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09-10-2024

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 24964/2024

नोंदणी :

Regn.63m

गावाचे नाव : वडवली

(1) विलेखाचा प्रकार	करारनामा
(2) पौबदला	1938420
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1958000
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 2403, माळा नं: 24 वा मजला, इमारतीचे नाव: ए 4 बिल्डींग रौनक ब्लिस, ब्लॉक नं: वडवली, रोड नं: जी.बी.रोड,ठाणे, इतर माहिती: क्षेत्र 394 चौ.फुट कार्पेट+कारपार्किंगसह(कोकण म्हाडा सोडत 2024,सर्व समावेशक 20 %गृहनिर्माण योजना,संकेत क्र 364)(विभाग क्र. 13/48/1ब-4)((Survey Number : 21/1(पै),21/3(पै),21/5(पै) ;))
(5) क्षेत्रफळ	394 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.उन्नती असोसिएट्स तर्फे भागीदार श्री राजन एन बांदेलकर यांचे कु.मु. म्हणून श्री रौनक राजन बांदेलकर यांचे तर्फे कु.मु. म्हणून श्री सुरज सुरेश मोरे वय:- पत्ता:-प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: रौनक ग्रुप,मोहन मिल कंपाउंड , ब्लॉक नं: नेक्स्ट टू ऑडी शोरूम, रोड नं: जी.बी.रोड,ठाणे (प) , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AABFU4497L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अजित मानसिंग मोरे वय:-34; पत्ता:-प्लॉट नं: 22, माळा नं: -, इमारतीचे नाव: एस.आर.नं.178बी, लक्ष्मी पार्क कॉलनी , ब्लॉक नं: दिव्यनगरी, रोड नं: आंबेदरे,सातारा, महाराष्ट्र, सातारा. पिन कोड:-415002 पॅन नं:-BIGPM5571H 2): नाव:-शिवांजली अजित मोरे वय:-27; पत्ता:-प्लॉट नं: 22, माळा नं: -, इमारतीचे नाव: एस.आर.नं.178बी, लक्ष्मी पार्क कॉलनी, ब्लॉक नं: दिव्यनगरी, रोड नं: आंबेदरे,सातारा, महाराष्ट्र, सातारा. पिन कोड:-415002 पॅन नं:-LSSPS6092M
(9) दस्तऐवज करून दिल्याचा दिनांक	19/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	19/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	24964/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	179100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25600
(14) शैरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
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



GRN	MH007808516202425P	BARCODE	Date		06/09/2024-11:04:16	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	BIGPM5571H			
Location	THANE		Full Name	AJIT MANSING MORE			
Year	2024-2025 One Time		Flat/Block No.	A4 2403 24TH FLOOR RAUNAK BLISS			
Account Head Details		Amount in Rs.	Premises/Building				
0030046401	Stamp Duty	179100.00	Road/Street	OWALE VADAVALI, G B ROAD			
0030063301	Registration Fee	25600.00	Area/Locality	THANE			
			Town/City/District				
			PIN	4 0 0 6 1 5			
			Remarks (If Any)	PAN2=AABFU4497L~SecondPartyName=UNNATHI ASSOCIATES~CA=1938420			
			Amount in Words	Two Lakh Four Thousand Seven Hundred Rupees Only			
Total		2,04,700.00					
Payment Details			FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA			Bank CIN	Ref. No.	10000502024090600922	0749625267623	
Cheque-DD Details			Bank Date	RBI Date	06/09/2024-11:04:28	Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
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. : 9769963389

सदर चलन केवल दृश्य निबंधक कार्यालय नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



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चलन - २
दस्ता नोंदणीक 280008/2024
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AGREEMENT FOR ALLOTMENT

(OUT OF MHADA AREA AS PER NOTIFICATION NO
TPB4312/CR-45/2012(I)UD-11 DATED 08/11/2013)

ARTICLES OF AGREEMENT made at Thane this 19th day of Sept,
2024 BETWEEN M/S. UNNATHI ASSOCIATES, PAN AABFU4497L a registered
Partnership firm, having registered office at 26 Kilachand Building, 298 Princess
Street, Marine Lines, Mumbai - 400 002 and administrative office at Plot No.1, Mohan
Mill Compound, Next to Audi Thane, Ghodbunder Road, Thane (W) 400 607,
hereinafter referred to as "the PROMOTERS" (which expression shall unless it be
repugnant to the context or meaning thereof be deemed to mean and include all
partner/s of the said firm, M/s. Unnathi Associates, survivor or survivors of them and
the respective heirs, executors and administrators of such last survivor) of the One
Part

AND

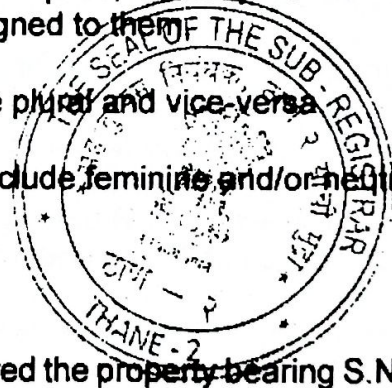
**Mr. Ajit Mansing More PAN BIGPM5571H Mrs. Shivanjali Ajit More PAN
CALPM4407Q** having address at **Plot No. 22, S. R. No. 178 B, Laxmi Park Colony,
Divyanagari, Post. Ambedare, Satar - 415002** hereinafter referred to as the
'ALLOTTEE' (which expression shall unless it be repugnant to the context or meaning
thereof be deemed to mean and include in the case of an individual/s his/her/their
respective heirs, executors, administrators and permitted assigns and in the case of a
Partnership Firm the partners for the time being constituting the firm and the survivors
or survivor of them and the heirs, executors and administrators of the last survivor of
them and their/his/her permitted assigns and in the case of a body corporate its
successors and assigns) of the OTHER PART;

In this Agreement, unless the context otherwise implies, the expression defined
hereunder shall have the respective meanings assigned to them

- The singular where ever used shall include plural and vice-versa
- The masculine gender used herein shall include feminine and/or neutral
gender where ever applicable.

WHEREAS :

A i) One Bhau Divdya Raut during his life time acquired the property bearing S.No.21/6
admeasuring 2830 sq.mtrs lying and being at village Vadavali Taluka and District
Thane more particularly described in the First Schedule hereunder Promoters written
(hereinafter referred to as 'the said First Property') under the provisions of the Bombay



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Agricultural Lands & Tenancy Act (hereinafter referred to as 'the Tenancy Act') and shown on the plan thereof hereto annexed as Annexure 'C' by red colour boundary line.

ii) The said Bhau Divdya Raut died intestate leaving behind him two sons namely 1) Ramchandra alias Balaram 2) Laxman & two daughters namely 3) Ramabai Jaywant Patil 4) Anandibai Bhaskar Madhavi (hereinafter collectively referred to as 'the said heirs of the said Bhau') as his only legal heirs in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death.

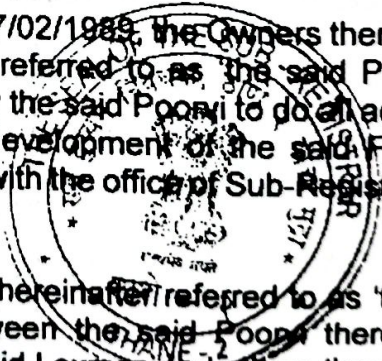
iii) The Ramchandra alias Balaram Bhau Raut died intestate on 29/03/2001 leaving behind his widow, Smt. Neerabai Ramchandra Raut, three sons namely 1) Ananta Ramchandra Raut, 2) Ganesh Ramchandra Raut, 3) Subhash Ramchandra Raut & 3 daughters namely 1) Lata Suresh Kate, 2) Ranjana Pralhad Shelke & 3) Sushila Ramchandra Raut as his only legal heirs in accordance with the Hindu Succession Act by which he was governed at the time of his death (hereinafter referred to as 'the said heirs of the Ramchandra').

iv) By and under Development Agreement dated 07/02/1989 (hereinafter referred to as 'the said Development Agreement dated 07/02/1989') executed between M/s. Poorvi Enterprises (hereinafter referred to as 'the said Poorvi') therein referred to as the Developers of the one part and 1) Laxman Bhau Raut, 2) Kum Santoshi Laxman Raut, being minor, through her legal guardian, Shri Laxman Bhau Raut, 3) Shaila Laxman Raut alias Shaila Chandrakant Patil, 4) Seema Laxman Raut alias Seema Bharat Thakur 5. Jyoti Laxman Raut alias Jyoti Mahendra Sawant (hereinafter referred to as 'the said Laxman & others') therein referred to as the Owners of the other part, the owners therein granted the development rights to the Developers therein for and in respect of the said First property at and for the consideration & upon the terms and conditions therein contained. The said Development Agreement dated 07/02/1989 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.1113/1989.

v) pursuant to the said Development Agreement dated 07/02/1989, the Owners therein executed power of Attorney of even date (hereinafter referred to as 'the said POA dated 07/02/1989') in favour of the person nominated by the said Poorvi to do all acts, deeds, matters and things for and in respect of the development of the said First Property. The said POA dated 07/02/1989 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.43/1989.

vi) By a Supplementary Agreement dated 28/07/1995 (hereinafter referred to as 'the said First Supplementary Agreement') executed between the said Poorvi therein referred to as the Developers of the one part and the said Laxman and others therein referred to as the Owners of the other part, the parties thereto mutually modified and amended the terms and conditions of the said Development Agreement dated 07/02/1989. The said First Supplementary Agreement is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.6922/1995.

