

KUNCHAL S. BHATIA
 MOB.: 8169982050
 MUMHLC03077



55

* TAKEOVER *

HLST - NAVI MUMBAI *Abhyuday Bank*

Saving A/C No.	RLMS REF. NO.
CIF NO.	Tie up no (if applicable) <i>AMT 3</i>
LOS Reference No.	PAL Take Over / New / Resale / Top up / LAP
Applicant Name <i>UMESH VISHRAM THAVI</i>	
Co-Applicant Name	
Co-Applicant Name	
Co-Applicant Name	
Contract (Resi) - <i>98672 10274</i>	Mobile <i>976900 8333</i>
Loan Amount <i>62.25 Lakhs</i>	Tenure <i>20 years</i>
Interest Rate	EMI
Loan Type	SBI LIFE
Moratorium Require <i>Yes/No</i>	Moratorium Period <i>N.L</i>

Property Location *THANE*
 Property Cost *90 Lakhs*
 Name of Developer / Vendor *Auction Property from Abhyuday Bank*

RBO - NAVI MUMBAI ZONE - THANE Branch *Vashi, Turbhe (0336)* (Code No.)
 Contact Person **KUNCHAL S. BHATIA** Mobile No. **8169982050**
 Name of RACPC Co-ordinator along with Mob No. *PRABHAT BADPAI*

	DATE		DATE
SEARCH - 1	<i>Reg. with Chandray</i>	ITR VERIFICATION	
SEARCH - 2		RESIDENCE VERIFICATION	
VALUATION - 1	<i>Vastu rekha</i>	OFFICE VERIFICATION	<i>11/4/23</i>
VALUATION - 2		SITE INSPECTION	

HLST / BST / BM / ALOMG WITH Mob No. **KUNCHAL S. BHATIA** **8169982050**

A/C NO :
 SBI LIFE A/C NO. *Blk Ven. Samantra -> 11/4/23*
 NAME : 1. *Athenia Logistics*
 2. *Umesh Thavi*
 3. *ITR -> Samantra -> 11/4/23*

FORM - A (PERSONAL DETAILS)

APPLICANT **CO-APPLICANT** **C**

Existing Customer Yes No CIF No/ Account No.

Name First Name Middle Name Last Name
 U M E S H V I S H R A M T H A V I

Salutation Mrs Ms Dr. Other M R Gender M F Transgender

Marital Status Single Married Other Date of Birth 1 3 0 9 1 9 7 4

Name of Spouse First Name Middle Name Last Name
 U R M I L A U M E S H T H A V I

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Name of Father First Name Middle Name Last Name
 V I S H R A M D . T H A V I

Aadhaar / UID No. 3 6 1 5 7 5 7 9 9 9 0 2 PAN No. A C I P T 0 0 5 8 R

Passport No. Driving License No.

Voter ID No. MGNREGA Job Card No.

Residential Status Resident NRI / CIO Citizenship

Religion Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist

Category SC ST OBC General

Residential Address

Present Address: Years at current address 0 5 Months at current address 0 5 Residence Type Owned

Address 1 F L A T N O . 4 0 1 , B L D G N O . 2 , O Z O N E V A L L Y

Address 2 O L D M U M B A I - P U N E R O A D , P A R S I K N A G A R

Address 3 K A L W A (W E S T) T H A N E

Pincode 4 0 0 6 0 5 Village K A L W A City T H A N E

District T H A N E State M A H A R A S H T R A Country I N D I A

Mobile No. 9 7 6 9 0 0 8 3 3 3 Email ID u m e s h t h a v i 1 2 3 4 @ g m a

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1

Address 2

Address 3

Pincode Village City

District State Country

Mobile No. Email ID

Same as above

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank?

11/11/11 08:56:53 PM

Friday, August 13, 2010

4:56:53 PM

Original

नोंदणी 39 म.

Regn. 38 M

पावती

पावती क्र. : 9893

दिनांक 13/08/2010

गावाचे नाव पारसिक

दस्तऐवजाचा अनुक्रमांक

जन 2 09774 2010

दस्ता ऐवजाचा प्रकार

रारनाम



दस्त मिळाला

सादर करणाराचे नाव: संतोष विश्राम थणी -

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:- 1100.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ्री (55)

एवढेण रु. 31100.00

आपणास हा दस्त अंदाजे 5:11PM ह्या वेळेस मिळेल

OK

तह दृश्यम निबंधक मुद्रांक क्र. ३

सह-दु.नि.बाणे

बाजार मुल्य: 2657655 रु. नोबदला: 3667350 रु.

भरलेले मुद्रांक शुल्क: 166200 रु.

दयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: ठाणे भारत सहकारी बँक लि.;

डीडी/घनाकर्ष क्रमांक: 50328; रक्कम: 30000 रु.; दिनांक: 12/08/2010



S. T. ...

Receipt

मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

Friday, August 13, 2010
12:11:59PM

सालचे वर्ष 2010
ठाने
जिल्हा विभाग 16-गावाचे नाव : पारसीक (ठाणे महानगरपालिका)
जिल्हा विभाग 16/63-1231) मुंबई-पणे महामार्गावर दर्शनी असलेले सर्वे नंबर
ठानेचे नाव Navi Mumbai/Thane/Kalyah/Dombivli/Ulhasnagar/Mira Bhalindar
सर्वे नंबर-140

मूल्य दर तक्त्यानुसार जमिनीचा दर

जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
50.00	29900.00	34125.00	42900.00	34125.00

क्षेत्र	88.88	बांधकामाचे वर्गीकरण	1-आर सी सी
चा वापर	निवासी सदनिका	उद्दवाहन सुविधा	आहे
चा प्रकार	बांधीव	बांधकामाचा दर	
चे वय	0 TO 2	मजला	Ground to 4th Floor

यानुसार मिळकतीचा प्रति मीटर मूल्यदर = बाजार मूल्यदर + घसा-यानुसार नविन दर * मजला निहाय घट/वाढ
 = 29900.00 + (100 / 100) * (100.00 / 100)
 = 29900.00
 मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र
 = 29900.00 * 88.88
 = 2657512.00

अंतिम मूल्य दर = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य
 + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे
 = A + B + C + D + E + F + G + H
 = 2657512.00 + .00 + .00 + .00 + .00 + .00 + .00 + .00
 = 2657512.00

THE SUR...



