

Index-II



06/09/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 24141/2024

नोंदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9000000
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10877030.0625
(4) मू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: मौजे पांचपाखाडी, सदनिका नं.704,7 वा मजला, प्रियदर्शनी को ऑ हौ सो लि, राम गणेश गडकरी पथ, पांचपाखाडी, ठाणे प, सदनिकेचे क्षेत्र 743 चौ.फूट कापेट, एक मॅकेनिकल कार पार्किंग सह(खोन नं.5/19/1 5 फ)1,33,300/- ((Survey Number : सिटीसर्वे नं.28डी, टिका नं.15 व सिटीसर्वे नं.15, टिका नं.16 ;))
(5) क्षेत्रफळ	1) 743 चौ.फूट
(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. अनिरुध्द गुप-शिन्पाली प्रोजेक्ट लर्फे प्रो प्रा हेमचंद्र बी वैद्य वय:-58; पत्ता:-प्लॉट नं: ऑफीस नं.1 , माळा नं: -, इमारतीचे नाव: शुभ ज्योत , ब्लॉक नं: -, रोड नं: राम गणेश गडकरी पथ, घंटाळी, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAIPV6064F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रविंद्र नारायण करजकर वय:-53; पत्ता:-प्लॉट नं: सदनिका नं.602 , माळा नं: -, इमारतीचे नाव: सावंत बिल्डींग को ऑ हौ सो , ब्लॉक नं: -, रोड नं: उत्तम आंग्रे मार्ग, जोशी वाडा जवळ, चरई, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ALVPK6971G 2): नाव:-रंजिता रविंद्र करजकर वय:-44; पत्ता:-प्लॉट नं: सदनिका नं.602 , माळा नं: -, इमारतीचे नाव: सावंत बिल्डींग को ऑ हौ सो , ब्लॉक नं: -, रोड नं: उत्तम आंग्रे मार्ग, जोशी वाडा जवळ, चरई, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-BHMPK9996F
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	06/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	24141/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	763665
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





CHALLAN
MTR Form Number-6

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दस्त क्रमांक २४९४७ / २०२४
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GRN	MH007613235202425M	BARCODE	Date		31/08/2024-14:22:26	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRAR	Full Name	RAVINDRA NARAYAN KARANJKAR				
Location	THANE	Flat/Block No.	FLAT NO 704,7TH FLOOR				
Year	2024-2025 One Time	Premises/Building	PRIYADARSHINI CHS LTD.				
Account Head Details	Amount In Rs.	Road/Street	PANCHPAKHADI THANE				
0030046401 Stamp Duty	763665.00	Area/Locality	TOWN/CITY/DISTRICT				
0030063301 Registration Fee	30000.00	PIN	4 0 0 6 0 2				
		Remarks (If Any)	SecondPartyName=MS ANNIRUDDHA GROUP-SHILPALI PROJECT-				
		Amount In	Seven Lakh Ninety Three Thousand Six Hundred Sixty				
Total	7,93,665.00	Words	Five Rupees Only				
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK			
	Cheque-DD Details			Bank CIN	Ref. No.	03006172024083100752 020924M1054391	
Cheque/DD No.		Bank Date	RBI Date	02/09/2024-14:18:20		Not Verified with RBI	
Name of Bank		Bank-Branch	PUNJAB NATIONAL 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.

Mobile No. : 9769193640

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

Mid

Rajendra Rajna

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दस्त क्रमांक २४९४९ / २०२४

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AGREEMENT FOR SALE OF FLAT NO. 704

THIS ARTICLES OF AGREEMENT is made and entered into at THANE, on this 6th day
of SEP 2024,

BY AND BETWEEN

M/s. ANNIRUDDHA GROUP-SHILPALI PROJECT, a proprietary concern, having its office at 1, Shubh Jyot, off Ram Ganesh Gadkari Path, Ghantali, Thane (W), through its sole Proprietor Shri Hemachandra Bhaskar Vaidya, (PAN NO: AAIPV6064F) (Aadhar No. 8795 4609 3959) hereinafter referred to as 'THE DEVELOPERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or the partner for the time being constituting the said firm, the survivors or survivor of them and the heirs, executors & administrators of such last survivor etc.) of the ONE PART;

AND

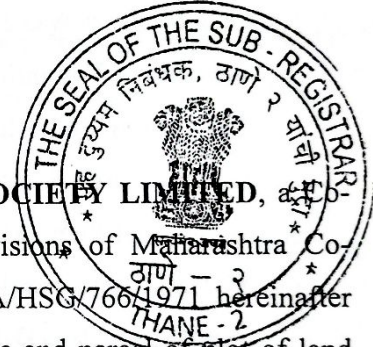
MR. RAVINDRA NARAYAN KARANJKAR (PAN NO: - ALVPK6971G) (Aadhar No. 500119254330) and MRS. RANJITA RAVINDRA KARANJKAR (PAN NO: - BHMPK9996F) (Aadhar No. 368487592778) having address 602, Sawant Bldg. Co. Op. Hsg. Soc., Uttam Angre Marg, Near Joshi Wada, Charai, Thane (W) - 400601 hereinafter referred to as the 'PURCHASER', of the SECOND PART;

WHEREAS

A. The **PRIYADARSHINI CO-OPERATIVE HOUSING SOCIETY LIMITED**, a co-operative Housing society duly registered under the provisions of Maharashtra Co-operative Societies Act 1960, having Registration No TNA/HSG/766/1971 hereinafter referred to as **THE SOCIETY** is the owner of all that piece and parcel of plot of land bearing Survey no.365A/6 corresponding to Tikka No.15, CTS No.28D and Survey No.367/1/1 corresponding to Tikka No.16, CTS No.15 totally admeasuring 1148 sq. yards equivalent to 960 sq. mtrs or thereabout together with building standing thereupon, lying being and situate at Village Panchpakhadi, Taluka & District Thane, within the limits of Thane Municipal Corporation (hereinafter referred to as '**SAID CORPORATION**'), and within registration District and Sub District Thane and which is more particularly described in the **FIRST SCHEDULE** hereunder written and which is delineated on plan at **ANNEXURE 'A'** by red colour boundary line, hereinafter referred to as '**SAID PROPERTY**';

B. The said Society at the relevant time vide below mentioned three Deed of Mortgages, mortgage the said property to The Life Insurance Corporation of India (hereinafter referred to as '**SAID LIC**') having its office at Yogakshema, Mumbai 400020:-

i. Indenture of Mortgage dated 10/9/1971 registered with Office of Sub Registrar of Assurances at Thane under serial no.565 of 1971;



Rajendra

Ranjita

[Signature]

ii. Indenture of further Mortgage and charge dated 14/11/1972 registered under serial

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iii. Deed of mortgage dated 31/12/1973;

C. During the passage of time Society paid all the agreed amount of loan i.e. Rs. 3,93,743.72/- (Rupees Three Lacs Ninety-Three Thousand Seven Hundred and Forty-Three and Seventy-Two Paise Only) along with interest and charges thereupon to the said LIC of India, and hence said LIC of India executed registered Re-conveyance Deed dated 15/1/2001 registered under serial no. TNN-1 257/2001 in favour of Society. In the said Re-Conveyance Deed, said LIC of India accepted the receipt of entire loan amount together with interest and charges and thereby released and discharged Society from the payment thereof, the copy of said Re-conveyance deed is annexed herewith and marked as ANNEXURE 'B';

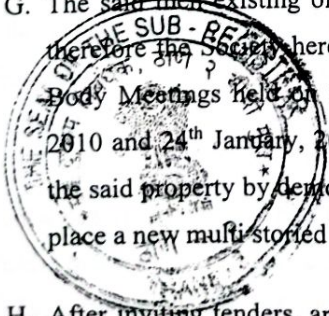
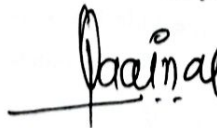
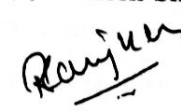
D. In pursuant to the execution of said Re-Conveyance deed name of the Society came to be recorded in property card extract on 4/09/2002, the copy of property card extract is attached herewith and marked as ANNEXURE 'C';

E. On the said property Priyadarshini building is standing consisting of ground plus three upper floors, the copy of occupation certificate pertaining to the said building is annexed herewith and marked as ANNEXURE 'D';

