



मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

Thursday, August 4, 2011  
9:42:45AM

साल 2011  
वर्ष 87  
मूल्यांकन विभाग 22-गावाचे ताय, भाईदरपाडा (अणे) महानगरपालिका)  
प्लॉट नं. 22 (S4-130-1) घोडवाड रोडच्या तळमणे सेटले कमाळ जीजे भाईदरपाडा  
पत्ता Navi Mumbai/Thane  
इतर -

मूल्यांकन कर दरम्यानच्या वर्षात	जमिनीचा दर	कार्यालय	दुकाने	औद्योगिक
मूळी जमीन 6000 00	निवासी सदनिका 21500 00	26500 00	32500 00	26500 00

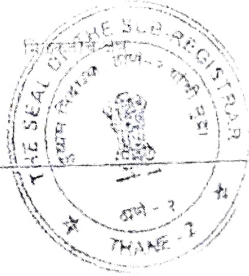
मिळकतीचे क्षेत्र 82 86  
मिळकतीचा वापर निवासी सदनिका  
मिळकतीचा प्रकार बांधीव  
मिळकतीचे बंध 0 TO 2 वर्षे  
वांधकामाचे वर्गीकरण 1-अर सी सी  
उद्देशाने सुविधा आहे  
वांधकामाचा दर  
मजरा 5th to 10th Floor

धर्मा-यानुसार मिळकतीचा प्रति मीटर मूल्यांकन = (वार्षिक मूल्यांकन दर \* धर्मा-यानुसार तयार दर) \* मजरा विहाय घट/वाढ  
= (21500 00 \* 100 / 100) \* (105 00 / 100)  
= 22575 00

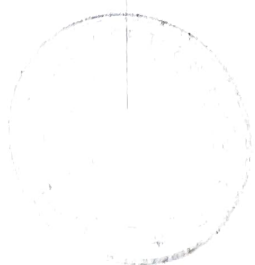
मजबूत मिळकतीचे मूल्य = धर्मा-यानुसार मिळकतीचा प्रति मीटर मूल्यांकन \* मिळकतीचे क्षेत्र  
= 22575 00 \* 82 86  
= 1870564 50

E) वटित्त वाढत तळाचे क्षेत्र = 11.15 चौ. मीटर  
वटित्त वाढत तळाचे मूल्य = 11 15 \* (25 00 / 100) \* 22,575 00  
= 62,927 81

अंतिम मूल्य = अंतिम मूल्य दर + तळाघराचे मूल्य + पोटमळाच्या मूल्य + मूळगा अतिनीचरीय वाढत मजराचे मूल्य + वटित्त वाढत तळाचा मूल्य + मजराघरा मूल्यांकन मूल्य + वटित्त मूल्यांकन मूल्य + इतर मूल्यांकन मूल्य  
= A+B+C+D+E+F+G+H  
= 1870,564 50 + 0 00 + 0 00 + 0 00 + 62,927 81 + 0 00 + 0 00 + 0 00  
= 1,933,492 31



रसन - 2  
१/१११





सत्यमेव जयते

# INDIA NON JUDICIAL Government of Maharashtra

## e-Stamp

Issued by	SHCIL
Stock Holding Corporation of India Ltd	
Location SHCIL VIKHROLI	
Signature	<i>(Signature)</i>
Details can be verified at <a href="http://www.shcilestamp.com">www.shcilestamp.com</a>	

Certificate No.	IN-MH03674829944028J
Certificate Issued Date	26 Jul 2011 03:04 PM
Account Reference	SHCIL (E)/mshcil01/VIKHROLI MH-MSU
Unique Doc. Reference	SUBIN-MHMHSHCIL0103931975947584J
Purchased by	ZAINUL FAKHRUDDIN LOLIWALLA
Description of Document	Article 25(b)(c) Conveyance
Property Description	FLAT D-0703, 7TH FLOOR, IGNIS-D, CASA UNIVIS
Consideration Price (Rs.)	32,68,836 (Thirty Two Lakh Sixty Eight Thousand Eight Hundred And Thirty Six only)
First Party	LODHA NOVEL BUILDERS PVT LTD
Second Party	ZAINUL FAKHRUDDIN LOLIWALLA
Stamp Duty Paid By	ZAINUL FAKHRUDDIN LOLIWALLA
Stamp Duty Amount (Rs.)	1,46,520 (One Lakh Forty Six Thousand Five Hundred And Twenty only)



