

Receipt (pavti)

74/27248

Monday, October 14, 2024
9:52 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 30625 दिनांक: 14/10/2024

गावाचे नाव: माजिवडे
दस्तऐवजाचा अनुक्रमांक: टनन2-27248-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: विलास जी मोरे

नोंदणी फी
दस्त हाताळणी फी
पृथांची संख्या: 38

₹. 30000.00
₹. 760.00

एकूण:

₹. 30760.00


आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:11 AM ह्या वेळेस मिळेल.


Joint Sub Registrar Thane 2

बाजार मूल्य: ₹. 12546780.55/-
मोबदला ₹. 13000000/-
भरलेले मुद्रांक शुल्क : ₹. 910000/-

सह दुय्यम निर्बंधक वर्ग - २
ठाणे क्र. २

- 1) देयकाचा प्रकार: DHC रक्कम: ₹. 760/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024146300557 दिनांक: 14/10/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009708532202425E दिनांक: 14/10/2024
बँकेचे नाव व पत्ता:


मूळ दस्त मिळाला



14/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

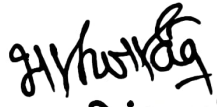
दस्त क्रमांक : 27248/2024

नोंदणी :

Regn.63m

गावाचे नाव : माजिवडे

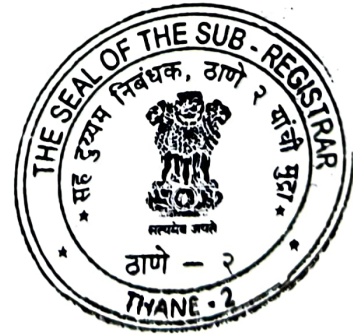
(1)विनेखाचा प्रकार	कगरनामा
(2)मोवदला	13000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12546780.55
(4) भू-मापन,पोटहिस्मा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका क्र. 1502,15 वा मजला,बी विंग,लक्ष्मी नारायण रेसिडेन्सी 'बी' को. ऑ. ही. सो. लि.,उन्नती गार्डन 3,मीजे माजिवडे,पोखरण रोड नं. 2,ठाणे (प.),सदनिकेचे क्षेत्रफळ 755 चौ. फू. कारपेट,सोबत पोडियम कार पार्किंग स्पेस नं. पी1-49((Survey Number : S. No. 189/1/1(pt), 190(pt), 191, 192/1(pt), 193/1, 194/2, 194/4, 202/1, 202/4, 202/5, 202/6 ;))
(5) क्षेत्रफळ	1) 755 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पूजा संतोष म्हात्रे वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सदनिका क्र. 1502, 15 वा मजला, बी विंग, लक्ष्मी नारायण रेसिडेन्सी बी को. ऑ. ही. सो. लि., , रोड नं: उन्नती गार्डन 3, मा निकेतन समोर, पोखरण रोड नं. 2, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ASKPM8991Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विलास जी मोरे वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 41/290, शिवाई नगर, , रोड नं: पोखरण रोड नं. 1, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-ANKPM5141P 2): नाव:-प्रिया विलास मोरे वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 41/290, शिवाई नगर, , रोड नं: पोखरण रोड नं. 1, ठाणे (प.), महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-BCCPM0140E
(9) दस्तऐवज करून दिल्याचा दिनांक	14/10/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/10/2024
(11)अनुक्रमांक,खंड व पृष्ठ	27248/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	910000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)श्रेण	


 सह दुय्यम निबंधक वर्ग - २
 ठाणे क्र

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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





CHALLAN
MTR Form Number-6



GRN	MH009708532202425E	BARCODE	[Barcode]		Date	14/10/2024-09:16:40	Form ID	25.2
Department	Inspector General Of Registration				Payer Details एनन-२			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)						
	Registration Fee	PAN No.(If Applicable)	ANKPM5141P दसा कर्मांक 20/10/2024					
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR				Full Name	VILAS G MORE 9/35		
Location	THANE				Flat/Block No.	FLAT NO 1502 15TH FLOOR B WING LAXMI		
Year	2024-2025 One Time				Premises/Building	NARAYAN RESIDENCY B CHSL		
Account Head Details		Amount In Rs.	Road/Street	UNNATHI GARDEN III POKHARAN ROAD NO 2				
0030046401	Stamp Duty	910000.00	Area/Locality	THANE				
0030063301	Registration Fee	30000.00	Town/City/District					
			PIN	4 0 0 6 1 0				
			Remarks (If Any)	PAN2=ASKPM8991Q--SecondPartyName=POOJA SANTOSH MHATRE-CA=13000000				
			Amount In	Nine Lakh Forty Thousand Rupees Only				
Total		9,40,000.00	Words					
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	69103332024101410468	2893916496			
Cheque/DD No.		Bank Date	RBI Date	14/10/2024-09:18:12	Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

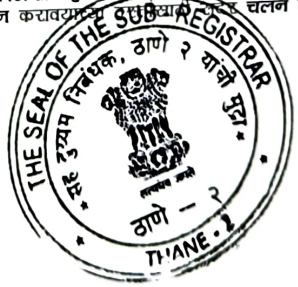
Mobile No. : 9000000000

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी चलन लागू नाही.