"OZONE VALLEY"

NAME OF THE PURCHASER } 1. Mr. Satosh Vishram Thavi
2. Mrs. Saroj Santosh Thavi.
ADDRESS : A-601, Tulsi, Parsik Nagar,
Old Mumbai Pune Road, Kalwa,
Thane (W) 400605.

टनल - 2
दस्ता क्रमांक 100/20
3 / 44

DESCRIPTION OF THE FLAT

Flat No. 304 on 3rd floor in the building No. 6 on bearing subplot A-3 out of Gut No. 140, Hissa No. 1 to 9 (Part). Situated at village Parsik, Old Mumbai Pune Road, Kalwa, Thane.

CARPET AREA OF THE FLAT 797 SQ. FT. i.e. 74.01 SQ. MTR.

PRICE OF THE FLAT AS PER AGREEMENT	Rs. 36,67,350/-
PRICE OF ONE COVERED PARKING SPACE No.	Rs. Nil
PRICE OF ONE OPEN PARKING SPACE No.	Rs. Nil

TOTAL : RS. 36,67,350/-

Location of Flat: - Subplot No. A-3, Gut No. 140, Hissa No. 1 to 9 (part), Village Parsik, Thane.

Valuation chart No: - 16/63

PRICE OF FLAT AS PER MARKET VALUE: Rs. 29,14,700/-

Rs. Twenty Nine Lacs Fourteen Thousand Seven Hundred Only.

AGREEMENT VALUE: Rs. 36,67,350/-

Rs. Thirty Six Lac Sixty Seven Thousand Three Hundred Fifty Only.

STAMP DUTY PAID: Rs. 1,66,200/-

S. Saroj

Saroj S. Thani

Whereas

- a) The Promoters are the owners and/or otherwise well and sufficiently entitled to the property admeasuring about 30,097 Sq. Yards, equivalent to 25,164 Sq. Meters, inclusive of area affected by setback of Municipal road and utility area (both these areas are handed over and transferred to The Thane Municipal Corporation), and inclusive of 3395m² recreation ground and area under main and secondary, common as well as exclusively allotted, internal roads which are not transferred to The Thane Municipal Corporation. (however their right to enter the said roads, and to excavate the same, for provisions and maintenance of all types of service line is accepted by the owners/Promoters subject to timely reconditioning the same) situate lying and being at Village Parsik, Taluka and District Thane, more particularly described in the First Schedule hereunder written, hereinafter referred to as the "said Immovable Property" and shown in the plan at exhibit A hereto:
- b) The Promoters have Purchased the said immovable property from M/S. Vijay Alloys Pvt. Ltd., a Company incorporated under Companies Act 1956, having its registered office at, 244, Waterfield Road, Bandra, Mumbai, by the Sale deed dated 10th July, 1997 which is registered at Serial No. 2180/97 on 14 th March, 2007 in the office of the Sub-Registrar, Mumbai.
- c) Vijay Alloys Pvt. Ltd. is the owner of the adjoining property admeasuring about 16,776 Sq. Meters inclusive of area affected by setback of Municipal road and utility area (both these areas are handed over and transferred to The Thane Municipal Corporation), and inclusive of area under main and secondary, common as well as exclusively allotted internal roads which are not transferred to The Thane Municipal Corporation. (However their right to enter the said roads, excavate the same, for provisions and maintenance of all types of service line is accepted by the owners / Promoters subject to timely reconditioning the same) and more particularly described in the Second Schedule hereunder written and shown in the plan at exhibit A hereto as Main Subplot B



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श्रीमती मेघा नतु

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Thane Bharat Sahakari Bank Ltd.
Sahakari Bank

Revised / Date 12/11/10

Rs. 1,66,200/-

Rs. 1,66,200/-

Rs. 1,66,200/-

Sixty Six thousand

only

RECEIVED

Parasik Nagar

Parasik Nagar

Parasik Nagar

Parasik Nagar

Parasik Nagar

Parasik Nagar

Parasik Nagar

Parasik Nagar

Authorised Signatory
For Thane Bharat Sahakari Bank Ltd

Authorised Signatory

Rs One Lac Sixty Six Thousand only

Thane Bharat Sahakari Bank Ltd.
Main Branch, Maupada, Thane

91121 43449
159205

12 2010

INDIA
STAMP DUTY
MAHARASHTRA



ARTICLES OF AGREEMENT made and executed at Thane on this _____ day
of August, 2010 between Natu Paranjape Developers, associations of
Persons, PAN AAAAN3794K, represented by one of its Associate
Mrs. Megha Mukund Natu, Age:- 60 years, having its Office at 304, Third Floor,
Rajhans, Near Gaondevi Maldani, Shivaji Path, Thane - 400 602, hereinafter
called as the PROMOTERS (which expression shall, unless repugnant to the
context or meaning thereof mean and include the said Associate member
and its Associate members and their respective heirs, executors, administrators,
legal representatives and assigns) of the One Part; AND Mr. Santosh Vishwanath
Thavi & Mrs. Saroj Santosh Thavi residing at A-601, Tulsi, Parasik Nagar, Old
Mumbai Pune Road, Kalwa Thane (W) 400605 Hereinafter called
PURCHASER (which expression shall unless repugnant to the context or meaning
thereof mean and include his legal heirs, executors, administrators and
assigns etc.) of the Other Part;

Handwritten signature and stamp in a box.