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vii) The heirs of the said Bhau, the heirs of the said Ramchandra, said Laxman & Others shall henceforth be collectively referred to as 'the said First Original Owners'.

viii) By and under Development Agreement dated 13/12/2005 (hereinafter referred to as 'the said Development Agreement dated 13/12/2005') executed between the said Poorvi therein referred to as the Developers of the one part and the said First Original Owners therein referred to as the Owners of the other part, the owners therein granted the development rights for and in respect of the said First property to the Developers therein at and for the consideration & upon the terms and conditions therein contained. The said Development Agreement dated 13/12/2005 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.8235/2005.

ix) Pursuant to the said Development Agreement dated 13/12/2005 the said First Original Owners executed Power of Attorney of even date (hereinafter referred to as 'the said POA dated 13/12/2005') in favour of the person nominated by the said Poorvi to do all acts, deeds, matters and things for and in respect of the development of the said First Property. The said POA dated 13/12/2005 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.877/2005.

x) By and under Development Agreement dated 03/05/2006 (hereinafter referred to as 'the said Development Agreement dated 03/05/2006') executed by and between the said Poorvi therein referred to as the Assignors of the one part and Promoters therein referred to as the Assignees of the other part, the Assignors therein agreed to assign to the Assignees therein and the Assignees therein agreed to acquire from the Assignors therein the development rights for and in respect of the said First property alongwith other properties at or for the consideration and for and upon the terms and conditions contained therein. The said Development Agreement dated 03/05/2006 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.3536/2006 on 05/05/2006.

xi) Pursuant the said Development Agreement dated 03/05/2006 the said Poorvi also executed Substituted Power of Attorney dated 05/05/2006 (hereinafter referred to as 'the said Substituted POA dated 05/05/2006') in favour of the persons nominated by Promoters in order to enable them to carry out all acts, deeds, matters and things for and in respect of the development of the properties described therein. The said Substituted POA dated 03/05/2006 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.446 on 05/05/2006.

xii) By order bearing No. ULC/TA/T.N.7/NADAWALI/SR-170 dated 11/10/2007, the Addl. Collector & Competent Authority, Thane Urban Agglomeration under Section 8(4) of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as the 'Ceiling Act'), declared that the said First Original Owners hold surplus land to the extent of 198 sq.mtrs., out of their total holdings which does not include the said First property.

xiii) By order bearing No. TD/T6/K.V.N.P/S.R.424/2007 dated 05/03/2008 passed by the Sub Divisional Officer, Thane, in accordance with the provisions of Sec.43 (1) of

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the Tenancy Act, the said First Original Owners were granted development permission in respect of the said First property upon the terms and conditions therein mentioned.

xiv) By order bearing No.TD/T6/K.V.N.P/S.R. 28/2010 dated 05/05/2010 passed by the Sub Divisional Officer, Thane, in accordance with the provisions of Sec.43 (1) of the Tenancy Act, the said First Original Owners were granted sale permission in respect of the said First property upon the terms and conditions therein mentioned.

xv) By and under Deed of Conveyance dated 10/05/2010 (hereinafter referred to as 'the said Deed of Conveyance dated 10/05/2010') executed between the said First Original Owners (save and except the children of the said Laxman) therein referred to as the Vendors of the first part, the children of the said Laxman therein referred to as the First Confirming Party of the second part, the said Poorvi therein referred to as the Second Confirming Party of the third part and 1) Shri Rajan Narayan Bandelkar, 2) Shri. Shyamal Vijay Mody, 3) Mrs. Kalpana Vijay Mody and 4. Mrs. Sangeeta Kirti Shah, the partners of the Promoters (hereinafter referred to as 'the said First Owners') therein referred to as the Purchasers of the Fourth part, and the Vendors therein, with the consent and knowledge of the First Confirming Party and the Second Confirming Party therein sold, assured, conveyed and transferred all their undivided right, title, interest and claim whatsoever in the said First property in favour of the Purchasers therein at or for the consideration and upon the terms and conditions therein mentioned. The said Deed of Conveyance dated 10/05/2010 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.5991/2010.

B) i) One Shri Mahadu Govind Patil (hereinafter referred to as the said Mahadu) during his life time acquired the property bearing old S. No. 107/8, New Survey No.72/8 admeasuring 130 sq. mtrs. and old S.No.112/1, New Survey No.71/1 admeasuring 8150 sq. mtrs. lying and being at village Owale Taluka and District Thane under the provisions of the Tenancy Act and more particularly described firstly in the Second Schedule hereunder written (hereinafter collectively referred to as 'the said Larger property')

ii) The said Mahadu died intestate leaving behind him his wife, Smt. Kalibai (hereinafter referred to as 'the said Kalibai') & his son Gopal (hereinafter referred to as 'the said Gopal') as his only legal heirs in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death.

iii) The said Gopal also died intestate in the year 1970 leaving behind him his mother, said Kalibai, his wife, 1) Smt. Padibai (hereinafter referred to as 'the said Padibai') and four sons 2) Shri Vithal (hereinafter referred to as 'the said Vitthal'), 3) Shri Krishna (hereinafter referred to as 'the said Krishna'), 4) Shri Ananta (hereinafter referred to as 'the said Ananta') & 5) Shri Parshuram (hereinafter referred to as 'the said Parshuram') and one daughter, 6) Sau. Chandrabhaga Ramchandra Shinge (hereinafter referred to as 'the said Chandrabhaga' and Nos.1 to 6 shall be collectively referred to as 'the said heirs of said Gopal') as his only legal heirs in accordance with

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the provisions of the Hindu Succession Act by which he was governed at the time of his death.

iv) The said Kalibai died intestate in the year 1974-75 leaving behind her the said heirs of the said Gopal as her only legal heirs in accordance with the provisions of the Hindu Succession Act by which she was governed at the time of her death.

v) The said Vitthal died intestate on 15/12/1983 leaving behind him his two sons, 1) Baban, 2) Indrapal and one daughter, 3) Smt. Vatsala Sakharam Thakur (hereinafter except No.2, collectively be referred to as 'the said heirs of the said Vitthal') as his only legal heirs in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death.

vi) The said Indrapal died intestate leaving behind him his two daughters 1) Madhuri and 2) Mohini and one son, Vishwas (hereinafter collectively referred to as 'the said heirs of the said Indrapal') as his only heirs in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death.

vii) The said Krishna died intestate in the year 1985, leaving behind his widow, Smt. Chandrarekha, two sons, 2) Shri Vinod, 3) Shri Arun, and One daughter, 4) Manisha (hereinafter collectively referred to as 'the said heirs of the said Krishna') as his only legal heirs in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death.

viii) The said Ananta died intestate on 30/06/2003 leaving behind him his 1) wife, Mangala two sons 2) Sunil, 3) Manesh and one daughter, 4) Lalita Ravindra Sashte (hereinafter collectively referred to as 'the said heirs of the said Ananta') as his only heirs in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death.

ix) The said Parshuram, the said Chandrabhaga, the said heirs of the said Vitthal, the said heirs of the said Indrapal, the said heirs of the said Krishna and the said heirs of the said Ananta shall henceforth be collectively referred to as 'the said Second Original Owners')

x) By and under agreement dated 30/12/2006 (hereinafter referred to as 'the said Agreement dated 30/12/2006') executed between Promoters herein therein referred to as the Developers of the one part and the said heirs of the said Parshuram, the said Chandrabhaga & the said heirs of the said Ananta and Smt. Gauri Parshuram Patil & others therein referred to as the Owners of the other part, the Owners therein granted development rights for and in respect of their undivided share in the said Larger property to the Developers therein at or for consideration and upon the terms and conditions therein contained. The said Agreement dated 30/12/2006 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.02551/2007 on 09/04/2007.