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Print Date 14-10-2024 09:18:23

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दस्त क्रमांक <i>12028</i>
<i>3/35</i>



AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT made at THANE 14th day of October 2024, BETWEEN MISS. POOJA SANTOSH MHATRE, Age 33 years, PAN No. ASKPM8991Q, residing at – Flat No. 1502, 15th Floor, B-wing, Laxmi Narayan Residency 'B' Co. Op. Hsg. Soc. Ltd., Unnathi Garden-III, Opp. Maa Niketan, Pokharan Road No.2, Thane (W)- 400 610, hereinafter called and referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof means and include their heirs, executors, administrators, legal representatives and assigns) the PARTY OF THE FIRST PART;

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AND

1) MR. VILAS G. MORE, Age 47 Years, PAN No. ANKPM5141P
AND 2) MRS. PRIYA VILAS MORE, Age 41 Years, PAN No.
BCCPM0140E R/at - 41/290, Shivai Nagar, Pokharan Road No.1,
Thane (W)- 400 606, hereinafter called and referred to as the
"TRANSFEREES" (which expression shall unless it be repugnant to
the context or meaning thereof means and include their heirs,
executors, administrators, legal representatives and assigns) the
PARTY OF THE SECOND PART;

WHEREAS by virtue of an Agreement for Sale dated 25.03.2008
(duly registered with the office of Sub-Registrar of Registration and
Assurances of Thane vide their Serial No. TNN2-02821/2008, dated
25.03.2008), the Mrs. Vaishali Santosh Mhatre, the Purchaser therein
had purchased and acquired a Residential premises from M/S.
UNNATHI ENTERPRISES, a Partnership firm, registered under the
Indian Partnership Act, 1932, having its registered office at - Unnathi
Gardens -III, Pokharan Road No.2, Majiwade, Thane (W) - 400 610,
the Builders therein, bearing Flat No. 1502, admeasuring about 755
sq. ft. Carpet area (which is inclusive of area of Balcony, as well as
door and window sills) on 15th Floor, Along with Podium Car
Parking space No. P1-49, in B-wing (as per Municipal Sanctioned
Plan-L) in the building of the Society popularly known as Laxmi
Nagpur Residency 'B' Co. Op. Hsg. Soc. Ltd., of Complex known
as UNNATHI GARDEN-III lying being and situated at- Revenue
Village Majiwade, Pokharan Road No. 2, Thane (W) 400 610,
within the limits of Thane Municipal Corporation, which Premises
hereinafter in this Agreement for brevity's sake is referred to as "The
Said Premises" and more particularly described in the schedule
written hereunder.



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AND WHEREAS the said owner Mrs. Vaishlai Santosh Mhatre has passed away on dated 16.05.2013 and also her husband Mr. Santosh Baburao Mhatre passed away on dated 05.03.2004 leaving behind their Miss. Pooja Santosh Mhatre as only legal heir in and upon the said premises and being legal heir said Miss. Pooja Santosh Mhatre has obtained Heirship Certificate in the Court of Civil Judge Senior Division, Thane , M.A. no. 714/2019 of the said premises and Miss. Pooja Santosh Mhatre, the TRANSFEROR herein has become the sole owner of the said premises.

AND WHEREAS thus the Miss. Pooja Santosh Mhatre the TRANSFEROR herein became a bonafide LAXMI NARAYAN RESIDENCY 'B' CO. OP. HSG. SOC. LTD., a society registered under Registration No. TNA/ (TNA)/ HSG/ (T.C.)/ 24599/2013, Dated 07.01.2013, and having right title and interest and membership in respect of the SAID PREMISES, which society hereinafter in this Agreement, for brevity's sake is referred to as "The Said Society" and being and being the member of the said Society, the TRANSFEROR are holding 10 shares of Rs.50/- each bearing Share Certificate No. 54, having distinctive Share Nos. 531 to 540 (hereinafter referred to as "The Said Shares") and thus the TRANSFEROR have clear and marketable title in respect of the SAID PREMISES and the TRANSFEROR are well and sufficiently entitled to the SAID PREMISES and has absolute right and power to hold, occupy and deal with and dispose off the SAID PREMISES and every part thereof;

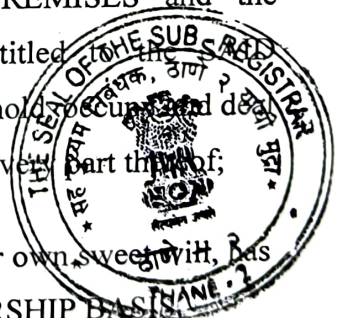
AND WHEREAS the TRANSFEROR out of her own sweet will, has decided to sell the aforesaid premises on OWNERSHIP BASIS

AND WHEREAS the TRANSFEREES being in need of a suitable and convenient accommodation, came to know about the same, approached to the TRANSFEROR whereupon after several