F. There are 17 members of the Society who were residing in the said building before the said building was handed over to the said partnership/Developers for re-Development; the said 17 members of the Society are collectively hereinafter referred to as the "Members". The list of the members of the Society, along with the then existing flat numbers, area (in square feet carpet) as well as the share certificate numbers with respect to the said then existing old building, is more particularly referred to in the **SECOND SCHEDULE** herein under written and the old flat and premises are hereinafter referred to as the 'SAID OLD PREMISES';

G. The said then existing old Building during the passage of time, outlived its utility and therefore the Society herein, in its Annual General Body Meetings and Special General Body Meetings held on 5th August, 2008, 3rd May, 2009, 26th July, 2009, 8th January, 2010 and 24th January, 2010 unanimously resolved to undertake redevelopment work of the said property by demolishing the said then existing old Building and by erecting in its place a new multi-storied building;

H. After inviting tenders, and by passing unanimous resolution, the Society herein decided to appoint, M/s. Anniruddha Group-Shilpali Project, partnership firm represented by its partners (1) Shri Hemachandra Bhaskar Vaidya and (2) Mahesh Shreeram Borkar, as the **SAID PARTNERSHIP**;

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I. Vide the Development Agreement duly registered under serial no. TNN-5-8032/2013 dated 2nd August 2013, AND Supplementary Development Agreement duly registered under serial no. TNN5-4657/2017 dated 25th April 2017, (both collectively) hereinafter together referred to as 'SAID DEVELOPMENT AGREEMENT', the Society with the confirmation of its members, granted all the development rights in respect of the said property in favor of the said partnership subject to the terms and conditions of the said development agreement and for the consideration more particularly mentioned therein;

J. Pursuant to the said development agreement dated 2nd August 2013, the Society have also executed in favour of the nominated partners of the said partnership, General Power of duly registered with Sub-Registrar of Assurances, Thane under Sr.No TNN-5-8033/2013 dated 2nd August 2013; which power of attorney hereinafter referred to as 'SAID POWER OF ATTORNEY'; and there under entrusted in favour of said partners of the said partnership all the powers of development of the said property;

K. As mentioned in the said development agreement, the said partnership have agreed to provide to each of the Members of the Society herein, 17 (seventeen) new premises on ownership basis, (free of costs) with an area to be admeasured in square feet carpet and also agreed to execute separate allotment agreement as required under Maharashtra Ownership of Flats Act and the Rules framed there under, hereinafter referred to as SAID MOFA as well as the Real Estate (Regulation and Development) Act, 2016 and rules framed there under hereinafter referred to as SAID RERA;

L. The said partnership, appointed the Architects i.e. Archetype Consultants (i) Pvt. Ltd., and in co-ordination with the said Architect got prepared the plans of the proposed building to be erected on the said property. The said partnership have entered into a standard Agreement with the said Architects who are registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

M. The said partnership have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the said partnership accepted the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

N. Pursuant to the powers and authorities given to the said partnership vide said Development Agreement coupled with said Power of Attorney the said partnership at its costs and expenses has vide Deed of Transfer of TDR dated 13th September 2013 registered under serial no. TNN-5/9342-2013 with Sub-Registrar of Assurances at Thane purchased and acquired in the name of Society herein from the Transferor of the said document of TDR to the extent of 282 sq. meters, hereinafter referred to as 'SAID TOTAL TDR'.



[Handwritten signatures]

13 th September 2013
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O. The Transferor of the said TDR executed requisite Power of Attorney dated 13th September 2013 duly registered under serial no. TNN-5/9344 -2013 in favour of the partners of the said partnership, inter-alia, conferring upon them all requisite powers for the use and utilization of said total TDR including the power of further alienation of said total TDR wholly or in part.

P. The said partnership is the party of Second part in the said TDR purchase document dated 13th September 2013 and as stated therein has paid all and entire consideration to the Transferor of said total TDR for acquisition of said TDR.

Q. In the said TDR purchase document it is specifically provided that even though said total TDR is purchased in the name of Society herein, the consideration for the same is paid by the developer herein and that said total TDR shall be the property of the said partnership and that after use and utilization of the required TDR out of said total TDR, if any TDR remains balance or left out then the said partnership shall have right to use and utilize on any other properties and/or shall have right to transfer or alienate such available left out TDR.

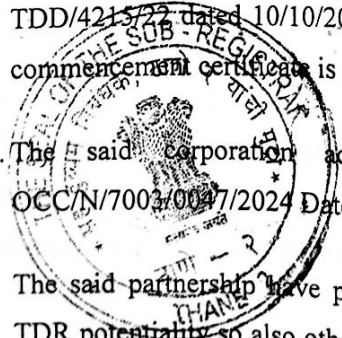
R. As per the recent amendment made in DC Rules and Regulations of the Corporation out of permissible TDR potentiality, 50% is required to be purchased from the corporation by paying them premium of the same as per the value determined by Corporation and balance 50% is to be acquired and purchased from third parties. In these circumstances, out of said total TDR, said partnership are permitted to use and utilize 282 sq. meters and for balance TDR if any, said partnership have to pay premium to the Corporation. Considering these circumstances, said Architect while submitting the plans of redevelopment has contemplated utilization of 282 sq. meters of TDR out of said total TDR and for balance TDR potentiality said partnership shall pay the premium to the Corporation.

S. The said corporation accorded its approval to such submitted plan vide permission/commencement certificate no. 5135 vide VP no. S02/0122/14/TMG/ TDD/4215/22 dated 10/10/2022; the copy of the said sanctioned plan together with the commencement certificate is annexed herewith and marked as ANNEXURE 'E';

S1. The said corporation accorded its approval to occupation certificate no. OCC/N/7003/0047/2024 Date 10.07.2024.

T. The said partnership have paid required premium to the Corporation for said balance TDR potentiality so also other changes to the Corporation and as such are now intending to commence redevelopment of said property in accordance with said sanctioned plan.

U. The Members as well as the Society both agreed and confirmed that the balance TDR if any out of said total TDR is the property of said partnership and the said partnership is



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entitled and at liberty to transfer and alienate the said balance TDR to any other person of its choice and to appropriate themselves the sale proceeds thereof.

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V. The said partnership had accordingly informed to the Members that they shall be transferring the said balance TDR to their sister concern, inter-alia, for its consumption and utilization in the development of some other project.

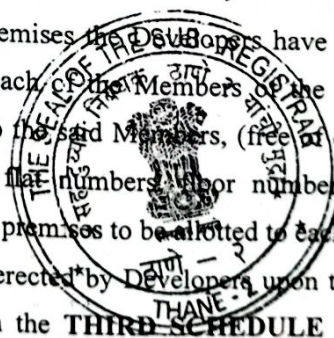
W. Thereafter dispute arose amongst (1) Shri Hemachandra Bhaskar Vaidya and (2) Mahesh Shreeram Borkar, the partners of the said M/s. Anniruddha Group-Shilpali Project. Thereafter the said partnership came to be dissolved. Thereafter Shri Hemachandra Bhaskar Vaidya decided to continue and undertake the re-development work independently and converted M/s. Anniruddha Group-Shilpali Project as a proprietary concern with Hemachandra Bhaskar Vaidya as its sole proprietor [The said M/s. Anniruddha Group-Shilpali Project, proprietary concern through its sole proprietor Hemachandra Bhaskar Vaidya is referred to as the Developers in the title cause and also hereinafter].

X. The Developers have registered the present project under the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed there under (RERA) at Thane no P51700016267 with the Real Estate Regulatory Authority and certificate is annexed herewith and marked as ANNEXURE 'F'.