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xi) Pursuant to the said Agreement dated 30/12/2006, the Owners therein executed Power of Attorney dated 09/04/2007 (hereinafter referred to as 'the said POA dated 09/04/2007') in favour of the persons nominated by Promoters in order to enable them to do all acts, deeds, matters and things for and in respect of the said Larger Property. The said POA dated 09/04/2007 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.344/2007.

xii) By and under Agreement dated 24/09/2007 (hereinafter referred to as 'the said Agreement dated 24/09/2007') executed between Promoters herein therein referred to as the Developers of the one part and the said heirs of the said Indrapal, the said heirs of the said Vitthal and the said heirs of the said Krishan and Smt. Sushma Mahesh Patil & 9 others therein referred to as the Owners of the other part, the Owners therein granted development rights for and in respect of their undivided share in the said Larger property to the Developers therein at or for consideration and upon the terms and conditions therein contained. The said Agreement dated 24/09/2007 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.6989/2007.

xiii) Pursuant to the said Agreement dated 24/09/2007 the said heirs of the said Indrapal, the Owners therein also executed Power of Attorney dated 24/09/2007 (hereinafter referred to as 'the said POA dated 24/09/2007') in favour of the persons nominated by Promoters in order to enable them to do all acts, deeds, matters and things for and in respect of the said Larger Property. The said POA dated 24/09/2007 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.891/2007.

xiv) By Order bearing No.TD/Te.6/K.V/Thane/V.P/S.R.450/2009 dated 19/04/2010 passed by the Sub Divisional Officer, Thane, in accordance with the provisions of Sec.43(1) of the Tenancy Act, the said Second Original Owners have been permitted to sell the said Larger Property in favour of Promoters' partners, viz. the said First Owners.

xv) By and under Deed of Conveyance dated 27/04/2010 (hereinafter referred to as 'the said Deed of Conveyance dated 27/04/2010') executed between the said Second Original Owners therein referred to as the Vendors of the first part, Smt. Gauh Parshuram Patil and 20 others therein referred to as the Confirming Party, the second part and the said First Owners therein referred to as the Purchasers of the Third part, the Vendors, with the consent and knowledge of the Confirming Party therein, sold, conveyed and transferred all their respective undivided rights, title, interest and claim whatsoever in respect of the said Larger Property in favour of the Purchasers therein at or for the consideration and upon the terms and conditions therein mentioned. The said Deed of Conveyance dated 27/04/2010 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.5429/2010.

xvi) By a Deed of Conveyance dated 20/05/2011 (hereinafter referred to as 'the said Deed of Conveyance dated 20/05/2011'), made and executed between the said First Owners therein referred to as the Vendors of the One Part and

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the partner of M/s. Darshan Enterprises (hereinafter referred to as 'the said Darshan') therein referred to as the Purchaser of the Other Part, the Vendors therein sold, transferred, assured and conveyed all their undivided right, title, interest and claim in respect of portion of land admeasuring 4008 sq. mtrs. forming part of the land bearing S. No.112/1 out of the said Larger Property at or for the consideration and upon the terms and conditions therein mentioned. The said Deed of Conveyance dated 20/05/2011 is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.5626/2011.

xvii) By virtue of the above, the said First Owners are absolutely seized and possessed of and/or otherwise entitled to balance portion of the said Larger Property i.e. 4272 sq. mtrs. out of the said Larger Property and more particularly described Secondly in the Second Schedule hereunder written (hereinafter referred to as 'the said Second Property') and shown on the plan thereof hereto annexed as Annexure 'C' by red colour boundary line.

C i) One Shri Baban Hendar Patil (hereinafter referred to as the said Baban), during his life time acquired the property bearing old S. No.113/1, New Survey No.66/1 admeasuring 11000 sq. mtrs., which is more particularly described in the Third schedule hereunder written (hereinafter referred to as 'the said Third property') under the provisions of the Tenancy Act and shown on the plan thereof hereto annexed as Annexure 'C' by red colour boundary line

ii) The said Baban died intestate leaving behind him his widow, Rohini and two sons, Shri Rahul & Shri Atul and one daughter, Sau Supriya Nandraj Patil (hereinafter collectively referred to as 'the said heirs of the said Baban') as his only heirs in accordance with the provisions of the Hindu Succession Act by which he was governed at the time of his death.

iii) By and under Development Agreement dated 21/09/2007 (hereinafter referred to 'the said Agreement dated 21/09/2007') executed between M/s. Yash Enterprises (hereinafter referred to as 'the said Yash') therein referred to as the Developers of the One Part and the said heirs of the said Baban therein referred to as the Owners of the Other Part, the Owners therein agreed to grant development rights for and in respect of the said Third property alongwith other properties to the Developers therein at or for the consideration and upon the terms and conditions therein contained. The said Agreement dated 21/09/2007 is registered with the office of Sub-Registrar of Assurances at Thane under Sr.No.7034/2007.

Pursuant to the said Agreement dated 21/09/2007, the Owners therein executed an even dated General Power of Attorney (hereinafter referred to as 'the said POA dated 21/09/2007') in favour of the persons nominated by the said Yash in order to enable them to do all acts, deeds, matters and things for and in respect of the said Third Property as contained therein. The said POA dated 21/09/2007 is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.1012/2007.

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

Mr. Ajit Mansing More & Mrs. Shivanjali Ajit More
Plot No. 22, S. R. No. 178 B, Laxmi Park Colony,
Divyanagari, Post. Ambedare, Satara, 415002
Notified Email ID: ajit.more90@gmail.com

M/s. UNNATHI ASSOCIATES
Plot No. 1, Mohan Mill Compound,
Ghodbunder Road, Thane (W) 400 607
Notified Email ID: crm@raunakgroup.com

32. It shall be the duty of the Allottee and the Promoters 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 shall be deemed to have been received by the Promoters or the Allottee, as the case may be.

33. The terms and conditions of this Agreement shall be binding on all transferees / assignees, from time to time, of the Premises and shall be enforceable against all such transferees / assignees.

34. The Promoters shall have the right to designate any space in the Plot / said property to third party service providers for the purpose of facilitating the provision and proper maintenance of utility services to be availed by the occupants of the buildings that may be developed on the Plot / said property. The Promoters shall also be entitled to designate any space in the Plot / said property to such utility provider either on leave and license or leasehold basis for the purpose of installing power sub-stations with a view to service the electricity requirement in the Plot/said property and the buildings

and the person.

35. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to be consider as properly served on all the Allottees.

36. Stamp Duty and Registration:- The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

37. Dispute Resolution: Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the RERA as

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per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

38. 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 Mumbai High courts will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Thane in the presence of attesting witness, signing as such on the day first abovewritten.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing Survey No.21 Hissa No 6 admeasuring 2830 sq. mtrs., situate, lying and being at Village Vadavali, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE SECOND SCHEDULE ABOVE REFERRED TO

Firstly:

ALL THAT piece and parcel of land bearing Old S.No.107/8, New Survey No.72/8 admeasuring 130 and Old S.No.112/1, New Survey No.71/1 admeasuring 8150 sq. mtrs. situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

Secondly:

ALL THAT piece and parcel of land bearing Old S.No.107/8, New Survey No.72/8 admeasuring 130 and Old S.No.112/1, New Survey No.71/1 admeasuring 4142 sq. mtrs. total aggregating to 4272 sq. mtrs situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE THIRD SCHEDULE ABOVE REFERRED TO

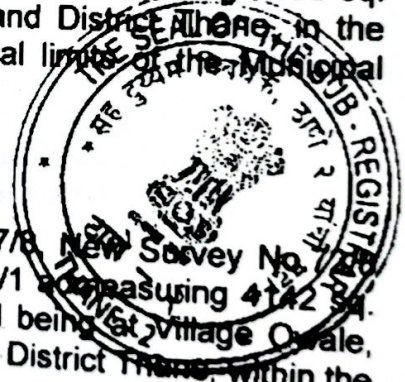
ALL THAT piece and parcel of land bearing S.No.113/1, New Survey No.66/1 admeasuring 11000 sq.mtr, situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE FOURTH SCHEDULE ABOVE REFERRED TO

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ALL THAT piece and parcel of land bearing old S.No 113/4, New Survey No 66/4 admeasuring 1100 sq.mtr, old S.No 113/14, New Survey No 66/14 admeasuring 5600 sq.mtrs, Old S.No 114/1, New S.No 65/1 admeasuring 630 sq.mtrs, Old S.No 114/2, New S.No 65/2 admeasuring 6320 sq.mtrs situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE FIFTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing old S.No 113 Hissa No 6 New Survey no 66 Hissa No 6 admeasuring 1730 sq. mtrs., situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE SIXTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing old S.No 113 Hissa No 8 New Survey no 66 Hissa No 8 admeasuring 2000 sq. mtrs., situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE SEVENTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing old S.No 113 Hissa No 9 New Survey no 66 Hissa No 9 admeasuring 1300 sq. mtrs., situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE EIGHT SCHEDULE ABOVE REFERRED TO

Firstly:

ALL THAT piece and parcel of land bearing old S.No 113 Hissa No 10 New Survey no 66 Hissa No 10 admeasuring 720 sq. mtrs., situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

Secondly:

ALL THAT piece and parcel of land bearing old S.No 113 Hissa No 13 New Survey no 66 Hissa No 13 admeasuring 1050 sq. mtrs., situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE NINTH SCHEDULE ABOVE REFERRED TO

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ALL THAT piece and parcel of land bearing old S.No 113 Hissa No 12 New Survey no 66 Hissa No 12 admeasuring 800 sq. mtrs., situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE TENTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing old S.No 113 Hissa No 15 New Survey no 66 Hissa No 15 admeasuring 2400 sq. mtrs., situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE ELEVENTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing old S.No 113 Hissa No 16 New Survey no 66 Hissa No 16 admeasuring 3600 sq. mtrs., situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE TWELFTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing old S.No 113 Hissa No 17 New Survey no 66 Hissa No 17 admeasuring 1000 sq. mtrs., situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE THIRTEENTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing Survey No 21 Hissa No 1 admeasuring 5670 sq. mtrs., situate, lying and being at Village Vadavali, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE FOURTEENTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing old S.No 113 Hissa No 7 New Survey no 66 Hissa No 7 admeasuring 4300 sq. mtrs., situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE FIFTEENTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing S.No 21 Hissa No. 3 admeasuring S.No 21/4 admeasuring 910 sq.mtrs, S.No 21/5 admeasuring 1010 sq.mtrs, S.No 21/7 admeasuring 1210 sq.mtrs, s.no 21/8 (a) admeasuring 4010 sq.mtrs situate, lying and



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being at village Vadavali Taluka and District Thane in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE SIXTEENTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing Survey no 21 Hissa No 8b admeasuring 4040 sq. mtrs., situate, lying and being at Village Vadavali, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane.