16:30

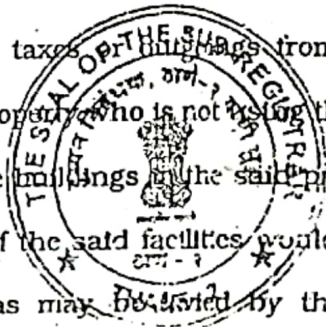
of common access road as shown in the plan Annexure "A" hereto and the service lines under and above the said common access road.

q) The Purchaser has agreed that the Promoters have full right and authority to avail compensation either in cash or in the form of T.D.R. or in form of incentive F.S.I. which may be permitted to be consumed in the said property or else where in respect of transfer of any land to any government, semi government or Municipal authority out of the said property and to utilize all the permissible FSI and TDR or further permissible F.S.I. available time to time for the exclusive benefit of the Promoters and at their own discretion.

r) This agreement is confined to the Building No. 6 for sale of Flat No. 304 on the 3rd Floor that is admeasuring about 791 sq. ft. carpet area to be constructed on the plot of land admeasuring about 495 sq. meters being the land under the proposed building out of the said property as shown in the site plan Annexure "B" and location plan Annexure "C" hereto.

s) The Promoters may at their own discretion form a single society or Organization of the flats and premises holders in two adjoining buildings /or two separate buildings.

t) As per the Development Control Rules of The Thane Municipal Corporation, an area admeasuring about 3395.27 sq. meters as shown in Annexure "A" hereto is kept vacant as recreation ground of main subplot A. The Promoters intend to construct a Swimming Pool and Health Center or Gymnasium in the said space as may be permitted by The Thane Municipal Corporation. The Promoters undertake not to collect any extra charges for maintenance, taxes, and charges from any of the flat holders in the said immovable property who is not desirous of the said facilities. Only those holders in the buildings in the said property who are interested in utilizing the services of the said facilities would be required to pay the charges and fees thereof as may be decided by the Promoters. The ownership of the Swimming Pool and Health Center shall be of the Promoters and the



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f) The Purchaser has agreed that this agreement shall be registered at the exclusive cost, charges and expenses of the Purchaser on payment of requisite stamp duty and registration charges;

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

1. The Promoters shall construct the Building No. 6 hereinafter referred to as the subject building in accordance with the plans approved by The Thane Municipal Corporation and which have been seen and approved by the Purchaser, with such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority / Government and it is hereby further agreed by and between the parties hereto that the Promoters are entitled and authorized to enter into any suitable agreement creating limited charge or encumbrance on the said Property by any mode in favour of authorities providing Electricity, Gas, Cable T.V., Water, Drainage, Road, Access etc. for the purpose of aforesaid services only.
2. The Promoters shall sell to the Purchaser and the Purchaser shall purchase from the Promoters flat No. 304 admeasuring about 74.04 sq. meters or 797 sq. fts. of carpet area on 3rd floor of Building No. 6 as shown in the plan Annexure 'D' hereto at and for the price of Rs. 36,67,350/- (Rupees Thirty Six Lac Sixty Seven Thousand Three Hundred Fifty Only), considering the amenities and facilities mentioned in Annexure "Z-1" hereunder and the restrictions mentioned in Annexure "Z-3" hereunder but exclusive of any consideration for the common area and facilities mentioned in Annexure "Z-2" hereunder.

3. a) The aforesaid purchase price is agreed to be paid by the Purchaser as follows:

Price of Flat No. 304	: Rs. 36,67,350/-
Less: Received before the execution of these presents	: Rs. 6,67,350/-
Balance Consideration	: Rs. 30,00,000/-

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क्रमांक ११४/२०००
११ / ११

b) The balance of the purchase price as above shall be paid in installments payable within 7 days of written intimation, regarding following stages of the construction work. In the manner hereinafter mentioned:

Saraj S. Thad.

12. Two way switches in each bed for one tube and one fan.

13. Telephone points in drawing room and bedroom.

14. WATERTANKS :- Underground and Overhead water tank with electric pump.

Annexure "Z-2"

COMMON AREAS AND FACILITIES

1. Staircase with Tandoor or other flooring and mild steel railing or R.C.C. Pardi.
2. Permanent/temporary entrance lobby located as per the decision of the Promoter in the consideration of circumstances governing the same.
3. Lighting in common area with points wherever necessary in opinion of the Promoters.
4. Meter Box space in stilt of the buildings.
5. Generator Backup for one lift, water pump and from gate to entry of flat.
6. Letter Boxes of suitable sizes for each flat in the stilt of the building.

Annexure "Z-3"

EXCLUSIVE/RESTRICTED FACILITIES AND AREA

1. Parking slot.
2. Terrace portion on the top of the building, which is allotted to the other flat purchaser who agrees to purchase the same subject to ingress and egress for maintenance of overhead water storage tank and lift cabin/s.
3. Any ground area specifically reserved by the Promoters for allotment onwards any public/ private use.

STAMP DUTY PARTICULARS

Location: The flat is situated in village Parsik, Gut No. 140, Hissa No. 1 to 9

(part)

Valuation Chart No. : 16/63

Carpet Area of Flat: 74.04 Sq. meters.

Value Prescribed for Flat $26000 \times 1.2 \times 1.05 = \text{Rs. } 32,710/-$

Value agreed for flat i.e. consideration

Rs. 36,67,350/-

Value of covered parking space

Rs. NIL

Value of open parking space

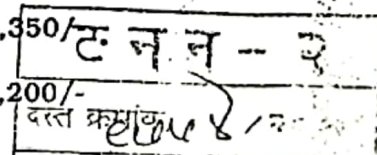
Rs. NIL

Total consideration

Rs. 36,67,350/-

Stamp Affixed on Agreement Value

Rs. 1,66,200/-



THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Non -Agricultural land or ground situate, lying and being on the South East side of old Mumbai - Pune Road in the Village Parsik, Taluka and District Thane in the Registration Sub-District of Thane in the State of Maharashtra and bearing main sub plot "A", Gut No. 140, Hissa No. 1 to 9(part) admeasuring about 30.097 sq. yds. equivalent to 25164 sq. meters inclusive of areas handed over to Thane municipal Corporation as utility area, as also the area under setback of Mumbai - Pune Road together with the structures standing thereon and surrounded by as follows :-

On or towards the **EAST** : Partly by Lands bearing Gut Nos. 182,183 and Partly by land of main sub plot "B" owned by M/s Vijay Alloys Pvt. Ltd. bearing Gut no. 140, Hissa No. 1 to 9 (Part).

On or towards the **WEST** : Partly by Gut No. 141/4, Partly by Gut No. 142, Partly by Gut No.180 and Partly by Gut No. 181.

On or towards the **NORTH** : Partly by Old Mumbai - Pune Road and Partly by sub plot "B" Gut no. 140, Hissa No. 1 to 9 (Part)

On or towards the **SOUTH** : Partly by road setback area out of main sub plot "B" owned by M/s Vijay Alloys Pvt. Ltd. bearing Gut no. 140, Hissa No. 1 to 9 (Part) and Partly by property of Central Railway and partly by Gut No. 180 and 181.

