

दस्त गोपबारा भाग-2

उद्दन 3 22/22  
दस्त क्रमांक: 3890/2021

20/04/2021 1:49:40 PM

दस्त क्रमांक: 3890/2021

पुस्तकाराचे नाव व पत्ता

नाम: अश्विनराज इन्फार्मेटिक्स प्रा. लि. भागीदार निवेश शांतिपाल शहा  
पत्ता: अश्विनराज इन्फार्मेटिक्स प्रा. लि. मु. म्हणून सुधार बाबू पवार -  
पत्ता पोस्ट नं.: - , माळा नं.: - , इमारतीचे नाव: - , ब्लॉक नं.: कार्यालयीन  
पत्ता 2516, सायब अपोर्टमेंट, तळ भजला, शनी मंदिर जवळ, साई  
जवळ अवरगाव, ना अवरगाव जि. ठाणे, रोड नं.: - , महाराष्ट्र, ठाणे  
पिन नंबर: AAFFL3092G

पुस्तकाराचा प्रकार

लिहून देणार  
वय :-32  
स्वाक्षरी:-

छायाचित्र

अंगठ्याचा दस्त



पुस्तकाराचा अधिकार पत्र :-

पत्ता पोस्ट नं.: - , माळा नं.: - , इमारतीचे नाव: - , ब्लॉक नं.: राहणार प्रजा  
कुज, साई बाबा कॉलोनी, उल्हासनगर -3, जि. ठाणे, रोड नं.: - ,  
महाराष्ट्र, ठाणे.  
पिन नंबर: AZJPP4805A

लिहून घेणार  
वय :-42  
स्वाक्षरी:-

*Pswima*



नाम: अश्विनराज इन्फार्मेटिक्स प्रा. लि. भागीदार निवेश शांतिपाल शहा

पत्ता पोस्ट नं.: - , माळा नं.: - , इमारतीचे नाव: - , ब्लॉक नं.: राहणार प्रजा  
कुज, साई बाबा कॉलोनी, उल्हासनगर -3, जि. ठाणे, रोड नं.: - ,  
महाराष्ट्र, ठाणे.  
पिन नंबर: AMVPP7775N

लिहून घेणार  
वय :-49  
स्वाक्षरी:-

*Shandeg*



दस्त गोपबारा भाग-2 पुस्तकाराचे नाव व पत्ता

दस्त

दस्त क्रमांक: 20/04/2021 01:45:57 PM

पुस्तकाराचे नाव व पत्ता

नाम: अश्विनराज इन्फार्मेटिक्स प्रा. लि. भागीदार निवेश शांतिपाल शहा  
पत्ता: अश्विनराज इन्फार्मेटिक्स प्रा. लि. मु. म्हणून सुधार बाबू पवार -  
पत्ता पोस्ट नं.: - , माळा नं.: - , इमारतीचे नाव: - , ब्लॉक नं.: कार्यालयीन  
पत्ता 2516, सायब अपोर्टमेंट, तळ भजला, शनी मंदिर जवळ, साई  
जवळ अवरगाव, ना अवरगाव जि. ठाणे, रोड नं.: - , महाराष्ट्र, ठाणे  
पिन नंबर: AAFFL3092G

छायाचित्र

अंगठ्याचा दस्त



*B-S Raj* स्वाक्षरी

पुस्तकाराचा अधिकार पत्र :-

पत्ता पोस्ट नं.: - , माळा नं.: - , इमारतीचे नाव: - , ब्लॉक नं.: राहणार प्रजा  
कुज, साई बाबा कॉलोनी, उल्हासनगर -3, जि. ठाणे, रोड नं.: - ,  
महाराष्ट्र, ठाणे.  
पिन नंबर: AZJPP4805A

स्वाक्षरी

*Shandeg*



प्रमाणित दस्तानात घेतले की तसे दस्त  
क्र. 3890 मध्ये ग. ल. र. पाने आहेत  
पुस्तकाराचे नाव व पत्ता  
दिनांक: 20/04/2021

*CR3Kangre*  
सह. पुण्याज नियंत्रक वर्ग-2, उल्हासनगर-3

दस्त क्र. 4 वी वेळ: 20/04/2021 01:47:19 PM

दस्त क्र. 5 वी वेळ: 20/04/2021 01:47:38 PM नोंदणी पुस्तक 1 मध्ये

Registar Ulhasnagar 3

Payment Details.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
SACHIDANAND MARKANDEY PANDEY AND OTHER	eChallan	02300042021032512659	MH013961030202021E	108000.00	SD	0000302709202122	20/04/2021
SACHIDANAND MARKANDEY PANDEY AND OTHER	DHC		1204202107629	1680	RF	1204202107629D	20/04/2021
SACHIDANAND MARKANDEY PANDEY AND OTHER	eChallan		MH013961030202021E	27000	RF	0000302709202122	20/04/2021

