

ANNEXURE "E"

ट न न - ५

दस्त क ८८ / २०२०

१९ / २९

No. 000815



Certificate No.:- 1592

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

स्टिक्ट (पार्ट) / तळ मजला(पार्ट)+ १ ते ६ मजले व ७ वा मजला (पार्ट)

V.P. No. S2C/0138/17 TMC/TDD (४८/८७३७) १९ Date ३१/०८/२०१९
(Old V.P.No.2007/142)

To,

M/s. Sameer S.Shinde (Architect)
M/s. Esthete Architect & Consultants
M/s. Sasha Construction (Owner / P.O.A.)

Sub - Occupation Certificate for above mentioned building

Ref. V. P. No. S2C/0138/17 (Old V.P.No.2007/142)

Your Letter No.: 14226 Dt. 01/03/2019.

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.

As Above situated at Ant. Wide Road Road / Street Ant. Wide Road Ward No. Ant. Wide Road Sector Ant. Wide RoadNo. 02 S.No. / C.T.S. No. / F.P. No. 72B, T.No.11 Village Teinbhi Naka under thesupervision of Sameer S.Shinde Licensed Survey or / Engineer / Structural Engineer / Supervisor /Architect / Licence No. Sameer S.Shinde may be occupied on the following conditions.

- १) उपलब्धतेनुसार ठाणे महानगरपालिकेकडून पिण्याच्या पाण्याचा पुरवठा करण्यात येईल.
- २) पाणी, वृक्ष, व ड्रेनेज विभागाकडील नाहरकत दाखल्यामधील अटी बंधनकारक राहतील.
- ३) रेन वॉटर हार्वेस्टिंग व सोलार यंत्रणा कार्यान्वित ठेवण्याची जबाबदारी वापरकर्त्यांची राहिल.
- ४) उदाहन यंत्रणा कार्यरत ठेवण्याची जबाबदारी वापरकर्त्यांची राहिल.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp:

Date:



Yours faithfully

(Signature)
Executive Engineer
Town Development Department
Municipal Corporation of
the city of Thane



Copy to

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

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 २०० / २०२०
 १८ / २६

ANNEXURE "D"

Certificate No. 000815



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

सुधारित स्टीट (पार्ट) + तला मजला (पार्ट) + ६ मजले

V.P. NO. 2007/142 TMC/TDD 2-31 Date: 29/10/11
 To: Shri/Smt. Sambhar S. Shinde (Architect)
 M/o. Bethibe Architects & Consultants,
 Shri. M/S. Sacha Construction (P.O.A. Holders)
 Shri. Subhash S. Kadam

With reference to your application No. 31845 dated 11.10.2011 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and/or to erect building No. as above in village Tombid Sector No. II Situated at Road / Street 9.00 m XXXX / C.T.S. No. XXXXXX 72B, Tika No. 141

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
 - 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
 - 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) उर्वरीत एक भाडोच्या कागदाचा जेर्यापूर्वी दाखल करणे आवश्यक
 ६) रस्त्याखालील जागा ठामपा चे नाचे करण्याबाबतचे नोंदणीकृत घोषणापत्र सी.एन.पूर्वी सादर करणे आवश्यक व ७/१२ उतारा जोला प्रमाणपत्रापूर्वी सादर करणे आवश्यक
 ७) मालकी हक्का संबंधी कोणताही वाद निर्माण झाल्यास त्यास ठामपा जबाबदार सहकार नाही.
 ८) परवानगी ठामपा / शिबि / ३४३ दि.०२/०९/२००८ मधील सर्व अटी वधनकारक राहतील.

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

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

Yours faithfully,
 कार्यकारी अधिकारी
 शहर विकास विभाग
 Municipal Corporation of
 the city of Thane.



ट न न - ५
 दस्त क्रमांक २६९२/२०१५
 २९/२०

ट न न - ५

दस्तावेज २०२०/२०२०

[herein], have purchased and acquired all rights, title and interest in Flat No. 201 admeasuring 530 Sq. Fts, [Carpet] and additional flower bed admeasuring 80 Sq. Fts, and dry area admeasuring 34 Sq. Fts admeasuring 644 Sq. Fts, [Carpet], on 2nd Floor, in the building known as "AASHIRYAA", standing on the plot of land bearing City Survey No. 72B, Tika No. 11 at Village - THANE, lying, being and situated at Thane [w] - 400601, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES" and more particularly described in the Schedule hereunder written.

AND WHEREAS SHRI. ANAND M. DONGARE the PURCHASER therein [the VENDOR herein], has not made the entire payment of consideration to the said M/s. SASHA CONSTRUCTIONS, and an amount of Rs. 18,00,000/- [Rupees Eighteen Lakh Only] is still pending, whereof of such being on account thereupon, SHRI. ANAND M. DONGARE the PURCHASER therein now [the VENDOR herein], has not been put into the actual and physical possession of the said premises.

