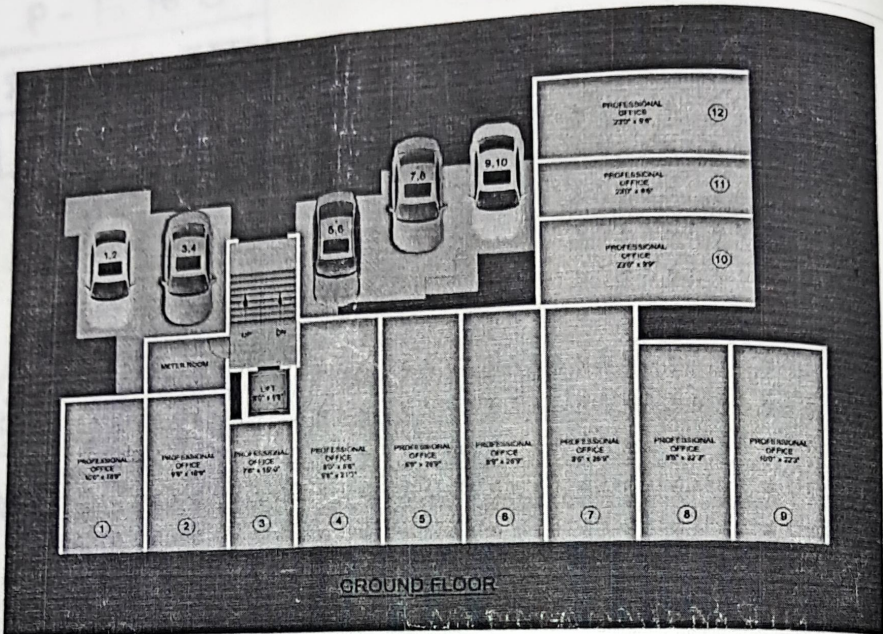
## BED ROOM -

- French window.
- A/C point.
- Wooden door with cenmica



RANJIT SAMANTA

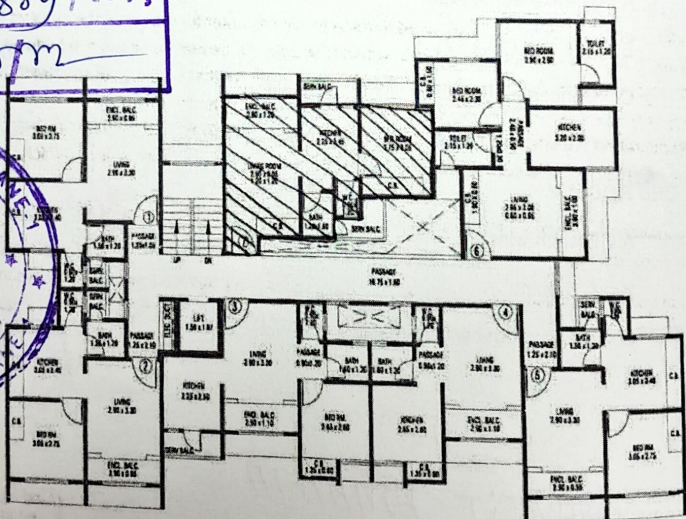
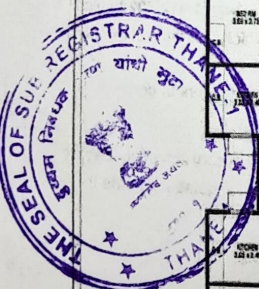
Supriya Samanta



**ट न न - 9**

दस्त क्र. 1884/2098

30m



TYPICAL FLOOR PLAN - BUILDING - 'A'

PROJECT DETAILS : PROPOSED SUB PLOT - 'D' ON PLOT BEARING S.NO.136/1(P) AT VILLAGE:- DAWALE, DISTRICT : -THANE

Building Name - Sai Shrushti Sapphire  
 Flat No - 407  
 Area - 30.66 sqmtr / Enclosed Balcony - 3.04 sqmtr  
 Total Area - 33.7 sqmtr.