Y. As per the said permission/commencement certificate no. 5135 vide VP no. S02/0122/14/TMC/TDD/4215/22 dated 10/10/2022 the Developers were authorized to construct a building of ground plus 7th upper floors comprising of 26 residential and 2 commercial premises with the area and specifications as mentioned in ANNEXURE 'G' hereto.

st. clude Annex. G of 10 folds. 7th floor

Z. Out of the said 26 residential and 2 commercial premises the Developers have already executed 18 different individual agreements with each of the Members of the Society with respect to the allotment of the new premises to the said Members, (free of cost) as agreed in the said development agreement. The flat numbers, floor numbers, area admeasuring in square feet carpet with respect to the premises to be allotted to each of the Members of the Society in the new building to be erected by Developers upon the said landed property is more particularly referred to in the **THIRD SCHEDULE** written herein and is hereinafter referred to **SAID ALLOTTED PREMISES**, and also shown in the floor plan annexed herewith and marked as ANNEXURE 'H';



AA. After allotment of 18 allotted premises out of the 26 residential and 2 commercial premises to the each of the said Members of the Society (free of cost), as agreed in the said development agreement, the Developers are entitled to sell, convey and assign the remaining 08 residential and 02 commercial premises to any of the prospective purchasers/ third party at the price or consideration and upon such terms and conditions as agreed by and between the Developers and the said new purchasers/ third party. The

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said 08 residential and 02 commercial premises which the Developers are authorized to sell are hereinafter referred to as 'NEW PREMISES'.

The Developers have agreed and taken the full responsibility to join the said purchasers/ third party of the said new premises as members of the Society after obtaining the completion and occupation certificate from the Corporation.

The Purchaser herein was looking out for suitable premises to purchase on ownership basis and came to know about the availability of premises in the said project of the Developers and made inquiry about the same.

ANDWHEREAS

- THE PARTY OF THE SECOND PART** had purchased a residential premises bearing Flat No. 702, on 7th floor, admeasuring about 743 sq. ft (69.05 Sq. Mtrs.) of usable carpet area which includes balconies, cupboard spaces, One Car Parking etc. in the new building proposed from **M/S. ANIRUDDHA GROUP-SHILPALI PROJECT** through its sole proprietor **MR. HEMCHANDRA BHASKAR VAIDYA** The Vendor in the same building Priyadarshini Co-operative Housing Society Ltd. in lieu of the consideration payable by the Party of the Second Part to the Party of the First Part **cost of Rs.90,00,000/- (Rupees Ninety Lakhs only)**. The Details of Payment made by **THE PARTY OF THE SECOND PART** to **THE PARTY OF THE FIRST PART** are as follows

Sr. No.	Bank Name	Cheque No. & Date	Amount in Rs.
1	Saraswat Co-Op. Bank Ltd.	178490/09.07.2018	5,00,000/-
2	Saraswat Co-Op. Bank Ltd.	178491/27.07.2018	15,00,000/-
3	Saraswat Co-Op. Bank Ltd.	178493/24.08.2018	5,00,000/-
4	Thane Bharat Sah. Bank Ltd.	000010/07.11.2018	10,00,000/-
5	Thane Bharat Sah. Bank Ltd.	000011/19.10.2019	6,00,000/-
6	Saraswat Co-op. Bank Ltd.	178500/22.10.2019	19,00,000/-
7	Bank of Maharashtra	RTGS / 05.01.2023	10,00,000/-
8	Bank of Maharashtra	RTGS / 16.02.2023	10,00,000/-
		TOTAL	80,00,000/-

As above mentioned **Rs.80,00,000/- (Rupees Eighty Lakhs only)** payment was done/made by **THE PARTY OF THE SECOND PART** to **THE PARTY OF THE FIRST PART** An Agreement of Allotment dated 8th October 2020, was executed by and between the **THE PARTY OF THE FIRST PART M/S. ANIRUDDHA GROUP-SHILPALI PROJECT** through its sole proprietor

(Signature) *(Signature)*

MR. HEMCHANDRA BHASKAR VAIDYA, and THE PARTY OF THE SECOND PART. SHRI RAVINDRA NARAYAN KARANJKAR and 2) MRS. RANJITA RAVINDRA KARANJKAR and its duly registered under serial No. TNN2-12980-2020 before the Sub-Registrar, Thane on dated 09.10.2020. Agreement was duly registered under serial No. TNN2-12980-2020 before the Sub-Registrar, Thane on dated 09.10.2020 is annexed hereto as Annexure "H1"

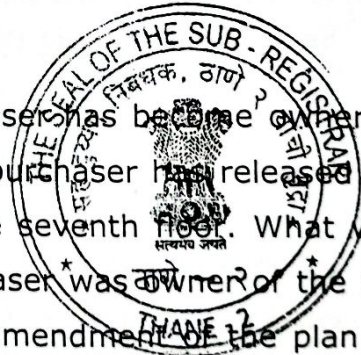
- A. The Party of the First Part had constructed the new building proposed to be by the Party of the First Part on the said property. However, later on in the year 2022, the plans sanctioned earlier were amended vide V.P. No. S02/0122/14 TMC/TDD/4215/22 dated 10.10.2022 by the Thane Municipal Corporation. As plans was sanctioned a consequence thereof, the number of the 7th floor got changed/re-numbered. Now Flat No 702 on the 7th floor re-numbered as Flat No 704 on the 7th floor.
- B. According to Amendment in plan and change of consequence of flats of 7th Floor A Deed of Rectification was made for Flat No 704 of 7th floor. between THE PARTY OF THE FIRST PART and THE PARTY OF THE SECOND PART, and its duly registered under serial No. TNN-5/16828/2022 before the Sub Registrar of Assurances, Thane 5, on dated 18.10.2022 on the same day to record the change in the number of the said Flat No. 702 as Flat No. 704, hereinafter referred to as the "said Deed of Rectification" which is annexed hereto as Annexure "H2".

ANDWHEREAS

In light of what is stated above, the purchaser has become owner of flat number 704 on the seventh floor. The purchaser has released his rights in respect of flat number 702 on the seventh floor. What was sold to the party of the second part, purchaser was owner of the flat number 704 only, however on account of amendment of the plan by the municipal corporation, technically there was no agreement for sale executed in favour of the purchaser in respect of flat number 704. The only agreement which was executed under the Maharashtra ownership of flats act in favour of the purchaser was the agreement in respect of flat number 702 on 9/10/2020. Thereafter, the rectification deed was executed between the party of the first part and party of the second part on 18/10/2022.

ANDWHEREAS

Although by virtue of the rectification deed dated 18/10/2022, the purchaser had become owner of flat number 704 on the seventh floor



of the building, PRIYADARSHINI CO-OPERATIVE HOUSING SOCIETY LIMITED, yet there was no separate agreement under the Maharashtra

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विवरण	704

ownership of flats act in respect of flat number 704
ANDWHEREAS
In order to avoid any ambiguity, and to be on the safer side, both the parties have decided to once again, execute the present agreement in favour of the purchaser in respect of flat number 704, seventh floor of the building, PRIYADARSHINI CO-OPERATIVE HOUSING SOCIETY LIMITED.

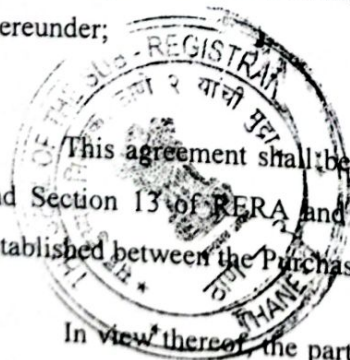
DD. The Developers have given inspection to the Purchaser of all the aforesaid plans, etc. The Purchaser is thus fully aware about the said plans and have confirmed and consented for the same and thus do/does not/has/have any objection/dispute in that regard with respect to the respective carpet area statement of the said flat in new building is attached here with and marked as Annexure I and typical plan of said flat in new building is attached herewith and marked as Annexure J.

EE. The Purchaser has also ascertained the title documents through his advocate and is fully satisfied about the nature of title of the said property and/or about the rights of the Developers thereupon and has no any query or dispute in that regard. Nevertheless, the Society has obtained a title certificate from Advocate Rajan Tipnis and the same is annexed herewith and marked as ANNEXURE 'K'. The Purchaser hereby accepts and confirms the said title certificate.

FF. On demand from the Purchaser, the Developers have given/shall give inspection of all the documents relating to the project and the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 and the Rules and Regulations made thereunder;

GG. This agreement shall be governed by the provisions of Section 4 of the MOFA, and Section 13 of RERA and the relationship of the Flat Purchaser and Promoter is established between the Purchaser and the Developers by virtue of the present agreement.

HH. In view thereof, the parties herein are executing this present agreement, upon the terms and conditions more particularly mentioned herein below. The parties hereto relying on the confirmations, representations and assurances of each other to faithfully abide by all terms, conditions and stipulations contained in these presents and all applicable Laws, are now willing to enter into this Agreement on the terms and conditions appearing herein after.