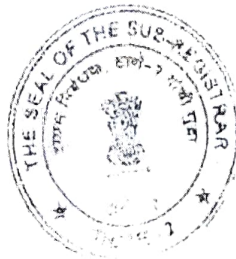
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एचएन-२
दस्तावेज क्रमांक १२०९९
२ / ११७

### Statutory Alert

1. The authenticity of the Stamp Certificate can be verified at Authorized Collection Centers (ACCs), SHCIL Office and Subregistrar Offices (SROs).  
 2. The Contact Details of ACCs, SROs, Offices and SHCIL are available on the web site [www.shcilestamp.com](http://www.shcilestamp.com)





**AGREEMENT FOR SALE**

This AGREEMENT FOR SALE made at Mumbai this 26<sup>th</sup> day of July 2011  
"LODHA NOVEL BUILDFARMS PVT LTD" Company incorporated and registered under the  
Companies Act 1956 having its registered office at 216, Shah & Nahar Estate, Dr E. Moses Road,  
Worli, Mumbai - 400 018, hereafter referred to as "THE BUILDER/PROMOTER" (which  
expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and  
include its successors in title and assigns) of the ONE PART;

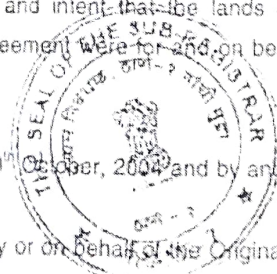
AND

Mr/Mrs/Miss/M/s Zainul Fakrudin Lodiwalla  
residing 1 having its address at  
M/S Solid Tacklers, 65, Narayanaad, Koli Nagar,  
Bhandari Street, Mumbai - 400003 and assessed to  
Income Tax under Permanent Account Number (PAN) \_\_\_\_\_ hereinafter referred  
to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or  
meaning thereof be deemed to mean and include his/her/their/its heirs, executors and  
administrators and assigns) of the OTHER PART. न न - २

WHEREAS:-

26	July	2011
8	/	5511

- a. The Builder/Promoter is solely entitled to all rights related to the development in respect of the said Property acquired under the documents referred to in recital (c) below ("**Acquisition Documents**" for short), in terms of an Agreement dated 30<sup>th</sup> October, 2004 between one Shri Mangal Prabhat Lodha ("**MPL**" for short) and one Cowtown Land Development Pvt. Limited ("**CLDPL**" for short). By and pursuant to several Declarations executed by Shri. MPL and CLDPL, the said Shri. MPL and CLDPL have inter alia confirmed and declared that the acquisition of rights (ownership, development or otherwise) in the said property was for and on behalf and benefit of and belonged to the Builder/Promoter and that all the rights, title and interest of any nature whatsoever in respect of the said Property acquired under the Acquisition Documents absolutely vest in the Builder/ Promoter. The Builder / Promoter is also the constituted Attorney of Cowtown Land Development Pvt. Ltd and Mr. Mangal Prabhat Lodha.
- b. By and pursuant to an Agreement executed on 30<sup>th</sup> October 2004 by Shri. Mangal Prabhat Lodha ("**MPL**" for short) and one Cowtown Land Development Pvt. Limited ("**CLDPL**" for short), CLDPL inter alia was appointed by MPL inter alia to acquire on behalf of MPL and/or a Company proposed to be incorporated by the said MPL, lands and/or development rights therein in respect of 70 - 80 acres of land in and around Thane at or for a consideration and on the terms and conditions set out therein. In terms of the said Agreement, Shri. Mangal Prabhat Lodha proposed to incorporate and incorporated the Builder / Promoter to the end and intent that the lands acquired / proposed to be acquired under the aforesaid Agreement were for and on behalf of the Builder/Promoter.
- c. In pursuance of the aforesaid Agreement dated 30<sup>th</sup> October, 2004 and by and pursuant to :-
- (i) Various Deeds of Conveyance executed by or on behalf of the Original Vendors and registered with the Sub-Registrar of Assurances, Thane by and on behalf of the Original Vendors. Cowtown Land Development Pvt Ltd (CLDPL) inter alia purchased and acquired free from all encumbrances of any nature whatsoever, all the right, title and interest of the respective Original Vendors in respect of and/or in connection with the lands lying, being and situate at Village Bhayanderpada, Taluka and District Thane in the Registration Sub-District of Thane admeasuring in aggregate 70,280 sq. mts. or thereabouts. These lands are more particularly described as **FIRSTLY** in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the **FIRST LAND**). The particulars of each of the Deeds of Conveyance and the details of the respective **FIRST LAND** conveyed thereunder are given in **Annexure - "A"** hereto.
- (ii) Diverse Development Agreements and subject to the terms thereof, executed by or on behalf of the Original Owners, and Cowtown Land Development Pvt