THE SEVENTEENTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing old S.No 113 Hissa No 2 New Survey no 66 Hissa No 2 admeasuring 2600 sq. mtrs., situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane

THE EIGHTEENTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land bearing old S.No 113 Hissa No 11 New Survey no 66 Hissa No 11 admeasuring 1900 sq. mtrs., situate, lying and being at Village Owale, Taluka and District Thane, in the Registration District & Sub District Thane, within the local limits of the Municipal Corporation of the city of Thane



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SIGNED AND DELIVERED BY
THE WITHINNAMED

Allottee:

1. Mr. Ajit Mansing More



2. Mrs. Shivanjali Ajit More



in the presence of.....

WITNESSES:

1. SANTOSH T. RAUT



2. DINESH B. SHELVAVLE



SIGNED AND DELIVERED BY

THE WITHINNAMED

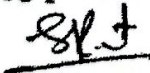
Promoters:

M/S UNNATHI ASSOCIATES

Through it's Partners
Shri Rajan N. Bandelkar
through its Constituted Attorney
Mr. Raunak R. Bandelkar

WITNESSES:

1. SANTOSH T. RAUT



2. DINESH B. SHELVAVLE



FOR UNNATHI ASSOCIATES

Authorised Signatory



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SCHEDULE 'A'

ALL THAT PREMISES being Apartment bearing No. 2403 having carpet area of is 36.60 square meter equivalent to 394 sq. ft. as per RERA (in addition enclosed balcony area of NIL mtr equivalent to NIL sq. ft.) on floor No. 24 of Building No. A4 of "Raunak Bliss" constructed on said property.

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Certificate No. 002242



REG. 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33Z, 34A, 34B, 34C, 34D, 34E, 34F, 34G, 34H, 34I, 34J, 34K, 34L, 34M, 34N, 34O, 34P, 34Q, 34R, 34S, 34T, 34U, 34V, 34W, 34X, 34Y, 34Z, 35A, 35B, 35C, 35D, 35E, 35F, 35G, 35H, 35I, 35J, 35K, 35L, 35M, 35N, 35O, 35P, 35Q, 35R, 35S, 35T, 35U, 35V, 35W, 35X, 35Y, 35Z, 36A, 36B, 36C, 36D, 36E, 36F, 36G, 36H, 36I, 36J, 36K, 36L, 36M, 36N, 36O, 36P, 36Q, 36R, 36S, 36T, 36U, 36V, 36W, 36X, 36Y, 36Z, 37A, 37B, 37C, 37D, 37E, 37F, 37G, 37H, 37I, 37J, 37K, 37L, 37M, 37N, 37O, 37P, 37Q, 37R, 37S, 37T, 37U, 37V, 37W, 37X, 37Y, 37Z, 38A, 38B, 38C, 38D, 38E, 38F, 38G, 38H, 38I, 38J, 38K, 38L, 38M, 38N, 38O, 38P, 38Q, 38R, 38S, 38T, 38U, 38V, 38W, 38X, 38Y, 38Z, 39A, 39B, 39C, 39D, 39E, 39F, 39G, 39H, 39I, 39J, 39K, 39L, 39M, 39N, 39O, 39P, 39Q, 39R, 39S, 39T, 39U, 39V, 39W, 39X, 39Y, 39Z, 40A, 40B, 40C, 40D, 40E, 40F, 40G, 40H, 40I, 40J, 40K, 40L, 40M, 40N, 40O, 40P, 40Q, 40R, 40S, 40T, 40U, 40V, 40W, 40X, 40Y, 40Z, 41A, 41B, 41C, 41D, 41E, 41F, 41G, 41H, 41I, 41J, 41K, 41L, 41M, 41N, 41O, 41P, 41Q, 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49J, 49K, 49L, 49M, 49N, 49O, 49P, 49Q, 49R, 49S, 49T, 49U, 49V, 49W, 49X, 49Y, 49Z, 50A, 50B, 50C, 50D, 50E, 50F, 50G, 50H, 50I, 50J, 50K, 50L, 50M, 50N, 50O, 50P, 50Q, 50R, 50S, 50T, 50U, 50V, 50W, 50X, 50Y, 50Z, 51A, 51B, 51C, 51D, 51E, 51F, 51G, 51H, 51I, 51J, 51K, 51L, 51M, 51N, 51O, 51P, 51Q, 51R, 51S, 51T, 51U, 51V, 51W, 51X, 51Y, 51Z, 52A, 52B, 52C, 52D, 52E, 52F, 52G, 52H, 52I, 52J, 52K, 52L, 52M, 52N, 52O, 52P, 52Q, 52R, 52S, 52T, 52U, 52V, 52W, 52X, 52Y, 52Z, 53A, 53B, 53C, 53D, 53E, 53F, 53G, 53H, 53I, 53J, 53K, 53L, 53M, 53N, 53O, 53P, 53Q, 53R, 53S, 53T, 53U, 53V, 53W, 53X, 53Y, 53Z, 54A, 54B, 54C, 54D, 54E, 54F, 54G, 54H, 54I, 54J, 54K, 54L, 54M, 54N, 54O, 54P, 54Q, 54R, 54S, 54T, 54U, 54V, 54W, 54X, 54Y, 54Z, 55A, 55B, 55C, 55D, 55E, 55F, 55G, 55H, 55I, 55J, 55K, 55L, 55M, 55N, 55O, 55P, 55Q, 55R, 55S, 55T, 55U, 55V, 55W, 55X, 55Y, 55Z, 56A, 56B, 56C, 56D, 56E, 56F, 56G, 56H, 56I, 56J, 56K, 56L, 56M, 56N, 56O, 56P, 56Q, 56R, 56S, 56T, 56U, 56V, 56W, 56X, 56Y, 56Z, 57A, 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THANE MUNICIPAL CORPORATION, THANE

PERMISSION / COMMENCEMENT CERTIFICATE

REG. NO. 3053251116 TMC/TDD/358/15 Date: 25/12/2015
Sd/- Shri. Smit N. S. Gadgil (Chairman)
Sd/- Shri. N. N. Gadgil (Members)
Sd/- Shri. N. N. Gadgil (Members)
Sd/- Shri. N. N. Gadgil (Members)

With reference to your application No. 9219 dated 11/12/2014 for development permission / grant of commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 for development work and for an industrial building No. 48/1, 48/2, 48/3, 48/4, 48/5, 48/6, 48/7, 48/8, 48/9, 48/10, 48/11, 48/12, 48/13, 48/14, 48/15, 48/16, 48/17, 48/18, 48/19, 48/20, 48/21, 48/22, 48/23, 48/24, 48/25, 48/26,

ANNEXURE - G4C



THANE MUNICIPAL CORPORATION (Regulation No. 3 & 24) SANCTION OF DEVELOPMENT COMMENCEMENT CERTIFICATE

VP No : S06/0201/14
Revised

No : TMC/TDD/3449/20

Date : 14/8/2020

Building Details

Building Name	A (A1)	Building Use	Resi_Commercial
Name of P/Work	A 1 (A1)		
Floor Name	TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR		
Building Name	A (A2)	Building Use	Resi_Commercial
Name of P/Work	A 1 (A2)		
Floor Name	TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR		
Building Name	A (A3)	Building Use	Resi_Commercial
Name of P/Work	A-1 (A3)		
Floor Name	TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR		

To,

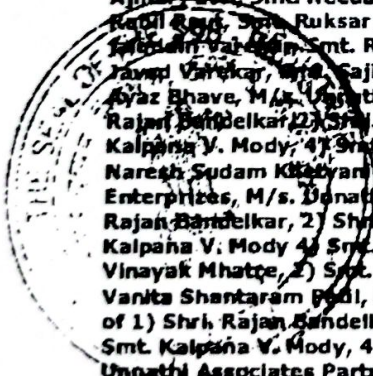
Subhash Vasant Gupta (CA/80/5667)

(Architect)

Shri Deepak Vallabhji Dedhia, Shri Janardan Atmaram

(Owner)