Registration Fee] [DHC: Document Handling Charges]

भारत सरकार  
GOVERNMENT OF INDIA

मन्दिदानंद भारकन्देय पाण्डेय

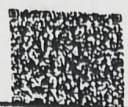
Sachidanand Markandey  
Pandey

जन्म तारीख/ DOB: 23/09/1972

पुरुष / MALE

9267 3125 7507

माझे आधार, माझी ओळख




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

SACHIDANAND PANDHEY  
MARKANDEY RAMLAL PANDHEY  
23/09/1972

Permanent Account Number  
AMVSR7775N

Signature




*Sachidanand Pandey*

भारत सरकार  
GOVERNMENT OF INDIA

प्रतिमा मन्दिदानंद पाण्डेय

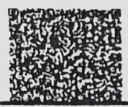
Pratima Sachidanand  
Pandey

जन्म तारीख/ DOB: 28/01/1980

महिला / FEMALE

8112 5688 0769

माझे आधार, माझी ओळख



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

PRATIMA S PANDHEY  
BANNATH PANDHEY  
28/01/1980

Permanent Account Number  
AZJPP4805A

Pratima S Pandey

Signature



*Pratima*

रजिस्ट्रार - 3  
BLPD/2029  
12/12

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Government of India

श्रीमन्मन्दिदानंद रामकृष्ण पाण्डेय  
Sachidanand Ramkrishna Pandey

जन्म तारीख/ DOB: 08/03/1986

4037 6866 4856

माझे आधार, माझी ओळख





भारत सरकार  
GOVERNMENT OF INDIA

ब्रिजेंद्र श्यामलाल पाठक  
BRIJENDRA SHYAMLAL PATHAK

जन्म वर्ष / Year of Birth : 1963

पुरुष / Male

8934 6726 1553

आधार - सामान्य माणसाचा अधिकार  
BRIJENDRA SHYAMLAL PATHAK

*Sachidanand*



## अंबरनाथ नगरपरिषद, अंबरनाथ



जावक क्रमांक / अं.न.प./नरघि/बां.प./१६-१९/८६८ <sup>८८४</sup>/<sub>२५</sub>  
 अंबरनाथ नगरपरिषद कार्यालय,  
 अंबरनाथ, दिनांक: ३/०८/२०१८

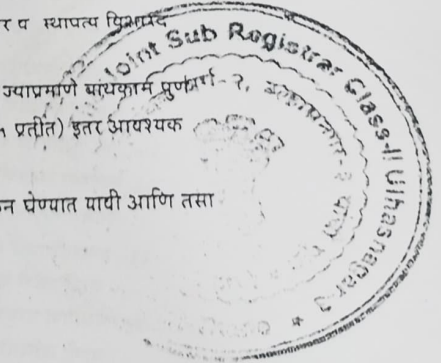
पति,  
 मे.लॅण्डस्केप इन्फार्मरट्युशन्सचे भागीदार श्री.नवीन आर.बंसल  
 द्वारा- श्री.प्रमोद कांबळे, अभियंता, अंबरनाथ

विषय: मोजे: पाले, ता. अंबरनाथ येथील भूखंड क्र.बी व सी-२, स.क्र.४९/२(प), या भूखंडावरील बांधकामास सुधारीत बांधकाम परवानगी मिळणे बाबत.  
 तारीख: आपला दि. २९/०५/२०१८ चा अर्ज क्र. ११९७५

श्री.प्रमोद कांबळे, अभियंता, अंबरनाथ. यांचे मार्फत सादर केलेला अर्ज महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६१ चे कलम ४५ अन्वये मोजे: पाले, ता. अंबरनाथ येथील भूखंड क्र.बी व सी-२, स.क्र.४९/२(प) ही प्र.५०७९.५७ चौ.मी. या भूखंडाच्या विकास कार्यावस महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दि. २०/०२/२०१८ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे (२) भाग नं. २, पिंग-अ - स्टिप्ल + पॅटर्न मजला, पिंग बी - स्टिप्ल पॅ. + तळमजला पॅ. + तीन मजले रूढियास व यार्डिंग प्रमाणानुसार वाढी भिन्नीच्या इमारतीच्या बांधकामाबाबत, सुधारीत बांधकाम परवाना/प्रारंभ प्रमाण पत्र घेण्यात येत आहे.