THE PARTICULARS OF <b>FIRST LAND</b> ANNEXURE - A 1/2009 3/1994
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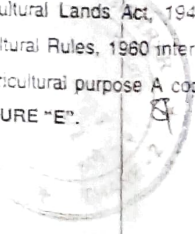
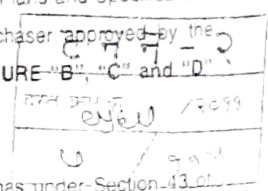
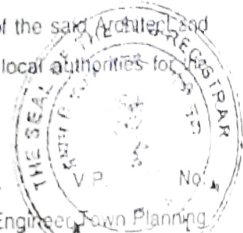
Ltd (CLDPL), inter alia acquired from the respective Original Owners to the sole and exclusive development rights in respect of and / or in connection with the lands lying, being and situated at Village Bhayanderpada, Taluka and District Thane in the Registration Sub-District of Thane admeasuring in aggregate 61321 sq. mts. or thereabouts more particularly described as **SECONDLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **SECOND LAND**).

- (iii) One M/s. Yash Enterprises, by and pursuant to Diverse Development Agreements and subject to the terms thereof, executed by the Original Owners and the said M/s. Yash Enterprises, a Partnership Firm registered under the Indian Partnership Act, 1952, inter alia acquired from the said Original Owners, the sole and exclusive development rights in respect of and in connection with the lands more particularly lying, being and situated at Village Majiwade, Taluka and District Thane in the Registration Sub-District of Thane admeasuring in aggregate 22130 sq. mts. or thereabouts more particularly described as **THIRDLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **THIRD LAND**). By and pursuant to a Deed of Assignment executed by the said M/s. Yash Enterprises and CLDPL, the said M/s. Yash Enterprises inter alia assigned in favour of CLDPL all its rights and benefits and CLDPL assumed and agreed to perform all the obligations of M/s. Yash Enterprises under the respective Development Agreements in respect of the **THIRD LAND**. The particulars of Development Agreements and the Deeds of Assignment and the respective **THIRD LAND** relating **THERETO** are given in **Annexure - "C"** hereto.
- (iv) Agreement for Sale executed by the Sellers (as described therein) CLDPL and registered with the Sub-Registrar of Assurances, Thane, the said Sellers inter alia and subject to the terms thereof, agreed to sell, transfer and convey to CLDPL, free from all encumbrances and granted to CLDPL the sole exclusive and transferable right to develop, the land lying, being and situated at Village Bhayanderpada, Taluka and District Thane in the Registration Sub-District of Thane admeasuring in aggregate 2150 sq. mts. or thereabouts more particularly described in the **FOURTHLY IN THE FIRST SCHEDULE** hereunder written (hereinafter referred to as the **FOURTH LAND**). The particulars of Agreement for Sale and respective **FOURTH LAND** relating thereto are given in **Annexure - "D"** hereto.
- (v) Vide their Declarations dated 27<sup>th</sup> September 2008 and 30<sup>th</sup> December 2009 Cowntown Land Development Pvt Ltd and Mr. Mangal Prabhat Lodha have confirmed this arrangement between the Purchaser and Builder/Promoter