*(Handwritten signature)*

**RANJIT SAMANTA**

Supriya Samanta



ट न न - 9

दस्त क्र. 2887 / 2018

24/02

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51700017148**

Project: **SAI SHRUSHTI SAPPHIRE** lot Bearing / CTS / Survey / Final Plot No.: **136/1P-Sub Plot D** at **Thane, Thane, 400612;**



- Sai Shrushti Enterprises** having its registered office / principal place of business at **Tekstil, Thane, District: Thane, Pin: 400612.**
- 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 (l) 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 **17/07/2018** and ending with **31/12/2020** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- 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.

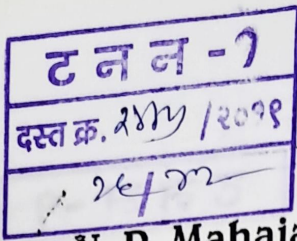
Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 7/11/2018 5:13:29 PM

Dated: **17/07/2018**

Place: **Mumbai**

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





**N. R. Mahajan**  
B. Com., LL.B.  
ADVOCATE HIGH COURT

Office : 401, Thane Vastushilpa,  
Opp. Awaz Radio, Edulji Road,  
Charal, Thane (W) 400 601.  
Tel.: 022 2539 5678  
Mob.: 9820831444  
Email : mahajan\_nlnad@yahoo.co.in

Date : 25 JAN 2018

R. P. A. D./U. P. C./HAND

Ref.: NRM/2018/2

**CERTIFICATE OF TITLE**

Re. :- The immovable property situated at Village Davale, Talathi Saja Shil, Taluka & District Thane and within the limits of Thane Municipal Corporation, having following description :-



Survey No.	Type of Land	Area		Assessment Rs. - Ps.
		H. - R. - P.		
136/1	Kharaba	0 - 91 - 5		
	Pot-Kharaba	0 - 05 - 1	15 - 22	
		0 - 96 - 6		

i.e. totally admeasuring 9660 sq. mtrs. (hereinafter referred to as the "SAID LARGER PROPERTY").  
Land admeasuring 1030 sq. mtrs. out of the Said Larger Property (hereinafter referred to as the "SAID PROPERTY").

MRS. ANJANA DAGDU ALIMKAR .... Owner

To

M/s. SAI SHRUSHTI ENTERPRISES .... Developer

**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CONFIRM THAT I have investigated the title of the Owner to the Said Property and on the basis of Search taken with the office of the Sub-Registrar of Assurances, Thane; Public Advertisement dated 5<sup>th</sup> October 2017 in daily news-paper "Thane Vaibhav"; perusal of Revenue Records and documents submitted and clarifications given, I have observed as under :-

1. Previously, one Mr. Bala Ambo Mhatre was the owner, seized and possessed of and/or otherwise well and sufficiently entitled to the immovable property being land admeasuring 9660 sq. mtrs., bearing Survey No.136,

*[Signature]*

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दस्त क्र. २४४/२०१९

२६/०२

- 2 -

Hissa No.1 of Village Davale, Taluka and District Thane and within the limits of Thane Municipal Corporation i.e. Said Larger Property.

2. After sad demise of said Mr. Bala Ambo Mhatre, as per Hindu Succession Act, his Grand-son Mr. Narayan Kachru Mhatre became the owner of the Said Larger Property alongwith other properties and said ownership is recorded as per Mutation Entry No.290.

3. Said Mr. Narayan Kachru Mhatre had obtained loan of Rs.11,400/- from Padale Seva Sahakari Society Ltd., by mortgaging Said Larger Property alongwith his other properties, which is recorded as per Mutation Entry No.864. On the basis of letter dated 21<sup>st</sup> January 1986 issued by said Padale Seva Sahakari Society Ltd., said claim of Rs.11,400/- on Said Larger Property alongwith other properties was removed under Mutation Entry No.999.



4. Again, said Mr. Narayan Kachru Mhatre had obtained loan of Rs.15,000/- from Davale Co-operative Society Ltd., by mortgaging Said Larger Property alongwith his other properties, which is recorded as per Mutation Entry No.1123. On the basis of Certificate issued by said Davale Co-operative Society Ltd., said claim of Rs.15,000/- on Said Larger Property alongwith other properties was removed under Mutation Entry No.1188.