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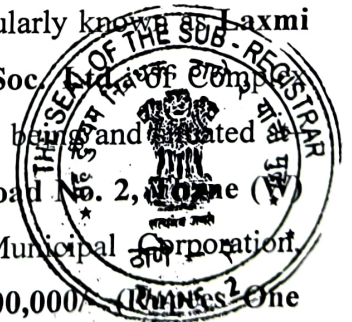
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benefits of the membership including the said Shares of the SAID PREMISES of the said Society, at and for lump sum Price/ Consideration of **Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs only)**;

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFEROR and has thus decided to reduce the terms and conditions of the said Agreement into writing, as follows:-

AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The TRANSFEROR do hereby agreed to sell, assign and transfer and the TRANSFEREES do hereby agreed to purchase and acquire the right, title and interest in and upon the said Residential Premises bearing **Flat No. 1502**, admeasuring about **755 sq. ft. Carpet area** (which is inclusive of area of Balcony, as well as door and window sills) on **15th Floor, Along with Podium Car Parking space No.P1-49, in B-wing** (as per Municipal Sanctioned Plan L) in the building of the Society popularly known as **Laxmi Narayan Residency 'B' Co. Op. Hsg. Soc.** and situated known as **UNNATHI GARDEN-III** lying bearing and located Revenue Village **Majiwade, Pokharan Road No. 2, Thane (V)** **400 610**, within the limits of Thane Municipal Corporation, Thane, for a lumpsum price of **Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs only)** along with the right, title and interest in and upon the SAID PREMISES and also together with the benefits of membership, share etc.



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2. That, the TRANSFEREES have agreed to pay the said total consideration amount of **Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs only)** to the TRANSFEROR in the following manner:-

- a. Rs.5,00,000/- by way of online Transfer No. IMPS00263987425, dated 15.09.2024 through SBI Bank.
- b. Rs.3,70,000/- by way of online transfer Ref. No. IMPS00264376284, dated 23.09.2024, through SBI Bank, Samata Nagar, Thane.
- c. Rs.1,30,000/- has agreed to pay towards 1% payment of TDS on sale of property as per (Form 26QB) on behalf of TRANSFEROR, and the same is to be deducted from the total amount of **Rs.1,30,00,000/-**
- d. Rs.1,20,00,000/- within the period of working 60 days from the date of Registration, by way of obtaining loan from any Bank/ financial Institution (subject to hand over all original title documents Society's NOC.)

Rs.1,30,00,000/-

Total Consideration Amount

(Rupees One Crore Thirty Lakhs only)

Thus, the TRANSFEREES have paid to the TRANSFEROR a sum of **Rs.8,70,000/- (Rupees Eight Lakhs Seventy Thousand only)** towards the part payment of total consideration amount, of which the TRANSFEROR do hereby admit and acknowledge the same hereunder written and the TRANSFEREES hereby further agreed to pay the balance consideration amount of **Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs Only)** and TDS amount of **Rs.1,30,000/-**



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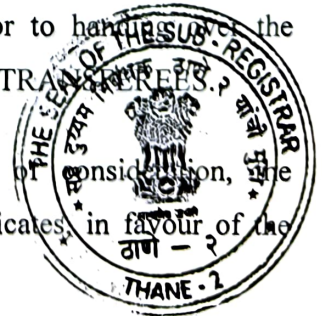
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(Rupees One Lakhs Thirty Thousand Only) as mentioned hereinabove for which the TRANSFEROR have no objection.

3. The TRANSFEROR has agreed to deliver the actual, physical, legal vacant and peaceful possession of the SAID PREMISES to the TRANSFEREES upon receiving the entire amount of consideration.
4. As stated above the TRANSFEREES have agreed to pay to the TRANSFEROR said consideration amount and thus the TRANSFEROR has agreed to sell and the TRANSFEREES have agreed to purchase the said premises along with all right, title and interest and benefits attached to it, on ownership basis, and the TRANSFEREES shall use and occupy the same as owners thereof, absolutely and forever.
5. The TRANSFEROR, after receipt of full and final amount of consideration, shall have no claim, right, title, interest ownership demand or charge of whatsoever nature in or upon the SAID PREMISES through themselves or through their predecessors in title. The TRANSFEREES thereafter shall do all the needful in respect of the SAID PREMISES to secure their title to the SAID PREMISES and the TRANSFEROR shall keep the TRANSFEREES indemnified from and compensated for any losses, damages or injury legal or otherwise caused to the SAID PREMISES by reason of any act occasion or failure of TRANSFEROR pertaining to period prior to handing over the possessing of the SAID PREMISES to the TRANSFEREES.
6. Upon receiving full and final amount of consideration, the TRANSFEROR shall transfer share certificates in favour of the



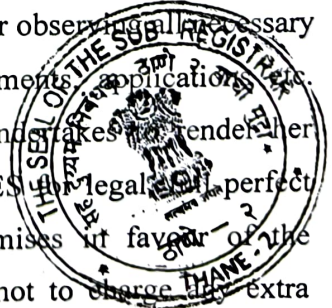
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matter and thing whatsoever whereby she may be prevented from entering into this Agreement or transferring the SAID PREMISES as purported to be done hereby or whereby the TRANSFEREES hereto may be obstructed, prevented and/ or hindered in enjoying the right, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREES in respect of the SAID PREMISES may be disturbed. In the event, contrary being found, the TRANSFEROR shall indemnify and keep indemnified the TRANSFEREES from any loss caused to the TRANSFEREES because of the defect in title.