27/09/09  
2/12/09

and have also confirmed that the said property more particularly described in the Schedule hereunder written belongs to the Builder/Promoter and they have no claims in respect of the same.

- (vi) The lands described as Firstly, Secondly, Thirdly and Fourthly in the First Schedule hereunder written and collectively referred to as "THE SAID PROPERTY".
- d. The Builder/Promoter is entitled to the said Property and now proposes to construct a Residential Complex known as "CASA UNIVIS" consisting of several Multi-Storeyed Buildings on the said property. On a portion of the said property, the Builder / Promoter is constructing several Multistoried Residential Buildings among other to be known as **TIERRA and IGNIS** having several wings ("the said Buildings").
- e. The Builder/Promoter has engaged the services of Architects and Structural Engineer/s for the preparation of the Structural design and drawings thereof, and the construction of the said Buildings shall be under the professional supervision of the said Architect and the Structural Engineer as required under the bye-laws of the local authorities for the time being in force till the completion of the said Buildings.
- f. By a letter bearing Serial No. SO6/0031/TMC/TDD 0026/09 dated 20-02-2009, the Executive Engineer, Town Planning Department Municipal Corporation of the City of Thane inter alia granted Commencement Certificate to the Builder/Promoter. The Builder/Promoter has accordingly commenced construction in accordance with the said plans. Attached hereto is the copy of the **ANNEXURE "A"** is the copy of the said Commencement Certificate (CC).
- g. The copy of Certificate of Title issued by Advocate Pradip Garach dated 16-02-2009 showing the nature of the title of the Owners to the said property on which the said Buildings are to be constructed, copy of 7/12 Extracts and the Plans and Specifications of the Residential Flat agreed to be purchased by the Purchaser approved by the concerned local authority hereto annexed and marked **ANNEXURE "B", "C" and "D"** respectively.
- h. By various orders the Sub-Divisional Officer, Thane Division has under Section 43 of Bombay Tenancy and Agricultural Lands Act, 1948 read with Rule 25-A (1) (e) of Bombay Tenancy and Agricultural Rules, 1960 inter alia granted permission for use of the said property for Non-Agricultural purpose. A copy of the said permission is hereto annexed and marked **ANNEXURE "E"**.



Handwritten signature and initials at the bottom right of the page.

- i. The Purchaser has approached the Builder/Promoter and applied for allotment of the Residential Flat in the Building Ignis 'D'. The Purchaser has also demanded from the Builder/Promoter and the Builder/Promoter has furnished to the Purchaser inspection and given copies of documents relating to the title, the tentative location and building plans, the approved plans and the Purchaser has confirmed that the Purchaser is satisfied in all respects with regard to the title of the Builder/Promoter in respect of the said property and the limitations associated therewith. The Purchaser confirms that there shall be no further investigation or objection by the Purchaser in that regard and is fully satisfied of the competency of the Builder/Promoter to enter into this Agreement.
- j. Relying upon the said application and the representations and declarations made by the Purchaser, the Builder/Promoter have agreed to sell to the Purchaser and the Purchaser had have agreed to purchase from the Builder/Promoter the Residential Flat at the price an on the terms and conditions hereinafter appearing.