Principal
Rajiv

m

NOW THEREFORE THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED २
BY AND BETWEEN THE PARTIES HERETO AS UNDER:

दस्तावेज क्रमांक २४९४९ / २०२४

३०२ / ९०९

1. The parties hereto do hereby agree and declare that the recitals hereinabove shall form integral part of these presents.
2. The Developers specifically declares that the said flat sold and conveyed to the Purchaser is as per the sanctioned plan, which is approved by the said corporation and the floor plan showing the said new premises, which is annexed as Annexure H above, is depicting the layout of said new premises as per the sanctioned plan.
3. The Developers doth hereby agree to allot, transfer and alienate to the Purchaser herein a residential/commercial flat No. 704, or. 7th floor, admeasuring 743 sq. feet carpet area, along with one parking which includes balconies, cupboard spaces etc together with enclosed parking space admeasuring 743 square feet carpet area in the proposed new building to be constructed on the said landed property on Ownership Basis, for a price and consideration of Rs. 90,00,000/- (Rupees Ninety Lakhs only) and the Society hereby confirms and gives consent for such sale and that the said flat is more particular.y described in the forth schedule hereunder written, and as stated above is marked in green colour boundary line in said plan at Annexure 'H'.

i) We hereby allot one car parking with above flat.

4. The said consideration Rs. 90,00,000/- (Rupees Ninety Lakhs only) payable by the Purchaser to the Developers as price or consideration towards the purchase of the said new flat shall be paid in the following manner;

Sr. No.	Bank Name	Cheque No. & Date	Amount in Rs.
1	Saraswat Co-Op. Bank L.d.	178490/09.07.2018	5,00,000/-
2	Saraswat Co-Op. Bank L.d.	178491/27.07.2018	15,00,000/-
3	Saraswat Co-Op. Bank L.d.	178493/24.08.2018	5,00,000/-
4	Thane Bharat Sah. Bank Ltd.	000010/07.11.2018	10,00,000/-
5	Thane Bharat Sah. Bank Ltd.	000011/19.10.2019	6,00,000/-
6	Saraswat Co-op. Bank Ltd.	178500/22.10.2019	19,00,000/-
7	Bank of Maharashtra	RTGS / 05.01.2023	10,00,000/-
8	Bank of Maharashtra	RTGS / 16.02.2023	10,00,000/-
		TOTAL	80,00,000/-

- a) The Purchaser has paid on or before execution of this agreement a sum of Rs 80,00,000/- (Rupees Eighty Lakhs only) as advance payment or application fee and hereby agrees to pay to that Developer the balance amount of Rs 10,00,000/- (Rupees Ten Lakh only)

5. The total price or consideration mentioned above includes Taxes (consisting of tax paid or payable by the Developers by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied in connection with the construction of and



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9 Gaurav Ranjha

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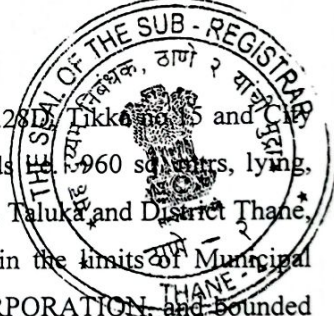
Developers are required to execute any document/s for transfer of the said new building and/or for handing over the said new building to the Purchaser as well as the Society then after completion of the said development project and after sale, and after issuance of final Occupation Certificate and after sale and alienation of all other premises to be situated in the new building, the Developers shall execute such documents at the costs and expenses of such allottees and/or other transferees of premises of the said new building. All charges pertaining to stamp duty and registration if any in respect of such documents shall be incurred either by the Members of the Society including the Purchaser as the case may be, but not by the Developers.

33. This agreement shall be subject to the provisions of Maharashtra Ownership of Flats Act and the rules made there under and the Real Estate (Regulation and Development) Act, 2016 and rules framed there under.
34. It is specifically agreed by and between the parties that the clauses forming part of the Model Form 'V' of the Maharashtra Ownership of Flats Act and the rules made there under and the Real Estate (Regulation and Development) Act, 2016 and the Annexure 'A' Model Form of Agreement under the Real Estate (Regulation and Development) Act, 2016, if not forming part of the present agreement, shall be deemed to be a part of the present agreement and the parties hereto shall be bound by the same.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR HANDS AND SEAL THE DAY AND YEAR FIRST HEREINABOVE MENTIONED.

FIRST SCHEDULE

ALL THAT piece and parcel of plot of land bearing City Survey no. 281, Likka no. 5 and Survey no 15 and Tikka no 16, an area admeasuring 1148 sq. yards 960 sq. meters, lying, being and situate at Ram Ganesh Gadkari Path, village Panchpakhadi, Taluka and District Thane, within the limits of erstwhile Thane Municipal Council now within the limits of Municipal Corporation of City of Thane, hereinabove referred to as SAID CORPORATION, and bounded as under: -



- On or towards East : Kaka Sohoni Path
- On or towards West : Kamadhenu Society's private road
- On or towards South : Ram Ganesh Gadkari Path
- On or towards North : Bhagwat Property.

SECOND SCHEDULE

Sr.	Name of Existing Member	Old Flat No	Old Area	Floor
1	Shri. V.V. Rahalkar	1	515	(Gr)
2	Smt. R.P. Khot	2	655.5	(Gr)
3	Smt. M.M. Athavale	3	374.5	(Gr)
4	Shri. J.G. Phanse	4	515	(Gr)
5	Shri. C.H. Bhise	5	515	(Gr)

ट न न	Kum. D.S. Kulkarni	6	515	(1 st)
दस्त क्रमांक २०१०१/३०२४	Smt. R.B. Prabhudesai & Mr. Bhalchandra R. Prabhudesai	7	515	(1 st)
१०/१०१	Shri. S.K. Cholkar	8	515	(1 st)
	Shri. S.S. Namjoshi	9	515	(1 st)
	Smt. R.D. Gund	10	515	(1 st)
	Shri. A.A. Damle & Smt. S.A. Damle	11	515	(2 nd)
	Smt. A.M. Alshi & Shri. S.M. Alshi	12	515	(2 nd)
	Shri. V.S. Dighe	13	515	(2 nd)
	Shri. K.D. Chiplunkar & Mr. Kedar K. Chiplunkar	14	515	(2 nd)
	Shri. S.S. Joshi	15	515	(2 nd)
	Smt. S.V. Mahajan	16	515	(3 rd)
	Smt. V.S. Deshpande	17	515	(3 rd)
	Shri. M.L. Tamhane	18	515	(3 rd)

THIRD SCHEDULE

Sr.	Name of Existing Member	New Flat No	New Area	Floor
1	Shri. V.V. Rahalkar	503	753	5 th
2	Smt. R.P. Khot	202	956	2 nd
3	Smt. M.M. Athavale	203	578	2 nd
4	Shri. J.G. Phanse	201	753	2 nd
5	Shri. C.H. Bhise	102	753	1 st
6	Kum. O.S. Kulkarni	301	753	3 rd
7	Smt. R.B. Prabhudesai & Mr. Bhalchandra R. Prabhudesai	403	753	4 th
8	Shri. S.K. Cholkar	204	753	2 nd
9	Shri. S.S. Namjoshi	601	753	6 th
10	Smt. R.D. Gund	304	753	3 rd
11	Shri. A.A. Damle & Smt. S.A. Damle	401	753	4 th
12	Smt. A.M. Alshi & Shri. S.M. Alshi	402	806.5	4 th
13	Shri. V.S. Dighe	302	753	3 rd
14	Shri. K.D. Chiplunkar & Mr. Kedar K. Chiplunkar	603	925	6 th
15	Shri. S.S. Joshi	404	753	4 th
16	Smt. S.V. Mahajan	501	753	5 th

M. S. D. D. S. Kulkarni R. S. Joshi

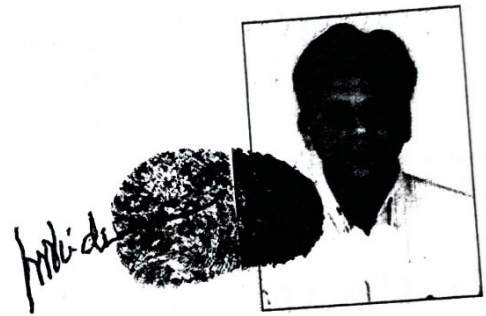
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		दस्ता क्रमांक २४९२९ / २०२४	
17	Smt. V.S. Deshpande	502	753 5th 909
18	Shri. M.L. Tamhane	504	753 957 5th

FORTH SCHEDULE

A residential/commercial premises bearing flat bearing No. 704, admeasuring 743 sq. feet of carpet area on the 7th floor, ^{along with one Mechanical car parking} in the building which is to be constructed in or upod the piece and parcel of plot of land bearing City Survey no.28D, Tikka no.15 and City Survey no 15 and Tikka no 16, an area admeasuring 1148 sq. yards i.e. 960 sq. mtrs, lying, being and situate at Ram Ganesh Gadkari Path, village Panchpakhadi, Taluka and District Thane, within the limits of erstwhile Thane Municipal Council now within the limits of Municipal Corporation of City of Thane.