5. After the sad demise of said Mr. Narayan Kachru Mhatre on 10<sup>th</sup> May 1995, leaving behind his widow Smt. Draupadi, 3 sons namely Mr. Gowardhan, Mr. Vishnu, Mr. Suresh (died) and 3 daughters namely Mrs. Anjana Dagdu Alimkar, Miss Ranjan, Miss Vasanti as his legal heirs, under Hindu Succession Law in which he was governed before his death and they became the owners of the Said Larger Property alongwith other properties as per Mutation Entry No.1187.

6. By and under Deed of Release dated 15<sup>th</sup> December 2008 which was duly registered in the Office of Sub-Registrar of Assurances, Thane at Serial No.TNN-1/6736/2008, said Miss Ranjan, Miss Vasanti have been relinquished/released their undivided right without any consideration in the

*[Handwritten signature]*

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दस्त क्र. 2887/2099

27/12

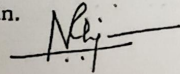
3

Said Larger Property alongwith other properties in favour of their mother Smt. Draupadi and brothers namely said Mr. Gowardhan and Mr. Vishnu. Under the same Deed of Release dated 15<sup>th</sup> December 2008, withholding right of ownership over land admeasuring 930 sq. mtrs. in the Said larger Property, said Mrs. Anjana Dagdu Alimkar had also relinquished/released her undivided right without any consideration in the remaining part of the Said Larger Property alongwith other properties, in favour of their mother Smt. Draupadi and brothers namely said Mr. Gowardhan and Mr. Vishnu. The effect of said Deed of Release dated 15<sup>th</sup> December 2008 was recorded under Mutation Entry No.1465.

7. Meanwhile said Mr. Gowardhan Narayan Mhatre had personally obtained loan of Rs.80,000/- from Davale Co-operative Society Ltd., by mortgaging Said Larger Property alongwith his other properties, which is recorded as per Mutation Entry No.1123 and reflected in the Other Right Column of 7/12 extract of the Said Larger Property.

8. On 13<sup>th</sup> November 2016, wife of late Mr. Narayan Kachru Mhatre i.e. Smt. Draupadi Narayan Mhatre was died leaving behind 3 sons namely Mr. Gowardhan, Mr. Vishnu, Mr. Suresh (died) and 3 daughters namely Mrs. Anjana Dagdu Alimkar, Miss Ranjan, Miss Vasanti, which was recorded under Mutation Entry No.2251.

9. By and under Gift Deed dated 16<sup>th</sup> August 2017 which was duly registered in the Office of Sub-Registrar of Assurances, Thane at Serial No.TNN-12/2379/2017, said Mr. Gowardhan and Mr. Vishnu have been jointly gifted claim-free land admeasuring 100 sq. mtrs. out of Said Larger Property to their sister Mrs. Anjana Dagdu Alimkar i.e. Owner herein, out of love and affection and without consideration. And thus, Owner herein became the absolute owner of undivided and claim-free land totally admeasuring 1030 sq. mtrs. i.e. Said Property out of the Said Larger Property, but as of now no separate 7/12 extract of Said Property is to be formed in the name of Mrs. Anjana Dagdu Alimkar i.e. Owner herein.



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दस्त क्र. २४४ / २०१९

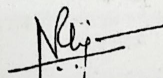
4

10. By and under registered Development Agreement dated 15<sup>th</sup> January 2018 which was duly registered with the office of the Sub-Registrar of Assurances at Thane at Serial No.TNN-1/744/2018 read with Power of Attorney dated 15<sup>th</sup> January 2018 which was duly registered with the office of the Sub-Registrar of Assurances at Thane at Serial No.TNN-1/745/2018, the Said Larger Property to and in favour of one M/s. Sai Shrushti Enterprises or its nominees or assignees, for the consideration and subject to the terms and conditions contained therein and, in part performance thereof, has placed said M/s. Sai Shrushti Enterprises in exclusive physical possession thereof.

11. **IN VIEW OF THE ABOVE, IN MY OPINION -**

- The title of the Owner to the Said Property, is clear, marketable and free from encumbrances and reasonable doubts.
- Claim of Rs.80,000/- of Davale Co-operative Society Ltd. mentioned in Other Rights Column of 7/12 extract of Said Larger Property remains on land admeasuring 8630 sq. mtrs. out of Said Larger Property and other properties which are own by said Mr. Gowardhan and Mr. Vishnu, who had obtained loan from said Bank.
- By and under abovesaid registered Development Agreement and Power of Attorney, the Developer M/s. Sai Shrushti Enterprises is entitled to carry out the development of the Said Property as per plans to be sanctioned or its further amendments as may be permitted by Thane Municipal Corporation and to sell the flats and premises therein to the prospective buyers on what is commonly known as "co-ownership" basis.