: अटी :

- बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल. नगर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्षे करता येईल. परंतु जर एका वर्षाच्या आत बांधकाम सुरु केले असेल व स्टिप्ल / जोत्या पर्यंतचे बांधकाम पूर्ण करून नवी मुचना नगरपरिषदेस दिली असेल तर विकास नियंत्रण नियमावलीतील कलम क्र. ७७ नुसार बांधकाम परवानगी मुदत वाढ घेण्याची आवश्यकता नाही. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखडयाच्या अनुषंगाने धारणी करण्यात येईल.
- महाराष्ट्र शासन राजपत्र, महसूल व वन विभाग दिनांक ५ जानेवारी, २०१७ रोजीच्या राजपत्रातील नियम व तरतुदी आर्चेदकाम/विकासकास बंधनकारक राहतील.
- बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कबजातील जमिनी व्यतिरिक्त जमिनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- बांधकाम मोद्यतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि चालून दिलेल्या अटी प्रमाणे करता येईल. जोत्यापर्यंत बांधकाम झाल्यानंतर यास्तुशिल्पकारांचे, मंजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेत सादर करण्यात यावे त्यानंतरच जोत्यापरील बांधकाम करावे.
- भूखंडाचे हद्दीत मोघती मोकळा सोडाययाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- बांधकामात कोणत्याही प्रकारच्या फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सदरची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची हमी (स्ट्रक्चरल सेटी) जबाबदारी सर्वस्वी आपल्या यास्तुशिल्पकार व स्थापत्य विभागात याचेवर राहिल.
- बांधकाम पूर्णतेचा दाखला / यावर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पूर्णत्वा-२, अंबरनाथ नगरपरिषद कार्यालय, अंबरनाथ, दिनांक २०/०२/२०१८ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे (२) भाग नं. २, पिंग-अ - स्टिप्ल + पॅटर्न मजला, पिंग बी - स्टिप्ल पॅ. + तळमजला पॅ. + तीन मजले रूढियास व यार्डिंग प्रमाणानुसार वाढी भिन्नीच्या इमारतीच्या बांधकामाबाबत, सुधारीत बांधकाम परवाना/प्रारंभ प्रमाण पत्र घेण्यात येत आहे.
- बांधकाम चालू करण्यापूर्वी नगर भूमापन अधिकारी / भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरु करावे.
- नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये.



उह न - ३  
 ३६०/२०२९  
 ४८ ८०



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :  
E48

LANDSCAPE HERITAGE BUILDING NO. Plot Bearing / CTS / Survey / Final Plot No. SURVEY NO 49 H  
DT NO B C1 at Ambarnath(M C), Ambarnath, Thane, 421501;

Landscape Infrastructure having its registered office / principal place of business at Tehsil: Ambarnath, District:  
Thane, Pin: 421501.

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  
(Registration and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates  
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;

The 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 22/04/2019 and ending with 30/06/2021 unless  
renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with

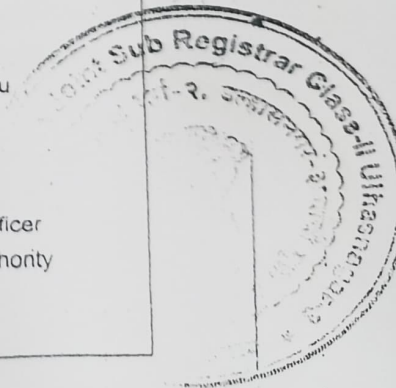
The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

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

Signature valid  
Digitally Signed by  
Dr. Vasant K. Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 4/22/2019 12:30:54 PM

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



354-3  
3 Leo 2029  
82 18

## LIST OF AMENITIES

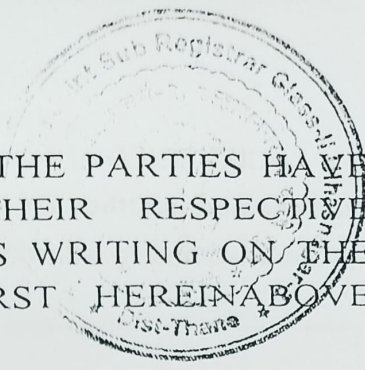
1. Earthquake Resistance RCC Structure.
2. Granite Kitchen Platform With Stainless Steel Sink.
3. Full Height Glazed Tiles In Kitchen Up to Beam Level.
4. Distemper Paint on Internal Walls & Semi Acrylic Paint on External Walls.
5. Full Level Dado in Bathroom & W.C.
6. Concealed Copper Wiring With Adequate Electric Cable, Telephone/AC Points.
7. Good Quality Fire Fighting System.
8. Vitrified Flooring in All Rooms.
9. Good Quality Door in All Rooms.
10. Concealed Plumbing With Good Quality C.P. Fitting.
11. Good Quality Sanitary Fitting.
12. Invertors Points.