11. The TRANSFEROR shall obtain necessary No Objection certificate from **LAXMI NARAYAN RESIDENCY 'B' CO. OP. HSG. SOC. LTD.**, to effectuate the legal perfect Transfer of the SAID PREMISES in favour of the TRANSFEREES and to confirm the above Transfer of the Said Premises and the Said Shares in respect of the SAID PREMISES in favour of the TRANSFEREES.
12. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares and benefits annexed to the SAID PREMISES and various deposits paid by the TRANSFEROR to the said Society.
13. The TRANSFEREES are bound to get SAID PREMISES legally transferred in their own names/ favour after observing all necessary procedures and get all the deeds, documents and applications executed. The TRANSFEROR hereby undertakes to render her fullest co-operation to the TRANSFEREES for legal perfect and effectual Transfer of the Said Premises in favour of the TRANSFEREES and further undertakes not to charge any extra consideration and/or charge etc. for the same.



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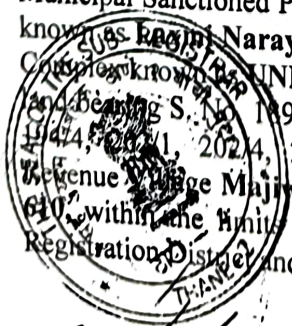
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14. The TRANSFEROR hereby agrees to sign all necessary papers, documents, deed and swear affidavits and declarations and when necessary for effective Transfer of the SAID PREMISES in favour of The TRANSFEREES to the concerned authorities.
15. The TRANSFEROR shall hand over all the original document, in respect of the Said Premises i.e. Original Previous Agreement, Registration Receipt, Share Certificate, Society's NOC, recent Society maintenance receipt, Electricity Bills, tax receipt, and/or any other relevant document in respect of the said premises to the TRANSFEREES at the time of execution of these presents.
16. This Agreement shall always be subject to Maharashtra Ownership of Flats Act, 1963 and rules made thereunder.
17. It is mutually agreed by and between the parties that the Charges of Stamp duty, Registration Fees, and the Charges of this Agreement, Applications, Deeds, legal Charges, Whatsoever for legal Transfer of the right, title and interest of the SAID PREMISES in favour of the TRANSFEREES shall be borne and paid by the TRANSFEREES alone and society Transfer fee shall be paid by both the parties in equal proportion.

SCHEDULE OF THE SAID PREMISES

ALL THAT PIECE AND PARCEL of residential premises Flat No. 1502, admeasuring about 755 sq. ft. Carpet area (which is inclusive of area of Balcony, as well as door and window sills) on 15th Floor, Along with Podium Car Parking space No.P1-49, in B-wing (as per Municipal Sanctioned Plan L) in the building of the Society popularly known as Narayan Residency 'B' Co. Op. Hsg. Soc. Ltd., of ANNATHI GARDEN-III standing on the plot of bearing S. No. 189/1/1(pt), 190(pt), 191, 192/1(pt), 193/1, 194/2, 194/4, 202/1, 202/4, 202/5, 202/6, lying being and situated at W.venue Stage Majiwade, Pokharan Road No. 2, Thane (W) 400 within the limits of Thane Municipal Corporation, and in the Registration District and Sub-Registration District of Thane.



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

SIGNED, SEALED & DELIVERED by
 the withinnamed "TRANSFEROR"

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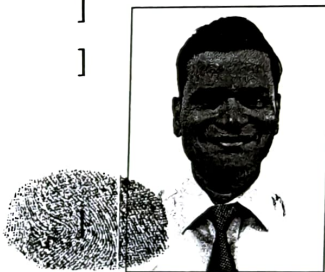
Pooja Mhatre
MISS. POOJA SANTOSH MHATRE
 in the presence of.....

]

1. *Dushar Patel* *(Patel)*
2. *Mahesh Bajar Bajar*

SIGNED, SEALED & DELIVERED by
 the withinnamed "TRANSFEREES"

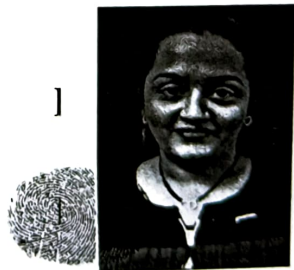
]]



Vilas G. More
1) MR. VILAS G. MORE

Priya Vilas More
2) MRS. PRIYA VILAS MORE

]



in the presence of.....