Patil, Shri Janardan Atmaram Patil, Shri Janardan Atmaram Patil, Shri Janardan Atmaram Patil, Shri Janardan Atmaram Patil, M/s. Unnathi Associates 1) Shri. Rajan Bandelkar, Shri. Shyamal V. Mody, Smt. Kalpana V. Mody, Smt. Sangeeta K. Shah, M/s. Unnathi Associates Partner of, 1) Shri. Rajan Bandelkar 2) Shri. Shyamal V. Mody, 3) Smt. Kalpana V. Mody, 4) Smt. Sangeeta K. Shah, Smt. Raziya Abdul Mutlib Varekar, Shri. Javeed Abdul Mutlib Varekar, Shri Banveer Abdul Mutlib Varekar, Shri Arif Abdul Mutlib Varekar, Shri Imtiaz Abdul Mutlib Varekar, Smt. Shaheen Munvar Chaugule, Smt. Yasmin Ajmal Patel, Smt. Needa Rashced Varekar, Smt. Reshma Raziya, Smt. Ruksar Rashid Varekar, Smt. Farida Raziya, Smt. Rumana Chand Momlin, Smt. Ruzina Raziya, Smt. Sajida Rashid Varekar, Smt. Vazeeda Syaz Bhave, M/s. Unnathi Associates Partner of, 1) Shri. Rajan Bandelkar, 2) Shri. Shyamal V. Mody, 3) Smt. Kalpana V. Mody, 4) Smt. Sangeeta K. Shah, 5) Shri. Naresh Sudam Khatyan partner of M/s. Darshan Enterprises, M/s. Unnathi Associates Partner of, 1) Shri. Rajan Bandelkar, 2) Shri. Shyamal V. Mody, 3) Smt. Kalpana V. Mody, 4) Smt. Sangeeta K. Shah, 1) Smt. Rekha Vinayak Mhatre, 2) Smt. Renuka Shantaram Patil, 3) Smt. Vanita Shantaram Patil, M/s. Unnathi Associates Partner of 1) Shri. Rajan Bandelkar, 2) Shri. Shyamal V. Mody, 3) Smt. Kalpana V. Mody, 4) Smt. Sangeeta K. Shah, M/s. Unnathi Associates Partner of 1) Shri. Rajan Bandelkar, 2) Shri. Shyamal V. Mody, 3) Smt. Kalpana V. Mody, 4) Smt. Sangeeta K. Shah, Shri Deepak Vallabhji Dedhia, M/s. Unnathi Associates Partner of 1) Shri. Rajan Bandelkar, 2) Shri. Shyamal V. Mody, 3) Smt. Kalpana V. Mody, 4) Smt. Sangeeta K. Shah, M/s. Unnathi Associates Partner of 1)



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दस्त क्रमांक २४६४/२०२०
२५२/१२०

ANNEXURE - G4D



Certificate No. 4985

THANE MUNICIPAL CORPORATION, THANE

AMENDED

~~PERMISSION~~

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

V. P. No. S06/0201/14 TMC / TDD 4079/22 Date: 15/6/2022

To, Shri / Smt. M/s. Scapes (S. Gupte) (Architect)

Shri Gupte cottage, Panchpakhradi, Thane (w) (POA holder)
Hajan N. Handelkar (Developers)
M/s. Unnathi Associates

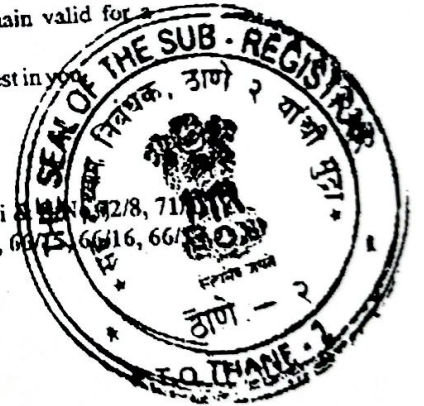
With reference to your application No. 12904 dated 31/03/2022 for development

permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Owala & Vadavali Sector No. VI Situated at Road / Street 40.0 mt. D.P. Road S.No./C.S.T.No./F.P.No. Mentioned 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

S.NO 21/1, 21/3, 21/4, 21/5, 21/6, 21/7, 21/8A, 21/8B of Village Vadavali & 66/1, 66/2, 66/4, 66/6, 66/7, 66/8, 66/9, 66/10, 66/11, 66/12, 66/13, 66/14, 66/15, 66/16, 66/17, 66/18, 66/19, 66/20, 66/21, 66/22, 66/23, 66/24, 66/25, 66/26, 66/27, 66/28, 71/1, 71/2, 71/3, 71/4, 71/5, 71/6, 71/7, 71/8, 71/9, 71/10, 71/11, 71/12, 71/13, 71/14, 71/15, 71/16, 71/17, 71/18, 71/19, 71/20, 71/21, 71/22, 71/23, 71/24, 71/25, 71/26, 71/27, 71/28, 71/29, 71/30, 71/31, 71/32, 71/33, 71/34, 71/35, 71/36, 71/37, 71/38, 71/39, 71/40, 71/41, 71/42, 71/43, 71/44, 71/45, 71/46, 71/47, 71/48, 71/49, 71/50, 71/51, 71/52, 71/53, 71/54, 71/55, 71/56, 71/57, 71/58, 71/59, 71/60, 71/61, 71/62, 71/63, 71/64, 71/65, 71/66, 71/67, 71/68, 71/69, 71/70, 71/71, 71/72, 71/73, 71/74, 71/75, 71/76, 71/77, 71/78, 71/79, 71/80, 71/81, 71/82, 71/83, 71/84, 71/85, 71/86, 71/87, 71/88, 71/89, 71/90, 71/91, 71/92, 71/93, 71/94, 71/95, 71/96, 71/97, 71/98, 71/99, 71/100, 71/101, 71/102, 71/103, 71/104, 71/105, 71/106, 71/107, 71/108, 71/109, 71/110, 71/111, 71/112, 71/113, 71/114, 71/115, 71/116, 71/117, 71/118, 71/119, 71/120, 71/121, 71/122, 71/123, 71/124, 71/125, 71/126, 71/127, 71/128, 71/129, 71/130, 71/131, 71/132, 71/133, 71/134, 71/135, 71/136, 71/137, 71/138, 71/139, 71/140, 71/141, 71/142, 71/143, 71/144, 71/145, 71/146, 71/147, 71/148, 71/149, 71/150, 71/151, 71/152, 71/153, 71/154, 71/155, 71/156, 71/157, 71/158, 71/159, 71/160, 71/161, 71/162, 71/163, 71/164, 71/165, 71/166, 71/167, 71/168, 71/169, 71/170, 71/171, 71/172, 71/173, 71/174, 71/175, 71/176, 71/177, 71/178, 71/179, 71/180, 71/181, 71/182, 71/183, 71/184, 71/185, 71/186, 71/187, 71/188, 71/189, 71/190, 71/191, 71/192, 71/193, 71/194, 71/195, 71/196, 71/197, 71/198, 71/199, 71/200, 71/201, 71/202, 71/203, 71/204, 71/205, 71/206, 71/207, 71/208, 71/209, 71/210, 71/211, 71/212, 71/213, 71/214, 71/215, 71/216, 71/217, 71/218, 71/219, 71/220, 71/221, 71/222, 71/223, 71/224, 71/225, 71/226, 71/227, 71/228, 71/229, 71/230, 71/231, 71/232, 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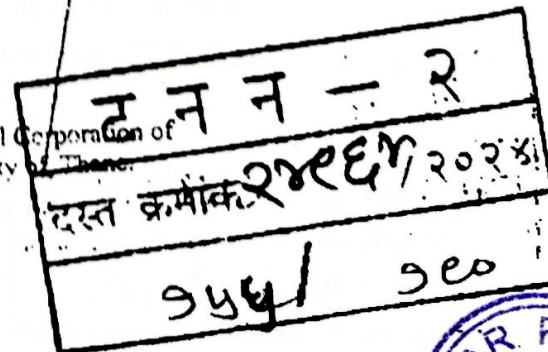


WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of
the city of Thane.



AMENDED PERMISSION

- Bldg. A1 - Lower Gr. + upper Gr. + 2 level podium + St. + 1st to 21st flr. + 21st (A) + 22nd to 30th floor
- Bldg. A2 - Upper Gr. + 2 level podium + St. + 1st to 21st flr. + 21st (A) + 22nd to 30th floor
- Bldg. A3 - St. + 1st to 23rd flr. + 23rd (A) + 24th to 30th floor
- Bldg. A4 - Lower Gr. + Upper Gr. + 1st Pod. + 2nd Pod. + St. + 1st to 17th - Service /Recreation flr. - 18 to 35th + Recreation flr.
- Bldg. B1 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 35th - Recreation flr.
- Bldg. B2 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 35th - Recreation flr.
- Bldg. B3 - Upper Gr. + 1st Pod. + 2nd Pod. + St. + 1st to 17th - Service / Recreation flr. + 18th to 35th + Recreation Flr.
- Bldg. B4 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 35th + Recreation flr.
- Bldg. B5 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 35th + Recreation flr.
- Bldg. B6 - 1st Pod. + 2nd Pod. + St. + 1st to 17th - Service /Recreation flr. + 18th to 35th + Recreation flr.
- Bldg. B7 - Upper Gr. + 1st Pod. + 2nd Pod. + St. + 1st Flr.
- Bldg. B8 - Upper Gr. + 1st Pod. + 2nd Pod. + St. + 1st Flr.
- Club House - 1 (Community building)- Gr. + 1st flr.
- Club House - 2 - Lower Gr. + Upper Gr.
- Club House - 3 - Lower level - Service floor (Swimming Pool)
- Podium - Upper Gr. + 1st level podium + 2nd level podium

FOR C.C

- Bldg. A1 - Lower Gr. + upper Gr. + 2 level podium + St. + 1st to 21st flr. + 21st (A) + 22nd to 30th floor
- Bldg. A2 - Upper Gr. + 2 level podium + St. + 1st to 21st flr. + 21st (A) + 22nd to 30th floor
- Bldg. A3 - St. + 1st to 23rd flr. + 23rd (A) + 24th to 30th floor
- Bldg. A4 - Lower Gr. + Upper Gr. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18 to 35th + Recreation flr.
- Bldg. B1 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 35th + Recreation flr.
- Bldg. B2 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 35th - Recreation flr.
- Bldg. B3 - Upper Gr. + 1st Pod. + 2nd Pod. + St. + 1st to 17th - Service / Recreation flr. + 18th to 35th + Recreation Flr.
- Club House - 1 (Community building)- Gr. + 1st flr.
- Club House - 2 - Lower Gr. + Upper Gr.
- Podium - Upper Gr. + 1st level podium + 2nd level podium (Part)



- 5 Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach Road.
- 6 Solar Water Heating System should be installed before applying for Occupation Certificate.
- 7 C.C. Tv System shall be installed before applying for Occupation Certificate.
- 8 Rain Water Harvesting System should be installed before applying for Occupation Certificate.
- 9 All site safety arrangements to be made while construction phase.
- 10 It is mandatory to implement Vector Borne Disease action plan.
- 11 Information board to be displayed at site till Occupation Certificate.