नए

Pratima



उत्तर - ३	
दिनांक 31/08/2029	
४९	८४



IN WITNESS WHEREOF THE PARTIES HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS TO THIS WRITING ON THE DAY AND THE YEAR FIRST HEREINAbove MENTIONED.

SIGNED & DELIVERED by the within named )  
VENDOR / DEVELOPER )

M/s Landscape Infrastructure,  
a Partnership Firm, through its partner  
SHRI.NILESH SHANTILAL SHAH )



Nishant



In the presence of \_\_\_\_\_ )

SIGNED & DELIVERED )  
By the within named Purchaser/s )

Mrs. Pratima Sachidanand Pandey )  
PAN NO. AZJPP4805A )



Pratima



Mr. Sachindanand Markandey Pandey )  
PAN NO. AMVPP7775N )



Sachindanand  
B.S.Pan



WITNESS:

1) गीतेशचन्द्रा पण्डेय  
68

2) Giteshchandra R. Pandey  
Age - 34

उहल - ३  
31.03.2029  
3e 42

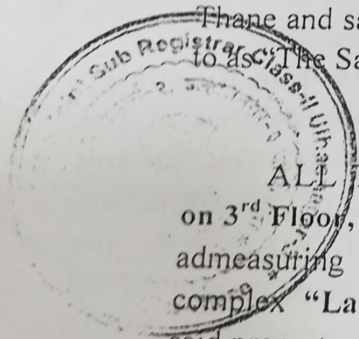
Sachindanand Pandey

presents or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the **VENDOR / DEVELOPER**. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.

88. 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 Kalyan/Ulhasnagar courts will have the jurisdiction for this Agreement.

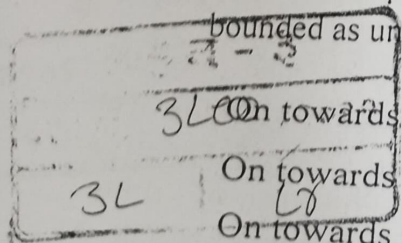
**SCHEDULE (A)**

ALL THAT PIECE AND PARCEL OF Non Agricultural land properties bearing 1) Survey No. 49, Hissa No. 2A, Area Admeasuring about 2000 Sq. Meters, Revenue Assessment Rs. 0-37 Paisa, hereinafter for the sake of brevity called and referred to as "The Said Plot No. 1" & 2). Survey No. 49, Hissa No. 2 (B), Area Admeasuring about 4310 Sq. Meters (out of total area of 9800 Sq. Meters), Revenue Assessment Rs. 1-60 Paisa, hereinafter for the sake of brevity called and referred to as "The Said Plot No. 2" both lying, being and situated at Village - Pale, Ambernath (E), Taluka - Ambernath, Dist Thane and said plot no. 1 & 2 jointly together called and referred to as "The Said Property".



**SCHEDULE (B)**

ALL THAT PIECE AND PARCEL OF Flat No. 302 on 3<sup>rd</sup> Floor, in Phase II, Building No. 2, "A" Wing, for an area admeasuring about 48.66 Sq. Meters Carpet. of the said complex "Landscape Heritage" Lying, being and situated at said property more particularly mentioned in Schedule (A) above, within the precincts of Ambernath Municipal Council and bounded as under.



- On towards east : As per approved plan.
- On towards west : As per approved plan.
- On towards north : As per approved plan.
- On towards south : As per approved plan.

NEER

Pawtina

price/consideration in respect of the said **Flat no. 302 on 3<sup>rd</sup> Floor, In Phase II, Building No. 2, "A" Wing**, area admeasuring about **48.66 Sq. Meters. (Carpet)** of the complex "**Landscape Heritage**" allotted to the Purchaser and shown and marked according on the floor plan annexed hereto.