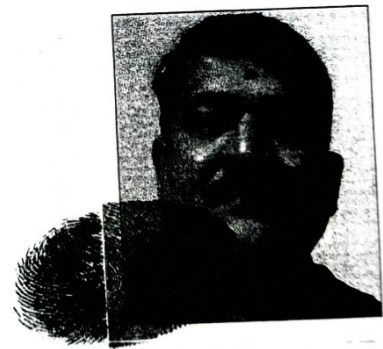
SIGNED & DELIVERED

by the Withinnamed 'DEVELOPERS'
M/s ANNIRHUDHA GROUP, Shilpali Project
Through its Sole Proprietor
1) SHRI HEMANTCHANDRA B. VAIDYA,



SIGNED & DELIVERED by the
withinnamed 'PURCHASER'

Ravindra
1) MR. RAVINDRA NARAYAN KARANJKAR



Ranjita
2) MRS. RANJITA RAVINDRA KARANJKAR



In the presence of
Vaidya
1) Bhalchandra B. Vaidya
2) V.M. Joshi [Signature]



RECEIPT

as and by way of Advance Payment of consideration against the sale of Flat No. 704 on 7th Floor, admeasuring 743 sq.ft. carpet area (as per RERA) in the building which is to be constructed in or upon the piece and parcel of plot of land bearing City Survey No. 28D, Tikka No. 15 and City Survey No. 15 and Tikka No. 16 an area admeasuring 1148 sq. yards i.e. 960 sq. mtrs. lying being and situate at Ram Ganesh Gadkari Path, Village Panchpakhadi, Tal. & District Thane, within the limits of erstwhile Thane Municipal Council now within the limits of Municipal Corporation of City of Thane, by following manner.

Sr. No.	Bank Name	Cheque No. & Date	Amount in Rs.
1	Saraswat Co-Op. Bank Ltd.	178490/09.07.2018	5,00,000/-
2	Saraswat Co-Op. Bank Ltd.	178491/27.07.2018	15,00,000/-
3	Saraswat Co-Op. Bank Ltd.	178493/24.08.2018	5,00,000/-
4	Thane Bharat Sah. Bank Ltd.	000010/07.11.2018	10,00,000/-
5	Thane Bharat Sah. Bank Ltd.	000011/19.10.2019	6,00,000/-
6	Saraswat Co-op. Bank Ltd.	178500/22.10.2019	19,00,000/-
7	Bank of Maharashtra	RTGS / 05.01.2023	10,00,000/-
8	Bank of Maharashtra	RTGS / 16.02.2023	10,00,000/-
		TOTAL	80,00,000/-

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Rs. 80,00,000/-

I/We say Received

Hemchandra

M/s. Aniruddha Group Shilpali Project

Proprietor

Shri. Hemchandra Bhaskar Vaidya

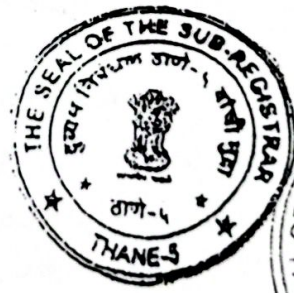
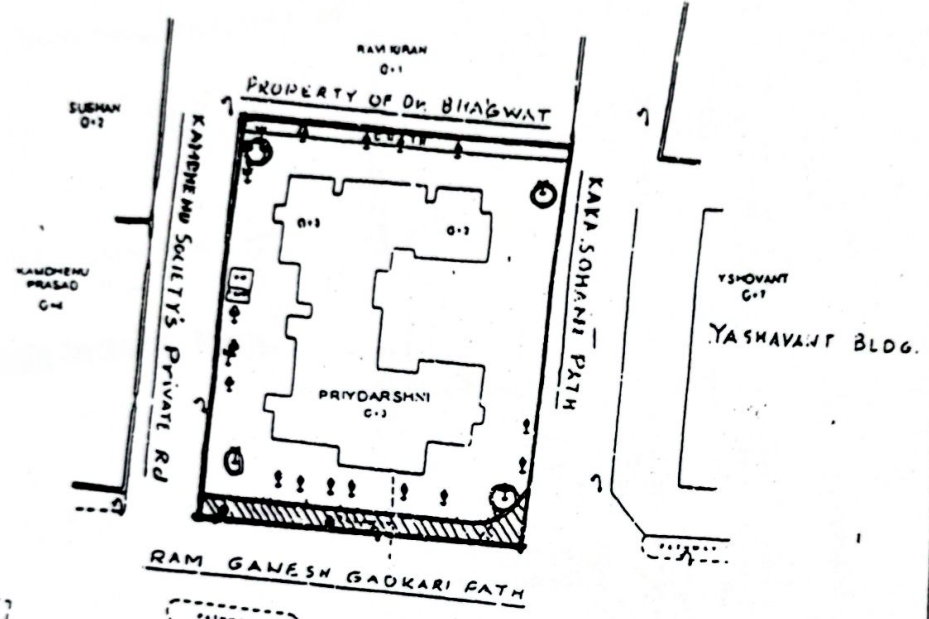


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२० / १०१

ANNEXURE "A"
(To Dev. Agreement)

(A)



TITLE : SURVEY PLAN	
LOCATION : PRIYDARSHINI BLDG., GHANTALI ROAD, THANE	
DATE : 11/06/2024	SCALE : 1:500
DRW : VASUDEV	CHEK : SCA

LEGEND

CONCRETE WALL SHOWING THICK	---
STRUCTURE SHOWING WALL	---
THICK BRICK WALL	---
LIGHT POLE SHOWING THICK	---
ROAD SHOWING THICK	---

PLOT AREA = 886.05 SQ.M.
1070.3764/20



RAJES & ASSOCIATES
7, ELIZABETH HOUSE,
ULMABU PLANE ROAD,
KALWAN, THANE
TEL: 25481514

टनन-५
दस्ता क्रमांक ८०३२ / २०२१



THANE MUNICIPAL CORPORATION, THANE

UDCPR Regulation No. 2, C. 52, 7,
(Registration No. 3 & 24)

PERMISSION/
Amended Permission/C.C.-
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

Building :- Ground (Pt.) + Stilt (Pt.) + Mezzanine / 1st floor (pt.) + 2nd to 7th floors only.

(E)	
न - २	
दस्त क्रमांक	२४९४९ / २०२४
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V. P. No. S02/0122/14 TMC / TDD / 4215 / 22 Date : 10/10/2022
To, Shri / Smt. 10 Folds Architects & Consultants (Architect) :

Shri Priyadarshani CHS Ltd. (Owner) (Owners)

M/s. Aniruddha Group through its POA Holder Shri. Hemchandra Bhaskar Vaidya

With reference to your application No. 603 dated 1/04/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Naupada Sector No. 2 Situated at Road / Street 2.00 Mt. Road S. No. / C.S.T. No. / F.P. No. As below

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.

Mauje Naupada, Ghantali Road, Tal. & Dist. Thane on plot bearing C.T.S. No. 15, Tika No. 16 & C.T.S. No. 28/D/1, 28/D/2, Tika No. 15.

- 5) This Permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulation. Any other statutory Permissions, as required from State and Central Govt. Departments undertaking shall be taken by the applicant. If any irregularity is found at later date, the Permission shall stand cancelled.
- 6) Necessary Charges shall be paid to TMC as and when become due.
- 7) Necessary Permissions from Revenue Department required for Development of land shall be taken as per Maharashtra Land Revenue Code & prevailing policies.