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

1. **Definition and Interpretation**

- (A) "Agreement" means this Agreement together with Schedules and Annexures hereto and any other deed and document executed in pursuance hereof.
- (B) "Buildings" shall mean the buildings by name **TIERRA and IGNIS** having several wings each and /or any other name and any other or further Buildings to be constructed on the property.
- (C) "Casa Univis" means a project undertaken by Builder/Promoter to develop/construct on the property multi-storied commercial and residential complex.
- (D) "Building" shall mean Ignis 'D'
- (E) "Residential Flat" means a Residential Flat in the Building as per details given below :
- |                         |                   |   |           |  |              |       |         |  |
|-------------------------|-------------------|---|-----------|--|--------------|-------|---------|--|
| (i) Residential Flat No | : 703             | <table border="1"> <tr> <td colspan="2">ट न न - २</td> </tr> <tr> <td>सम. क्र. १२७</td> <td>१२०११</td> </tr> <tr> <td colspan="2">८ / १११</td> </tr> </table> | ट न न - २ |  | सम. क्र. १२७ | १२०११ | ८ / १११ |  |
| ट न न - २               |                   |   |           |  |              |       |         |  |
| सम. क्र. १२७            | १२०११             |   |           |  |              |       |         |  |
| ८ / १११                 |                   |   |           |  |              |       |         |  |
| (ii) Floor              | : 7 <sup>th</sup> |   |           |  |              |       |         |  |
| (iii) Building          | : Ignis 'D'       |   |           |  |              |       |         |  |
| (iv) Carpet Area        | : 743 sq. ft.     |   |           |  |              |       |         |  |
| (v) Car Parking Space   | : 1 (one)         |   |           |  |              |       |         |  |
- (F) "Property" means the lands more particularly described in the **FIRST SCHEDULE** hereunder written.
- (G) "Carpet Area" means the carpet area of the Residential Flat including all passages, decks, balconies, service slabs, cupboards, niches and/or any other area which the Purchaser is exclusively entitled to use. Such carpet area is



33 The Purchaser is aware that the Builder/Promoter shall appoint a Facility Management Company (FMC) to manage the said property, the Buildings thereon and the facilities/amenities and/or provide services within the said property. All costs, charges and expenses there may be claimed by the FMC shall be to the account of and borne by the Purchaser. These costs shall be shared by the Purchasers on prorata basis determined by the Builder/Promoter and/or FMC. The Purchaser agrees to be bound by the rules and regulations that may be framed by the FMC. The FMC has the exclusive right to manage the said property for a period of 5 years (FMC Term) which will commence from the date of completion of the Project. FMC Term may be extended or continued as mutually agreed between the Society and FMC.

34 The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Builder/Promoter provisional monthly contribution of the Rs. 3.50 paise (Rupees Three and Fifty Paise Only) per sq. ft carpet area per month for 24 months only from the date of Possession and subject to revision thereafter, as per the market conditions. The amounts so paid by the Purchaser to the Builder/Promoter shall not carry any interest and remain with the Builder/Promoter until a Deed of Conveyance / Assignment of Lease is executed in favour of the Society or a Limited Company as aforesaid. Subject to the provisions of section 6 of the said Act on such Deed of Conveyance / Assignment of Lease being execute, the aforesaid deposits (less deductions provided for this agreement) shall be paid over by the Builder/Promoter to the Society or the Limited Company as the case may be. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for any reason whatsoever. All the deposits payable to the Thane Municipal Corporation of City of Thane (TMC) or MSEB, for water connection and electricity charges, gas connection, O.D. deposit, lay out deposit or permanent deposits and the deposits payable for the amenities to be provided such as Internet connection, telephone connection or any other amenity specified at a later date in respect of the said Residential Flat which become payable and shall be paid or reimbursed to the Builder/Promoter by the Purchaser. The Purchaser shall also pay proportionate share towards development charges betterment charges and property tax.

