

536/21006

गुरुवार, 24 ऑक्टोबर 2024 12:53 म.नं.

दस्त गोषवारा भाग-1

टनन9

६६ १००

दस्त क्रमांक: 21006/2024

दस्त क्रमांक: टनन9 /21006/2024

बाजार मूल्य: रु. 28,78,195/-

मोबदला: रु. 49,90,000/-

भरलेले मुद्रांक शुल्क: रु.2,99,400/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दु. नि. सह. दु. नि. टनन9 यांचे कार्यालयात

पावती:22503

पावती दिनांक: 24/10/2024

अ. क्रं. 21006 वर दि.24-10-2024

सादरकरणाचे नाव: श्वेता दशरथ डिचोलकर

रोजी 12:50 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृथांची संख्या: 100

एकुण: 32000.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Thane 9

सह दस्तावेज निबंधक वर्ग २ ठाणे क. ९

Sub Registrar Thane 9

सह दस्तावेज निबंधक वर्ग २ ठाणे क. ९

दस्तावेजाप्रकार: करारनामा

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

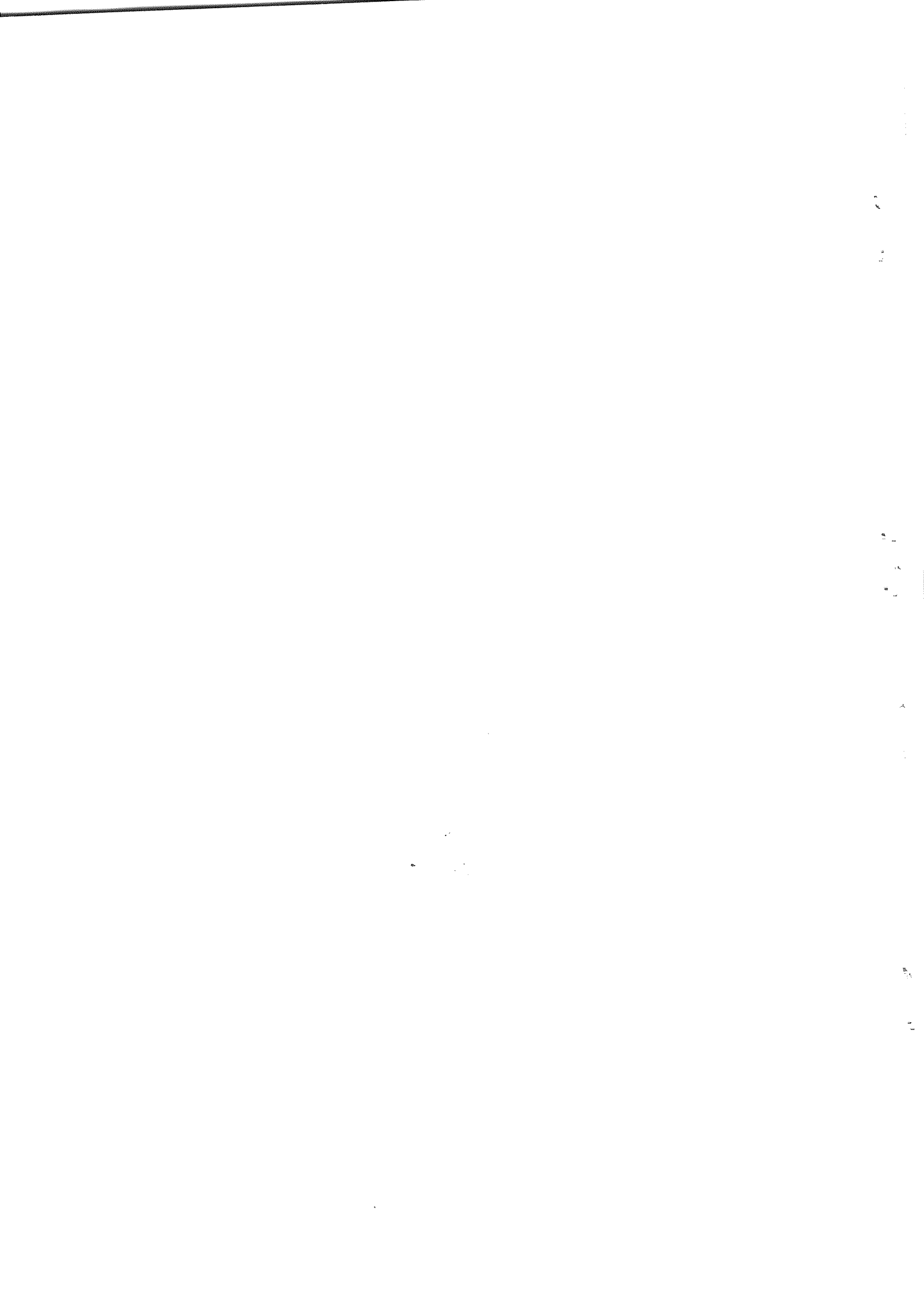
शिवका क्रं. 1 24 / 10 / 2024 12 : 50 : 22 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 24 / 10 / 2024 12 : 52 : 10 PM ची वेळ: (फी)

भारतीय न्यायपालिका यांनी, सर्व दस्तावेजांचे पाडणेचे पुरेचे
 कोणत्याही ठिकाणी नोंद घ्यावी. नोंद घ्यावी / पाडणेचे
 आदेश देण्याचे अधिकार अधिकारी, 1. पाडणे करणे 82
 याचे कोणत्याही ठिकाणी नोंद घ्यावी. पाडणेचे पुरेचे.



श्री अमिता द डिचोलकर



Receipt (pavti)

536/21006

पावती

Original/Duplicate

Thursday, October 24, 2024

नोंदणी क्र.: 39म

12:53 PM

Regn.: 39M

पावती क्र.: 22503 दिनांक: 24/10/2024

गावाचे नाव: कळवा

दस्तऐवजाचा अनुक्रमांक: टनन9-21006-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: श्वेता दशरथ डिचोलकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:12 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

बाजार मुल्य: रु.2878195.32/-

मोबदला रु.4990000/-

भरलेले मुद्रांक शुल्क : रु. 299400/-

ग्रह दय्यम निबंधक वर्ग २ ठाणे क. ९

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024247207967 दिनांक: 24/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010281758202425E दिनांक: 24/10/2024

बँकेचे नाव व पत्ता:

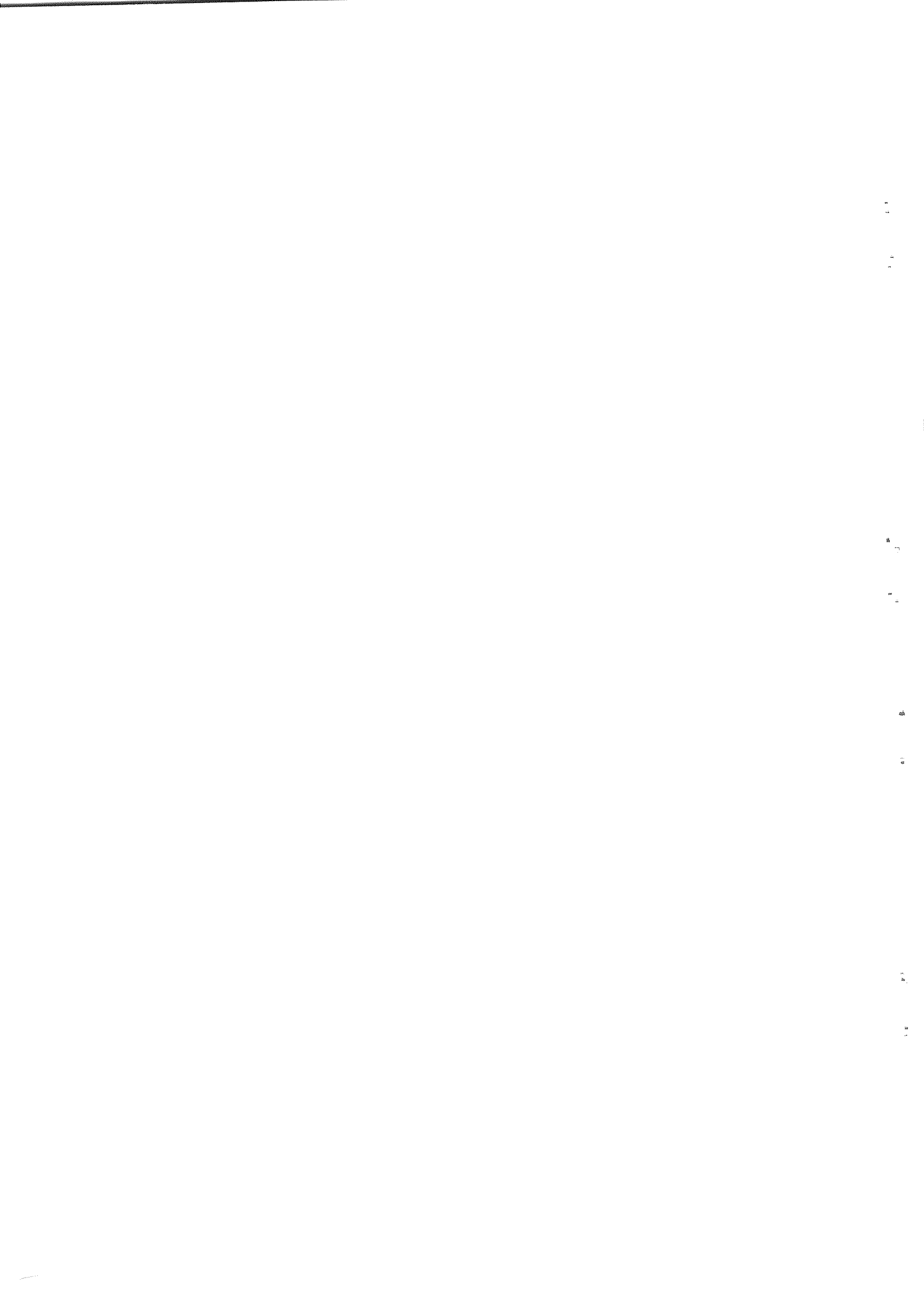
मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) :

(Signature)