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Non -Agricultural land or ground situate, lying and being on the South East side of old Mumbai - Pune Road in the Village Parsik, Taluka and District Thane in the Registration Sub-District of Thane in the State of Maharashtra and bearing main sub plot "B" Gut No. 140, Hissa No. 1 to 9(Part) admeasuring about 30.064 sq. yds. equivalent to 16776 sq. meters inclusive of areas handed over to The Thane Municipal Corporation being the area under setback of Old Bombay - Pune Road and the utility area, together with the structures standing thereon and surrounded by as follows :-



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On or towards the **EAST** : By Lands bearing Gut Nos. 138, 139, 182, and 185.

On or towards the **WEST** : By main sub plot "A", the land of Mr. Mukund Kashinath Natu and seven others bearing Gut No. 140 Hissa No. 1 to 9 (Part)

On or towards the **NORTH** : Partly by main sub plot "C", the land of M/s Bella Estate bearing Gut No. 140 Hissa No. 1 to 9 (Part) and Partly by land bearing Gut No. 135, 136 and partly by old Mumbai Pune Road.

On or towards the **SOUTH** : Partly by land bearing Gut No. 182, 138, 185 and partly by main sub plot "A", the land of Mr. Mukund Kashinath Natu and seven others bearing Gut No. 140 Hissa No. 1 to 9 (Part) and partly by subplot C, Gut No. 140, Hissa No. 1 to 9 Part

THE THIRD SCHEDULE ABOVE REFERRED TO

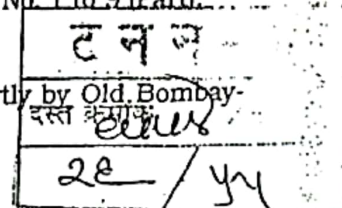
ALL THAT piece or parcel of Non - Agricultural land or ground situate, lying and being on the South East side of old Mumbai - Pune Road in the Village Parsik, Taluka and District Thane in the Registration Sub-District of Thane in the State of Maharashtra and bearing main sub plot "C" Gut No. 140, Hissa No. 1 to 9(part) admeasuring about 13,150 sq. yds. equivalent to 11,000 sq. mtrs. inclusive of area handed over to Thane municipal Corporation as utility area together with the structures standing thereon and surrounded by as follows :-

On or towards the **EAST** : By Land of M/s Vijay Alloys Pvt. Ltd. bearing main sub plot "B" Gut No. 140 Hissa No. 1 to 9 (Part).

On or towards the **WEST** : By Land of M/s Vijay Alloys Pvt. Ltd. bearing main sub plot "B" Gut No. 140 Hissa No. 1 to 9 (Part).

On or towards the **NORTH** : Partly by Gut No. 135 and partly by Old Bombay Pune Road.

On or towards the **SOUTH** : By Land of M/s Vijay Alloys Pvt. Ltd. bearing main sub plot "B" Gut No. 140 Hissa No. 1 to 9 (Part).



THE FOURTH SCHEDULE ABOVE REFERED TO

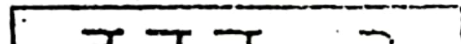
ALL THAT piece or parcel of Non - Agricultural land or ground out of the property more particularly described in the First Schedule hereinabove, and bearing and subplot A-3, Gut No. 140, Hissa No. 1 to 9 (part) admeasuring 7226 sq. yards equivalent to 6042 sq. meters inclusive of areas under all kinds of internal roads or recreation open spaces together with the structures standing thereon and surrounded by as follows:

On or towards the **EAST** : Partly by Gut No. 180, partly by subplot A-2, Gut No. 140, Hissa No. 1 to 9 (Part).

On or towards the **WEST** : Partly by Gut No. 141 (Part) and partly by Gut No. 140 (part) and partly by subplot A-1, and partly by subplot A-2a + A-2b, Gut No. 140, Hissa No. 1 to 9 (Part).

On or towards the **NORTH** : Partly by Subplot A-1 and partly by subplot A-2a + A-2b, Gut No. 140, Hissa No. 1 to 9 (Part).

On or towards the **SOUTH** : Partly by Gut No. 181.



IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREINTO SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALED THE DAY AND YEAR
HEREIN WRITTEN.

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED PROMOTERS: -
M/S. NATU PARANJAPE DEVELOPERS
Through their Authorized Signatories:

Mrs. Megha Mukund Natu
(Party of the First Part)