Thane, dated on this 25<sup>th</sup> day of January 2018.

  
(N. R. MAHAJAN)  
Advocate



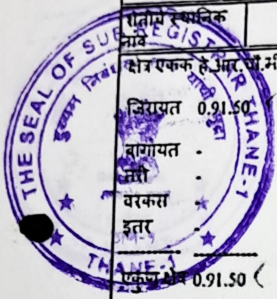
**टपल - 9**  
**दस्त क्र. 1884/2098**  
 30/12

गाव नमुना सात

अधिकार अभिलेख पत्रक  
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, 1961  
 यातील नियम 3, 4, 5, 6 आणि 8 )

गाव :- डावले तातुका :- ठाणे जिल्हा :- ठाणे दिनांक:- 03/11/2017 पर्यंत अदयावत

गट क्रमांक व उपविभाग/ 136/1	भुधारणा पदती भोगवट्यादार वर्ग -1	भोगवट्यादाराचे नाव	क्षेत्र आकारआणे पै पो.ख. फे.फा	खाते क्रमांक
प्रीतीप हस्तनिर्क नाव				
क्षेत्र एकक हेक्टर मी	0.91.50	अजना दगडु आतिमकर [ दोपटी नारायण म्हात्रे गोवर्धन नारायण म्हात्रे विष्णु नारायण म्हात्रे -----सागाईक क्षेत्र-----	0.82.2013.67 0.0510	( 1187 ) ( 2251 ) ( 2296 ) ( 2296 )
जिरायत				407, 940
सागायत				कुळाचे नाव
वरीकस				इतर अधिकार
इतर				इतर
एकूण क्षेत्र	0.91.50	अजना दगडु अतिमकर	0.10.30 1.71	( 2296 )
पोटखराब (तागवडीत अयोग्य)				डावले सेवा स.सो.चा बोजा रु 30,000/- चा बोजा ( 1464 )
वर्ग (अ)	0.05.10			
वर्ग (ब)	-			
एकूण पो	0.05.10			
आकारणी	15.22			
जडी किचा				
बिरोप				
आकारणी				
(290),(818),(864),(999),(1123),(1188),(1465),(2203)				सीमा आणि भ्रमापन चिन्हे



गाव नमुना बारा

दिनांक:- 03/11/2017 पर्यंत अदयावत

अधिकार अभिलेख पत्रक  
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, 1961 यातील नियम 39 )  
 गाव: डावले तातुका: ठाणे जिल्हा: ठाणे

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्मळ पिकाखालील क्षेत्र	निर्मळ पिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र		घटक पिके व प्रत्येकाखालील क्षेत्र		जल सिंचित क्षेत्र					
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित		
2014-15	खरीप						भात		0.9150		
2015-16	खरीप						भात		0.9150		

**ट न न - 9**  
**दस्त क्र. 1887/2098**  
 Page 2 of 2  
**39 / 12**

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि मॉडल हया (संपादन करणे व सुविधायीकरणे) नियम, 1984 च्यातील नियम 29)  
 गाव: डावेंते

दिनांक: 03/11/2017 पर्यंत अद्ययावत  
 विस्तार: नाही

वर्ष	हंगाम	मिश्र पिकाखालील क्षेत्र		घटक पिके व पट्टेकाखालील क्षेत्र		निर्मूलक पिकाखालील क्षेत्र		निर्मूलक पिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	संच	
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित			स्वरूप
2016-17	खरीप											
								0.9150				

19 JAN 2018



अहवाल दिनांक : 07/12/2018

७१२

<b>ट न न - १</b>
दस्त क्र. २०४५ / २०१९
३२ / ०२

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७ )