मुद्रांक शुल्क माफी

असल्यास तपशिल





सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

24/10/2024

दस्त क्रमांक : 21006/2024

नोंदणी :

Regn:63m

गावाचे नाव : कळवा

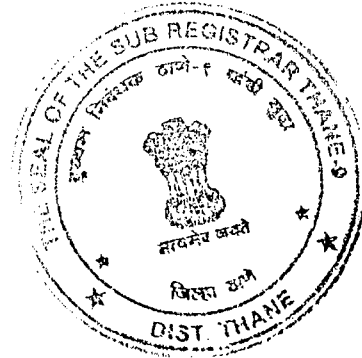
(1) विप्रेखाचा प्रकार	करारनामा
(2) मोबदला	4990000
(3) वाजारभाव (भाडेपट्ट्याच्या वायनितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2878195.32
(4) भू-मालक, पोटद्विग्या व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: झोन नं. 14/57-10ई, मोजे कळवा, ता. जि. ठाणे येथील सर्व्हे नं. 352/3ए, मिटीएस नं. 1721 बी/4, 1721 बी/5, सदनिका क्र. 903,9 वा मजला, सी विंग, अंबर गॅलेक्सी विल्डिंग, कळवा, विटावा, ठाणे... सदनिकेचे क्षेत्र 42.21 चौ.मी. कार्पेट, एन्क्लोज बाल्कनी क्षेत्र 1.69 चौ.मी., फ्लॉवर बेड क्षेत्र 7.06 चौ.मी., एकुण क्षेत्र 50.96 चौ.मी. कार्पेट (Survey Number : 352/3A, CTS No. 1721B/1, 1721B/5 ;)
(5) क्षेत्रफळ	1) 50.96 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-स्वामी कन्स्ट्रक्शन तर्फे प्रोपरायटर पंढरीनाथ गिताराम पाटील यांच्या तर्फे कवली जवाब देणारे कु.भु. म्हणून संतोष दिवाणजी विचारे वय:-54; पत्ता:-प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: 301, दिग्गज भजशा, आनंद पॅलेस, टेंभी नाका, ठाणे पश्चिम, ब्लॉक नं. .. रोड नं. .. महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:- AJAPP1329G
(8) दस्तावेज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-श्वेता दशरथ डिचोलकर वय:-38; पत्ता:-प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: ग/102, गोपाळ कृष्ण सोसायटी, दामोदर विटावकर मार्ग, ठाणे बेलापुर रोड, विटावा, कळवा, ठाणे, ब्लॉक नं. .. रोड नं. .. महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AVGPJ4600C 2): नाव:-कविता दशरथ डिचोलकर वय:-66; पत्ता:-प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: ग/102, गोपाळ कृष्ण सोसायटी, दामोदर विटावकर मार्ग, ठाणे बेलापुर रोड, विटावा, कळवा, ठाणे, ब्लॉक नं. .. रोड नं. .. महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ASXPD0922B
(9) दस्तावेज करून दिल्याचा दिनांक	24/10/2024
(10) दस्त नोंदणी केल्याचा दिनांक	24/10/2024
(11) अनुक्रमांक, खंड व पृष्ठ	21006/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	299400
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शून्य	

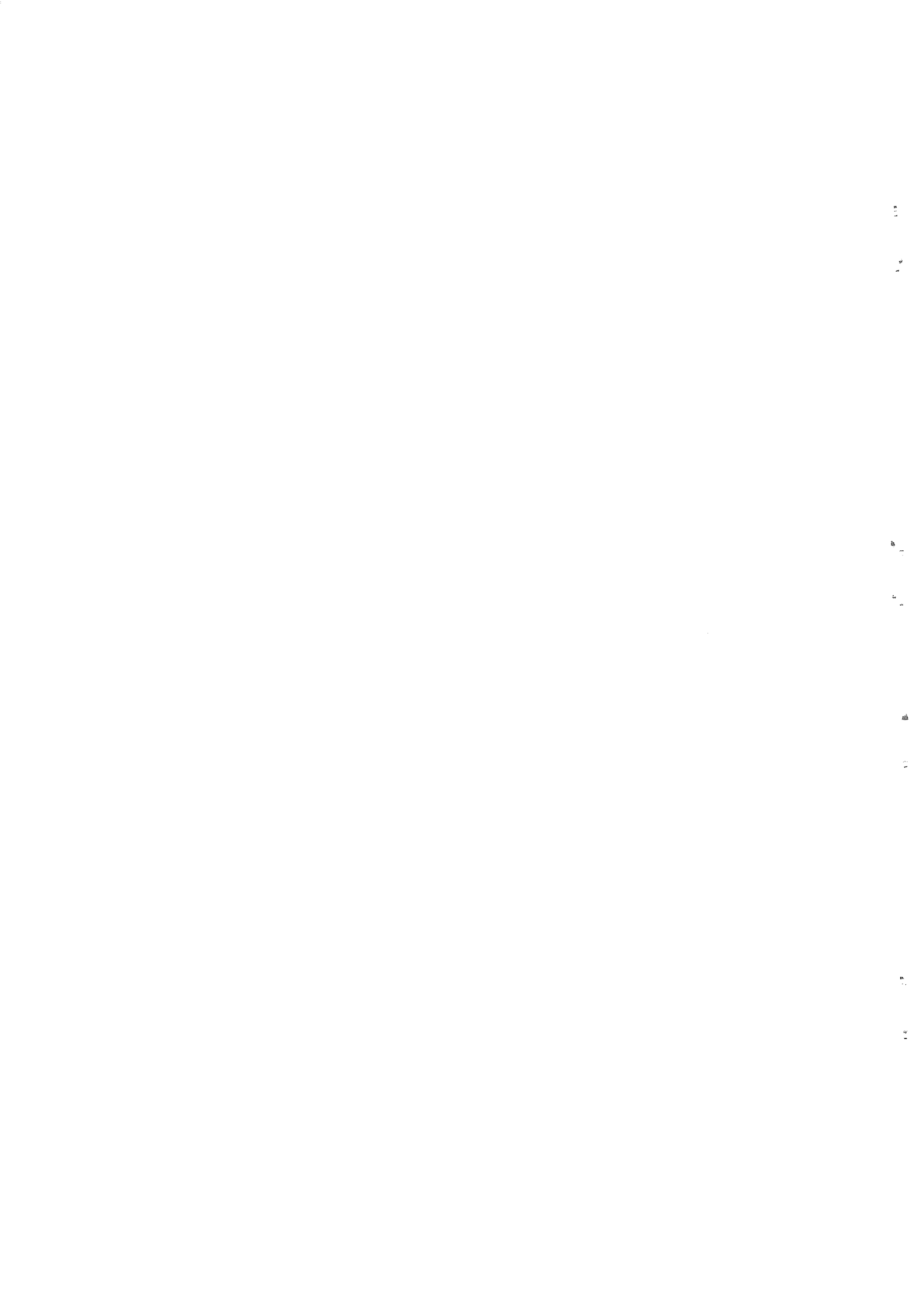
सह दुय्यम निबंधक वर्ग २ ठाणे क. ९

मूल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
Valuation ID	202410244232
24 October 2024, 12:37:19 PM	
टनन 9	
मूल्यांकनाचे वर्ष	2024
जिल्हा	ठाणे
मूल्य विभाग	तालुका : ठाणे
उप मूल्य विभाग	14/57-10ई मध्ये रेल्वे (मेन) च्या दक्षिणेकडील सर्व भुभाग ; संरक्षित जंगल वगळून ; टिका नंबर 9अ
क्षेत्राचे नांव	Thane Municipal Corporation
सर्व्हे नंबर /न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
खुली जमीन	निवासी सदनिका
12200	48900
कार्यालय	दुकाने
56500	75500
औद्योगिक	मोजमापनाचे एकक
56500	चौ. मीटर
बांधीव क्षेत्राची माहिती	
बांधकाम क्षेत्र (Built Up)-	56.056 चौ. मीटर
बांधकामाचे वर्गीकरण-	1-आर सी सी
उद्भवान सुविधा -	आहे
मिळकतीचा वापर-	निवासी सदनिका
मिळकतीचे वय -	0 TO 2वर्षे
मजला -	5th to 10th Floor
मिळकतीचा प्रकार-	बांधकामाचा दर-
कार्पेट क्षेत्र-	50.96 चौ. मीटर
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.51345/-
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
	= (((51345-12200) * (100 / 100)) + 12200)
	= Rs.51345/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 51345 * 56.056
	= Rs.2878195.32/-
Applicable Rules	= 3, 9, 18, 19
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इभारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
	= A + B + C + D + E + F + G + H + I + J
	= 2878195.32 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs.2878195/-
	= ₹ अठ्ठावीस लाख अठ्ठाहत्तर हजार एक शें पंचाण्णव /-

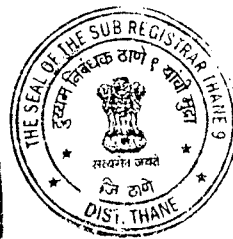
Home

Print

टनन - ९

दस्त क्र. 2900E/2024

9/900







CHALLAN
MTR Form Number-6



GRN	MH010281758202425E	BARCODE			Date	23/10/2024-16:10:10	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	THN9_THANE NO 9 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AVGPJ4600C			
Location	THANE			Full Name	SHWETA DASHARATH DICHOLKAR			
Year	2024-2025 One Time			Flat/Block No.	FLAT NO. 903, 9TH FLOOR			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	299400.00		Road/Street	C WING, AMBER GALAXY			
0030063301	Registration Fee	30000.00		Area/Locality	KALWA, VITAVA, THANE			
				Town/City/District				
				PIN	4	0	0	6
				Remarks (If Any)				
				SecondPartyName=SWAMI CONSTRUCTION-CA=4990000				
				Amount In	Three Lakh Twenty Nine Thousand Four Hundred Rupee			
Total			3,29,400.00	Words	s Only			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332024102318570	2895666366			
Cheque/DD No.		Bank Date	RBI Date	23/10/2024-16:11:10	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9930796282

सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

टनन - ९
दस्त क्र. २९००६/२०२४
२/९००





AGREEMENT FOR SALE OF APARTMENT

THIS AGREEMENT FOR SALE OF APARTMENT is made and entered into at - Thane this 24th day of October 2024 BETWEEN

SWAMI CONSTRUCTION through its Proprietor **SHRI. PANDHARINATH SITARAM PATIL**, having its office at 301, 3rd floor. Anand Palace, Tembi Naka, Thane (W), Thane 400 601, hereinafter referred to as the "**OWNER/PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and includes all the members of the said HUF and their respective heirs, executors, administrators, and assigns) OF THE FIRST PART.