AND WHEREAS the DEVELOPER has clearly brought to the knowledge and notice of the Purchaser, that there is no exclusive allotment of stilt and / or parking spaces to the Purchaser herein being provided, that it shall be the sole and absolute discretion of the OWNER/DEVELOPER to deal with the allotment of the stilt and parking spaces as they may deem fit and proper and the Purchaser herein has granted his/her free, express and irrevocable consent and confirmation thereto and in confirmation thereof has agreed to acquire the said flat and will not raise any objection and/ or obstruction to the allotment of stilt/parking spaces made by the VENDOR/ DVELOPER to any intending purchaser.

NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. THE recital contained above shall form an integral and operative part of this Agreement, as if the same were set out and incorporated in this Agreement and it is agreed that singular includes plural.
2. THE VENDOR/ DEVELOPER shall construct the building on the said property in accordance with the plans, design specification approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the OWNER/DEVELOPER may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser herein has granted his/her/their express and irrevocable consent for the same.
3. THE Purchaser hereby agrees to purchase from the VENDOR/ DEVELOPER and the VENDOR/ DEVELOPER hereby agrees to sell to the purchaser/s the **Flat No. 302 on 3<sup>rd</sup> Floor, In Phase II, Building No. 2, "A" Wing**, area admeasuring about **48.66 Sq. Meters (Carpet)**. of the complex "**Landscape Heritage**" as shown on the floor plan thereof hereto annexed and marked as annexure "D"(hereinafter referred to as "the said premises") for the consideration of **Rs. 27,00,000/- (Rupees Twenty Seven Lac Only)**. and The Purchaser agrees to pay the above consideration in the following manner.

3100

NEM

Pratima

Shande



convey the said property so developed in favour of the cooperative society of all those several persons (including the purchaser herein) purchasing/ acquiring the respective flats in the said new building/s as the nominees of the OWNER/DEVELOPER.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Messrs. Samarthya Creations;

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure 'E'.

AND WHEREAS the 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 have been annexed hereto and marked as Annexure 'E-1',

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure 'F'

AND WHEREAS after inspection of the documents and plans and permission, the purchaser herein offered to purchase **Flat No. 302** on **3<sup>RD</sup> Floor**, in **Phase II, Building No. 2, "A" Wing**, for an area admeasuring about **48.66 Sq. Meters Carpet**. of the said complex "**Landscape Heritage**" at and for price/consideration of **Rs. 27,00,000/- (Rupees Twenty Seven Lac Only)**. (The consideration and carpet area for said flat is inclusive of area of internal wall admeasuring about **48.66 Sq. mters** and exclusive of the area of Open Terrace admeasuring **7.09 Sq. Mters**, balconies admeasuring **5.09 Sq. Mters**, and flower bed/s admeasuring **Nil** C.B area admeasuring **Sq. 1.69 Mtr.** ornamental project admeasuring **3.67 Sq. Mters**.

3LE0

NEER

Pratima

Shandey

90

L8

plus 14 Floor and builder/developer is developing the said building no. 2, A & B Wing under Second Phase.

AND WHEREAS the Purchaser has examined the approved plan of the building and floor, the nature and quality of construction, fittings, fixtures, facilities and amenities provided/ to the provided thereto as per the general specifications as well as the restricted and common facilities and amenities.

AND WHEREAS the Purchaser has seen site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same and is further aware that there are several buildings/wings to be constructed on the said property and the OWNER/PROMOTER/DEVELOPER will be carrying on the construction and completing the building in phase manner and that as and when the building are completed, the entire flats therein are sold out, the co-operative housing societies of such buildings will be formed and accordingly the conveyances of land on which the buildings are constructed will be conveyed to such respective co-operative societies/federal society etc and it shall be the sole discretion of the OWNER/DEVELOPER to form such societies and to execute the conveyance/s thereof and said fact is being brought to the clear knowledge and notice of the purchasers herein and the purchaser has granted his/her sincere and utmost co-operation in formation such co-operative housing societies and its conveyances thereof and shall not raise objection, hindrances and claims of any nature whatsoever.

AND WHEREAS relying upon the said aforesaid representation, the VENDOR/DEVELOPER agreed to sell the Purchaser a Flat at the price and on the terms and condition herein after appearing.

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at **Kokan Division No. P51700020548**; authenticated copy is attached in Annexure 'D-1';

AND WHEREAS the list of amenities, authenticated copy 7/12 authenticated copy of certificate of Title issued by the Advocate of the OWNER/PROMOTER/DEVELOPER to the said property. And the floor plan approved by the municipal authority have been annexed hereto marked as Annexure "A", "B" "C" & "D" respectively.