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.

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- 8) Thane Municipal Corporation shall not supply water for construction.
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary plot & approach Road.
- 10) Permissions /Clearances/ NOC's from other Government Department, if any require be obtained by the applicant at appropriate stages.
- 11) Solar Water Heating System should be installed before applying for Occupation Certificate.
- 12) All site safety arrangements to be made while construction phase.
- 13) It is mandatory to implement Vector Borne Disease action plan.
- 14) Information Board to be displayed at site till Occupation Certificate.
- 15) The proposed Building should be structurally designed by considering seismic forces B.S. Code No.1893 & 4326 and certificate of structural stability should be submitted at stage of plinth and Occupation Certificate.
- 16) It is necessary to submit Status of Work every three months by Architects & Applicants.
- 17) Design drawings from Service consultant for storm water drainage completion certificate SWD Department before applying for Occupation Certificate.
- 18) If the no. of female labours on site is more than 10 then babysitting & other arrangements to be provided for their children.
- 19) Lift Certificate from PWD should be submitted before Occupation Certificate.
- 20) Letter Box should be installed on ground floor before applying Occupation Certificate.
- 21) If any permissions/NOCs from other Government department should be obtained Applicant, if applicable.
- 22) It shall be binding upon the owner/developer/POA to follow and abide by all the guidelines, rules and regulations issued by Central/State Government and TMC from time to time for prevention of COVID-19 pandemic.
- 23) Developer's Undertaking with respect to ULC shall be binding upon them.
- 24) C.C.T.V. shall be installed on site and completion certificate from consultants for the same will be submitted before applying for Occupation Certificate.
- 25) Rain water harvesting System should be installed before applying for Occupation Certificate.
- 26) Sanad from Hon. Collector department shall be submitted before applying for Occupation Certificate.

OCC No :
CC No :

Referenc

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सावधान

"मंत्र नयनशतपुत्राय वाचसनाय न करणे तसेच
विकास विभागात नियमावलीनुसार आवश्यक त्या
परवानग्या व देवा बांधकाम बापर करणे, महानगर
प्रतिष्ठान व नगर स्वचा अधिनियमाचे कलम ५३
अनुसार उपलब्धता युक्त आहे. त्यासाठी जास्तीत
सुलभ व कितीतरी बंध होऊ शकतो"

Yours Faithfully,

(Signature)
कार्यकारी अभियंता,
शहर विकास विभाग
Municipal Corporation of
the city of Thane.



टिप - २
दस्ता क्रमांक २०००/२०२१
००१/१००



ठाणे महानगरपालिका

Thane Municipal Corporation
APPENDIX 'H'
FULL OCCUPANCY CERTIFICATE

OCC No : OCC/N/7003/0047/2024
CC No : TMC/TDD/4215/22

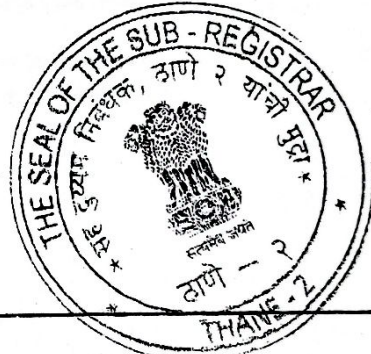
OCC Date : 10 July, 2024
CC Date : 10 October, 2022

Reference : File No. S02/0122/14/OCC - & Date: 09 July, 2024
S02/0122/14

To,
S. ANNIRUDDHA GROUP THROUGH ITS POA HOLDER
SHRI. HEMCHANDRA BHASKAR VAIDYA PRIYADARSHANI
CHS. LTD. (OWNER)
3 KAMDHENU PRASAD, R.G. PATH, GHANTALI, THANE (W) -
400 602

Anil Hassanand Jagwani (Lic:CA/2001/27699) Architect
506, A Wing, Dev Corpora, Eastern Express Highway,
Cadbury Junction, Khopat, Thane(W)

Building Details



Building Name : Building No.1
Building Use: Mixed Use Name of Pwork: Building No.1
Floor Name: GROUND (PART) / STILT (PART),MEZZANINE/ FIRST PART FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR

Sir,
The FULL development work in building No. Building No.1(GROUND (PART) / STILT (PART),MEZZANINE/ FIRST PART FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR) Plot No.:00, Village:Naupada, CTS No. :CTS No 15, Tika No 16 & CTS No 28/D/1, 28/D/2, Tika No 15, Survey No.:00 completed under the supervision of Anil Hassanand Jagwani, Architect (License No. CA/2001/27699) may be occupied on the following conditions.

OFFICE OF THE : Thane Municipal Corporation
Outward No. : Online - 23
Date : 10 July, 2024
OCCUPATION GRANTED

Yours faithfully,
Deputy City Engineer





Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
(See rule 7(2))

फिन न - २
दस्ता क्रमांक २४११९ / २०२४
४ / १०९

This extension of registration is granted under section 6/7 of the Act, to the following project: Project: **PRIYADARSHANI CHS LIMITED** Plot Bearing / CTS / Survey / Final Plot No.: **CST - 2B D, 15 at Thane (M Corp.), Thane, Thane, 400602**; registered with the regulatory authority vide project registration certificate bearing No **P51700016267** of

1. **Aniruddha Group Shilpali Project** having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 400602**.
2. This renewal of registration is granted subject to the following conditions, namely:-
 - 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 (2) 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 (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/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 up to **30/06/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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.



Dated: 29/05/2024
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 29.05.2024 11:38:14
Maharashtra Real Estate Regulatory Authority



(H)

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वसल क्रमांक २४९२९

४८ / १०९

PROFORMA - B

5/7

BLDG NO -1 (GR./STILT +1ST +2ND TO 7th FLOOR)

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPERTY BEARING TIKA NO.16 C.T. S.No- 28/D,15 AT NAUPADA, GHANTALI RD, THANE (VI)

CONTENT OF SHEET

FLOOR PLANS, AREA LINE DIAGRAM & AREA CALCULATION etc.....

STAMP OF DATE OF APPROVAL OF PLANS

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. ... 502/0122/14
T/MC/TD-DP/TPS/4215/22 Dated. 10/10/2022

[Signature]
Deputy Engineer
(TDD)

[Signature]
Executive Engineer
(TDD)