AND

1. **MISS. SHWETA DASHARATH DICHOLKAR**, Aged 38 years, PAN CARD NO. **AVGPJ4600C**, Aadhar Card No. **4435 2365 6691**, Occupation _____,

2. **MRS. KAVITA DASHRATH DICHOLKAR**, Aged 66 years, PAN CARD NO. **ASXPD0922B**, Aadhar Card No. **3303 0709 3982**, Occupation _____, having address at : - A/102, Gopal Krishna Soc, Damodar Vitawkar Marg, Vitawa, Thane Belapur Road, Thane - 400605., 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 his/her/their respective heirs, executors, administrators and assigns) OF THE OTHER PART.

AND WHEREAS

- a) One Peer Samsuddin Saheb Dargah & other Peer Dawoodshah Dargah of Kalwa Thane who are Public Charitable and Religious Trust, registered with the Charity Commissioner Greater Bombay as a Public Trust & bears registration No. PTRB-175 (THANE) & PTR 8-174 respectively (under Bombay Public Trust Act, 1950), these Trusts were jointly seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcels of land admeasuring 59 R. 2 Prati, equivalent to 5920 sq mtrs, or thereabouts situate, lying and being at Village Kalwa, Taluka and District Thane, within the limits of Thane Municipal Corporation and in the Registration District and Sub-District of Thane bearing S.No. 352/3 and more particularly described in the schedule hereunder written & hereinafter for brevity's sake to be referred to as the "said trust property".

र न न - ९
दस्त क्र. 29006/2024
3/900



[Signature]

[Signature]

श्री. कविता ड. दिचोकर

- b) As per Revenue Record since prior to the year Mr. Farooq Latif Hase & 4 others and Smt. Begambi Mohammed Sayeed Sangulkar & 2 others were the Vahivatdars of the said trust.
- c) Since prior the year 1953 one Shri. Pandurang B. Bandre was cultivating the said trust property & hence vide M.E.No. 1078 dated 20/04/1953 pursuant to Taluka order dated 24/09/1952 his name was entered into Other Right's coloumn as the Tenant.
- d) The said Shri. Pandurang B. Bandre died on 08/01/1966 leaving behind him his two wives viz. Pavasubai & Sonubai, 4 married daughters & two sons viz. Gajanan & Narayan, however all heirs gave statement before the Talathi & hence only name of Narayan & Gajanan's son Ramdas was entered in place & stead of the said Pandurang vide M.E. No. 1695 dated 12/04/1968.
- e) One Shri. Pandurang Rama Patil claimed tenancy right in respect of land admeasuring 31R, 11P, out of the said Trust property. The ALT & Addl. Tahasildar Thane declared him as tenant in respect of the said area vide his order dated 28/03/1970 & accordingly his name was entered into the other right column vide M.E. No. 1851 dated 21/04/1970

f) As the said land was cultivated by Tenants the Trust was not in a position to generate much income for the trust & hence, considering the change in the development trend in the region the Trust decided either to develop or sale

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दस्त क्र. 2900E/2028
8/900



dispose of the said land & hence the liability of the tenants if some good price

- is offered
- g) Accordingly the Trust has invited tenders & then moved application bearing no. 914/244/92 dated 10/03/1992 us: 36 of the BPT Act 1950 for permission to sell. transfer or convey part of the said trust property.

h) The Joint Charity Commissioner Maharashtra State Bombay vide his order dated 24/11/1993 bearing No. 3/14/244/92-APP/1-24/AUG/93 was pleased to

[Handwritten signature]
2

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सौ. कविता द. डिचोकर

accord sanction under section 36 (1) (a) of BPT Act 1950 to the sale of part of the said property of the trust viz. the said Shri. Samsuddin Dargah Trust bearing S.No. 352, Hissa 3 (pt) falling on Western side of the said property, admeasuring 2960 sq.mts, or thereabout at or for a consideration of Rs. 1,48,000/- (Rupees One Lakh Forty Eight Thousand only) in favour of one Mr. Pandharinath Sitaram Patil the Karta of the Patil Joint family ie, the Promoter / Owner herein.

- i) Accordingly by a Deed of Sale dated 23/12/1993 registered with the Sub-Registrar of Assurances, Thane under Sr. No. 298 of 1994 on 20/01/1994 the said Trust had sold, assigned, transferred and conveyed part of the said land admeasuring 2960 sq. mts. to the Promoter / Owner for the consideration and upon the covenants more particularly setout in the said Agreement. So also by oral agreement agreed to sell balance area admeasuring 2960 sq. mtrs for same consideration.
- j) However, due to technical difficulties the said oral agreement for sale was not made into written Agreement, and not registered hence the owner / promoter herein approached the said trust with a request to allow him to develop the balance property of the said trust including the part property already acquired by him and accordingly the trustees of the said two trusts viz. Shri. Samsuddin Saheb Dargah and Shri. Dawood Shah Dargah executed two separate irrevocable General Power of Attorney both dated 23/12/1997 and thereby allowed the said Shri. P. S. Patil to develop and sell the said trust property.
- k) The owner/promoter caused the said trust to obtain clearance under Urban Land (C & R) Act 1976 in respect of its holding and at the instance of one of the trustees Shri. Faruk Abdul Latif Hase, the Addl. Collector & Competent Authority. Thane Urban Agglomeration vide his certificate of exemption under section 19 (i) (iv) under the said Act vide order dated 15/06/2004 exempted the said trust property.

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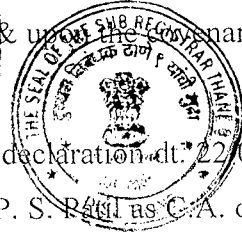
- l) By an Agreement dt. 15/06/2004 executed between Narayan Patil Bandre the possession holder of area admeasuring 2400 sq. mts. & the said Shri. P.S. Patil the said Bandre sold, transferred released & relinquished all

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his right, title & For interest including possessory right in respect of the said area in favour of the said Shri. P. S. Patil L.e. Owner / Promoter herein for the consideration & upon the terms & conditions more particularly setout therein.

- m) The said Shri. P. S. Patil i. e. the Owner/Promoter on the strength of the said two Power of Attorney prepared layout and building proposal thereby proposing to erect 4 independent buildings viz. Bldg. "A" having FSI 14000 sq.ft. Bldg. "B" having FSI 14000 sq.ft. Bldg. "C" having FSI 14000 sq.ft. and Bldg. "D" having FSI 14000 sq.ft. on the said trust property.
- n) Subsequent thereto the said Shri. P. S. Patil i.e. the Owner/Promoter herein submitted the said layout and building proposal to the Thane Municipal Corporation and it has approved the same under permit No. VP 94/002/TMC/TDDP/TPS/344, dated 01/09/2006.
- o) By a regd. Deed of conveyance dt. 24/06/2008 registered under No. 3720/08 with the Sub-Registrar of Assurances Thane, executed between Smt. Begam B Mohammed Sayeed Sangulkar & 2 others being the Vendors, and the Owner/Promoter herein being the Purchaser, the said Vendors have sold. transferred, assigned & conveyed the part property admeasuring 2060 sq mts (pursuant to the said oral of Agreement dt. 23/12/1994 regd under declaration dt 21/02/2008 under no 178/2008in favour of the Owner/Promoter for the consideration & upon the terms & conditions more particularly setout therein.

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- p) Under a regd. declaration dt. 22/09/2008 (registration no. 5148/08) made by the said Shri. P. S. Patil as C.A. of Shri. Farroq Abdul Latif Hase & Ors. the owners of said property, for handing over of possession of a portion of land admeasuring 1538.13 sq. mts. falling in D.P. Road, and 499.38 sq.mts, reserved for bus stand. to the T.M. Corporation in connection with Vikas Prastav no. 94/002 The declaration was made as owners of land admeasuring 2960 sq. mts. (share of Smt. Sangulkar & Ors.) and C. A. to Mohammed Farooq Abdul Latif Hase & Ors. the Owner of land admeasuring 2960 Sq.mts. and as C.A to possession holder Shri. Pandurang Rama Patil (area 3200 sq.mts.).

(Signature)

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- q) By an Agreement for Development dt. 31/05/2008 executed between the Owner/Promoter being the Owners therein referred to of the First Part and (1) M/s. Peer Samsuddin Sahib Dargah Trust Kalwa-Thane & (2) M/s. Dawoodshah Dargah Trust Kalwa-Thane being the Confirming Party therein referred to of the Second Part & one M/s. Amber Built Thane being the Developers therein referred to of the Third Part, the Owner/Promoter herein with the consent of the Confirming Party had entrusted the development cum sale rights in respect of the said property in favour of the said M/s. Amber Built for the consideration upon the terms & conditions more particularly setout in the said Agreement for Development dt. 31/05/2008.
- r) Pursuant to the said agreement, the said Owner/Promoter have also executed an Irrecoverable General Power of Attorney in favour of the partners of the said M/s. Amber Built to enable them to develop and sell the said property.
- s) Pursuant to the said agreement, the said Owner/Promoter have also handed over the vacant & peaceful possession of the said property to the said M/s. Amber Built in the capacity of an irrevocable licensee, to enable them to develop and sell the said property.
- t) The said Agreement for Development dt. 31/05/2008 though executed was remained to be got registered & hence, by a Deed of Confirmation dt. 23/06/2009 executed between the aforesaid parties in the same capacity, they got registered the said Agreement for Development dt. 31/05/2008 by affixing appropriate stamp duty to the said Deed of Confirmation under 3148/2009 on 23/06/2009.
- u) As per the said Agreement for Development dt. 31/05/2008, the M/s. Amber Built have acquired development cum sale rights in respect of all the 4 plots viz, plot no. 'A', 'B' 'C' & 'D'. however in respect of plot no. 'A' only for monetary consideration & for other plots only for constructed area at 50% of the total constructed area of the respective buildings to be erected on the said plots.

