

536/4273

Tuesday February 25, 2025  
12:48 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 4541

दिनांक: 25/02/2025

गावाचे नाव: हावले

दस्तावेजाचा अनुक्रमांक: टनन9-4273-2025

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: संजय बसवन्प्या कलशेट्टी .

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 66

रु. 26550.00

रु. 1320.00

एकूण:

रु. 27870.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
1:07 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

सह दुय्यम निबंधक वर्ग २ ठाणे क्र.

बाजार मूल्य: रु.2334107 /-

माबदला रु.2651000/-

भरलेले मुद्रांक शुल्क : रु. 185600/-

1) देयकाचा प्रकार: DHC रकम: रु.1320/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 0225250907255 दिनांक: 25/02/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.26550/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH016689700202425E दिनांक: 25/02/2025

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

सह दुय्यम निबंधक वर्ग २ ठाणे क्र.  
संख्या/दिनांक



27/02/2025

सूची क्र.2

दुयम निबंधक : तु.नि. ठाणे 9

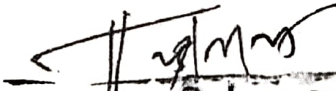
दस्त क्रमांक : 4273/2025

नोंदणी :

Regn 63m

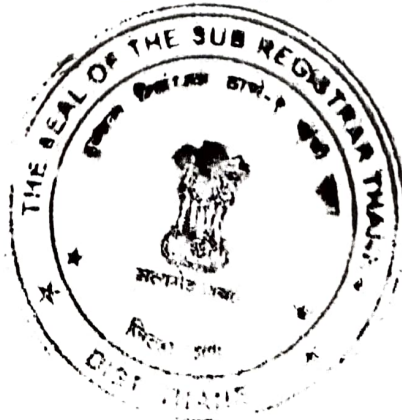
गावाचे नाव : डावले

(1)चिन्हेबाचा प्रकार	करारनामा
(2)मोबदला	2651000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2334107
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: झोन नं. 28/107-20अ,मौजे-डावले,ता.जि. ठाणे येथील सर्व्हे नं.119/1,119/1सी,1एन,1डी,सदनिका क्र. 901,9 वा मजला,बी विंग,स्कायवर्डस रिजन्सी,फडकेपाडा,शिळ दिवा रोड,भारत गियर कंपनी जवळ,फडकेघर मंदिर समोर,डावले,ठाणे,क्षेत्र 416 चौरस फुट म्हणजेच 38.64 चौ.मी. कार्पेट. (( Survey Number : 119/1, 119/1C, 1N, 1D ; ))
(5) क्षेत्रफळ	1) 416 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. स्कायवर्डस व्हिजन डेव्हलपर्स तर्फे भागिदार कल्पेश ए. राजपरा . वय:-46; पत्ता:-प्लॉट नं. ., माळा नं. . इमारतीचे नाव: गाळा नं. 113, निकीषा इंडस्ट्रीयल इस्टेट, प्रिमायसेस नं.2, पेणकर पाडा, मीरा रोड पूर्व, ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ACHFS4641J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजय बसबनप्पा कलशेट्टी . वय:-49; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: एफ/एनएचए, 479-1/1, कॉस्मोपॉलिशन रहिवाशी संघ, एस. एम.डी. रोड, अँटॉप हिल, पोस्ट ऑफिस जवळ, वडाळा पूर्व, मुंबई . ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400037 पॅन नं:-AUMPK5809P 2): नाव:-सुलोचना संजय कलशेट्टी . वय:-40; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: एफ/एनएचए, 479-1/1, कॉस्मोपॉलिशन रहिवाशी संघ, एस. एम.डी. रोड, अँटॉप हिल, पोस्ट ऑफिस जवळ, वडाळा पूर्व, मुंबई . ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400037 पॅन नं:-BLVPMK2036H
(9) दस्तऐवज करून दिल्याचा दिनांक	25/02/2025
(10)दस्त नोंदणी केल्याचा दिनांक	27/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	4273/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	185600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	26550
(14)वेरा	

  
 सह दुयम निबंधक वर्ग २ ठाणे क्र.९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