1. *Dushar Patel* *(Patel)*
2. *Mahesh Bajar Bajar*



ट न न - २
 २०२४
 ०५/३८

B.1502

Share Certificate No. 54 Members's Register No. 54 No. of Shares 5+5

भाग प्रमाणपत्र
SHARE CERTIFICATE

लक्ष्मी नारायण रेसीडन्सी 'बी' को. ऑप. हो. सोसायटी लि.
LAXMI NARAYAN RESIDENCY 'B' CO-OPERATIVE HOUSING SOCIETY LIMITED
 UNNATI GARDENS III, PRABHAKAR KUNTE MARG, OPP. MAA NIKETAN, OFF POKHRAN RD. NO. 2, THANE (W) - 400610

(Register under Maharashtra Co-operative Societies Act 1960)

Registration No. - TNA/(TNA)/HSG/(TC)/24599/2013/DATED 07/01/2013

This is to certify That Mrs. Vaishali Santosh
Mhatre

IS THE REGISTERED HOLDER OF 5+5 FULLY PAID UP SHARES OF RS. FIFTY EACH
 NUMBERED FROM 531 TO 540 BOTH INCLUSIVE. IN LAXMI NARAYAN
 RESIDENCY 'B' CO-OP. HSG. SOC. LTD., UNNATI GARDENS III, PRABHAKAR KUNTE MARG, OPP.
 MAA NIKETAN, OFF POKHRAN RD. NO. 2, THANE (W) SUBJECT TO THE BYE-LAWS OF THE SAID SOCIETY.
 GIVEN UNDER THE COMMON SEAL OF THE SAID SOCIETY AT THANE

THIS 28th DAY OF Feb' 2017

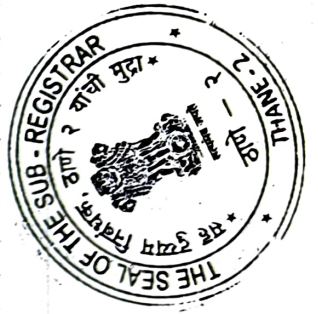


LAXMI NARAYAN RESIDENCY 'B' CO-OPERATIVE HOUSING SOCIETY LIMITED

Alpha
 Authorised
 M. C. Member

M.S. Limaye
 Secretary

Bhatnagar
 Chairman
 (P.T.O.)



MEMORANDUM OF THE TRANSFERS OF THE WITHIN-MENTIONED SHARES



Date Of Share Transfer	Transfer No.	Reg. No. Of Transferor	To Whom Transferred	Reg. No. Of Transferee
20th March 2024	67	54/67	Ms. Pooja Santosh Mhatre Aguda Bhatia Authorised M. C. Member	Chairman M. D. Limay Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary

१८/३८
 १२०२४
 २ - १ - २

ट न न - २

दस्ता क्रमांक १०६/२०२४

१०/३०

1197

THANE MUNICIPAL CORPORATION, THANE.
(Regulation No. 37)

Occupancy Certificate

For Bldg. G & L (Podium + St + 15) floor Only

V.P. No. 2003/27 TMC/TDD / २३३

Date ११/०६/२०२४

To,

Arch. Jitendra Mukadam
Gr. Floor, Rm. No. 1,
Pooja Building,
Bramhan Society,
Naupada, Thane.

M/s Unnathi Enterprises (P.O.A.)

Sub. : Occupation Certificate for Bldg. 'G' & 'L'
(Podium + St + 15) floor.

Ref. : Your Letter No. 9646 dated 30/05/2007.
(V. P. No. 2003/27)

Sir,

The development work of building situated at Majiwade, Pokharan Road No.1, Sector No. IV, S.No. 189/1/1(Pt), 190(Pt), 191, 192/1(Pt), 193/1, 194/2, 194/4, 202/1, 202/4, 202/5, 202/6, Tal. & Dist. Thane under the supervision of Shri Jitendra Mukadam Licenced Architect, Licence No. CA- 92/14751 may be occupied on the following Conditions.

अटी -

- १) उर्वरित आर.जी.खालील क्षेत्र अंतिम वापर परवान्यापूर्वी विकसीत करणे आवश्यक.
- २) पुढील वापर परवान्यापूर्वी शाळेच्या आरक्षणाखालील भूखंडाच्या हद्दीवर कुंपणभित बांधणे आवश्यक. तसेच सादर क्षेत्र लगतच्या जमिनीशी समपातळीत करणे आवश्यक.
- ३) अंतिम वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंग व सॉलार हीटिंग सिस्टीम बाबत पाणीपुरवठा विभाग व विद्युत विभाग यांचा पुर्णत्वाचा दाखला सादर करणे आवश्यक.
- ४) ठाणे महानगरपालिकेकडून पिण्याच्या पाण्याचा पुरवठा उपलब्धतेनुसार करण्यात येईल.
- ५) पाणी पुरवठा विभागाकडून जावक क्र. /उप.न.अ/पा.पु/२९ दिनांक १८/०६/०७ रोजी प्रदान करण्यात आलेल्या नाहरकत दाखल्यातील अटी आपणातून पूर्णत्वाक राहतील.