गाव :- डावले

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2443 व दिनांक : 07/12/2018

गट क्रमांक व उपविभाग : 136/1/फ

गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटदाराचे नांव	क्षेत्र आकारआणे पै	पो.ख. फे.फा	खाते क्रमांक
136/1/फ	भोगवटादार वर्ग				
क्षेत्रीय स्थानिक					
क्षेत्र एकक आर.चौ.मी	अर्जना दगडु अलिमकर	9.70.00	1.56	0.60.00( 2443 )	940
बिन शेती 110.30.00					कुळाचे नाव
बिन शेती 1.66					इतर अधिकार
आकारणी					
जिरायत					
तरी					
वरकस					
इतर					
एकूण क्षेत्र					
पोटखराब (लागवडीस अयोग्य)					
वर्ग (अ)					
वर्ग (ब)					
एकूण पो	0.00.00				
ख					
जुडी किवा विशेष					
आकारणी					
		(290),(818),(864),(999),(1123),(1187),(1188),(1464),(1465), (2203),(2251),(2296),(2350),(2416)			सीमा आणि भुमापन चिन्हे

गाव नमुना बारा

पिकांची नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ )

गाव :- डावले

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2443 व दिनांक : 07/12/2018

गट क्रमांक व उपविभाग : 136/1/फ

<http://10.195.33.67/cferfar2beta/PgHtml712.aspx>

07/12/2018

Scanned by CamScanner

ट न न - १

दस्त क्र. २४५/२०१९

Page 2 of 2

सागवडीसाठी जल शोरा  
जमिन सिंचनाचे साधन

पिकाखालील क्षेत्राचा तपशील

मिश्र पिकाखालील क्षेत्र

घटक पिके व पटव्येकाखालील क्षेत्र

निर्भळ पिकाखालील क्षेत्र

वर्ष हंगाम मिश्रणाचा संकेत क्रमांक

जल सिंचित

अजल सिंचित

पिकांचे नाव

जल सिंचित

अजल सिंचित

पिकांचे नाव

जल सिंचित

अजल सिंचित

स्वरूप क्षेत्र

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			आर. ची मी	आर. ची मी		आर. ची मी	आर. ची मी		आर. ची मी	आर. ची मी		आर. ची मी	आर. ची मी	

तलाठी सजा शिळ  
ता. जि. ठाणे



07/12/2019

Scanned by CamScanner





# THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)  
SANCTION OF DEVELOPMENT  
PERMISSION / COMMENCEMENT CERTIFICATE  
सब प्लॉट अ, बी, सी, डी

सब प्लॉट "डी" - इमारत क. अ = स्टिल्ट (पार्ट) + तळ (पार्ट) + ४ मजले करीता.



एस ११/०१८०/१८ TMC/TDD/2715/18 Date: 22/06/18  
Smt. जोशी देशावरे अँड अम्मे (Architect)

श्री. गोवर्धन नारायण म्हात्रे आणि २ इतर (Owners)

साई सृष्टी इंटरप्रायझेस तर्फे श्री. अनिल भगत, श्री. महावीर मेहता

With reference to your application No. ३७ dated ०२/०४/२०१८ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील प्रमाणे in village डावले Sector No. ११ Situated at Road/Street ४५.०० मी डी . मी रोड S. No./C.S.T. No./F.P. No. १३६/१

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.
- ५) सी . एन पुर्वी मोकळया जागेचा कर भरणे आवश्यक .
- ६) सी . एन पुर्वी प्रस्तावाधीन भुखंडाच्या दर्शनी वाजुस नियमानुसार सविस्तर माहिती फलक लावणे आवश्यक व अंतिम वापर परवान्यापर्यंत कायम ठेवणे आवश्यक .
- ७) सी . एन पुर्वी उपविभागीनुसार TILR नकाशा व ७/१२ उतारा दाखल करणे आवश्यक .
- ८) जोत्यापुर्वी रस्त्याखालील क्षेत्राचा ठा . म . पा . चे नावे केलेला स्वतंत्र ७/१२ उतारा सादर करणे आवश्यक .
- ९) जोत्यापुर्वी भुखंडाच्या संपुर्ण TILR विभागकडील मोजणी नकाशानुसार कुपंगभित वांधणे आवश्यक .
- १०) जोत्यापुर्वी व वापर परवान्यापुर्वी आर . सी . सी . तज्ञांचे स्टॅविलीटी प्रमाणपत्र सादर करणे आवश्यक राहिल