Thane Municipal Corporation
The City of Thane

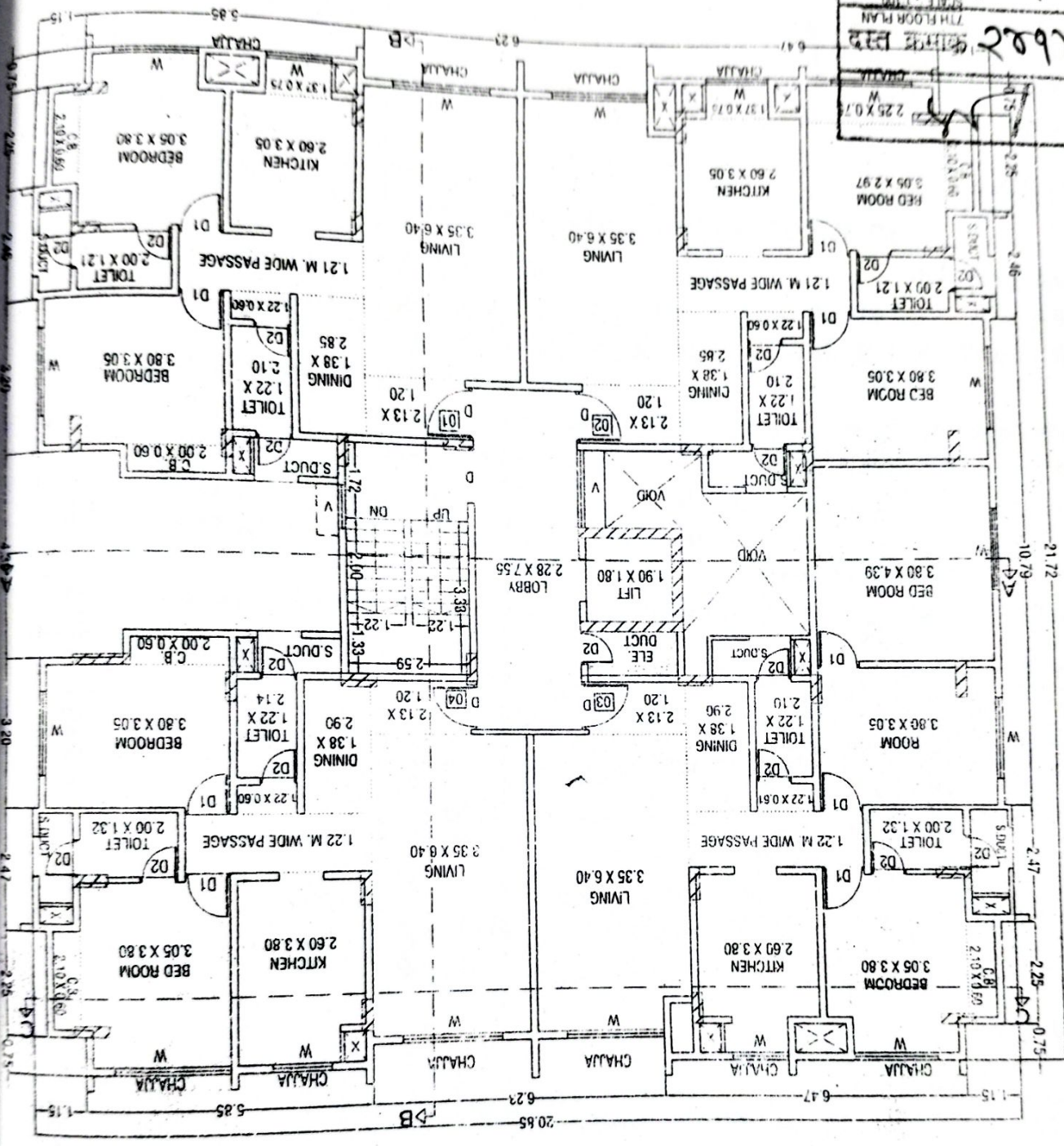


सावधान

मंजूर नकाशांनुसार बांधकाम न करणे तरांत
विद्यमान बांधकाम नियमावलीनुसार आवश्यक त्या
प्रमाणे बांधकाम बांधकाम घाफर घडणे, महाराष्ट्र
श्रीवशिक व नगर रचना अधिनियमाचे कलम ५२
अनुसार दंडात्मक गुन्हा आहे. त्यासाठी जास्तीत
जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"



2 - 1 - 2
 7TH FLOOR PLAN
 SCALE: 1/100
 8/20/2028
 909



ट न न
दस्ता क्रमांक २०१४९ / २०२४
१० FOLDS ९०९

ARCHITECTS & CONSULTANTS

Date : 29/08/2024

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the Building plans for the proposed development on plot bearing C.T.S. No.15, Tika No.16 & C.T.S. No. 28/D/1, 28/D/2, Tika No.15 at Village Naupada, Tal. & Dist. Thane for M/s.Anirudha Group.

Amended Plans on the above referred property have been approved by Thane Municipal Corporation under V. P. No. S02/0122/14 vide no. TMC/TDD/4215/22 dated 10/10/2022 for Building: Ground (Pt.) + Stilt (Pt.) + Mezzanine / 1st Floor (Pt.) + 2nd to 7th Floor.

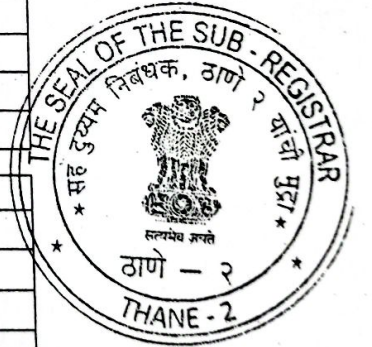
The Carpet Areas are considered as per UDCPR including Internal Walls, Door Jambs and Structural Members & are as per the RERA Specifications is as under.

Building No. 1	
Area Statement of Ground Floor	
Shop No.	Carpet Area (Sq. Mt.)
Shop No. 1	107.63
Shop No. 2	115.42

Building No. 1	
Area statement of Mezzanine / 1 st Floor (Pt.)	
Shop / Flat No.	Carpet Area (Sq. Mt.)
Shop No. 1	70.87
Shop No. 2	68.53
Flat No. 103	54.67
Flat No. 104	57.37

Building No. 1	
Area statement of 2 nd Floor	
Shop / Flat No.	Carpet Area (Sq. Mt.)
Flat No. 201	70.57
Flat No. 202	90.99
Flat No. 203	54.36
Flat No. 204	70.94

Building No. 1	
Area statement of 3 rd Floor	
Shop / Flat No.	Carpet Area (Sq. Mt.)
Flat No. 301	76.91
Flat No. 302	74.13
Flat No. 303	92.66
Flat No. 304	77.28



10 FOLDS

ARCHITECTS & CONSULTANTS

Building No. 1	
Area statement of 4 th Floor	
Shop / Flat No.	Carpet Area (Sq. Mt.)
Flat No. 401	76.91
Flat No. 402	95.20
Flat No. 403	76.60
Flat No. 404	77.28

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दस्ता क्रमांक २४९४९ / २०२४
५० / १०९

Building No. 1	
Area statement of 5 th Floor	
Shop / Flat No.	Carpet Area (Sq. Mt.)
Flat No. 501	76.91
Flat No. 502	90.09
Flat No. 503	75.55
Flat No. 504	77.28

Building No. 1	
Area statement of 6 th Floor	
Shop / Flat No.	Carpet Area (Sq. Mt.)
Flat No. 601	76.91
Flat No. 602	74.54
Flat No. 603	91.60
Flat No. 604	77.28

Building No. 1	
Area statement of 7 th Floor	
Shop / Flat No.	Carpet Area (Sq. Mt.)
Flat No. 701	75.85
Flat No. 702	74.54
Flat No. 703	91.60
Flat No. 704	77.14



Note : The room dimensions mentioned in sanctioned plan may vary due to the structural members and the thickness of wall finishing.
This certificate is issued on request of the client.

Yours faithfully,
for, 10 FOLDS
Architects & Consultants.

Anil H. Jagwani
Ar. Anil H. Jagwani.
Reg. No. CA/2001/27699.

18/10/2022

Summary-2

18/10/2022 5 58:59 PM

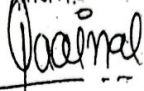
दस्तावेज क्रमांक : दस्तन5/16828/2022

दस्तावेजाचा प्रकार :-65-चुक दुरुस्ती पत्र

दस्त गोपबारा भाग-2

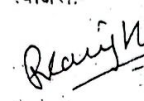
दस्तन5 25128
 दस्त क्रमांक: 16828/2022
 दस्त क्रमांक 25989/2028
 छायाचित्र CO / अंगठ्याचा ठसा 989

अनु क्र. पक्षकाराचे नाव व पत्ता
 1 नाव: रविंद्र नारायण करंजकर --
 पत्ता: प्लॉट नं: 602, माळा नं: -, इमारतीचे नाव: मावंत बिल्डींग को
 ऑप हौ सो नि, ब्लॉक नं: उत्तम आंग्रे मार्ग, रोड नं: जोशी वाडा चरई
 ठाणे प, महाराष्ट्र, ठाणे.
 पिन नंबर: ALVPK6971G

पक्षकाराचा प्रकार
 लिहून देणार
 वय :-49
 स्वाक्षरी:-





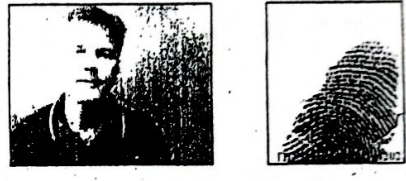
2 नाव: रंजिता रविंद्र करंजकर --
 पत्ता: प्लॉट नं: 602, माळा नं: -, इमारतीचे नाव: मावंत बिल्डींग को
 ऑप हौ सो नि, ब्लॉक नं: उत्तम आंग्रे मार्ग, रोड नं: जोशी वाडा चरई
 ठाणे प, महाराष्ट्र, ठाणे.
 पिन नंबर: BHMPK9996F