AND WHEREAS upon completion of the proposed development of the said property as stated above the VENDOR/DEVELOPER has agreed to complete sell and cause to

Bansal, 2). Shri. Sunil Waman Chaudhary, 3). Shri. Gunwant Sohanlal Kerodiya, 4). Shri. Ishwarlal Nathu Chavan, 5). Shri. Dinesh Natwarlal Agarwal, 6). Shri. Nilesh Shantilal Shah & 7). Shri. Pradeep Nathu Chavan as "Purchaser" and M/s Landscape Venture, through its partners 1). Shri. Dinesh Natwarlal Agarwal, & 2). Shri. Nilesh Shantilal Shah as "Confirming Party", & 2). party of first part had purchased the said plot no. 2 by way of Sale Deed dated 20/07/2017 executed by and between Shri. M/s. Landscape Infrastructure, through its partners 1). Shri. Navin Rameshchand Bansal, 2). Shri. Sunil Waman Chaudhary, 3). Shri. Gunwant Sohanlal Kerodiya, 4). Shri. Ishwarlal Nathu Chavan, 5). Shri. Dinesh Natwarlal Agarwal, 6). Shri. Nilesh Shantilal Shah & 7). Shri. Pradeep Nathu Chavan as 'Purchaser' & M/s Galaxy Developers, through its partners Shri. Sunil Waman Chaudhary & three others as 'Vendors', duly registered with Sub-Registrar of Assurance, Ulhasnagar-3 under Sr. No. 7815/2017 respectively for valuable consideration.

AND WHEREAS Sub Division Plan of the said Survey no. 49, Hissa no. 2A, 2B & 2C for total area of 15800 Sq. meters being approved and granted by Ambarnath Municipal Council bearing No. AMP/NRV/REKHANKAN/16-17/1705/8703/93 Dated 23/02/2017, thereby said plot no. 1 & 2 shown to be falling under residential zone and marked & shown as plot B area admeasuring about 2000 Sq. Meters plot no C-1 area admeasuring about 3779.556 and plot no. C-3 area admeasuring about 530.381 Sq meters.

AND WHEREAS initially in first phase necessary joint building Construction plan & permission has been obtained by the OWNERS from the AMBERNATH MUNICIPAL COUNCIL, bearing Building Construction Plan and Permission bearing Outward No. A.N.P/NRV/B.P/17-18/415/8742/26, Dated 25/05/2017 of Said Property, thereby the builder/developer herein allowed to carry out construction one buildings namely Building No. 1 consisting of Stilt Part plus Twelve Upper Floors (Residential) and Club House on said property on the terms and conditions more particularly mentioned therein.

AND WHEREAS subsequently necessary revised building construction plan and permissions bearing Nos. A.N.P/NRV/B.P/18-19/668/8854/25, Dated 03/09/2018 and A.N.P/NRV/B.P/18-19/43703/8898/69, Dated 05/03/2019 respectively approved and granted by Ambarnath Municipal Council of said property, whereby the builder/developer herein allowed to carry out construction of Building No.2, A-wing consisting of Ground Floor (Part) plus stilt (part) plus Fourteen upper Floor and B-wing consisting of stilt (part)

N. S. S.

Pratima

Shindey

**M/S LANDSCAPE INFRASTRUCTURE,** (Pan No. AAFFL3092G), A Partnership Firm, having its office at Sarang Apartment, Ground Floor, Sai Section, Plot no. 516, Ambarnath (E), District Thane, through its Partners one of Partner and authorized Signatory **Shri. Nilesh Shantilal Shah**, hereinafter called and referred to as the "THE VENDOR/DEVELOPER/BUILDER / PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its partners constituting the said firm from time being its successors, survivors, executors, administration and assigns) the PARTY OF THE FIRST PART.

AND

1. Mrs. Pratima Sachidanand Pandey, aged about 49 Years, PAN NO. AZJPP4805A, 2. Mr. Sachidanand Markandey Pandey aged about 41 Years, PAN NO. AMVPP7775N, Both R/at - Pragya Kunj, Sai Baba Colony, Balkanji Bari Road, Ulhasnagar -3, Thane, Maharashtra 421002. hereinafter called and referred to as "PURCHASER/S /ALLOTTEE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, administration and assigns) THE PARTY OF THE SECOND PART.