Mrs. Megha Mukund Natu



SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED PURCHASER

1. Mr. Satosh Vishram Thavi

2. Mrs. Saroj Santosh Thavi
(Party of the Second Part.)

S. Thavi

Saroj S. Thavi



IN PRESENCE AND WITNESSE OF: -

1. Name: Adwait P. Purnanik

Address: Narayan Bhuvan
Nanpada Thane

Adwait

2. Name: Jayesh P. Patil

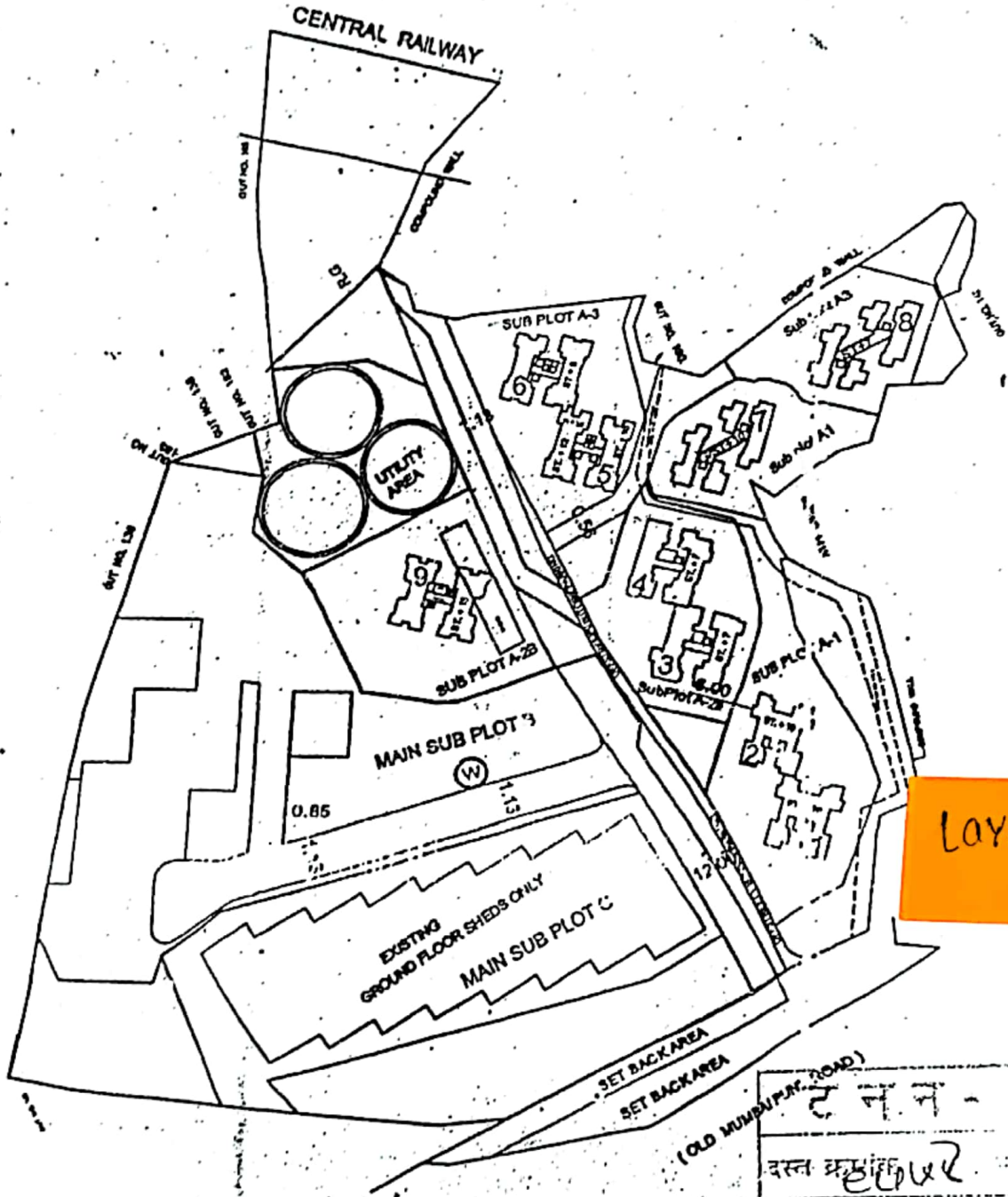
Address: Sonobai Chawl
Kalwa, Thane

Jayesh



ANNEXURE "A"

LAYOUT PLAN SHOWING SUB PLOT BOUNDARIES AND PROPOSED BUILDINGS AT GUT NO. 140, HISSA NO. 1 TO 9, AT VILLAGE PARSIK, OLD MUMBAI PUNE ROAD, WITHIN LIMITS OF THE THANE MUNICIPAL CORPORATION.



Layout plan

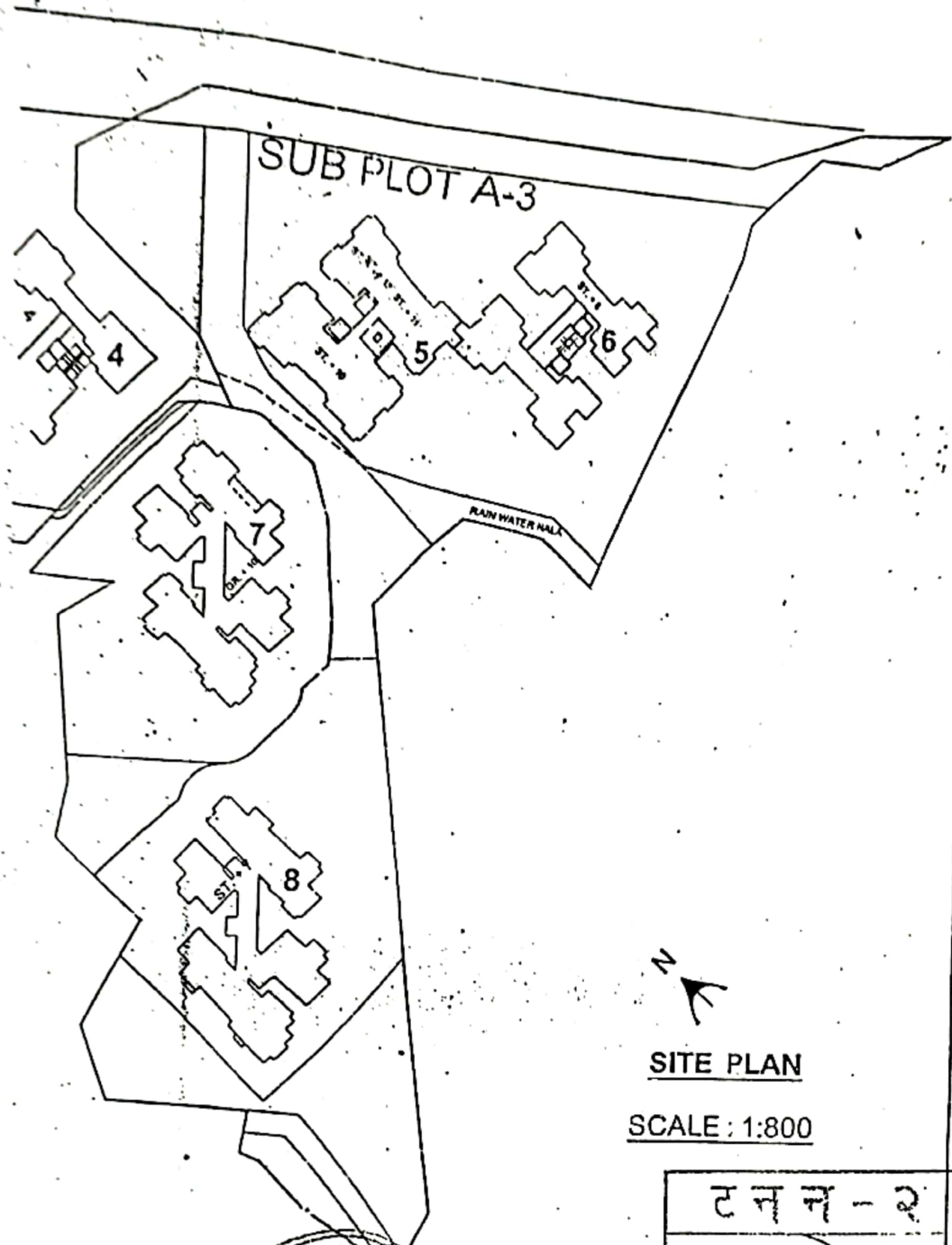
SITE PLAN
SCALE: 1:1600



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वस्त क्र. ११११
२२/५५

M. K. NATU & CO.
ARCHITECTS AND VALUERS
304, RAJHANS, GANDHEVI MAIDAN ROAD
3rd. FLOOR, OFF BHIVAJI PATH,
NAUPADA, THANE - (V)