**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  
the city of, Thane.



**ट न न - १**

दस्त क्र. २४५/२०१९  
DRC No. 286 (Road)

३६/२२

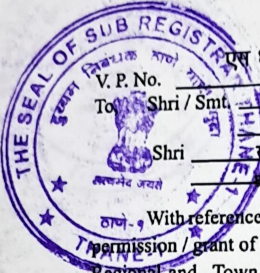
Certificate.No. 4156



**THANE MUNICIPAL CORPORATION, THANE**

(Registration No. 3 & 24)  
**SANCTION OF DEVELOPMENT  
COMMENCEMENT CERTIFICATE**

सुधारीत PERMISSION/  
सब प्लॉट "डी" - इमारत क.जे = टिस्ट (पार्ट) + तळ (पार्ट) + ७ मजले करिता.



दिनांक ११/०९/२०१८ TMC/TDD/2950/19 Date: 14/01/2019  
V.P.No. \_\_\_\_\_ जोशी देशावरे अँड असो (Architect)  
To Shri / Smt. श्री. गोवर्धन नारायण म्हात्रे आणि २ इतर  
Shri श्री. सुदीप सुंदरपायझेस तर्फे (Owners)  
श्री. अनिल भगत, श्री. महावीर मेहता

With reference to your application No. ७१३३ dated ०६/०९/२०१८ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरील प्रमाणे in village डावले Sector No. ११ Situated at Road/Street ४५-०० मी डी. मी रोड S.No./C.S.T.No./F.P.No. १३६/१/फ

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.
- ५) परवानगी सी.सी TMC/TDD/2715/18 दिनांक २२/०६/२०१८ मधील संबधीत अटी बंधनकारक राहतील.

**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**

सांगणान  
Office.No. \_\_\_\_\_  
Office.Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_



Yours faithfully,  
*[Signature]*  
कार्यकारी अभियंता  
शहर विकास विभाग  
Municipal Corporation of  
the city of, Thane.



20/3



AS APPOINTED  
DATE: 11/11/20

**CONTENTS OF SHEET**  
 1. LOCATION MAP OF THE PROJECT AREA  
 2. SITE PLAN & CONSTRUCTION AREA SKETCHES  
 3. LOCATION MAP OF SURROUNDING VILLAGES & TOWNSHIP  
 4. LOCATION MAP OF SURROUNDING VILLAGES & TOWNSHIP  
 5. LOCATION MAP OF SURROUNDING VILLAGES & TOWNSHIP

- A) AREA STATEMENT (PROFORMA) - (SEE R 301)**
- 1. SURVEY NO. 100/10
  - 2. SURVEY DATE 10/11/20
  - 3. SURVEYOR'S NAME M. S. S. S.
  - 4. SURVEYOR'S ADDRESS NO. 10, STREET, CHENNAI - 600 001
  - 5. SURVEYOR'S SIGNATURE
  - 6. SURVEYOR'S SEAL
  - 7. SURVEYOR'S PHOTO
  - 8. SURVEYOR'S ADDRESS
  - 9. SURVEYOR'S SIGNATURE
  - 10. SURVEYOR'S SEAL
  - 11. SURVEYOR'S PHOTO
  - 12. SURVEYOR'S ADDRESS
  - 13. SURVEYOR'S SIGNATURE
  - 14. SURVEYOR'S SEAL
  - 15. SURVEYOR'S PHOTO
  - 16. SURVEYOR'S ADDRESS
  - 17. SURVEYOR'S SIGNATURE
  - 18. SURVEYOR'S SEAL
  - 19. SURVEYOR'S PHOTO
  - 20. SURVEYOR'S ADDRESS

**BY SUB-DIVISION AREA STATEMENT**

**PROPORTION OF AREA & PERCENTAGE**

NO.	DESCRIPTION OF AREA	PROPORTION (%)
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...
11	...	...
12	...	...
13	...	...
14	...	...
15	...	...
16	...	...
17	...	...
18	...	...
19	...	...
20	...	...

**NAME & SIGN OF OWNER OR DAVIDER**

NAME: ...  
SIGNATURE: ...  
DATE: ...