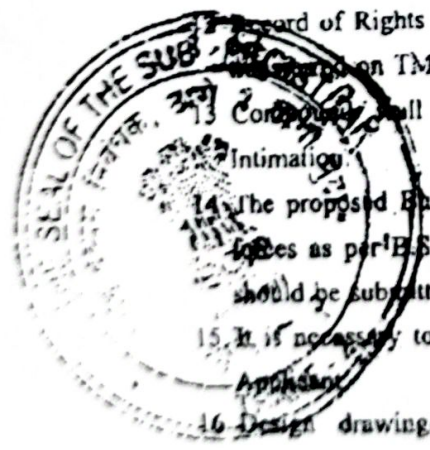
Record of Rights of road area to be handed over to the Corporation should be submitted on TMC name within 6 months.

Conduits as per TILR Map must be constructed before Plinth Intimation.

14 The proposed Building should be structurally designed by considering seismic zones as per I.S. Code No. 1893 & 4326 and certificate of structural stability should be submitted at the stage of Plinth and Occupation Certificate.

15 It is necessary to submit 'Status of Work' every three months by Architect & Applicant.

16 Design drawings from Service consultant for storm water drainage & completion certificate must be submitted before applying for Occupation




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२५/६/१०

- 17 If the number of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their children.
- 18 Boundary wall should be constructed before Plinth Certificate.
- 19 Tree, Water & Drainage NOC must be submitted before Occupation Certificate.
- 20 Lift Certificate from PWD should be submitted before Occupation Certificate.
- 21 Letter box should be installed on Ground floor before Occupation Certificate.
- 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 It shall be binding on the developer to get sanction for construction and debris management plan from Solid Waste Management Department and to submit NOC for the same.
- 25 Directive given by Maharashtra Pollution Control Board & State / Central Gov. about Construction of building for prevention of pollution will be binding on Developer.
- 26 Before remaining C.C. amended NOC from M.O.E.F. department should be submitted.

सावधान

"मंजूर नकाशानुसार बांधकाम व करणे तसेच विकास विभाग नियमावलीनुसार बांधकाम त्या परवानग्या व देता बांधकाम बांधणे, बांधकाम प्रवेशिका व बांधकाम अधिनियमाचे कलम 132 अन्वये बांधकाम शुद्ध बांधणे. बांधकाम बांधणेबाबत 3 वर्षे काळ 10.10.2007-चे दिनांक घ्यावे"

Yours faithfully,


Executive Engineer
Thane Municipal Corporation,
The City of Thane



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दस्ता क्रमांक २४६४३

ANNEXURE - G4E

Certificate No. 5325



THANE MUNICIPAL CORPORATION, THANE

UDCPA Regulation No. 2-5 & 2-7
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

Bldg. B4 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 30th floors
Bldg. B5 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 30th floors
Bldg. B6 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 30th floors

V. P. No. S06/0201/14 TMC/TDD / 4385/23 Date: 28/4/2023
To, Shri / Smt. M/s. Scapes (S. Gupta) (Architect)
Gupte Cottage, Panchpakhadi, Thane (w)
Shri Rajan N. Bandelkar (Owners) (POA Holder)
M.s Unnathi Associates (Developer)

With reference to your application No. 714 dated 25/04/2023 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. As below in village Owale & Vadavli Sector No. VI Situated at Road / Street 40.00 M. D.P. Road S. No. / C.S.T. No. / F.F. 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.
- 5) Conditions mentioned in Permission/C.C. vide no. TMC/TDD/4079/22 dated 15/06/2022 shall be binding on the developer.
- 6) रस्त्याखालील क्षेत्राचा स्वतंत्र मा.र.का. उतारे इमारत क्र. A३ च्या वापर परवान्यापूर्वी सादर करणे आवश्यक.

S. No. 21/1, 21/3, 21/4, 21/5, 21/6, 21/7, 21/8A, 21/8B of Village Vadavali & S.No. 72/8, 66/2, 66/4, 66/6, 66/7, 66/8, 66/9, 66/10, 66/11, 66/12, 66/13, 66/14, 66/15, 66/16, 66/17, 66/18, 66/19, 66/20, 66/21, 66/22 of village Owale



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,
Executive Engineer,
Town Planning Department,
Municipal Corporation of
the city of Thane.

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ANNEXURE - G4F

Certificate No. 5466



THANE MUNICIPAL CORPORATION, THANE

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

Bldg. B4 - 31st to 35th Floor + Recreation Floor
Bldg. B5 - 31st to 35th Floor + Recreation Floor
Bldg. B6 - 31st to 35th Floor + Recreation Floor

V. P. No. S06/0201/14 TMCB/TDD/0045/[PIC]/2023/AutoDR Date: 26/12/2023

To, Shri / Smt. M/s. Scapes (S. Gupte) (Architect)
Gupte Cottage, Panchpakhadi, Thane (w)
Shri Rajan N. Bandelkar (Owners) (POA Holder)
M.s Unnathi Associates (Developer)

With reference to your application No. 6825 dated 07/11/2023 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. As below in village Owale & Vadavli Sector No. VI Situated at Road/Street 40.00 M. D.P. 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.
- 5) Conditions mentioned in Amended Permission/C.C. vide no. TMC/TDD/4079/22 dated 15/06/2022 & Commencement Certificate No.TMC/TDD/4385/23 Dt.28/04/2023 shall be binding on the developer.
- 6) रस्त्याखालील क्षेत्राचा स्वतंत्र मार.का. उतारे इमारत क्र.आ३ च्या वापर परवान्यापुढील आवश्यक.

Survey No. 21/1, 21/3,21/4, 21/5, 21/6,21/7, 21/8A, 21/8B of Village Vadavli S.No.72
71/1, 66/1, 66/2, 66/4, 66/6, 66/7,66/8, 66/9, 66/10, 66/11, 66/12, 66/13, 66/14, 66/15, 66/16, 66/17, 65/1, 65/2 of village Owale.

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

सावधान

मंजूर नकाशांनुसार बांधकाम न करणे तसेच विकास विभागाचे नियमावलीनुसार धागभूय. न्या पत्तानम्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे फलमः अनुसार दंडविपाय गुन्हा आहे. खासादी जावतीत पात्र ३ संकेत ३-४-१०००-१६६०००



Yours faithfully,

Executive Engineer,
Town Development Department,
Municipal Corporation of
the city of Thane
दस्ता क्रमांक २५६४/२०.२४
२५६४/२०





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 **P51700046674**

Project: **RAUNAK BLISS A4** . Plot Bearing / CTS / Survey / Final Plot No : **21/1,3,4,5,6,7,8A,8B, 72/8,71/1,66/1,2,4,6,7,8,9,10,11,12,13,14,15,16,17,65/1,65/2** at **Thane (M Corp.), Thane, Thane, 400615**.

1. **Unnathi Associates** having its registered office / principal place of business at **Tehsil: Mumbai, District: Mumbai Suburban, Pin: 400002**.

2. 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 **29/08/2022** and ending with **31/12/2029** 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

3. 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 **THANE-2**
Mr. Arun Anandhar Nadagoudar
(Secretary-Incharge, MahaRERA)
Date: 29-08-2022 12:25:31

Dated: 29/08/2022

Place: Mumbai

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

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दस्ता क्रमांक २४६६/२०२४
२६६ / २६०

उप मुख्य अधिकारी (पणन) यांचे कार्यालय

कक्ष क्र. 255 (पणन) पहिला भजला, गृहनिर्माण भवन (म्हाडा), कलानगर, वांद्रे (पूर्व), मुंबई -400051

दूरध्वनी : 022- 66405027, 5054, 5064, 5026, 5044, 5045, 5019

दिनांक: 22-03-2024



देकारपत्र (OFFER LETTER)

प्रति,

श्री/श्रीमती,

AJIT MANSING MORE

PLOT NO.22,S.R.NO.178 B LAXMI PARK COLONY DIVYANAGARI SATARA SATARA MAHARASHTRA 415002

विषय: - कोंकण मंडळ, म्हाडा सोडत मार्च-2024

संकेत क्रमांक 364 योजनेतील सदनिका वितरणाचे देकार पत्र.