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- v) The said M/s. Amber Built decided to develop the said property phase wise & in the I phase developed plot 'A' & 'B'.
- w) Pursuant to the said sanctioned building plan the Owner/Promoter have submitted N. A. proposal to the Collector Thane vide their application dated 27/04/2007 & in response thereto the Collector Thane granted N.A. permission under his order No. MAHSUL/K-1/NAP/SR/128/7 dt. 17/06/2008.
- x) Subsequent thereto upon complying with the conditions under the permit, the Thane Municipal Corporation has granted CC under VP No. 94/002/TMC/T00/20 dated 13/04/2010.
- y) As in the Agreement at 15/06/2004 executed by Shri. Narayan P Bandro, the heirs of Gajanan's son Shri Ramdas's heirs were not joined, by a registered Deed of Release at 14/01/2011 registered with the Sub Registrar of Assurances Thane-5 on 14/01/2011 under Sr No. 440/2011 executed between Mis. Peer Samsuddin Saheb Trust being the Releases & the said Shri. Narayan Pandurang Bandre and the heirs of Ramdas Gajanan Bandre, Shn. Darshan & Harshad Ramdas Bandre being the Releasers, the said Narayan P. Bandre & 2 ors.. released & relinquished whatever right, title & or interest they have in or over part of the said property admeasuring 2400 sq mtrs except the small portion admeasuring 165 sq mtrs; whereon their house premises is standing

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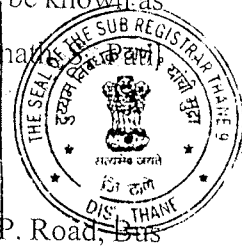
which bears house No. 4058 and duly assessed under property No. 4050548, for the consideration of the said agreement more particularly setout therein.

- z) Pursuant to the said sanctioned plan & the said C.C. the M/s. Amber Built had commenced the construction of the building A & B on the said property and have completed the construction thereof). The said M/s. Amber Built have decided to develop the said property parawise and in I phase & in the II phase have decided to develop plot 'C' & 'D' the said Amber build allotted 50% constructed area to the Owner/Promoter.

Amber Built
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- aa) On the strength of the aforesaid Power of Attorney the said M/s. Amber Built have submitted a building proposal through their Architect M/s. Ulhas G. Pradhan in respect of Plot "C" & Plot 'D' jointly & got the building plan sanctioned from the Thane Municipal Corporation under Permission No. V.P. No. 94/002/TMC/TDD/317 dt. 28/02/2013 for combined Building "C". So also the TMC Granted Commencement Certificate under the said permission.
- bb) Pursuant to the said sanctioned building plan & the said C.C. the Promoter/Developer herein have commenced the construction of the said building C on the part of said property and as per the said Agreement for Development, the Developers were entitled to sell 50% flats and the Owner/Promoter were entitled to sell 50% flats from the said proposed building "C".
- cc) By a Supplementary Agreement for Development dated 24 January 2014 executed between the said Shri. Pandharinath S. Patil HUF being the Owners/Promoter herein & therein and Developer/Promoter the said M/s. Amber Built therein, the said M/s. Amber Built the Developers/Promoters, have allotted in aggregate constructed area admeasuring 10555 sq.ft. (carpet) equivalent to 16605 sq.ft. (built-up), consisting of 21 flats, in the building C to be known as "Amber Galaxy" to the said Owners/Promoter Shri. Pandharinath S. Patil HUF.
- dd) Considering Reservation area of the said property viz., D. P. Road, Bus stop and other reservation area, the balance area, remained with the Owner/Promoter is at 38R7P and reservation area 20 R5P of and pursuant to Durust Form No.12 dt.11/12/2012 (No. 788/12) the said S. No. was split-up into 3 sub plots viz., the said balance area was allotted S. No. 352/3A area 38R3P, S. No 352/38 area 16R5P and 352/3C area 4 prati. Hereinafter the said balance area is referred to as the project land. The said subdivision of S.No. 352/3 is effected vide M.E.No. 3169 dt. 19/05/2014.
- ee) The Promoter/Owners & the said Amber Built have already consumed FSI against the reservation area in the form of set back and floating FSI on the said balance area while erecting combined Building 'C' upto 7" floor as per

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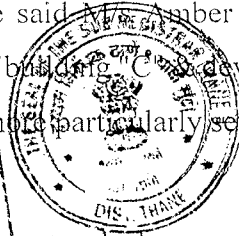
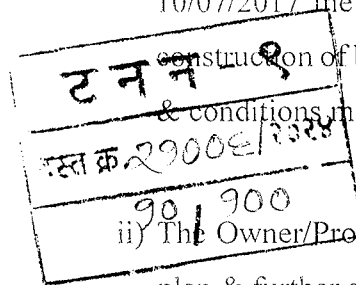
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sanctioned amended building plan bearing V. P. No.94/002/TMC/TDD 263 dt.06/07/2014.

ff) Now as against the said Project land there remained no basic FSI as per the present D.C. RULES of the TMC. However Owner/Promoter can consume floating FSI under TDR Scheme of other properties. So also Premium FSI and any other FSI pursuant to the DC Rules of TMC on the said project land, by getting amended the present sanctioned plan in the form of additional floor; stories on the said building "C" already having 7 upper stories i.e., 8th to 15th above additional floors.

gg) Pursuant to the said Development Agreement dt.31/05/2008 there was provision for consumption of TDR, FSI, that the owner to procure TDR, FSI at his cost & expenses and M/s. Amber Built to construct additional floors on C building and apportioned the additional constructed area in the ratio of 50%, 50% in view thereof the said M/s. Amber Built erected building "C" is plinth & columns of such a strength to sustain weight upto 15 upper floors.

hh) Though there was provision for consumption of TDR, FSI there arose some dispute between the Owners & Amber Built and upon amicable settlement the Amber Built agreed to surrender its right to further erect the building C by consumption of TDR, FSI, in favour of Owner/Promoter. Accordingly by a Second Supplementary Development Agreement dt. 10/07/2017 the said M/s. Amber Built surrendered its said right of further construction of building C & development of said project Land, on the terms & conditions more particularly setout in the said Agreement.



ii) The Owner/Promoter declares, agrees & confirms that as per the sanctioned plan & further amended sanctioned plan, the said Amber Built has completed the construction work of building A, B & C (upto 7 floors) in aggregate having constructed area of 25,465 sq.ft. carpet L.e. Building "A" 7455 sq.ft. carpet fully sold by the Amber Built Building "B" 7455 sq.ft. carpet sold by the Owner/Promoter 50% each, and Building "C" 10555 sq.ft. carept, i.e. 50% sold by Amber Built, and 50% of the Owner/Promoter have also sold all and

Amber Built
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50. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

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

Name of Allottee :- **1. MISS. SHWETA DASHARATH DICHOLKAR,**

2. MRS. KAVITA DASHRATH DICHOLKAR

(Allottee's Address) :- A/102, Gopal Krishna Soc, Damodar Vitawkar Marg,
Vitawa, Thane Belapur Road, Thane – 400605.

Notified Email ID: _____

M/s Promoter name :- **SWAMI CONSTRUCTION**

through its Proprietor

SHRI. PANDHARINATH SITARAM PATIL

(Promoter Address) :- 301, 3rd floor. Anand Palace, Tembi Naka, Thane (W),
Thane 400 601.

Notified Email ID: _____

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

52. JOINT ALLOTTEES

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

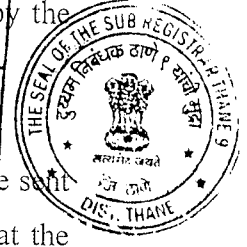
53. Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

54. Government Taxes/Cess: - Taxes towards Goods and Service Tax and other Government taxes in whatever shall be borne by the allottee/s.

(Signature)
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(Signature)

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

55.1. 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 _____ 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 above written.

THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

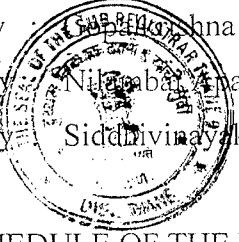
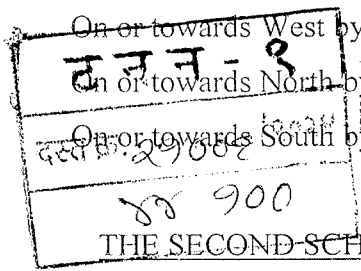
All that pieces or parcels of land admeasuring 59R, 2 Prati, equivalent to 5920 sq.mtrs. or thereabouts situate lying and being at Village Kalwa, Taluka and District Thane, within the limits of Thane Municipal Corporation and in the Registration District and Sub-District of Thane bearing S. No. 352/3, and bounded as follows:

On or towards East by : Jakat Naka

On or towards West by : _____ Apartment

On or towards North by : Nilambai Apartment

On or towards South by : Siddhivinayak Apartment



THE SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All that pieces or parcels of land admeasuring 3717.72 sq.mtrs. situate lying and being at Village Kalwa (Vitava), Taluka and District Thane, within the limits of Thane Municipal Corporation and in the Registration District and Sub-District of Thane bearing S. No. 352/3, having Corresponding CTS No.1721B/1 area 3098.29 sq. mtrs C.T.S. No.1721B/4 area 546.80 sq. mtrs., C.T.S. No. 1721B/5 area 71.63 sq. mtrs and forming portion of large property more particularly described in the First Schedule written hereinabove and bounded as follows:

On or towards East by : D. P. road

On or towards West by : Road for Sary

On or towards North by : Nilambai Apartment

On or towards South by : C.T.S No. 175A

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

SIGNED SEALED AND DELIVERED)

by the withinnamed)

"OWNER/PROMOTER")

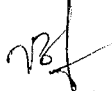


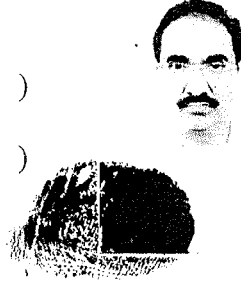
SWAMI CONSTRUCTION)


through its Proprietor)

SHRI. PANDHARINATH SITARAM PATIL)

in the presence of)

1. Vishal B. Fulare 



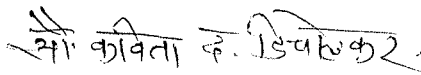
2. Chetan B. Fulare 

SIGNED SEALED AND DELIVERED BY)

THE WITHINNAMED PURCHASER/ALLOTTEE)



1. MISS. SHWETA DASHARATH DICHOLKAR)




2. MISS / MRS. KAVITA DASHRATH DICHOLKAR)



In the presence of

1. 