**TENTATIVE STATEMENT**

**TABLE STATEMENT**

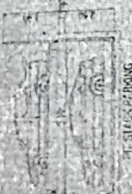
NO.	DESCRIPTION	AREA (SQ. M)	PERCENTAGE (%)
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...

**PARKING STATEMENT FOR TWO WHEELER**

NO. OF SPACES: ...  
 AREA: ...  
 DATE: 10/11/20

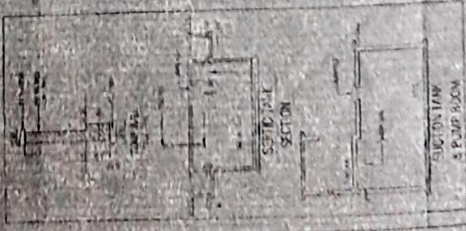
**RG AREA CALCULATION (SHEET 10)**

AREA: ...  
 PERCENTAGE: ...



**TREE STATEMENT**

NO. OF TREES: ...  
 AREA: ...  
 DATE: 10/11/20



**NOTES**

1. ...  
 2. ...  
 3. ...

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BJPPS6105R

नाम / Name  
NIRMAL SAMANTA

पिता का नाम / Father's Name  
NANDA DULAL INDR SAMANTA

जन्म की तारीख / Date of Birth  
08/04/1977

NIRMAL SAMANTA

ट न न - 9  
दस्त क्र 2800/2019  
30/22

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
FCRPM5610L

नाम / Name  
SUPRIYA SAMANTA MAITI

पिता का नाम / Father's Name  
BASUDEV MAITI

जन्म की तारीख /  
Date of Birth  
01/01/1986

हस्ताक्षर / Signature

Supriya Samanta



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RANJIT SAMANTA  
BANKIM SAMANTA

22/03/1979  
Permanent Account Number

CYIPS4604Q

RANJIT SAMANTA

Signature

RANJIT SAMANTA

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SAI SHRUSHTI ENTERPRISES

29/04/2013

Permanent Account Number

ACKFS0305D

Handwritten signature

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AMAR VILAS PATIL  
VILAS BABU PATIL

05/12/1992

Permanent Account Number

BLNPP6083M

Handwritten signature

Handwritten signature

Summary I (GoshwaraBhag-1)

73/2445

बुधवार, 13 फेब्रुवारी 2019 4:28 म.नं.

दस्त गोषवारा भाग-1

टनन1

दस्त क्रमांक: 2445/2019

दस्त क्रमांक: टनन1 /2445/2019

वाजार मुल्य: रु. 17,63,184/-

मोबदला: रु. 25,60,000/-

भरलेले मुद्रांक शुल्क: रु. 1,53,600/-

दु. नि. सह. दु. नि. टनन1 यांचे कार्यालयात

अ. क्रं. 2445 वर दि.13-02-2019

रोजी 4:28 म.नं. वा. हजर केला.

पावती:3183

पावती दिनांक: 13/02/2019

सादरकरणाराचे नाव: रंजीत बी. सामंता .

नोंदणी फी

रु. 25600.00

दस्त हाताळणी फी

रु. 840.00

पृथांची संख्या: 42

एकुण: 26440.00

RANJIT-SAMANTA

दस्त हजर करणाऱ्याची सही:

एकुण: 26440.00

Sub Registrar Thane 1

Sub Registrar Thane 1

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 13 / 02 / 2019 04 : 28 : 34 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 13 / 02 / 2019 04 : 29 : 30 PM ची वेळ: (फी)