संदर्भ: - संदर्भ: -आपला अर्ज क्र.2830003635 प्रवर्ग .GP प्राधान्य क्र.110

महोदय / महोदया,

- उपरोक्त विषयास अनुसरून आपण ऑनलाइन पद्धतीने सादर केलेली कागदपत्रे व प्रमाणपत्रानुसार आपण संगणकीय प्रणालीद्वारे पात्र ठरले आहात.
- आपणांस सादरहू योजनेतील संकेत क्र.364 अंतर्गत असलेल्या इमारत/सदनिका क्रमांकA-4, -,2403,24चे वितरणासाठी देकार पत्र देण्यात येत आहे.
- आपणांस देण्यात येणाऱ्या सदनिकेचा तपशील पुढीलप्रमाणे:-
 - इमारत/ सदनिकाचा क्रमांकA-4, -,2403,24
 - योजनेचे नाव व ठिकाण : 20% सर्व समावेशक गृहनिर्माण योजना वसाहत प्रकल्पांतर्गत सीटिएस क्र.S. No. 21 (Part 1 to 7 & 8A, 8B) Mouje Wadavali and New S. No. 72/8, 71/1, 65 (H. No. 1 & 2) & 66 (H. No. 1 to 17) Mouje Owala, , मौजे Wadavali , ता. जि.Mouje Wadavali and Mouje Owala, Thaneसंकेत क्र. 364 आहे.
 - सदनिकाचे चटई क्षेत्रफळ चौ. मी.36.68 आहे.
 - सदनिकाची अंदाजित किंमत रु.1958000/-



Signature Not Verified

Signed By Rupa Santosh

Reason

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संकेत क्रमांक २४६४/२०२४
३६६४०० / १६०

3.5) सदनिकेच्या विक्री किंमतीमध्ये म्हाडाचा प्रशासकीय आकार अंतर्भूत असल्याने सदर प्रशासकीय आकारापोटी अर्जासमवेत भरणा केलेल्या अनामत रक्कमेची वजावट करून उर्वरित रक्कमेचा (खालील तक्त्यामधील स्तंभ -5 मध्ये नमूद रक्कम) ऑनलाइन पद्धतीने भरणा करावा.

योजना संकेत क्र.	सदनिकेची एकूण विक्री किंमत	1% प्रशासकीय आकार रक्कम	म्हाडाकडे अर्जासोबत भरणा केलेली अनामत रक्कम	मंडळाकडे भरावयाची उर्वरित रक्कम	विकासकास भरावयाची उर्वरित रक्कम
364	1958000	19580	10000	9580	1938420

वरील रक्कमेचा भरणा म्हाडाकडे केल्यानंतर विक्री किंमतीची उर्वरित रक्कम आपणांस योजनेचे विकासक Raunak Bliss यांचेकडे करावयाचा आहे.

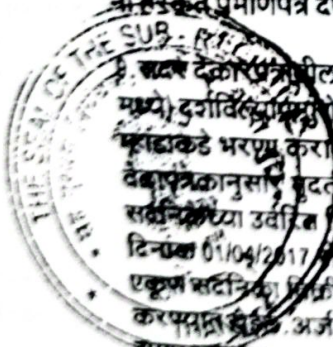
4. संकेत क्र. 364 अंतर्गत अनुक्रमे अत्यल्प व अल्प उत्पन्न गट सदनिका 20% सर्व समावेशक गृहनिर्माण योजना वसाहत प्रकल्पासाठी निर्गमित केलेल्या शासन निर्णयानुसार मंजूर करण्यात आल्या आहेत. सदर शासन निर्णयानुसार म्हाडामार्फत फक्त पात्र लाभार्थीयांची यादी योजनेचे विकासक Raunak Bliss यांना द्यावयाची आहे.

5. सदर योजनेचे बांधकाम Raunak Bliss या विकासकामार्फत करण्यात आले आहे. त्यामुळे बांधकामाचा दर्जा व नियोजनाबाबत, देखभाल, विक्री, सोई-सुविधा इत्यादी बाबत विकासक जबाबदार राहिल.

6. 20% सर्व समावेशक गृहनिर्माण योजना प्रकल्पासाठी निर्गमित केलेल्या शासन निर्णयानुसार सदर योजनेमधील बाह्य सुविधांचे काम विकासकाने करावयाचे आहे.

7. जाहिरातीत नमूद केलेली किंमत सदनिकेची मूळ विक्री किंमत असून लाभार्थीयांना जाहिरातीमध्ये नमूद केलेल्या सदनिकांच्या रक्कमेव्यतिरिक्त वाहनतळ चार्जस, जीएसटी, मुद्रांक शुल्क व नोंदणी शुल्क, प्रॉपर्टी टॅक्स व देखभाल शुल्क थकबाकीसह, एम.एस.ई. बी. चार्जस, सोसायटी रजिस्ट्रेशन चार्जस, दस्तावेज नोंदणीसाठी लागणारे लिगल शुल्क, सोसायटीच्या नावे जमीन हस्तांतरण चार्जस इ. शासकीय/महानगरपालिकेकडील शुल्काचा भरणा करावा लागेल.

8. या योजनेअंतर्गत म्हाडाकडे 1 टक्के प्रशासकीय शुल्काचा भरणा केल्यानंतर लाभार्थी यांना गृह कर्ज उभारणीसाठी आवश्यक प्रमाणपत्र देण्याची जबाबदारी विकासकाची राहिल.



सदर देकारपत्रातील सर्व अटी- शर्तीची पूर्तता करून सदनिकेच्या विक्री किंमतीपोटी मागील कोष्टकामध्ये (स्तंभ -3 मध्ये) दुर्गाविलेच्या सदर 1% रक्कम देकारपत्र निर्गमित केल्याच्या दिनांकापासून 30 दिवसांत पात्र लाभार्थीयांनी म्हाडाकडे भरणा करावी व सदनिकेची उर्वरित विक्री किंमत विकासकाने लाभार्थी यांनी लेखी पत्रान्वये काढविलेल्या देकारपत्रानुसार बंदतीत भरणा करणे बंधनकारक राहिल. विकासकाने दिलेल्या देकारपत्रानुसार लाभार्थी याने सदनिकेच्या उर्वरित विक्री किंमतीचा भरणा न केल्यास व विकासकाने तसा प्रस्ताव सादर केल्यानंतर प्राधिकरणाच्या दिनांक 01/04/2017 मधील परिपत्रानुसार सदनिका वितरण रद्द करणेबाबत कार्यवाही करण्यात येईल तसेच एकूण सदनिका विक्री किंमतीच्या रक्कमेमधून 1% एवढी रक्कम समपहरण करून उर्वरित रक्कम विनाव्याज परत करण्यात येईल. अर्जाद्वारे सदनिकेच्या प्रशासकीय रक्कमेपोटी निरंक रक्कमेचा भरणा केल्यास तथा उपरोक्त समपहरण करावयाची रक्कम अनामत रक्कमेपेक्षा कमी असल्यास, अनामत रक्कमेचा परतावा करण्यात येणार नाही. आपण अर्जात नमूद केलेल्या आपल्या बँक खात्यामध्ये NEFT/RTGS द्वारे निधनाप्रमाणे निमणित्तसोणारी रक्कम विनाव्याज ज्या करण्यात येईल यांची कृपया नोंद घ्यावी.

Signed By: Rupak Santosh
Chag
Raunak

ट न न - २
दस्त क्रमांक २२६५/२०२४
१७० / १२०

कुलमुखत्यारपत्र पत्राचे घोषणापत्र

मी, श्री सुरज सुरेश मोरे या व्दारे घोषित करतो की, दुय्यम निबंधक ठाणे - २ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री रीनक राजन बांदेकर यांनी दिनांक २१/०६/२०२३ रोजी मला दिलेल्या कुलमुखत्यारपत्रांच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबूलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मुक्त झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबालत ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः समक्ष आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