WHEREAS the Vendors/builder are the owners in respect of following Non Agricultural land properties bearing 1). Survey No. 49, Hissa No. 2A, Area Admeasuring about 2000 Sq. Meters, Revenue Assessment Rs. 0-37 Paisa, hereinafter for the sake of brevity called and referred to as "The Said Plot No. 1" & 2). Survey No. 49, Hissa No. 2 (B), Area Admeasuring about 4310 Sq. Meters (out of total area of 9800 Sq. Meters), Revenue Assessment Rs. 1-60 Paisa, hereinafter for the sake of brevity called and referred to as "The Said Plot No. 2" both lying, being and situated at Village - Pale, Ambarnath (E), Taluka - Ambarnath, Dist - Thane, hereinafter for the sake of brevity the said plot no. 1 & 2 jointly together called and referred to as "The Said Property" and more particularly described in the SCHEDULE hereunder written.

AND WHEREAS the party of first part with the intention of development over said property, had purchased the said property from previous owners, i.e. 1). party of first part had purchased the said plot no. 1 by way of Sale Deed dated 02/08/2017 duly registered with Sub-Registrar of Assurance, Ulhasnagar-3 under Serial No. 8124/2017 dated 02/08/2017 executed by and between Shri. Balaram Pundalik Bhoir & fourteen others as 'Vendors', and M/s. Landscape Infrastructure, through its partners 1). Shri. Navin Rameshchand

NEE

Pratima

Shandey



उत्तर - ३	
३६०० / २०२१	
५	६४

Village :- PALE  
Market Value :- १९,००,०००/-  
Actual Value :- २७,००,०००/-  
Stamp Duty :- १,०८,०००/-  
Flat Area :- ४८.६६ Sq. Meters Carpet.

### AGREEMENT FOR SALE

This Article of Agreement made At Ambernath, Taluka, Ambernath on This ३१ Day Of March २०२१.

BETWEEN

Pratima

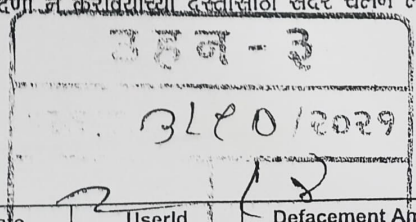
Stanley

NEET

CHALLAN  
MTR Form Number-6



URN	MH013961030202021E	BARCODE	Date		25/03/2021-13:59:09	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
	Registration Fee	PAN No.(If Applicable)	AMVPP7775N				
Office Name	ULH3 ULHASNAGAR 3 JT SUB REGISTRAR	Full Name	SACHIDANAND MARKANDEY PANDEY AND OTHER				
Location	THANE	Flat/Block No.	S NO/H NO 49/2A AND OTHER FLAT NO 302				
Year	2020-2021 One Time	Premises/Building	WING A				
Account Head Details		Amount In Rs.					
30046401	Stamp Duty	108000.00	Road/Street	AT PALE DIST THANE			
31063301	Registration Fee	27000.00	Area/Locality	TAL AMBERNATH			
			Town/City/District				
			PIN	4	2	1	5 0 1
			Remarks (If Any)	PAN2=AAFFL3092G~SecondPartyName=MS LANDSCAPE INFRASTRUCTURE~CA=2700000			
			Amount In	One Lakh Thirty Five Thousand Rupees Only			
			Words				
Total		1,35,000.00					
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	02300042021032512659	210846838620	
Cheque/DD No			Bank Date	RBI Date	25/03/2021-14:00:27	26/03/2021	
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch			Scroll No. , Date		10326 , 26/03/2021		
Department ID :	Signature Not Verified		Mobile No. : 9890806474				
NOTE:- This challan is not to be registered in Sub-Registrar office only. Not valid for unregistered document.	VIRTUAL TREASURY		MUMBAI 03				
डॉ. चतन केवल	Date: 2021.04.20		13:50:06 IST				
हे.	Reason: Secure Document		Location: India				
Challan Defaced Details							
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount		



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Evaluation ID: 202104084808  
 डहन: 08 April 2021, 03:14:24 PM

मूल्यांकनाचे वर्ष: 2020  
 जिल्हा: ठाणे  
 मूल्य विभाग: तातूका अंबरनाथ  
 उप मूल्य विभाग: 4/16-डी) मौजे पाते गावातील सर्व मिळकती  
 क्षेत्राचे नाव: A Class Palika  
 सदर्हें नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
5790	33700	39000	47300	39000		