दस्त गोपवारा भाग-2

टनन1

82182

दस्त क्रमांक:2445/2019

13/02/2019 6 11:02 PM

दस्त क्रमांक : टनन1/2445/2019

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव: मे. साई सुश्री एल्टरप्रायजेस तर्फे भागिदार महावीर प्रवीणकुमार मेहता . पत्ता: प्लॉट नं: शॉप नं. 6, ई - विंग, माळा नं: , इमारतीचे नाव: सुभद्रा अनंत कॉम्प्लेक्स, ब्लॉक नं: सचिन निवास समोर, रोड नं: दिवा पूर्व, ठाणे, महाराष्ट्र, दिवा पूर्व, जि. ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर: ACKFS0306D	लिहून घेणार वय :-39 स्वाक्षरी:-		
2	नाव: रंजीत बी. सामंता . पत्ता: प्लॉट नं: फ्लॅट नं. 602, माळा नं: सहावा मजला, बी - विंग, इमारतीचे नाव: संत कृपा बिल्डींग, ब्लॉक नं: दिवा शिळ रोड, रोड नं: दिवा पूर्व, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर: CYIPS4604Q	लिहून घेणार वय :-39 स्वाक्षरी:-		
3	नाव: सुप्रीया सामंता मैती . पत्ता: प्लॉट नं: फ्लॅट नं. 602, माळा नं: सहावा मजला, बी - विंग, इमारतीचे नाव: संत कृपा बिल्डींग, ब्लॉक नं: दिवा शिळ रोड, रोड नं: दिवा पूर्व, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर: FCRPM5610L	लिहून घेणार वय :-33 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबूल करतात.

शिक्का क्र.3 ची वेळ: 13 / 02 / 2019 04 : 55 : 17 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव: निर्मल सामंता . वय: 42 पत्ता: फ्लॅट नं. 602, माळा नं: सहावा मजला, बी - विंग, इमारतीचे नाव: संत कृपा बिल्डींग, ब्लॉक नं: दिवा शिळ रोड, रोड नं: दिवा पूर्व, ठाणे, पिन कोड: 400612	स्वाक्षरी	
2	नाव: अमर पाटील . वय: 26 पत्ता: चरई, ठाणे, पिन कोड: 400601	स्वाक्षरी	

शिक्का क्र.4 ची वेळ: 13 / 02 / 2019 04 : 56 : 13 PM

Sub Registrar Thane 1

EPayment Details

Sr.	Epayment Number	Defacement Number
1	MH011852572201819E	0006603404201819



दस्त क्रमांक 9  
दस्त क्रमांक 2884/2019 वर नोंदल  
असून त्यास एकूण 8 पाने आहेत

सह दृष्ट्या निबंधक व. :  
ठाणे - 9  
93 2 10000  
2445/2019

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13/02/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 2445/2019

नोंदणी :

Regn:63m

गावाचे नाव : डावले

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2560000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1763184
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 407, माळा नं: चौथा मजला, इमारतीचे नाव: साई सृष्टी सफायर, ब्लॉक नं: डावले, ता. व जि. ठाणे, इतर माहिती: सदनिकेचे क्षेत्र 30.66 चौ.मी. कारपेट व एन्क्लोज क्षेत्र 3.04 चौ.मी. कारपेट म्हणजेच एकूण क्षेत्रफळ 33.7 चौ.मी. कारपेट,झोन नं. 28/107 20अ( ( Survey Number : 136 ; HISSA NUMBER : 1 ; ) )
(5) क्षेत्रफळ	1) 33.7 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. साई सृष्टी एन्टरप्रायजेस तर्फे भागिदार महावीर प्रवीणकुमार मेहता . वय:-39; पत्ता:-प्लॉट नं: शॉप नं. 6, ई - विंग, माळा नं: , इमारतीचे नाव: सुभद्रा अनंत कॉम्प्लेक्स, ब्लॉक नं: सचिन निवास समोर, रोड नं: दिवा शिळ रोड, दिवा पूर्व, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-ACKFS0306D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रंजीत बी. सामंता . वय:-39; पत्ता:-प्लॉट नं: फ्लॅट नं. 602, माळा नं: सहावा मजला, बी - विंग, इमारतीचे नाव: संत कृपा बिल्डींग, ब्लॉक नं: दिवा शिळ रोड, रोड नं: दिवा पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-CYIPS4604Q 2): नाव:-सुप्रीया सामंता मैती . वय:-33; पत्ता:-प्लॉट नं: फ्लॅट नं. 602, माळा नं: सहावा मजला, बी - विंग, इमारतीचे नाव: संत कृपा बिल्डींग, ब्लॉक नं: दिवा शिळ रोड, रोड नं: दिवा पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-FCRPM5610L
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2019
(10)दस्त नोंदणी केल्याचा दिनांक	13/02/2019
(11)अनुक्रमांक,खंड व पृष्ठ	2445/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	153600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25600
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण तपशील दस्तप्रकारानुसार आवश्यक नाही

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