2. 

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RECEIPT

RECEIVED of and from the withinnamed Purchaser/ Allottee an amount of **Rs. 1,00,000/- (Rupees One Lakhs Only)** by Cheque the EMD & part consideration agreed to be paid) by him/her/them to us in the following manner :-

- 1) **Rs 1,00,000/- (Rupees One Lakhs only)** received by cheque No. **100084**, Dated **28/08/2024**, Bank name **G.P. Parsik Bank, Vitawa, Kalwa, Thane Branch.**



Rs.1,00,000/-



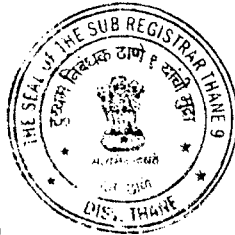
I SAY RECEIVE
SWAMI CONSTRUCTION
through its Proprietor
SHRI. PANDHARINATH SITARAM PATIL
(OWNER/PRMOTER)

in the presence of

WITNESSES:

1. 
2. 

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SCHEDULE 'A'

PLEASE INSERT DESCRIPTION OF THE [APARTMENT/PLOT] AND THE GARAGE/CLOSED PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

SCHEDULE 'B'

FLOOR PLAN OF THE APARTMENT

ANNEXURE - A

Name of the Attorney at Law/Advocate,

Address :

Date :

No.

RE. :

Title Report

Details of the Title Report

The Schedule Above Referred to

(Description of property)

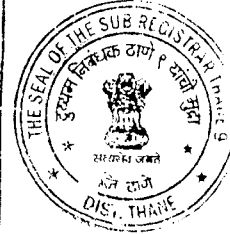
Place:

Dated ...^{24th}...day of ...^{oct}... 2024...

(Signed)


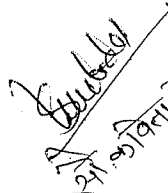
Signature of Attorney-at-Law/Advocate

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दस्त क्र. २१००६/२०२४
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ANNEXURE -B

(Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Promoter to the project land).



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ANNEXURE –C-1

(Authenticated copies of the plans of the Layout as approved by the concerned Local Authority)

ANNEXURE - C-2

(Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

ANNEXURE -D

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE – E

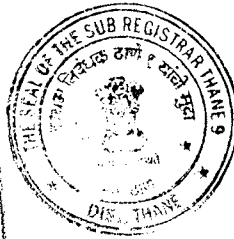
(Specification and amenities for the Apartment),

ANNEXURE –F

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

(Signature)
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ANNEXURE - 'B'**AMENITIES AND SPECIFICATIONS OF THE FLAT**

- 1) Building will be R.C.C. framed structure with ground and upper floors with underground water storage tank with electric pump one R.C.C. overhead water storage tank.
- 2) Bedroom doors will be wooden doors with Solid core flush door, windows will be aluminum sliding or open able with glass.
- 3) Main door will be wooden doors with inside aldrop of steel metal with chain.
- 4) Ceramic flooring tiles in living, Bed & Kitchen.
- 5) Bathroom will be provided with ceramic flooring and dado of 6".00 high full glazed tiles, one direct water connection from overhead water storage with shower also be provided.
- 6) One wash basin will be provided.
- 7) All W.Cs. will have glazed tiles flooring and dado of 6".0 high.
- 8) Cooking platform in kitchen with granite stone on top, with steel sink. Full glaze tiles on top of platform, One direct water connection from overhead water tank.
- 9) The lighting arrangements ill the will be as follow :

LIVING ROOM	:	One light point One plug point One bell point One T.V. point One fan point
BEDROOM	:	One light point One fan point One plug point
KITCHEN	:	One light point One plug point One domestic point One fan point
BATROOM	:	One light point One domestic point One light point
- 10) Building will be painted from outside with cement paint.

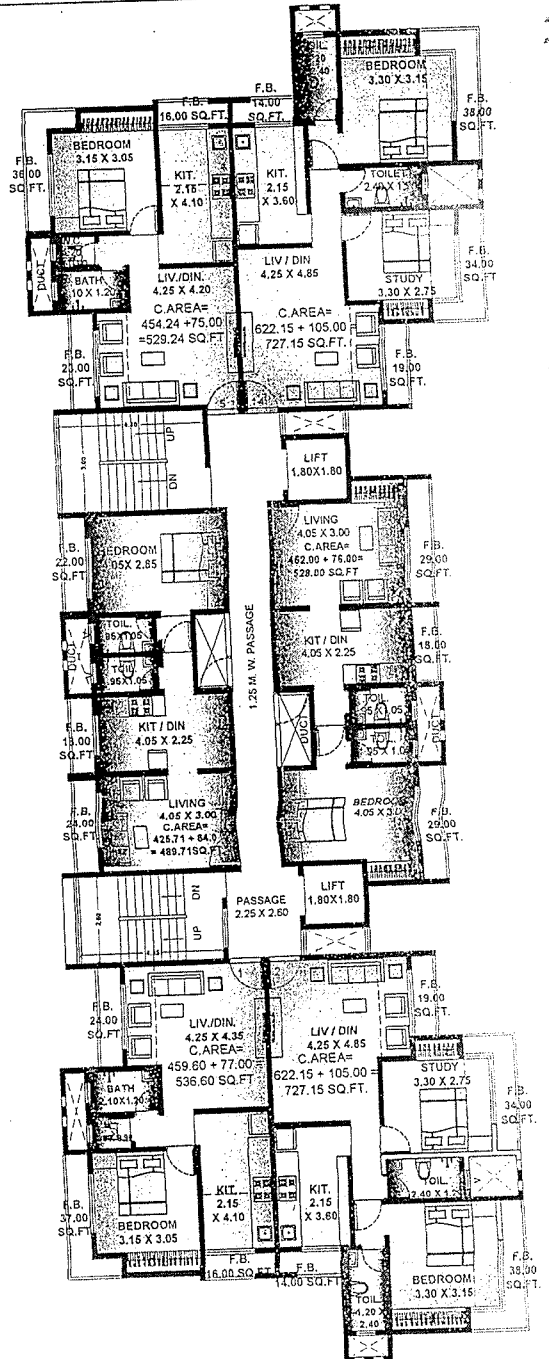
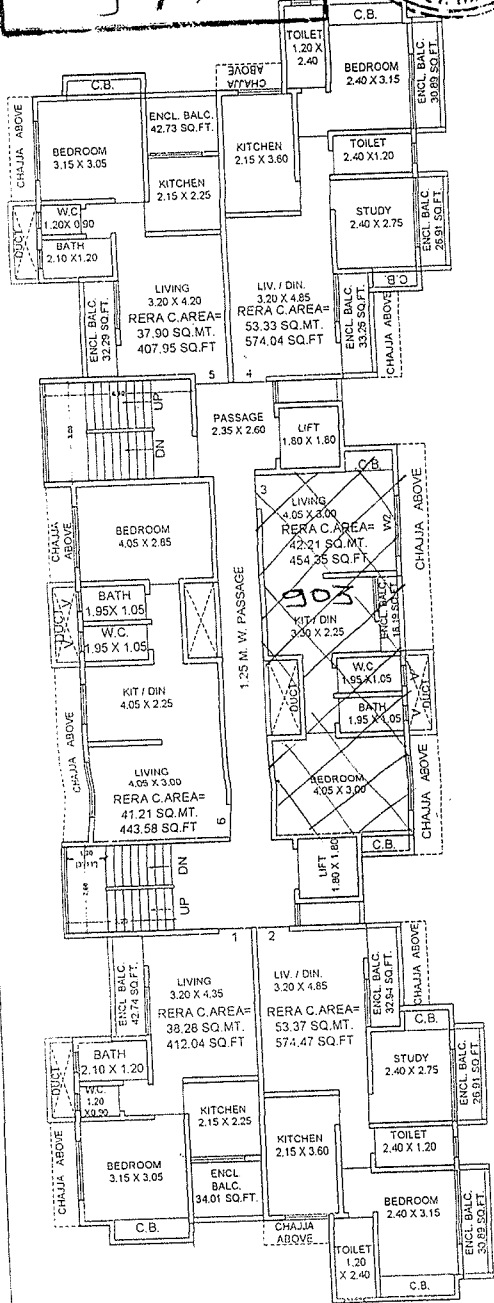
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C/903

MUNICIPAL (9TH & 10TH FLOOR) PLAN OF WING C

FLAT NUMBER	1		2		3		4		5		6	
	1BHK	2BHK	1BHK	2BHK	1BHK	2BHK	1BHK	2BHK	1BHK	2BHK	1BHK	2BHK
RERA CARPET AREA	412.04	38.28	574.47	53.37	454.35	42.21	574.04	53.33	407.95	37.90	443.58	41.21
ENCLOSED BALCONY AREA	76.75	7.13	90.74	8.43	18.19	1.69	91.06	8.46	75.02	6.97	---	---
FLOWER BED AREA	77.00	7.15	105.00	9.75	76.00	7.06	105.00	9.75	75.00	6.96	64.00	5.94
TERRACE AREA	---	---	---	---	---	---	---	---	---	---	---	---
TOTAL USASLE CARPET AREA	565.79	52.56	770.21	71.55	548.54	50.96	770.10	71.54	557.97	51.83	507.58	47.15

SALE PLAN (9TH & 10TH FLOOR) OF WING C

MUNICIPAL AND SALE FLOOR PLAN OF WING C

PROPOSED BUILDING ON PLOT BEARING S.NO-351 H.NO. 3, AT VILLAGE KALWA (VITAWA), THANE (W) FOR: AMBERLAND DEVELOPERS VILLAGEKALWA (VITAWA), THANE (W)
 DRAWN BY - SHIRADHA SCALE - NTS
 CHECKED BY - RESHMA DATE - 13-12

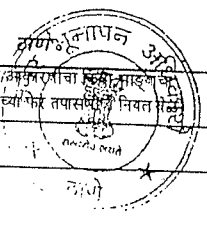
Shiradha
Reshma
 सा. अविता दे. डिप्टे 92

मालमत्ता पत्रक

विभागाध्यक्ष -- कळवा

तालुका/न.भु.मा.का. -- ठाणे

जिल्हा --



नगर भूभाषण क्रमांक / का. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शास्नाला दिलेल्या अक्षरणाचा अर्थ नोंद घ्यावा तपसणीत आणि त्याच्या फार तपासणीची नियत वेळी
१७२१/अ		१७२१/अ	६१८२.३०१	शेती	
			- ५९२०.० चौ.मी.वि.शे. कडे		
			(न.भू.क्र. १७२१ व कडे)		
			२६२.३०१ चौ.मी.		