**बांधीव क्षेत्राची माहिती**

बांधकाम क्षेत्र (Built Up)-	53.526 चौ. मीटर	मिळकतीचा वापर- निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय - 0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.33700/-
उदववाहन सुविधा	आहे	मजला - 1st To 4th Floor	कार्पेट क्षेत्र-	48.66 चौ. मीटर

Sale Type - First Sale  
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

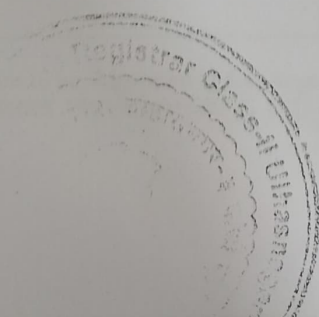
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर \* घसा-यानुसार टक्केवारी) \* मजला निहाय घट/वाढ  
 = (33700 \* (100 / 100)) \* 100 / 100  
 = Rs.33700/-

1) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 33700 \* 53.526  
 = Rs.1803826.2/-

Applicable Rules = 3, 18, 19

एकत्रित अंतिम मूल्य  
 मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी  
 = A + B + C + D + E + F + G + H + I  
 = 1803826.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.1803826.2/-

Home Print



उहल - २  
 31/0/2029  
 9 1/2



20/04/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

दस्त क्रमांक : 3890/2021

नोंदणी :

Regn:63m

गावाचे नाव : पाले

(1)चिलेखाचा पक्का	करारनामा
(2)मोबदला	2700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1900000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे पाले,ता. अंबरनाथ,जि. ठाणे सर्व्हे नं. 49 हिस्सा नं. 2अ,प्लॉट नं. 1,व प्लॉट नं. 2,सर्व्हे नं. 49,हिस्सा नं. 2ब,एकूण क्षेत्र 9800 चौ.मी. यावरील लॅन्डस्केप हेरिटेज,फेस 2,बिल्डिंग नं. 2,या इमारती मधील ए विंग,प्लॉट नं. 302,तिसरा मजला,क्षेत्र 48.66 चौ. मी. कारपेट.( ( Survey Number : 49/2अ व इतर ; ) )
(5) क्षेत्रफळ	1) 48.66 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दरतएवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. लॅन्डस्केप इन्फ्रास्ट्रक्चर तर्फे भागीदार निलेश शांतिलाल शहा यांच्या वतीने क.ज.करिता कु.मु.म्हणून तुधार बाबु पवार - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: कार्यालयीन पत्ता -516, सारंग अपार्टमेंट, तळ मजला, शनी मंदिर जवळ, साई सेक्शन, अंबरनाथ, ता. अंबरनाथ, जि. ठाणे. , रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AAFFL3092G
(8)दस्ताएवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रतिमा सचिदानंद पांडे - - वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: राहणार प्रजा कुंज, साई बाबा कॉलोनी, उल्हासनगर -3, जि. ठाणे. , रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AZJPP4805A 2): नाव:-सचिदानंद मार्केडय पांडे - - वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: राहणार प्रजा कुंज, साई बाबा कॉलोनी, उल्हासनगर -3, जि. ठाणे., रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AMVPP7775N
(9) दरतएवज करून दिल्याचा दिनांक	31/03/2021
(10)दरत नोंदणी केल्याचा दिनांक	20/04/2021
(11)अनुक्रमांक,खंड व पृष्ठ	3890/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	108000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	27000
(14)शेरा	



CR3 Kengle  
सह दुय्यम निबंधक क्र. 3  
उल्हासनगर क. 3

मल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



339/3890

पावती

Original/Duplicate

Tuesday, April 20, 2021

नोंदणी क्र.: 39म

1:41 PM

Regn.: 39M

पावती क्र.: 5026

दिनांक: 20/04/2021

गावाचे नाव: पाले

दस्तावेजाचा अनुक्रमांक: उहन3-3890-2021

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: प्रतिमा सचिदानंद पांडे --

नोंदणी फी

रु. 27000.00

दस्त हाताळणी फी

रु. 1680.00

पृष्ठांची संख्या: 84

एकूण:

रु. 28680.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:58 PM ह्या वेळेस मिळेल.

*CR3 Langa*  
Sub Registrar Ulhasnagar 3  
उत्तरासबब ३.३

वाजार मूल्य: रु. 1900000 /-

मोवदला रु. 2700000/-

भरलेले मुद्रांक शुल्क : रु. 108000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1204202107629 दिनांक: 20/04/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 27000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013961030202021E दिनांक: 20/04/2021

बँकेचे नाव व पत्ता:

*Pratima*