SURVEY PLAN SHOWING BUILDINGS AT SUB PLOT A-3,
GUT NO. 140 HISSA NO.1 TO 9 PART AT VILLAGE PARSIK,
OLD MUMBAI PUNE ROAD, THANE (W)



SITE PLAN

SCALE : 1:800

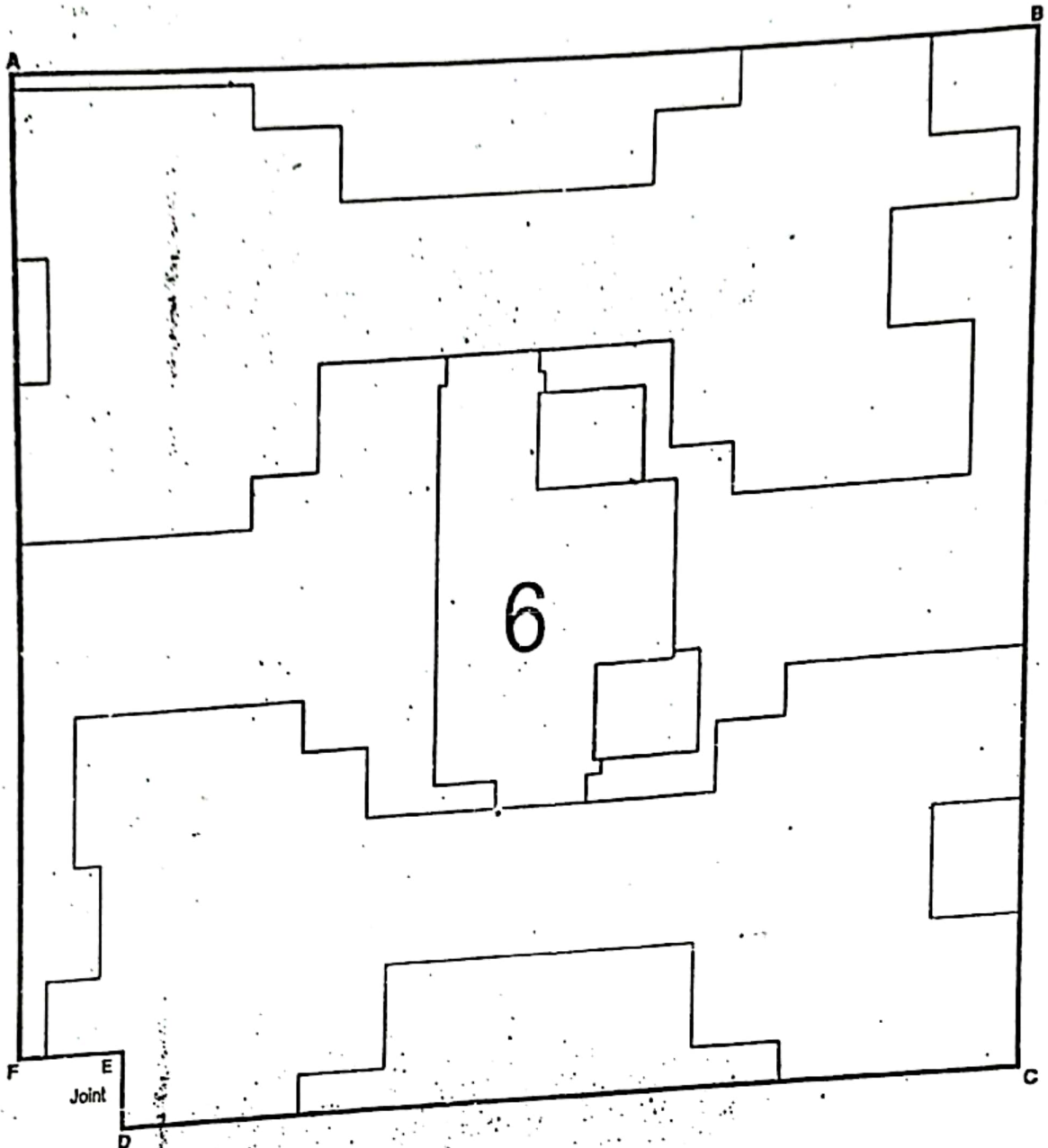
ट न न - २
दस्ता क्रमांक २००४ / २०१०
३० / ५५



UNDER INDIVIDUAL BUILDING AS EXHIBIT "C"

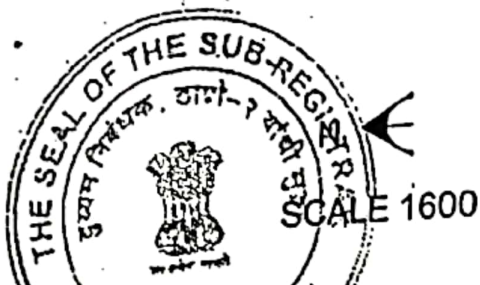
M. K. NATU & CO.
ARCHITECTS AND VALUERS
304, RAJHANS, GAONDEVI MAIDAN ROAD
3rd. FLOOR, OFF SHIVAJI PATH,

6



LOCATION PLAN
OF
LAND UNDER
BUILDING NO.6

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दस्ता क्रमांक १७७४/२०१०
३९/५५