A set of certified completion plan is returned with

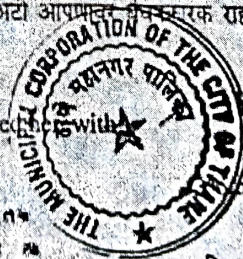
Office No. १०६/२०२४

Office Staff

Date ११/०६/२०२४

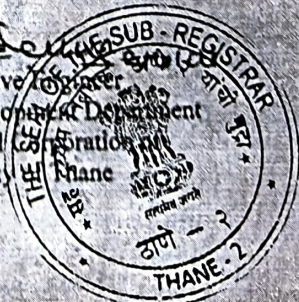
Copy to:

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

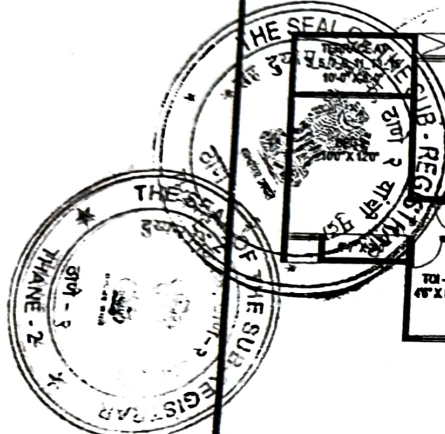
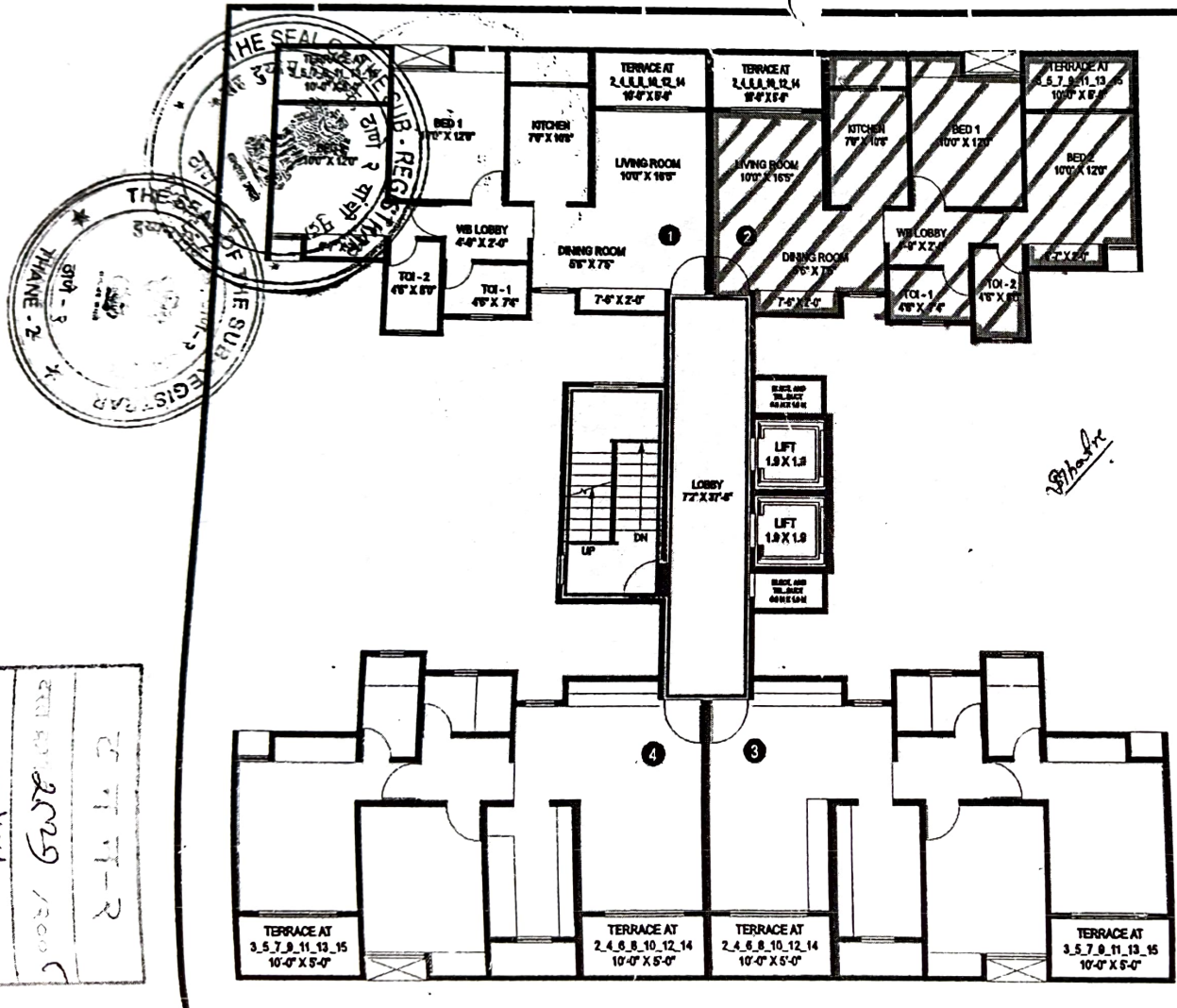


Signature faithfully

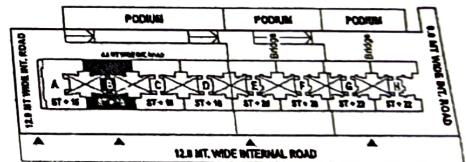
Executive Engineer
Town Development Department
Municipal Corporation
Thane



50/103
 2022/1000
 2-1-1-2



The Pinnacle of Happiness
UNMATHI GARDENS III
11 Laxmi Narayan Residency II
 The Pride of Thane



WING B (TMC L) (St. + 15)