ट न न - ०
दस्त क्र. ४२७३/२०२५
५/००



### AGREEMENT FOR SALE OF APARTMENT

**THIS AGREEMENT FOR SALE OF APARTMENT** is made and entered into at Thane, this 25<sup>th</sup> day of FEB. 2025

### BETWEEN

**M/S. SKYWARDS VISION DEVELOPERS** a registered Partnership Firm under the provisions of Indian Partnership Act 1932 & having its office at Village Davale (Phadkepada), Tal. & Dist. Thane through its Partner Mr. KALPESH A. RAJPARA

hereinafter called as the "**PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the present & future partners of the said Firm or their survivor and the heirs, executors, administrators, and assigns of such survivor) **OF THE ONE PART.**

*For Represent*  
*Signature*

AND

MR/MRS/M/S. SANJAY BASAWANAPPA KALSHETTY  
& MRS. SULOCHANA SANJAY KALSHETTY  
aged \_\_\_\_\_ of Indian Inhabitant, residing at/ having its office at  
E/NHA, 479-1/1, COSMOPOLITAN RAHIYASHI  
SANAY, S.M.D ROAD, NEAR ANTOP HILL  
POST OFFICE, WADALA (E), MUMBAI- 400034.

hereinafter for brevity's sake referred to as "THE ALLOTEE/S" (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.**

**WHEREAS:**

a) The Promoter have by an Agreement for Development dt. 31/12/2012 in respect of a plot of land in aggregate admeasuring 3690 sq.mtrs. situate, lying, and being, at Village Davale Tal. & Dist. Thane bearing Revenue S. No. 119/1C, 1N,1D owned by Mr. Sunil Dhondur Alimkar &Ors. have acquired development-cum-sale rights in respect of the said property which is more particularly described in the schedule written hereunder and hereinafter referred to as the project land.

b) The Root title of the said property. F. 8203 / 2024

(I) Since prior to the year 1931 one Shri. Khagendrarao Rajendrarao was the owner/holder of a compact piece of land admeasuring 1H 16R 5P bearing revenue S. No. 119, H. No. 1.

(ii) By a Deed of Sale dt. 07/12/1931 the said Shri. Khagendrarao Rajendrarao sold, transferred assigned & conveyed the said property to one Shri. Narayan Bhau Patil & at his instance the Revenue Authority gave effect of the said change in the ownership into the Revenue Record of Rights vide Mutation Entry No. 93 dt. 24/03/1932.

(iii) The said Shri. Narayan Bhau Patil due to his old age partitioned his all properties including the said property, between his sons & nephews & the effect of the said oral partition was given into the Revenue Record of Rights vide M.E. No. 648 dt. 20/06/1967. However the said Mutation Entry was cancelled subsequently by the Certifying Authority hence the said partition became in effective.





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



Revised Building Permit No - 263635  
Proposal Code : TMCB-21-ENTRY-03545

Permit No. : TMCB/RB/2024/APL/00244  
Date : 18/02/2025

Reference:- Building Permission No. : TMC/TDD/0983/13  
Approval date : 29/10/2013

Building Name :	WING A(Mixed)	Floors :	GROUND AND STILT FLOOR,TYPICAL FLOOR 1ST TO 7TH,REFUGE 8TH FLOOR,9TH FLOOR,10TH FLOOR,TYPICAL FLOOR 11TH AND 12TH,REFUGE 13TH FLOOR
Building Name :	WING B(Mixed)	Floors :	GROUND AND STILT FLOOR,TYPICAL FLOOR 1ST TO 7TH, REFUGE 8TH FLOOR,9TH FLOOR,TYPICAL FLOOR 10TH AND 11TH, 12TH FLOOR,REFUGE 13TH FLOOR

To,

- Skywards Vision Developers,  
PLOT BEARING SURVEY NO. SR. SR. 119 1/C,1/N,1/D AT MAUJE - DAVLE TAL - DIST. THANE
- Uthas Pradhan (Architect)

Sir/Madam,

With reference to your application No RTMCB202200610, dated 11-05-2024 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 SR. 119 1/C,1/N,1/D, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. SR. 119 1/C,1/N,1/D, Final Plot No. -, Sector No. -, Mouje Dawale situated at Road / Street Dawle - Khardi road., Society Skywards Society. The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

- 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 allowed to 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.
- 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.
- Information Board to be displayed at site till Occupation Certificate.
- 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 within 6 months from the commencement certificate.
- All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 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.
- Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 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.

ट न न - २  
दस्ता क्र. ४२७९ / २०२५  
९१/९९