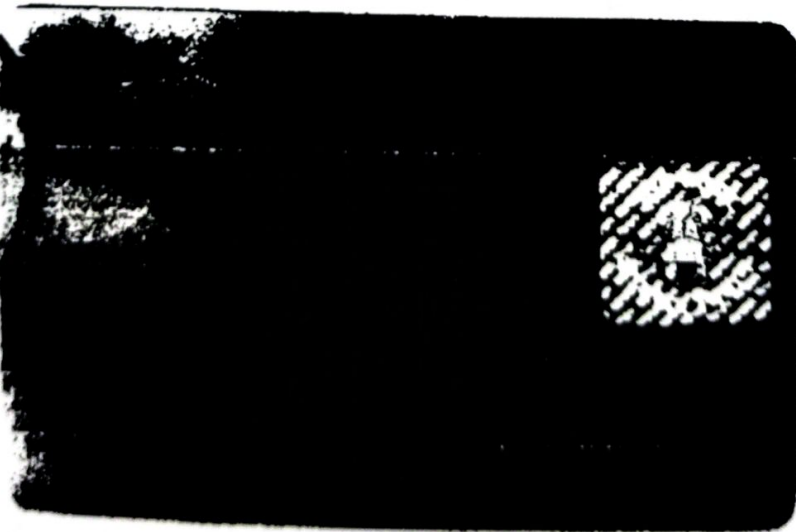
ठिकाण: ठाणे

दिनांक: १९/०६/२०२४

सही



कुलमुखत्यापत्र पत्राचे घोषणापत्र लिहून देणार



ट न न - २
दिनांक १९/०६/२०२४

19/09/2024 10 06:11 AM




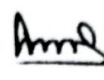





दस्त मोचबारा भाग-2

दनन2 9661960

दस्त क्रमांक: 24964/2024

दस्त क्रमांक :दनन2/24964/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	आवाचित्र	ठसा प्रमाणित
1	नाम:मे.उम्रती अशोसिएटस तर्फे भागीदार श्री राजन एन बांदेलकर यांचे कु.मु. म्हणून श्री रीनक राजन बांदेलकर यांचे तर्फे कु.मु. म्हणून श्री सुरज सुरेश मोरे पत्ता:प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: रीनक ग्रुप,मोहन मिल कंपाउंड, ब्लॉक नं: वेस्ट टू ऑडी शोकम, रोड नं: जी.बी.रोड,ठाणे (प), महाराष्ट्र, ठाणे. पिन नंबर:AABFU4497L	मिहून वेणार वय :- स्वाक्षरी:- 		
2	नाम:अजित मानसिंग मोरे पत्ता:प्लॉट नं: 22, माळा नं: -, इमारतीचे नाव: एस.आर.नं.178बी, लक्ष्मी पार्क कॉलनी, ब्लॉक नं: दिव्यनगरी, रोड नं: अंबेदरे,सातारा, महाराष्ट्र, सातारा. पिन नंबर:BIGPM5571H	मिहून वेणार वय :-34 स्वाक्षरी:- 		
3	नाम:शिवांजली अजित मोरे पत्ता:प्लॉट नं: 22, माळा नं: -, इमारतीचे नाव: एस.आर.नं.178बी, लक्ष्मी पार्क कॉलनी, ब्लॉक नं: दिव्यनगरी, रोड नं: अंबेदरे,सातारा, महाराष्ट्र, सातारा. पिन नंबर:LSSPS6092M	मिहून वेणार वय :-27 स्वाक्षरी:- 		

बरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:19 / 09 / 2024 10 : 05 : 41 AM

नोंद:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची नोंद संमती-आधारित - आघार प्रचालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	मिहून वेणार अजित मानसिंग मोरे	19/09/2024 10:03:53 AM	अजित मानसिंग मोरे M 1250082649135407104
2	मिहून वेणार शिवांजली अजित मोरे	19/09/2024 10:04:57 AM	शिवांजली अजित मोरे F 1250086086719656640
3	मिहून वेणार मे.उम्रती अशोसिएटस तर्फे भागीदार श्री राजन एन बांदेलकर यांचे कु.मु. म्हणून श्री रीनक राजन बांदेलकर यांचे तर्फे कु.मु. म्हणून श्री सुरज सुरेश मोरे	19/09/2024 10:05:57 AM	सुरज सुरेश मोरे M 1262341439603892224

शिक्का क्र.4 ची वेळ:19 / 09 / 2024 10 : 05 : 58 AM

शिक्का क्र.5 ची वेळ:19 / 09 / 2024 10 : 06 : 02 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Tirane 2



Date : 09.10.2024

To,
The Branch Manager,
Bank of Maharashtra TMC Branch
Thane

Dear Sir

With reference to Oral Instructions dated 08.10.2024, AND on the basis of the original title documents forwarded to us pertaining to the aforesaid immoveable property and other information provided by you and on your instruction, I have concluded a detailed search and investigation and submit our report as under

1.	Subject	Title Report on Property BEING Flat No.2403 admeasuring about 36.68 sq.mts, 24 th Floor, Building No.A-4, Raunak Bliss, Survey Nos. 21/1, 21/3, 21/4, 21/5, 21/6, 21/7, 21/8A, 21/8B, 65/1, 65/2, 66/1, 66/2, 66/4, 66/6, 66/7, 66/8, 66/9, 66/10, 66/11, 66/12, 66/13, 66/14, 66/15, 66/16, 66/17, 71/1, 72/8, Village Owale, Taluka and District Thane together with car parking space
2.	Name of the Branch	TMC Branch
3.	Name of the Borrower	[1] Ajit Mansing More [2] Shivanjali Ajit More
4.	Address of Borrower	HAVING address at Plot No.22, S.R. No.178B, Laxmi Park Colony, Divyanagari Post Ambedare, Satar 415002

5. Description of the Documents Scrutinised

Sr. No.	Date of Execution of Document	Details of registration Document conveyance	of / office	Place sub-regd	Property falls under sub-Registrar	Remarks
A.	19.09.2024	Agreement	for	Thane	Thane	original

		Allotment dated 19.09.2024 bearing Serial No. TNN-2-24964-2024 bearing Registration Receipt No.27989			
B.					
C.					
D.					

6. Description of property /properties / Nature of Title :

Name of the Owner / Mortgagor of Flat	[1] Ajit Mansing More [2] Shivanjali Ajit More
Name of the owner/ Developer of Land properties	Unnathi Associates
Extent of Area land property [in Acres/ Hec / Sq.mts]	_____ sq.mts [Project Area as per RERA]
Survey No/ Gut No./CS No./ CCS No./ CTS No./ F.P. No. House No..	Survey Nos. 21/1, 3, 4, 5, 6, 7, 8A, 8B, 72/8, 71/1, 66/1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 65/1, 65/2
Is property Leasehold / freehold /Govt.grant etc.	Freehold / Leasehold
Details of Flat / Shop/ Unit / Premises	Flat No.2403 admeasuring about 36.68 sq.mts, 24 th Floor, Building No.A-4, Raunak Bliss, Survey Nos. 21/1, 21/3, 21/4, 21/5, 21/6, 21/7, 21/8A, 21/8B, 65/1, 65/2, 66/1, 66/2, 66/4, 66/6, 66/7, 66/8, 66/9, 66/10, 66/11, 66/12, 66/13, 66/14, 66/15, 66/16, 66/17, 71/1, 72/8, Village Owale, Taluka and District Thane together with car parking space

Nature of Flat/ Shop / Unit	Flat
Residential/ commercial industrial/ Agri.	Residential
Is photo of owners affixed (If not be taken after verification)	N/p
Location	Village Owale Taluka & District Thane
Boundaries	As per RERA / Documents
Towards North	30 mt Wide D.P. Road
Towards South	40 mt Wide D.P. Road
Towards East	30 mt Wide D.P. Road
Towards West	40 mt Wide D.P. Road

6.. **Search in Sub-Registrar's Office:** Sub-Registrar office, Thane

i) **Location of Property** : Flat No.2403 admeasuring about 36.68 sq.mts, 24th Floor, Building No.A-4, Raunak Bliss, Survey Nos. 21/1, 21/3, 21/4, 21/5, 21/6, 21/7, 21/8A, 21/8B, 65/1, 65/2, 66/1, 66/2, 66/4, 66/6, 66/7, 66/8, 66/9, 66/10, 66/11, 66/12, 66/13, 66/14, 66/15, 66/16, 66/17, 71/1, 72/8, Village Owale, Taluka and District Thane together with car parking space

ii) **Investigation, Flow / Tracing of Title and Search**

a) Search in the office of Sub- Registrar of Assurances

Search in respect of aforesaid property was carried out by me in the office of Sub-Registrar for the year from 1994 to 2024 i.e last 31 years .

1994]	NIL
1995]	NIL
1996]	NIL

66/14, 66/15, 66/16, 66/17, 71/1, 72/8, Village Owale, Taluka and District Thane together with car parking space and offered as security by way of simple mortgage/Equitable Mortgage. I certify that the documents of Title referred to in the Opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage.

I have also taken search with the Sub-Registrar of Assurances & Record of Rights for last **31** years (Original fee receipts enclosed). I do not find anything adverse which would prevent the title holders from creating a valid mortgage. The statements and other information given in the report are correct and true.

I certify that [1] Ajit Mansing More [2] Shivanjali Ajit More derives Valid, clear and marketable title over the property/ies shown above. I further certify that the documents of title referred to under the opinion ~~if executed and registered~~, who become perfect evidence of right, title and interest of the borrower / mortgagor and that if the said simple mortgage/equitable mortgage by deposit of title deeds created in the manner required by law, it will satisfy the requirements of creation of simple mortgage/equitable mortgage

I certify that there are no prior mortgage / charges / encumbrances whatsoever, EXCEPT PROJECT FINANCE BY ICICI BANK LTD as could be seen from the Encumbrance Certificate for the Period from 1994 to 2024 pertaining to the immovable property covered by the above said Title Deeds.


अ.स. राजकुमार मिश्रा
वकील उच्च न्यायालया w.e.f. 04.08.2000

I certify that [1] Ajit Mansing More [2] Shivanjali Ajit More derives, **valid, clear, absolute and marketable title over property** shown above free of any encumbrances, charge or claim, subject observance of terms and conditions of Agreement and payment of consideration. I have examined, compared and verified the Original Registered Agreement for Allotment dated 19.09.2024 lodged for registration under Serial No. TNN-2-24964-2024 and certify it to be **Original and Genuine**. There is no legal impediments for creation of the mortgage under any applicable law / rules in force. We certify that the mortgage over the said property can be enforced through process of law including under the provisions of SARFAESI Act for recovery of dues to the Bank.

Yours Faithfully,



Rajkumar R Mishra
Advocate High Court

Encl : Search Challan
Index II

Scan copy of Registered Agreement for Allotment dated 19.09.2024 lodged for registration under Serial No. TNN-2-24964-2024 downloaded from <https://esearchigr.maharashtra.gov.in> bearing Rubber Stamp of Advocate together with Receipt

Ajit .m. More Housing

27,50,000/-

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