AND WHEREAS the VENDOR is enjoying the said Flat premises as full and absolute owner thereof & he has decided to sell the said Flat on OWNERSHIP BASIS together with undivided rights title and interest in and upon the said Flat and the PURCHASERS demanded from the VENDOR and the VENDOR have given inspection to the PURCHASERS and They are satisfied with all the documents of the title relating to the said property and other arrangements and the plans, designs and specifications prepared by the Architect and other documents.

AND WHEREAS the PURCHASERS being in need of permanently suitable accommodation, came to know of the same, approached the VENDOR whereupon the VENDOR represented to the PURCHASERS that :-

A) There are no pending litigations, civil or criminal or any other proceedings pending against the VENDOR personally affecting the said premises



[Handwritten signature]
(VENDOR)

[Handwritten signature]
(PURCHASER)

[Handwritten signature]
(CONTINUING PARTY)

ट न न - ७

दस्त क ८११ / २०२०

7. The charges of stamp duty, registration fees, and the charges of the agreements, application, deeds, legal charges, etc, shall be borne and paid by PURCHASERS ALONE.

18. THE TRANSFER FEES SHALL BE BORNE BY THE VENDOR AND THE PURCHASERS IN EQUAL PROPORTIONS.

19. This Agreement shall always be subject to the provisions of Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

:: SCHEDULE ABOVE REFERRED TO ::

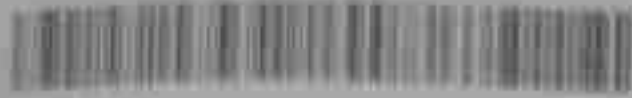
ALL THAT PREMISES bearing Flat No. 201 admeasuring 530 Sq. Ft. [Carpet] and additional flower bed area admeasuring 80 Sq. Fts, and area admeasuring 34 Sq. Fts totally admeasuring 644 Sq. Fts, [Carpet], on 2nd Floor, in the building to be known as "AASHIRYAA", standing on the plot of land bearing City Survey No. 72B, Tika No. 11 at Village - THANE, lying being and situated at Thane [w] - 400601, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane.



Handwritten signature and stamp of the Sub-Registrar.

Handwritten signature of the Vendor: J. J. V. J. G. A. D. V. A.

Handwritten signature and stamp of the Purchaser.



15/01/2020

सूची क्र.2

मुख्य निबंधक : मह. दु. नि. ठाणे 5

दल क्रमांक : 877/2020

मोबेली :

Regn 63m

राजाचे नाव : ठाणे

(1) विविधता प्रकार	करागणव
(2) क्षेत्रफळ	9500000
(3) बाजारभावाचा वेगवेगळ्या प्रकारचा आकाराची देणे की प्लॅटफॉर्म ते पट्टे करावे	5567234
(4) हु-भावन, प्लॅटफॉर्म व धरकामांक (संख्यात)	1) पानिकेचे नाव ठाणे म.न.पा. इतर वर्गीत सदनिका नं: 201, माळा नं: 2 या मजला, इमारतीचे नाव: आशिर्वा, रोड नं: ठाणे प, इतर माहिती: मीने ठाणे सर्वे नं: 72बी, टिका नं: 11, सदनिकेचे क्षेत्र 530 चौ.फुट कार्पेट, फ्लोवर बेट क्षेत्र 80 चौ.फुट, ड्राय क्षेत्र 34 चौ.फुट एकूण क्षेत्र 644 चौ.फुट कार्पेट (खोन नं: 2/6/19) (Survey Number : सर्वे नं: 72बी, टिका नं: 11.)
(5) क्षेत्रफळ	1) 644 चौ.फुट
(6) बाजारभावाची किंवा जुडी देण्यात असेल किंवा	
(7) वस्तुधर करून देणा-या/निवृत्त जेव्हा-या पत्रकाराचे नाव किंवा विवाही न्यायालयाचा हुनुमनामा किंवा बांधकाम, प्रतिबांधिचे नाव व पत्ता	1): नाव:-आनंद एम बोंगरे - - वय:-44; पत्ता:-, - , चान बहादूर शास्त्री बाळ, जाकूली रोड, हुनुमान नगर, कादिबली पु.मुंबई, कादिबली ईस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400101 पॅन नं:-AIXPD8634J 2): नाव:-मानवा देगारे- मे.ताशा कान्ठुवशांत तर्फे प्रोफा समीर शंतााराम शिंदे - वय:-47; पत्ता:-प्लॉट नं: सदनिका नं: 103, माळा नं: -, इमारतीचे नाव: शिवस्मृती, ब्लॉक नं: गार्ड पथ, रोड नं: जॉय गोखले रोड, नीपाडा, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-
(8) वस्तुधर करून देणा-या पत्रकाराचे व किंवा विवाही न्यायालयाचा हुनुमनामा किंवा बांधकाम, प्रतिबांधिचे नाव व पत्ता	1): नाव:-सोनाली शिगर जोरा - - वय:-28; पत्ता:-सदनिका नं: 4/3, - बी गवतदीप बिल्डींग, केशवजी नगर, मट्टीपाडा रोड, भांडुप प.मुंबई, भांडुप इंडस्ट्री. ईस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400078 पॅन नं:- 2): नाव:-शिगर घनजीभाई जोरा - - वय:-34; पत्ता:-सदनिका नं: 4/3, - बी गवतदीप बिल्डींग, केशवजी नगर, मट्टीपाडा रोड, भांडुप प.मुंबई, भांडुप इंडस्ट्री. ईस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400078 पॅन नं:-AEDPV8040A
(9) वस्तुधर करून देणा-या किंवा किनाऱ्या	15/01/2020
(10) जल नदीची किनाऱ्या किनाऱ्या	16/01/2020
(11) जल नदीचा, खट व पट्टे	877/2020
(12) बाजारभावाचा वेगवेगळ्या प्रकारचा	885000
(13) बाजारभावाचा वेगवेगळ्या प्रकारचा	30000
(14) किंवा	