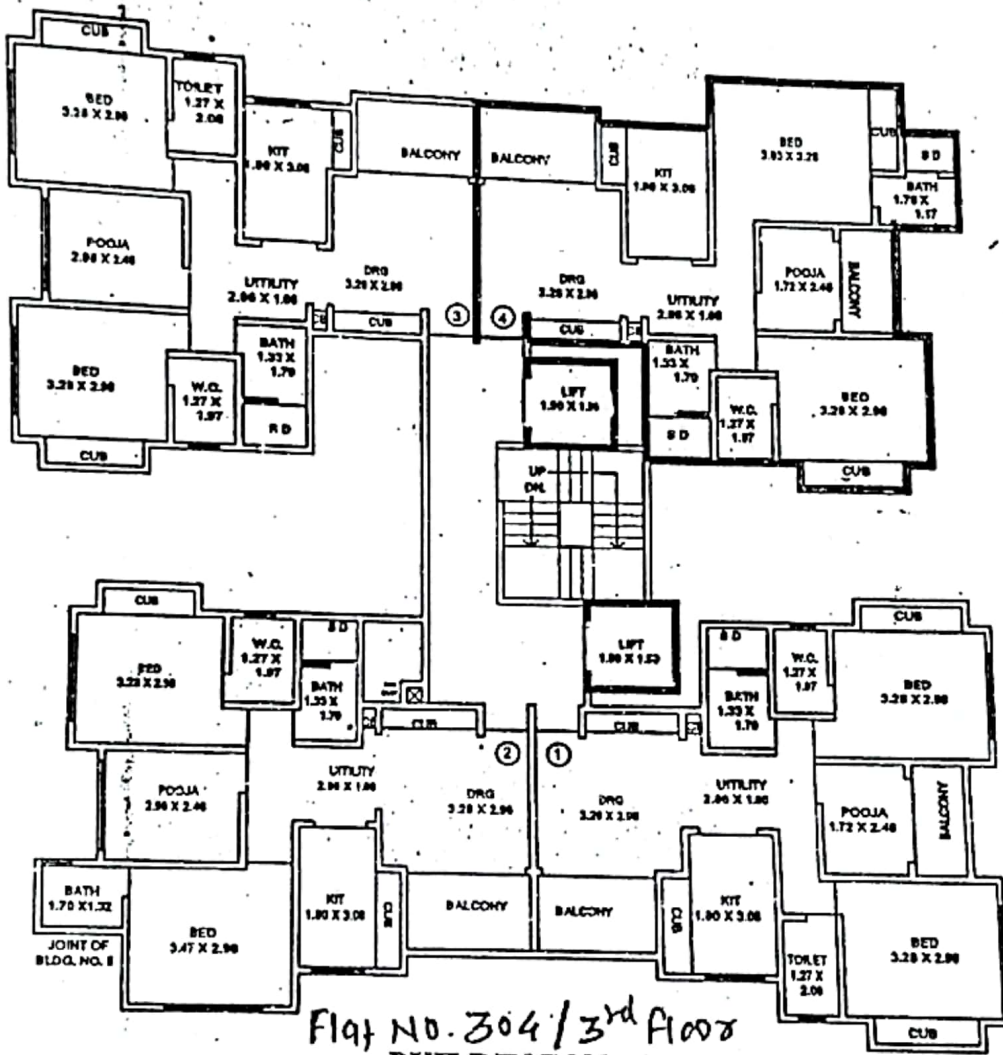


AREA OF LAND BOUNDED A,B,C,D,E,F,A
THANE ADM. MEASURING
495 SQ.M. EQUIVALENT TO 593 SQ.
YARDS

M. K. NATU & CO.
ARCHITECTS AND VALUERS
304, RAJHANS, GAONDEVI MAIDAN ROAD
3rd. FLOOR, OFF SHIVAJI PATH,
NAUPADA, THANE - (W)

2
ession
certificat

6



Building
Typical Floor

Flat No. 304 / 3rd Floor
BUILDING NO. 6

TYPICAL FLOOR PLAN
STILT + 8 STOREYS

REFUGE AREA AS PER MUNICIPAL APPROVAL

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३२ / ५५



SCALE 1:1400



M. K. NATU & CO.
 ARCHITECTS AND VALUERS
 304, RAJHANS, GAONDEVI MAIDAN ROAD
 3rd. FLOOR, OFF SHIVAJI PATH,
 NAUPADA, THANE - (W)

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
AMENDED PERMISSION / COMMENCEMENT CERTIFICATE
Subplot - A3

3318

सुधारित परवानगी व सी. सी.

: इमारत क्र. 5 (स्टिप्ट + 10 मजले + 11 (पार्ट) + 12 (पार्ट)),
इमारत क्र. 6 (स्टिप्ट + 8 मजले)
इमारत क्र. 8 (स्टिप्ट + 7 मजले)

सी. सी.

: V.P. No. 2004/47 A3 TMC /TDD 886 Dated 30/03/07

To,
Shri. M. K. Natu and Co. (Architect)

Shri. Sachin Mukund Natu / Constituted Attorney

Sit, _____

Amended Permiss.
Commencement C

With reference to your application No. 50757 dated 17.03.2007 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. 5,6 and 8 'In Sub Plot A3 Gut No. 140, Hissa No. 1 to 9 (Part), Old Mumbai - Pune Road, Village Parsik, Taluka & District Thane, The development permission / the commencement certificate is granted subject to the following conditions.

1. The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3. The development permission/commencement certificate shall remain valid for a period of one year commencing from the date of its issue.
4. The permission does not entitle you to develop the land which does not vest in you.

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

Office No. _____

Office Stamp _____

Date _____

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दस्ता क्रमांक	12030
33	44

5. इनेज विभागाचे, स्टॉग वॉटर इनेजचे N.O.