सूचिभाषिका

हक्काचा मुळ धारक वर्ष २००६ शेती

पट्टेदार

नगर

इतर शी

क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
२२/०७/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख, (महाराष्ट्र राज्य) पुणे यांचे कडील परिपत्रक क्रमांक / न.भू.१/मि.प. अक्षरी नोंद -/२०१५ पुणे दिनांक १६/०२/२०१५ अन्वये मिळकत पत्रिकेवरील नमुद क्षेत्राची अभिलेखा वरून छात्री करून सदर मिळकतीचे अक्षरी क्षेत्र सहा हजार एकशे ब्याऐशी पुणेांक तिनशे एक सदस्यांश मात्र चौ.मी अशी नोंद केली.			फारफार क्र.२०४ घमाण सती - २२/०७/२०१५ न.भू.अ. ठाणे
०८/०७/२०१६	(विनशेती). मा. जिल्हाधिकारी, ठाणे यांचेकडील वि. शे. आदेश क्र. महामुल/क-१/टे-१/एन.ए.पी./एस.आर. १२८/०७ ने दि.१७/०६/२००८ व इकडील अ.ता.वि.शे. मो.र. नं. १०७/२०१६ दि. ११/०३/२०१६ अन्वये न.भू.क्र. १७२१ चे ६१८२.३०१ चौ.मी मधुन पोटविभाजनाने वि.शे कडे वर्ग होणारे ५९२०.० चौ.मी कमी करून त्यास न.भू.क्र. १७२१ चे २६२.३०१ चौ.मी कायम करून त्यांस न.भू.क्र. १७२१अ असा शेज बदल केला व पोटविभाजनाने वि.शे कडे वर्ग होणाऱ्या ५९२०.० चौ.मी नविन १७२१ब अशी मि.प. उघडून सत्ताप्रकार "क" दाखल करून ७/१२ प्रमाणे धारकांची नावे दाखल केली व मा. कार्यकारी अधियंता (श.वि.वि.) ठाणे महानगर पालिका ठाणे यांचेकडील अंतीम मंजूरी संदर्भ क्र. ठमपा/ श.वि.वि. /२३३७ दि. ०८/०६/२०१६ व सह दुय्यम निबंधक ठाणे क्र. २ यांचेकडील घोषणापत्र र.द.क्र. टनन-२/६१५८ दि. १७/०६/२०१६ ताबेपावतीदि. २१ जाने २००२ व इकडील वि.शे. मो.र.नं. १०७/२०१६ अन्वये न.भू.क्र. १७२१ब मधुन पोटविभाजनाने वर्ग होणारे एकुण क्षेत्र २८२१.७१ चौ.मी वजा करून शिल्लक ३०९८.२९ चौ.मी कायम करून न.भू.क्र. १७२१ब ला १७२१ब/१ असा शेज बदल करून पोटविभाजनाने न.भू.क्र. १७२१ब/२ क्षेत्र १५३८.१३ चौ.मी.व १७२१ब/३ क्षेत्र ६६५.१५ चौ.मी अशा स्वतंत्र मि.प. उघडून सत्ताप्रकार "फ" दाखल करून धारक सदरी ठाणे महानगर पालिका ठाणे रस्ता व बस स्टॉप अशी नावे दाखल करून न.भू.क्र. १७२१ब/४ क्षेत्र ५४३.८० चौ.मी ला ७/१२ प्रमाणे धारक " आरक्षण आर जी " व १७२१ब/५ क्षेत्र ७१.६३ चौ.मी ला ७/१२ प्रमाणे धारक पार्थव क्षेत्र व दोन्हीस सत्ताप्रकार "क" दाखल केला.			फारफार क्र.२२२/१६ सती - ०८/०७/२०१६ न.भू.अ. ठाणे

सत्यप्रति

तपासणी करणारा -

खरी नक्कल -



नक्कल आल्याची तारीख १५/०७/१७ नोंदी ३
 नक्कल नगर व खरी नक्कल २०/०७/१७ रूपये १२
 नक्कल जिल्हाधी तारीख
 नक्कल तयार करणार
 नक्कल तपासणी करणार
 एकूण फी १६१

१७/०७/१७
 प्रमुख लिपिक

नगर भूभाषण अधिकारी (पान नं.- १)

टनन-९
 दस्त क्र. २१००६/२०२४
 ५१/१००



मालमत्ता पत्रक

विभाग/मा.जे - कळवा

तालुका/न. भु. मा. का. -- ठाणे

जिल्हा -- ठाणे



नगर भूमापन क्रमांक / फा. फ्लो. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या क्रमांक/मा.जे. तपशील आणि त्याच्या फेर एप्रीशियेशन नियम (खंड २)
१७२१ब/२		१७२१ब/२			
			१५३८.१३	फ	

सुविधाधिकार

हक्काचा मूळ धारक वर्ष

पट्टेदार

इतर भार

इतर शेर

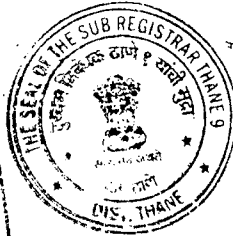
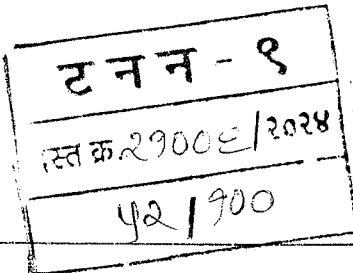
दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
०८/०७/२०१६	(विनशंतीने) मा जिल्हाधिकारी, ठाणे यांचेकडील वि.शे. आदेश क्र. महसुल/क-१/टे-१/एन.ए.पी १२८/०७ दि. १७/०६/२००८ व इकडील अ.ता.वि.शे. मो.र.नं. १०७/२०१६ दि. १९/०३/२०१६ अन्वये न.भू.क्र. १७२१ब/१ मधून रस्त्याकडे वर्ग होणाऱ्या १५३८.१३ चौ.मी ची नविन न.भू.क्र. १७२१ब/२ अशी मि.प. उघडून सत्ताप्रकार "फ" दाखल करून धारक सदरी रस्ता ठाणे महानगर पालिका, ठाणे असे नांव दाखल केले.		रस्ता ठाणे महानगर पालिका ठाणे	फा.सं. क्र. २२२/१६ सर्वे - ०८/०७/२०१६ न.पू.अ. ठाणे

तपासणी करणारा -

खरी नक्कल -

ठाणे

ठाणे



सत्यप्रत

नक्कल आल्याची तारीख १५/०७/१६ जेथी २
नक्कल तयार तारीख १५/०७/१६ रुफये ३००
नक्कल विल्याधी तारीख १५/०७/१६
नक्कल तयार करणार २
नक्कल तपासणी करणार ३१५
एकूण फी ३१५

प्रमुख लिपिक

ठाणे भूमापन अधिकारी

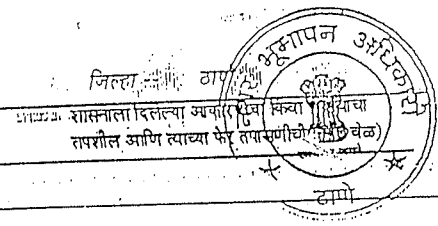
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मालमत्ता पत्रक

दि. १/मौजे -- कळवा तालुका/न.भु.मा.वेग. -- ठाणे

नगर भूमापन प्लॉट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

१७२१च/३ १७२१च/३ ६६५.१५ फ



सुविधाधिकार

हक्काचा मुळ धारक

वर्ष

पट्टेदार

सर्व भार

दिदार

इतर शोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०८/०७/२०१६	(विनशोतीने) मा जिल्हाधिकारी, ठाणे यांचेकडील वि.शे. आदेश क्र. महसुला/क-१/टे-१/एन.ए.पी.१२८/०७ दि. १७/०६/२००८ अन्वये इकडील अ.ता.वि.शे. मो.र.नं. १०७/२०१६ च मा कार्यकारी अभियंता (श.वि.वि.) डा.म.पा कडील अंतीम मंजूरी क्र. डा.म.पा. /श.वि.वि. /२३३७ दि. ०८/०६/२०१६ च सह दुय्यम निचायक ठाणे क्र. २ कडील घोषणापत्र राद.क टनन-२/६१५८ दि. १७/०६/२०१६ अन्वये न.भू.क्र. १७२१च/१ मधून पोटविभागाने वस स्टॉप कडे वर्ग होणारे ६६५.१५ चौ.मी ची नविन न.भू.क्र. १७२१च/३ मि.प. उघडून सत्ताप्रकार "फ" दाखल केला		नस स्टॉप ठाणे महानगर पालिका ठाणे	फेर कार क्र.२२२/१६ सही - ०८/०७/२०१६ न.भू.व. ठाणे