मह. दु. नि. ठाणे क्र. ५

हुनुमनामाची विचारात घेतलेला हप्त्यात,

मुख्य हुनुमनामा विचारात घेतलेला अनुषंग :-

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

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AGREEMENT FOR SALE

3 / 20

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 15th day of January, 2020.

BETWEEN

SHRI. ANAND M. DONGARE, age 44 years, PAN. AIXPD8634J, Indian Inhabitant, having address at 1/2, Lal Bahadur Shastri Chawl, Akroti Road, Hanuman Nagar, Kandivali [E], Mumbai - 400101, hereinafter referred to as "THE VENDOR" [which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns] **THE PARTY OF THE FIRST PART.**

AND

1] MRS. SONALI JIGAR VORA, age 28 years, PAN. BBLPB2213D, &
2] MR. JIGAR DHANJIBHAI VORA, age 34 years, PAN. AEDPV6040A, both Indian Inhabitant, having address at 4/3, B Gagandeep Building, Keshavji Nagar, Bhattipada Road, Near Jain Mandir, Bhandup [w], Mumbai - 400078, hereinafter called "THE PURCHASERS" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns] **THE PARTY OF THE SECOND PART.**

AND

M/s. SASHA CONSTRUCTIONS, Through Its Proprietor, SHRI SAMEER SHANTARAM SHINDE, age 47 Years, currently carrying on business from 103, Shivsmruti, Gawand path, off Gokhale Road, Naupada, Thane (W) - 400602, hereinafter referred to as "THE CONFIRMING PARTY" [which expression shall unless it be otherwise repugnant to the context or meaning thereof be deemed to mean and include successor's in business] **THE PARTY OF THE THIRD PART.**



WHEREAS by virtue of a Registered AGREEMENT FOR SALE dated 20th day of July 2016, [Registered with the Sub-Registrar of Thane at Deed No. TNN5-8618-2016 dated 20-07-2016] executed between M/s. SASHA CONSTRUCTIONS., [a proprietary firm], currently carrying on business from 103, Shivsmruti, Gawand Path, off Gokhale Road., Naupada, Thane (w) 400602, therein referred to as 'THE DEVELOPERS', and SHRI. ANAND M. DONGARE therein referred to as 'THE PURCHASER', now [the VENDOR

[Signature]

S. J. VORA

JIGAR. D VORA

[Signature]

(VENDOR)

(PURCHASER)

(PURCHASER)

(CONFIRMING PARTY)

333 877

Wednesday, January 15, 2020
3:18 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1024 दिनांक: 15/01/2020

गावाचे नाव: ठाणे
दस्तऐवजाचा अनुक्रमांक: टनन5-877-2020
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: सोनाली जिगर वीरा - -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 29

रु. 30000.00

रु. 580.00

एकूण:

रु. 30580.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:37 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 5567234 /-

मोबदला रु. 9500000/-

भरलेले मुद्रांक शुल्क : रु. 665000/-

Joint Sub-Registrar Thane 5
सह दुय्यम निबंधक, ठाणे क्र.

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010651918201920S दिनांक: 13/01/2020

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 580/-

J. J. Vora

मूळ दस्त दिला