Flat No.	1502
Floor No.	15 th

Bhandari

2-1-1-2
 50/103
 2022/1000

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दस्त क्रमांक २०२५/२०२४
३१/३५

ANNEXURE 'H'

THANE MUNICIPAL CORPORATION, THANE.
(Regulation No. 3 & -24)

2196

SANCTION OF DEVELOPMENT
AMENDED PERMISSION/ COMMENCEMENT CERTIFICATE

Bldg A, B1, B2, :- Gr.(Pt.) + 14, Bldg. C, D :- Stilt + 14,
Bldg. E1, E2, E3, F, H, K :- Stilt + 7, Bldg. I :- Stilt + 3
Bldg. G1 :- Stilt + 13; Bldg. G2 :- Stilt + 11.
Bldg. J Wing A & C Stilt + 12, Wing B :- Stilt + 14,
Bldg. L1 :- Stilt + 5, Bldg. L2, :- Stilt + 10 Bldg. M1, M2, :- Stilt + 10,
Bldg. M3 :- Stilt + 10, Bldg. M4 :- Stilt + 9

V. P. NO. 2003/27 TMC/TDD १५२५ Date २२/१२/२००५

To,

Shri/Smt Sandeep Prabhakar (For M/s SAKAAR) (Architect)

Shri/Smt M/s Unnathi Enterprises (Owner)

Sir,

With reference to your application No. 29113 dated 17/11/2004 for development permission / grant of commencement certificate under section 46 & 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 Majiwade Section No. IV Ward No. situated at Road Polcharan Road No 1 & 2 S. No 189/L1(Pt), 190(Pt), 191, 192/1(Pt), 193/1, 194/2, 194/4, 202/1, 202/4, 202/5, 202/6. the development permission / the commencement certificate is granted subject to the following condition

- The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- No new building or part thereof shall be occupied or permitted to be used by any person until occupancy permission has been granted.
- The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- This permission does not entitle you to develop the land which does not vest in you.
- वायुवी परवानगी क्र. वि. प्र. क्र. २००३/२७ ठामपा / शिविवी / ३६१८ दि. २५/२/२००३ अन्वये देण्यात आलेली परवानगी रद्द करण्यात येत आहे.
- वाढीव मजल्यांचा थार वेण्यास आर. सी. सी. संरचना सक्षम असल्याबाबत आर. सी. सी. तज्ञांचे प्रमाणपत्र सादर करावे.
- सुविधा भुखंडाची जागा ठाणे महानगरपालिकेच्या ताब्यात विनामुल्य देणे बंधनकारक आहे. आयुक्त सो. सांगतील त्याप्रमाणे बांधकाम करून ठाणे महानगरपालिकेच्या ताब्यात देणे बंधनकारक आहे. वायुवीरवाणी परवान्यापूर्वी रस्ता, सुविधा भुखंड व वापूखाणाखालील क्षेत्र ७/१२ उतान्यावर ठाणे महानगरपालिकेच्या ताब्यात देण्याचे ठरविलेले दाखल करणे आवश्यक आहे.
- कामगारांची देणी, यंत्रिणी देणी अथवा इतर आर्थिक बायी विषयाची पूर्तता करवण्याबाबत अर्जात जोडली जाणे आवश्यक आहे. यानी दिलेला आदेश व बँक ऑफ बरोडा यानी दाखल केलेल्या अर्जानुसार विवरणित यानी दिलेले प्रवेश बंध व मॅट्रॉप्रायझेस यांचेतील आर्थिक व्यवहाराबाबत विवरणित जबाबदार राहणे आवश्यक आहे.
- सुरेश पार्क व हिल व्ह्यू इमारतीकडे नव्याने प्रस्तावित केलेला १२.० मी रस्ता विवरणित यानी दाखल करणे आवश्यक आहे. वायुवीरवाणी परवान्यापूर्वी आर. जी विक्रीत करणे आवश्यक आहे.



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दस्त क्रमांक २०२५/२००५
२६/०५

THANE MUNICIPAL CORPORATION, THANE.
(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
AMENDED PERMISSION/COMMENCEMENT CERTIFICATE
Building No. G.L:- St + 15, Building No. M1 & M2:- St + 18
Bldg No. F:- St + 7, Bldg No. I:- St + 3
Bldg.No. N1/N2:- St + 20, Bldg No. P1 & P2:- St + 5
PERMISSION:- Club House (Gr + 1) & Swimming Pool

ट न न 30262
दस्ता क्रमांक 12028
1/35

V. P. NO. 2003/27 TMC/TDD 413 Date 3/10/06

To.

Shri Sandeep Prabhu (M/s. SAAKAAR Architects) (Architect)

M/s. Unnathi Enterprises (Owner)

Sir,

With reference to your application No. 53384 dated 29/3/2006 for development permission/ grant of commencement certificate under section 46 & 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 Majiwade Section No. IV Ward No. situated at Road Polkharan Road No. 2 S. No. 189/1/1(Pt), 190(pt), 191 192/1(Pt), 193/1, 194/2, 194/4, 202/1, 202/4, 202/5, 202/6 the development permission / the commencement certificate is granted subject to the following condition.