तपसणी करणारा - खरी नक्कल - ठाणे ठाणे

सत्यप्रत

नक्कल आल्याची तारीख ११/११/१७ नोंदी २

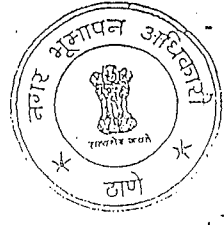
नक्कल तयार तारीख २५/११/१७ रूपये ३०५

नक्कल दिल्याची तारीख १२

नक्कल तयार करणार २

नक्कल तपासणी करणार ३११

एकूण फी ३११



११/११/१७
प्रमुख लिपिक
नगर भूमापन अधिकारी

टनन - १
दस्त क्र. २१००६/२०२४
५३/१००



मालमत्ता पत्रक

विभाग/मोजा -- कळवा तालुका/न. भु. मा. का. -- ठाणे जिल्हा --

सारा मूल्यांकन क्रमांक / फा. प्लो. नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

१७२१४/४ १७२१४/४ ५४६.८० फ

रास्माला दिलेल्या अधिकारपत्राच्या पाठ्यावर तपशील अर्षण त्याच्या फेर तपशीलाने निवृत्त वट्टे

ठाणे

सुविधाधिकार

हस्तक्षेपाचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शेर

न.क्र.	अवधार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कार
०८/०७/२०१६	(मिनश्रीने) मा जिल्हाधिकारी, ठाणे यांचेकडील वि.शे. आदेश क्र. महसुल/क-१/ट-१/एन.ए.पी १२८/०७ दि. १७/०६/२००८ अन्वये व इकडील अ.ता.वि.शे. मो.र.नं. १०७/२०१६ व मा कार्यकारी अभियंता (श.वि.वि.) ठा.म.पा कडील अंतीम मंजूरी क्र. ठा.म.पा. कडील अंतीम मंजूरी क्र. ठा.म.पा. /श.वि.वि. /२३३७ दि. ०८/०६/२०१६ व सह दुय्यम निबंधक ठाणे क्र. २ कडील घोषणापत्र र.द.क्र. टनन-२/ ६१५८ दि. १७/०६/२०१६ अन्वये न.भू.क्र. १७२१४/४ मधून फांटविभाजनाने आर.जी फडे वर्ग होणाऱ्या ५४६.८० चौ.मी ची नविन १७२१४ व/४ अशी मि.प. उघडून सत्ताप्रकार " फ" दाखला केला.		(आरक्षण आरजी.) (धा.) [फारुख अब्दुल लतीफ हासे] [रफीक अब्दुल लतीफ हासे] [नूरजहाँ अब्दुल लतीफ हासे] [अमीना अब्दुल लतीफ हासे] [शकीला इकबाल अधिकारी] [वेगमबी महमद सईद सांगलकर] [हाजरागी हुसेन मिर्वा पटेल] [जमिलताबी मुहम्मद हुसेन खान]	फारुख क्र. २२२/१६ सही - ०८/०७/२०१६ न.भू.अ. ठाणे
२७/०७/२०१६	(खरेदीने) मा दुय्यम निबंधक ठाणे क्र. १ कडील नोंदणीकृत दस्त क्र. २९८/१९९४ दि.०६/०२/२००९ व ३७२०/०८ दि. २४/०६/२००८ अन्वये न.भू.क्र. १७२१४/४ चे ५४६.८० चौ.मी क्षेत्र या मिळकतीचे धारक श्री फारुख अब्दुल लतीफ हासे च्या ८ यांनी खरेदीने दिलेले सदर क्षेत्रावर खरेदी घोषार यांचे नांव दाखल केले.	टनन-१ २९८/१९९४ ०६/०२/०९ ३७२७/२००८ २४/०६/०८	(धा.) श्री पंढरीनाथ सिलाराम पाटील	फारुख क्र. २२५/१६ सही - ०७/०७/२०१६ न.भू.अ. ठाणे

तपासणी करणारा

खरी नक्कल -

ठाणे

ठाणे

सत्यापित



नक्कल माल्याधी तारीख १४/११/० नोंदी ३

नक्कल स्याद वारीख २०/११/० सत्ये ३३५

नक्कल किताधी तारीख ११

नक्कल तपार करणार २

नक्कल तपासणी करणार

एकूण फी ४६५

११/०७/२०१६
प्रमुख लिपिक
नगर भूमापन अधिकारी
ठाणे

टनन-१
दस्त क्र. २९००६/२०२४
५४७/१००



(पान नं. - १)

मालमत्ता पत्रक

विभाग/भागे -- कळवा तालुका/न.भु.मा.का. -- ठाणे जिल्हा --

नगर पंचायत शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या धुक्याची किंमत पाहण्यासाठी तपशील अर्षण त्यासाठी किती तपासणी करावी (क)

क्रमांक/वा. प्लॉ. नं. चौ.मी. धारणाधिकार

१७२१३/५ १७२१३/५ ७१.६३ क



सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०८/०७/२०१६	(चिनशोतीने) मा जिल्हाधिकारी, ठाणे यांचेकडील वि.शे. आदेश क्र. महसूल/क-२/टे-१/एन.ए.पी/एस.आर. १२८/०७ दि. १७/०६/२००८ व इकडील अ.ता.वि.शे. मो.र.नं. १०७/२०१६ दि. १९/०३/२०१६ अन्वये न.पू.क्र. १७२१३अ मधुन वि.शे. पार्थव क्षेत्राकडे वर्ग होणारे ७१.६३ चौ.मी चौ मा कार्यकारी अभियंता (श.वि.वि.) ठा.म.पा. /श.वि.वि./२३३७ दि. ०८/०६/२०१६ व सह दुय्यम निबंधक ठाणे क्र. २ कडील घोषणापत्र र.द.क्र. टनन-२/६१५८ दि. १७/०६/२०१६ नविन मि.प. न.पू.क्र. १७२१३/५ अशी उघडुन सत्ताप्रकार "क" दाखल करुन धारक सदरी ७/१२ प्रमाणे नांव दाखल केले.		(पार्थव क्षेत्र) (धा.) [फारुख अब्दुल लतीफ हासे] [रफीक अब्दुल लतीफ हासे] [नूरजहाँ अब्दुल लतीफ हासे] [अमीना अब्दुल लतीफ हासे] [शकीला इकबाल अधिकारी] [बेगमबी महमंद सईद सांगूलकर] [हजरतगी हुसेन मियाँ पटेल] [जिमिलानबी गुलामहुसेन खान]	कि रफार क्र.२२२/१६ सही - ०८/०७/२०१६ न.पू.अ. ठाणे
२७/०७/२०१६	(खरेदीने) मा दुय्यम निबंधक ठाणे क्र. १ कडील नोंदणीकृत दस्त क्र. २९८/१९९४ दि. ०६/०२/२००९ व ३७२०/०८ दि. २४/०६/२००८ अन्वये न.पू.क्र. १७२१३/५ चे ७१.६३ चौ.मी क्षेत्र या मिल्कतीचे धारक श्री फारुख अब्दुल लतीफ हासे वगैरे ट यांनी खरेदीने दिलेने सदर क्षेत्रावर खरेदी घेणार यांचे नांव दाखल केले.	टनन-१ २९८/१९९४ ०६/०२/०९ ३७२७/२००८ २४/०६/०८	(धा.) श्री पंढरीनाथ सिताराम पाटील	कि रफार क्र.२२५/१६ सही - ०७/०७/२०१६ न.पू.अ. ठाणे

ससणी करणारा - खरी नक्कल - ठाणे ठाणे

सत्यप्रत

नक्कल आल्याची तारीख २५/०८/१६ नोंदी ३
नक्कल तयार तारीख २७/०८/१६ रुपये ४५१
नक्कल विल्यामी तारीख २७ रुपये ७२
नक्कल तयार करणार २
नक्कल तपासणी करणार
एकूण फी ४६१



पसुळा लिपिक
ठाणे भूमापन अधिकारी

टनन-१

दस्त क्र. २९००६/२०२४

५५१९००



गांव नमुना सात (अधिकार अधिलेख पत्रक)

गांव कडेव
ठाणे

पु. नं. ()

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापन पदवी	भोगपदासंबंधी नोंद
न. सं. 342	3	-	1) पिरसगड कुडी खारेख व खोटाखार 2) पिर धातु शर व खोटाखार
सेवोचे स्थानिक नोंद	3/काका 2		9166
सागपदी योग्य क्षेत्र	हेक्टर	भार	फारम अ. 10 तिके व 11 तिके अ. 10 तिके व 11 तिके व 12 तिके अ. 10 तिके व 11 तिके व 12 तिके व 13 तिके अ. 10 तिके व 11 तिके व 12 तिके व 13 तिके
एवढा	0-46-2		
पो. ख. (सागपदी योग्य नसलेले)	0-46-2		
अ. 10	0-3-0		1) अंगवकी मरुत शेत व कुण्ड
अ. 11	0-3-0		2) लंगरवी लुके व मिथु पोखर
अ. 12	0-3-0		3) जमिनीची लुका व लुके व 11
अ. 13	0-3-0		
अ. 14	0-3-0		
अ. 15	0-3-0		

कुळारो नोंद

अधिकार

9-22

924 9900

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2) पंढुरंग नोंद पयिर

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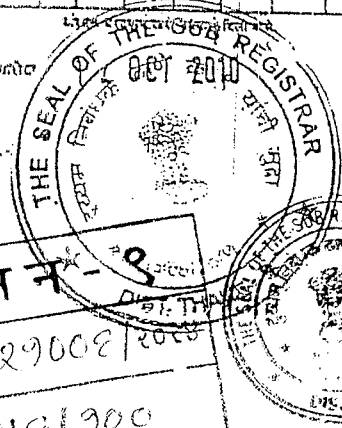
पिमा व्हाणि भूमापन पिने

दस्तावेज क्र. 8938/2096

57/10

गांव नमुना बारा (पिकाची नोंद यदी)

क्र.	वर्ग	पिकाव्हासील क्षेत्राचा वृत्त						स्वाभयवीसादी व पलभ्य नसलेली पचीन		वर्तमान पंच	वर्तमान पंच
		मिळ पिकाव्हासील क्षेत्र			निर्मळ पिकाव्हासील क्षेत्र			मि.	अ.		
1	दे.भार.	दे.भार.	दे.भार.	दे.भार.	दे.भार.	दे.भार.	दे.भार.	दे.भार.			



दस्तावेज क्र. 29008/2008

58/900

Handwritten signature and stamp area.