35 The Purchaser shall on or before delivery of possession of the said Residential Flat pay to the Builder/Promoter the following amounts:

Society of Thane	
20 / 999	

SOCIETY CHARGES:-

- a Rs. 600/- (Rupees Six Hundred and Fifty only) towards share application money and application entrance fee of the Society or Limited Company
- b Rs. 1,412 (Rupees *sixty two thousand four hundred and ninety* Only) towards provisional outgoings of Water Bills, Common Electric Bills, Maintenance Charges and other Society expenses (calculated at Rs. 3.50 paise (Rupees Three and Fifty Paise Only) per sq. ft carpet

*[Handwritten signatures]*

expenses (calculated at Rs. 3.50 paise (Rupees Three and Fifty Paise Only) per sq. ft carpet area per month for 24 months only from the date of Possession and subject to revision thereafter, as per the market conditions.

**OTHER CHARGES:-**

- (i) Rs. 25,000/- (Rupees Twenty Five Thousand Only) for formation and registration of the Society or Limited Company
- (ii) Rs. 25,000/- (Rupees Twenty Five Thousand Only) towards Legal Charges.
- (iii) Rs. 50,000/- (Rupees Fifty Thousand only) towards electric connection, water connection, transformer, cable, laying, pipe laying and other related charges.
- (iv) Rs. 1,55,287 /- (Rupees One Lakh fifty five thousand two hundred and eighty seven only) @ Rs. 209/- (Rupees Two Hundred And Nine Only) per sq. ft carpet area towards infrastructure Charges.
- (v) Rs. 550/- (Rupees five Hundred Fifty Only) per month for 24 months towards Club Membership Fees of the Club.

36. It is further agreed by and between the Parties hereto that the Builder/Promoter shall on payment of the total consideration and other amounts put the Purchaser into vacant and peaceful possession of the said Residential Flat. It is further clarified that the Purchaser along with other Purchasers may be put into possession and at that point of time the Builder/Promoter may not have sold or entered into any Agreements with Purchasers of other Residential Flats and the said other Residential Flats in the said Buildings may be vacant and unsold. It is agreed by the Purchaser that neither the Purchaser nor anybody of Purchaser or the Society shall claim any payment of taxes / outgoings in respect of such vacant Residential Flats, which are unsold and the possession thereof is with the Builder/Promoter.

37. Notwithstanding anything stated herein above, the Builder/Promoter shall also be entitled if required to submit the said property under the provisions of the Maharashtra Apartment Ownership Flats Act, 1970, and in such an event, the Purchaser shall at his costs, charges and expenses be entitled to execution of a Deed of Apartment and/or Deed of Conveyance and in such an event, the Builder/Promoter shall cause the said Owners to execute such relevant documents for effectuating a proper transfer of the said Residential Flat and undivided share, right, title and interest in the common areas the amenities in favour of the respective Purchasers of their respective Residential Flats.

38. The Purchaser for himself, with intention to bring all persons into whose hands the Residential Flats may come, doth hereby covenant with the Builder/Promoter as follows

- i. To maintain the Residential Flat at Flat Purchaser's own cost in good tenable repair and proper condition from the date of possession of the said Residential Flat is taken and shall not do or suffer to be done anything in or to the Building in which the

Certificate No. 000662



**THANE MUNICIPAL CORPORATION, THANE**

(Regulation No. 3 & 24)  
**SANCTION OF DEVELOPMENT  
पुनर्गठित PERMISSION / COMMENCEMENT CERTIFICATE**

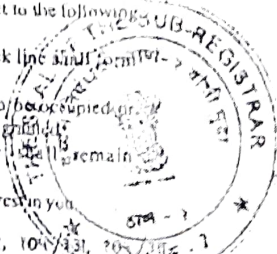
सर्वे क. व इमारत क. मागील पानावर नमुद पुस्तक

V.P. NO. एम०५/००१२/०४ TMC/TDD / ०५२०/११ Date: २३/६/११  
To: Shri/Smt. मे. जगि देशमुख अण्ड जसो. (Architect)  
Shri. मे. लोका नारदेल विठ्ठल फारमा पा. लि. (Contractor) (P.O.A.R.)