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 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. यापुर्वी परवानगी क्र. वि. प्र. क्र. २००३/२७ ठामपा / शिवी / ३६९८ दि. २५/३/२००३ अन्वये देण्यात आलेली परवानगी रद्द करण्यात येत आहे.
6. वाढीव मजल्यांचा भार घेण्यास आर. सी. सी. संरचना सक्षम असल्याबाबत आर. सी. सी. तज्ञांचे प्रमाणपत्र सादर करावे.
7. अतिरीक्त आर.जी. खालील क्षेत्र ६५४.२५ चौ.मी. ठाणे महानगरपालिकेच्या ताब्यात विनामुल्य देणे बंधनकारक आहे. वापरपरवान्यापुर्वी सदर क्षेत्र ७/१२ उतान्यावर ठाणे महानगरपालिकेच्या नावे केल्याचे ७/१२ उतारे दाखल करणे आवश्यक आहे.
8. कामगारांची देणी, बँकेची देणी अथवा इतर आर्थिक बाबी विषयाची पूर्तता करण्याची जबाबदारी (मुंबई डी. आर. टी. यानी दिलेला आदेश व बँक ऑफ बरोडा यानी दाखल केलेल्या अर्जांनुसार) विकासकर्ते यांची राहिल. तसेच बँक व में उन्नती एंटरप्रायझेस यांचेतील आर्थिक व्यवहारांनुसार विकासकर्ते जबाबदार राहतील.
9. वृक्ष, पाणी, ड्रेनेज विभागाचे नाहरकत दाखले वापरपरवान्यापुर्वी दाखल करावे.
10. वापरपरवान्यापुर्वी आर. जी विकसीत करणे आवश्यक आहे.
11. नियोजित इमारतीची संरचना हे भुंकंप्रवण विरोधी स्तरावरील शक्तीनुसार आय. ई. कोड नं. १८९३ व ४३२६ च्या तरतुदीप्रमाणे करणे आवश्यक आहे. जोत्याचे व वापरपरवान्याच्या वेळी आर. सी. सी. तज्ञांचे मजबुतीकरणबाबतचे प्रमाणपत्र दाखल करणे आवश्यक आहे.
12. बांधकामास ठाणे महानगरपालिकेक पाणी पुरवठा करणार नाही. फक्त पिण्यासाठी उपलब्धनुसार पाणीपुरवठा करण्यात येईल.
13. नियमानुसार शाल्काचा वेळोवेळी भूरेषा करणे आवश्यक आहे.
14. वापर परवान्यापुर्वी मसालेकल पाकिंगसाठी अग्निशामन विभागाचा ना हरकत दाखला सादर करावा.



ट न न - २
दस्ता क्र 2529 / 2005
०८/०५

ट न न - २

दस्त क्रमांक २०२४ / २०२४

२४ / ३५



Date: 11th Sep 2008

UNNATHI ENTERPRISES

Laxmi Narayan Residency,
Unnathi Gardens III,
Opp. Ma Niketan, Pokhran Road No. 2,
Thane (W) 400610

Tel.: 022-2173 7001-2.
E-mail : raunakgroup@gmail.com
Website : www.raunakgroup.com

To,
Mrs. Vaishali Santosh Mhatre
Narayan Smruti, Opp. Vijay Cinema,
Near Jay Nagar, Valiv,
Vasai (East) - 401 208

Dear Sir / Madam,

Sub: Possession of Flat No. B-1502 Bldg Laxmi Narayan Residency.

We are pleased to hand over to you vacant & peaceful possession of Flat no. B-1502 in Building Laxmi Narayan Residency Unnathi Gardens - III, Opp. Ma Niketan, Pokhran Road No. 2, Thane (W) - 400 610.. Kindly acknowledge receipt of the keys.

You have inspected the entire flat including plumbing, painting, and electrical fittings and have found the same to be in conformity as set out in the agreement for sale.

You are aware that your maintenance for the above flat will start from the date of possession of the flat or from the date of Occupancy Certificate from Thane Municipal Corporation whichever is earlier.


You will not carry any heavy luggage / baggage through lifts and will co-operate for smooth functioning of lift.

You will not make any changes in paint or other external features like M.S. Grill, Doors, Windows & other aesthetics of the building. If any damage is caused to the premises or any fittings or fixtures due to your negligence or misuse, then you shall alone be responsible & liable to make good the loss. Similarly you shall not put any plants on the windows or grills to avoid the dirty water flow downwards spoiling the exterior painting of the building. You will not make any changes in living room or Bedroom-Balcony like fixing tiles above skirting provided by Builder / Developer. You will not make any changes in Dry yard, like flooring or dado tile fixing above skirting provided by Builder/Developer. You will not make any changes in Children/Common Bedroom, like tile work above chajja which is outside the Building line.

For Unnathi Enterprises


Authorised Signatory

I / we have received the possession the
Above said flat and received Key no...


Mrs. Vaishali Santosh Mhatre
(Flat Owner / s)



Flat No. B-1502 in Laxmi Narayan Residency
Unnathi Gardens III
Mrs. Vaishali Santosh Mhatre
Key Nos.: 51842/14466/31/12/35425/63636
Consumer No. / M. R.: 151284 / 81692238-3