Certificate No. 5085

THANE MUNICIPAL CORPORATION, THANE

UDCPA REG. No-2-6 & 2-7
(Registration No. 3 & 74)

Amended: PERMISSION/ SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

Wing C : 11th flr. (pt) to 15th floors

Revised Building Permit No- 143257

NEW PROPOSAL NO. TMCB-22-ENTRY-71736

OLD V.P. No. 94/002

TMCB/RB/2022/APL/00014
TMC/TDD

Date: 11/10/2022

To, Shri / Smt. Ulhas G. Pradhan (Architect)
Rajsheela Apt., 1st floor, Charai, Thane (W)

Shri _____ (Owners)

Mr. Paudharinath Sitaram Patil

With reference to your application No. 9455 dated 15/12/2021 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. C in village Vitava - Kalwa, Thane Sector No. VIII Situated at Road / Street Thane S.No./C.S.T.No./F.P.No. 72L, B/1, B/2, B/4, B/5

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) This permission is being issued as per the provisions of Sanctioned Development Plan and Development Control Regulation Any other statutory permission as required from State and Central Govt. Departments/undertakings shall be taken by the applicant. If any irregularity is found at later date the permission shall stand cancelled.
- 6) Authority will not supply water for construction.
- 7) Information board will displayed at till Occupation Certificate .
- 8) If in the developments permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of lieu of incentive FSI, if any, them necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.

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

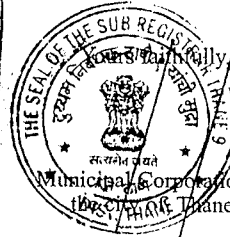
Office No. _____

Office Stamp _____

Date _____

Issued _____

दनन - ९
दस्त क्र. २१००६/२०२४
५०/१००



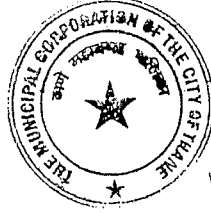
Municipal Corporation of
Thane

P.T.O

- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner /developer.
- 10) Provision for recycling of gray water, where ever applicable, shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application from of occupancy.
- 11) Areas/cities where storm water drainage system exists of designed, design and drawings from service consultant for storm water drainage should be submitted to the concerned department of the authority before commencement of the work and completion of the consultant in this regard shall be submitted along with the application for occupancy certificate.
- 12) Lift Certificate form PWD should be submitted before Occupation Certificate.
- 13) Permission of cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
- 14) It shall binding upon the developer to follow and abide by all the rules and regulation published by central State Govt. regarding prevention of spread of COVID-19.
- 15) या पूर्वी प्रदान करण्यात आलेल्या सुधारित परवानगी / सी.सी. प्रमाणपत्र वामपा/शिविवि/१५१, दि.२२/२/२०१८ मधील अटी बंधनकारक राहतील.
- 16) Solar Water heating system should be installed before applying for occupation certificates.
- 17) CCTV System shall be installed before applying for occupation certificates.
- 18) Letter Box should be installed before applying for occupation certificates.
- 19) It is necessary to submit 'Status of Work ' every three months by Architect & Applicant.
- 20) If any permissions/NOCs from other Government department should be obtained by applicant if applicable.
- 21) Rain Water Harvesting system should be installed before applying for occupation certificates.

सावधान

"मजूर कामशास्त्रावर बांधकाम न करणे तसेच विकास विभागात किंवा अन्य विभागात आवश्यक त्या परवानगी व/किंवा अन्य आवश्यकते करणे, महाराष्ट्र प्रादेशिक व राज्य स्तरावरील कोणत्याही कालम ५२ अनुसार घडवून आणणे. आशाही जास्तीत जास्त ५ वर्षे देह व र. ५०००/- घेऊ होऊ शकतो."



M.V. Paul
Executive Engineer
Town Development Department
Municipal Corporation
of the City of Thane

टनन - ९
दस्त क्र २१००६/२०१९
५६/१००





Thane Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 143257
Proposal Code : TMCB-22-ENTRY-71736

Permit No. : TMCB/RB/2022/APL/00014
Date : 11/10/2022

Reference:- Building Permission No. : ~~0716~~
Approval date : 22/02/2018

Building Name :	Building C(Residential)	Floors :	EXISTING STILT FLOOR,EXISTING TYPICAL FLOOR 1ST TO 7TH .EXISTING 8TH FLOOR,EXISTING TYPICAL FLOOR 9TH AND 10TH .EXISTING 11TH PART FLOOR ,TYPICAL FLOOR 12TH AND 14TH AND 15TH ,13TH FLOOR
-----------------	----------------------------	----------	---

To,

- i) PANDHARINATH SITARAM PATIL,
KALVA, VITAVA, THANE
- ii) Ulhas Pradhan (Architect)

Sir/Madam,

With reference to your application No RTMCB202200503, dated 10-10-2022 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949 , to carry out development work / Building on Plot No 1721,B/1,1721/B,2,1721/B/4,1721/B/5, Revenue S.No. / Khasra no. / Gut no 1721,B/1,1721/B,2,1721/B/4,1721/B/5, City Survey No , Mouje vitava, kalva, vitava, thane situated at Road / Street kalva, vitava, thane, Society amber galaxy . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, 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. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.

Signature valid

Digitally signed by SURESH
PANDHARINATH PATIL
Date: 2022.10.11 10:18 IST
Reason: Approved certificate
Location: Thane Municipal Corporation



Scan QR code for verification of authenticity.

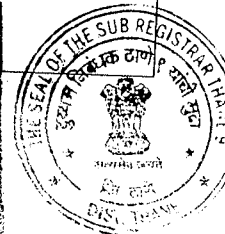
Assistant Director Town Planning,
Thane Municipal Corporation.

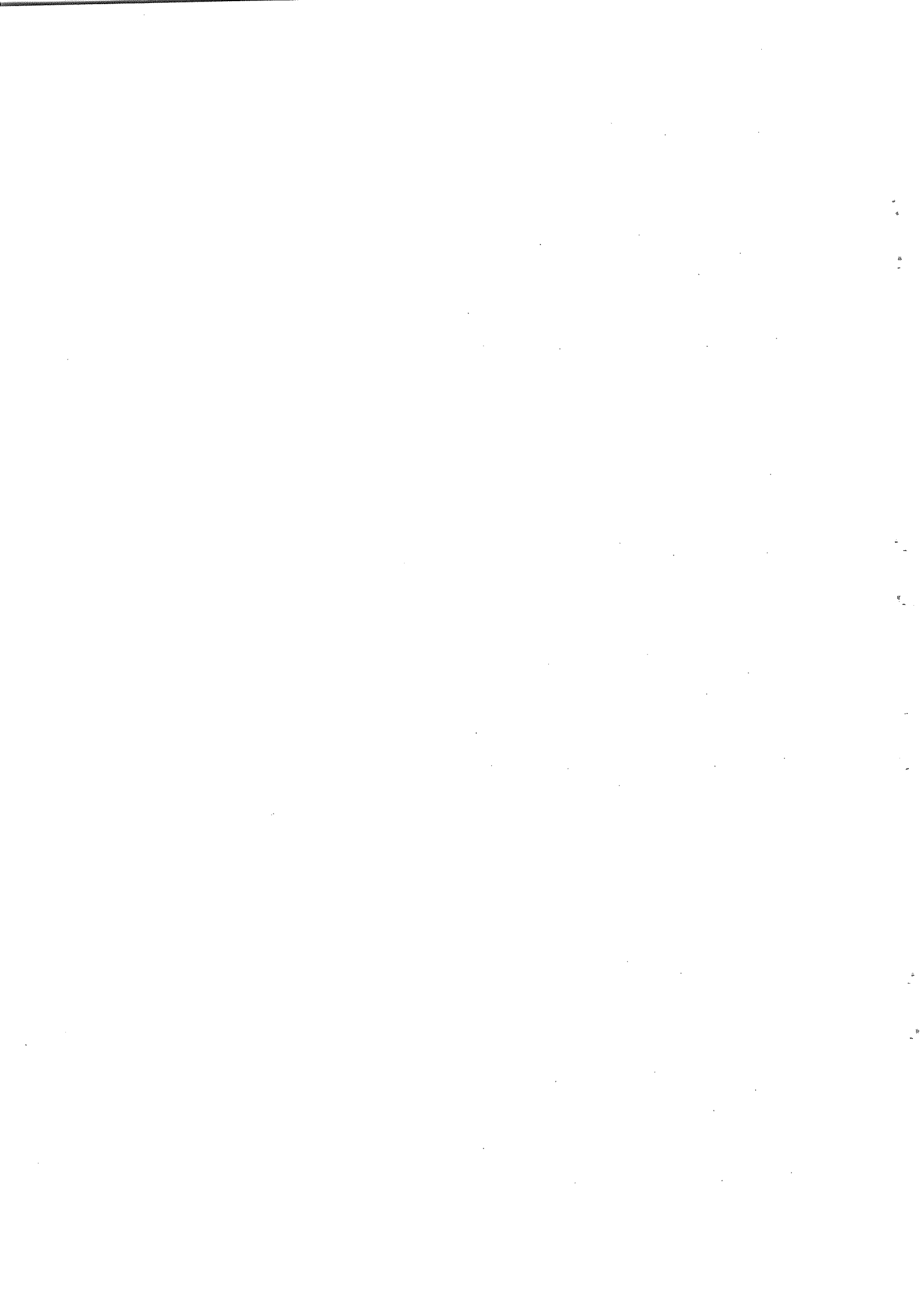
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Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Amber Galaxy C Wing. Plot Bearing / CTS / Survey / Final Plot No.: CTS NO.1721/A,B1,B2,B3,B4,B5 at Thane (M Corp.), Thane, Thane, 400605*; registered with the regulatory authority vide project registration certificate bearing No P51700024773 of

1. Mr./Ms. **Pandharinath Sitaram Patil** son/daughter of Mr./Ms. **SITARAM GOVIND PATIL** Tehsil: *Thane, District: Thane, Pin: 400612*, situated in State of Maharashtra.

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 (l) 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 **30/03/2026** 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: 10/07/2024

Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 7/10/2024 6:08:19 PM
Maharashtra Real Estate Regulatory Authority

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