With reference to your application No. ५९१४ dated ०४.०४.११ 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. वरील प्रमाण in village बाहेरपाना Sector No. ५ Situated at Road / Street S.No. / C.T.S. No. / F.P. No. मागील पानावर नमुद पुस्तक

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 remain 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. पत्रावळत संपादित आलेल्या उर्वरित सर्व नं. हिखा नं. १००/२, १०५/२, १०५/३, १०५/३अ, १०५/३ब, १०५/३, १०८/५, १०८/५, १०८/५, १०८/५, १०८/१५, १०८/१०५, १०८/१/२ (पॉटे), १०८/१/२ या भूखंडाचे पुनर्गठित विनोदी आदेश उर्वरित इमारतीच्या बांधकामाच्या सी.सी. पूर्वी पादर काले आणवक.
६. पुर्वील परवभोगपूर्वी ना.ज.क.धा. वरचे कर्पावळकडील भूखंडाचे एकिकरण करता ना टाकत दाखला पादर काले आणवक राहिल.
७. ७/१२ उता-पादर १०७/१/२अ अथ उल्लेख आहे मात्र तत्पुढे मिळकत आहे. ७/१२ उता-पादर १०७/१/२ अथ उल्लेख आहे सधम टी.आय.एल.आ. करील नमुद पुस्तक नमुद पुस्तक नं. ७/१२ उता-पादर कधी नोंद घेतलेला अद्यतन ७/१२ प्रथम बांधकामापूर्वी द्या अणवक.

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

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_



Yours faithfully,  
  
मागे पत्ता...  
Municipal Corporation of the City of Thane

ह न न - २  
दस्त अणवक २३/६/२०११  
२३/६/११







Certificate No.:- 551

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

**Occupancy Certificate**

उपरोक्त का. इग्निस विंग सी. डी. ई. पी. लोअर ग्राउन्ड + अपर ग्राउन्ड/पोडियम + १ ते १८ मजले  
उपरोक्त का. इग्निस विंग ए. बी. - लोअर ग्राउन्ड + अपर ग्राउन्ड/पोडियम + १ ते १० मजले (पार्ट वापरपरवाना)

V.P. No. S06/0032/09 TMC/TDD/1000/0087/13 Date 25/06/2013

To: Shashi Deshmukh & Associates (Architect)

102, Konark Towers, Opp. Saibaba Temple,  
Ghantali Naka, Thane (W) 400602

Shri. Hender Matya Bhoir & Others (Owner)  
M.S. Lodha Novel Buildfarms Pvt. Ltd. (P.O.A.H.)

Occupation Certificate for Bldg. Ignis Wing A & B - LG+UG/PO + 1 + 10 Floors  
Sub - (Part OC) & Bldg. Ignis Wing D, E, F - LG + UG/PO + 1 + 18 Floors.

Ref. V. P. No. S06/0032/09

Your Letter No. 1891 dated 01/06/2013

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no  
As Above situated at Bhyanderpada Road / Street Ghodbunder Ward No Sector  
VI As Below Bhyanderpada  
No S. No. / C.T.S. No. / F.P. No. Village under the  
M.S. Shashi Deshmukh & Associates  
supervision of CA/76/3262 Licensed Survey or/Engineer/Structural Engineer/Supervisor/  
Architect/Licence No. may be occupied on the following conditions

सर्वे नं. मागाव पानकर नमुद नुसार

अट क्र. १ : अग्निशमन विभागाकडील वापर परवानाकरीता अदा केलेल्या नाहरकत दाखल्यातील अटी बंधनकारक राहतील.

अट क्र.२ : पाणीपुरवठा, वृक्ष प्राधिकरण, मल:निसारण विभाग व स्टॉर्म वॉटर ड्रेनेज संदर्भात संबंधित विभागाने वापर परवाना करीता अदा केलेल्या नाहरकत दाखल्यातील अटी बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Yours faithfully

Office Stamp

Date:

मागे पहा

Copy to

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

Municipal Corporation of  
the city of Thane.