लिहून देणार
 वय :-40
 स्वाक्षरी:-




3 नाव: मे. अनिरुध्द गृप - शिल्पाली प्रोजेक्ट चे प्रो प्रा हेमचंद्र भास्कर
 वैद्य --
 पत्ता: प्लॉट नं: ऑफीस नं 1, माळा नं: -, इमारतीचे नाव: शुभ ज्योत,
 ब्लॉक नं: गम गणेश गडकरी पथ, रोड नं: घंटाळी, ठाणे प, महाराष्ट्र,
 ठाणे.
 पिन नंबर: AAIPV6064F

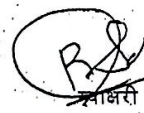
लिहून देणार
 वय :-56
 स्वाक्षरी:-




वरील दस्तगवेज करून देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त गवेज करून दिल्याचे कबूल करतान.
 शिक्षा क्र.3 ची वेळ: 18 / 10 / 2022 05 : 49 : 16 PM

ओळख:-
 खानील इमम अमे निवेदीत करतान की ते दस्तगवेज करून देणा-याना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता
 1 नाव: रणजीत साळवी --
 वय: 35
 पत्ता: चरई ठाणे प
 पिन कोड: 400601

स्वाक्षरी




2 नाव: मन्नेश माने --
 वय: 30
 पत्ता: चरई ठाणे प
 पिन कोड: 400601

स्वाक्षरी




प्रमाणित करण्यात येते की,
 सदर दस्तनास.....25..... फने प्रसून
 सदर दस्त पुस्तक क्र.....9..... चे
 दस्त क्रमांक.....98128..... वर नोंदवला

शिक्षा क्र.4 ची वेळ: 18 / 10 / 2022 05 : 50 : 16 PM

शिक्षा क्र.5 ची वेळ: 18 / 10 / 2022 05 : 51 : 19 PM नोंदणी प्रमाणित

Joint Sub Registrar, Thane 5



sr.	Purchaser	Type	Verification no/Vendor	Amount	Used At	Deface Number	Deface Date
1	RAVINDRA NARAYAN KARANJKAR	eChallan	69103332022101846767	500.00	RF 0904674807	202223	18/10/2022
2		DHC	1810202208403		RF 310202203D		18/10/2022
3	RAVINDRA NARAYAN KARANJKAR	eChallan	VH009475898202223E		RF 0904674807	202223	18/10/2022



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

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दस्त क्रमांक २४१७७ / २०२४
४२ / १०९

DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION is made and entered into at Thane on this 18th day of October, 2022.

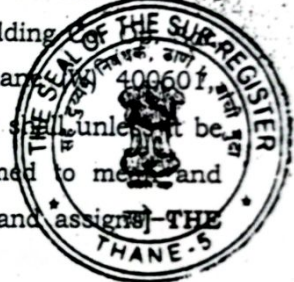
BETWEEN

M/s. ANNIRUDDHA GROUP-SHILPALI PROJECT, a proprietary concern, having its office at 1, Shubh Jyot, off Ram Ganesh Gadkari Path, Ghantali, Thane (w), Through Its Sole Proprietor SHRI HEMACHANDRA BHASKAR VAIDYA, hereinafter referred to as 'THE DEVELOPERS' [which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include its/his/their heirs, executors, administrators and assigns] **THE PARTY OF THE FIRST PART.**

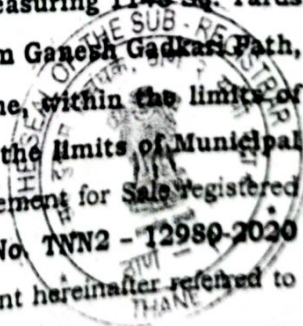
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दस्त क्र. १६६२५ / २०२२
Aadhar No. २६

AND

1] SHRI RAVINDRA NARAYAN KARANJKAR, adult 49 Aadhar No. 500119254330 and 2] MRS. RANJITA RAVINDRA KARANJKAR adult 40 Aadhar No. 368487592778 residing at 602 Sawant Building Ltd, Uttam Angre Marg Near Joshi Wada Charai Thane hereinafter called "THE ALLOTTEES" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and assigns] **THE PARTY OF THE SECOND PART.**



WHEREAS parties hereto had entered into an AGREEMENT OF ALLOTMENT OF FLAT dated 08th day of October 2020 regarding Flat No. 702, on 7th Floor, admeasuring 743 sq. feet (69.05 Sq. Mtrs) carpet area, in the building which is to be constructed in or upon the piece and parcel of plot of land bearing City Survey No. 28D, Tika No. 15 and City Survey no 15 and Tika no 16, an area admeasuring 1148 Sq. Yards i.e. 960 Sq. Mtrs, lying, being and situate at Ram Ganesh Gadkari Path, village Panchpakhadi, Taluka and District Thane, within the limits of erstwhile Thane Municipal Council now within the limits of Municipal Corporation of City of Thane, and the said Agreement for Sale registered with SUB - REGISTRAR, THANE, by Document No. TNN2 - 12980-2020 on dated 09-10-2020 and this Registered Agreement hereinafter referred to as the "PRINCIPAL AGREEMENT".



AND WHEREAS in the said Principal Agreement dated 08th day of October 2020 the Developers allotted Flat No. 702 on the 7th Floor, as per the Permission Certificate dated 17/04/2018 by V.P. No. S02/0122/14 TMC/TD-DP/TPS/2531/18, provided by Thane Municipal Corporation and

hndia

Pravin

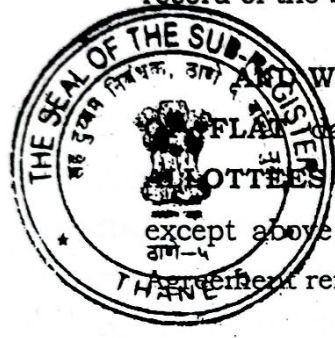
Ranjita

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 दस्त क्रमांक २०१०१/२०२४
 ७३ / १०१

both parties herein registered the said allotted Flat by Document No. TNN2
 -12980-2020 dated 09-10-2020 but later on after receiving the amended
 Plan from Thane Municipal Corporation dated 10/010/2022 by V.P. No.
 S02/0122/14 TMC/TD-DP/TPS/4215/22 the Flat Number was changed

ट न न - १
 दस्त क्र. १६६३/२४

Now the ALLOTTEES therein have requested
 the DEVELOPERS and the DEVELOPERS have agreed to change Flat No.
 702, on 7th Floor to Flat No. 704, on 7th Floor. This Deed of Rectification
 is done for rectifying the above said fact and to bring the real fact in the
 record of the Sub-Registrar office Thane.



WHEREAS in the said Principal AGREEMENT OF ALLOTMENT
 dated 08th day of October 2020 the Flat allotted to the
 ALLOTTEES therein read corrected as Flat No. 704 on 7th Floor. Save and
 except above rectification all other terms and conditions of the Principal
 Agreement remains the same and unchanged.

SCHEDULE OF PROPERTY

ALL THAT PREMISES bearing Flat No. 704, on 7th Floor, admeasuring
 743 sq. feet (69.05 Sq. Mtrs) carpet area, in the building which is to be
 constructed in or upon the piece and parcel of plot of land bearing City
 Survey No. 28D, Tika No. 15 and City Survey no 15 and Tika no 16, an
 area admeasuring 1148 Sq. Yards i.e. 960 Sq. Mtrs, lying, being and
 situate at Ram Ganesh Gadkari Path, village Panchpakhadi, Taluka and
 District Thane, within the limits of erstwhile Thane Municipal Council
 now within the limits of Municipal Corporation of City of Thane.



[Handwritten signatures]

दस्ता क्रमांक २००७८९ / २०२४
०४ / १०९

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

SIGNED SEALED AND DELIVERED
By the Withinnamed "DEVELOPERS"
M/S. ANNIRUDDHA GROUP-SHILPALI PROJECT
Through its Sole Proprietor

Mid



SHRI HEMACHANDRA BHASKAR VAIDYA
In presence of

1) *[Signature]*

2) *[Signature]*

SIGNED SEALED AND DELIVERED
By the Withinnamed "ALLOTTEES"

Ravindra

SHRI RAVINDRA NARAYAN KARANJKAR

Ranjita

MRS. RANJITA RAVINDRA KARANJKAR
In the presence of

1) *[Signature]*

2) *[Signature]*

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दस्ता क्र. १६६५ / २०२२
६ / २६