6. वापर परवान्यापूर्वी इनेज विभागाचे , स्ट्रॉम वॉटर इनेजचे N.O.C. नुसार कार्यवाही करणे आवश्यक.
7. वापर परवान्यापूर्वी सुविधा भूखंडाचे क्षेत्र तसेच रस्त्याखालील क्षेत्र ठाणे महानगरपालिकेचे नावे 7/12 उतारावरती नोंद करणे आवश्यक.
8. वापर परवान्यापूर्वी अंतर्गत रस्ते व R.G. विकसीत करणे आवश्यक.
9. वापर परवान्यापूर्वी वृक्ष, पाणी, व इनेज विभागाची N.O.C. सादर करणे आवश्यक.
10. नियोजित इमारतीची संरचना I.S. Code 1893 व 4326 मधील भूकंपरोधक तरतूदीनुसार करणे आवश्यक. जोत्यापूर्वी तसेच वापर परवान्यापूर्वी आर.सी.सी. तज्ञाचे Statutory Certificate सादर करणे आवश्यक.
11. नियमानुसार शुल्के भरणे आवश्यक राहिल.
12. बांधकामास ठाणे महानगरपालिका पाणी पुरवठा करणार नाही. उपलब्धतेनुसार पिण्यासाठी पाण्याचा पुरवठा करण्यात येईल.
13. भूखंडाच्या फेरफार उताऱ्यावरील कुळासंबंधी असलेल्या नोंदीबाबत व त्यासंबंधी काही वाद झाल्यास त्याची सर्वस्वी जबाबदार, भूखंड मालक / विकासक याची राहिल. यास महापालिका अथवा तिचे अधिकारी जबाबदार असणार नाहीत.
14. वापर परवान्यापूर्वी उपरोक्त भूखंडाचे मंजूर उपविभागाची नकाशांनुसार T.I.L.R. कडून हद्द कायम नकाशा सादर करणे आवश्यक राहिल. जोत्यापूर्वी भूखंडाच्या हद्दीवरील कुंपण भिंत घालणे आवश्यक.
15. वापर परवान्यापूर्वी पाणी गरम करणेकरीता सौरउर्जेवरील यंत्रणा बासविणे आवश्यक.
16. वापर परवान्यापूर्वी पर्जन जलसंचय व जलसंधारण यंत्रणा कार्यान्वीत करणे आवश्यक.
17. वापर परवान्यापूर्वी सार्वजनिक बांधकाम विभागाकडील उद्वहन यंत्रणाबाबतचा अनुज्ञती व परवानगी प्रमाणपत्र सादर करणे आवश्यक.
18. काम सुरु करणेपूर्वी प्रस्तावाधीन भूखंडाच्या दर्शनी बाजूस नियमानुसार सविस्तर माहिती फलक लावणे आवश्यक व अंतीम वापर परवान्यापर्यंत कायम ठेवणे आवश्यक.
19. वापर परवान्यापूर्वी S.T.P. कार्यान्वीत करणे आवश्यक राहिल.
20. सुविधा भूखंडाकरीता 12.00 मी. अंतर्गत रस्त्यावरून अॅक्सेस वापरणेस महापालिकेच्या हक्क राहिल.

माननीय सहायक संचालक नगर रचना यांच्या मान्यतेनुसार,

सावधान

नकाशांनुसार बांधकाम न करणे
विकास निबंधन नियमावलीनुसार आवश्यक
परवान्या न घेता बांधकाम वापर करणे
राशेसिक व नगर रचना अधिनियमाचे
अनुसार दस्तऐवज पंढा आहे. त्यामुळे
वापर ३ नवे क्षेत्र व द. ५-१-११ नुसार



द. न. न. - २
दस्त क्रमांक १२०९
३४ / ५५
Yours faithfully,

[Signature]
20.07
कार्यकारी अभियंता
Municipal Corporation
The city of Thane

क्र.महसूल/क-१/टे १/एनएपी/एसआर ७९/०५

जिल्हाधिकारी कार्यालय ठाणे

दिनांक 13 MAR 2006

याचते :

- १) मे विजया आलार्ज प्रा. लिमिटेड यांचे फु.मू. श्री. सचिन गावू .रा. ४, राजहंस , गांधेदेवी गिदनासमोर ,नीपाडा, ठाणे यांचा दि.२६/५/२००५ रोजीचा अर्ज..
- २) तहसिलदार ठाणे यांचेकडील चौकशी अहवाल क्र./जमिनबाब/वशी- ६८/०५ दिनांक. १९/१०/२००५ व क्र. महसूल/कम-१/टे-२/जमिनबाब/वशी- १५७१ दि १७/२/२००६
- ३) यापर जिल्हाधिकारी व राहाम प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश क्र. १) क्र.युएलसी/पारसिक/एसआर ३३ दिनांक २८/२/८९ २) क्र.युएलसी/टिप/टे-२/ पारसिक/ एसआर ३३ दि २८/१०/९६ ३) क्र.युएलसी/टिप/सेवा-२२/एसआर-३६६ दि. २९/१०/२००४ ४) क्र.युएलसी/टिप/टे.१.२/पारसिक/एसआर-३३ दि २४/१/२००६
- ४) ठाणे महानगरपालिका, यांचे कडील मंजूर विकास परवानगी क्र.खीपी नं.२००४/४७ टीएमसी/ टीडीडी ६५१ दि. १२/६/२००५
- ५) इकडील कार्यालयाचे विनोती आदेश अ)क्र.आरबी/आयकी/एनएपी/एसआर १७५ दि २७/१०/७५ व) सुधारीत आदेश क्र.आरबी/डेस्क-३/एनएपी/आयकी/४७९ दि २८/७/१९७८
- ६) राजगरी गजा कलाया यांचेकडील गोंय नमुना नं. २ चा उतारा
- ७) सामान्य शाखा (भूसंपादन)यांचे कडील पत्र क्र.सामान्य/का-४/टे-३/भूस/एसआर- ५४२ दिनांक २३/१२/२००५
- ८) दि. १६/६/२००५ रोजीच्या दैनिक ' ठाणे वेधव ' मधील जाहीरनामा
- ९) अर्जदार यांचे दि. २५/५/२००५ रोजीचे हमीपत्र

आदेश :-

ज्या गर्धी, मे विजया आलार्ज प्रा. लिमिटेड यांचे फु.मू. श्री. सचिन गावू .रा. ४, राजहंस , गांधेदेवी गिदनासमोर ,नीपाडा, ठाणे यांनी ठाणे जिल्ह्यातील ठाणे तालुक्यातील मौजे- पारसिक येथील गट नं १४० (जगा: १४०/१ ते ९) क्षेत्र ५२९४०-०० चौ.मी. मधील आपल्या मालकीच्या जमीनीची रहिवास व यागिज्य या विंगर शेतकी प्रयोजनार्थ बांघर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे.

आणि ज्या आर्थि दि. १६/६/२००५ रोजी अर्जदार यांनी दैनिक 'ठाणे वेधव ' या वृत्तपत्रात जाहिरनामा प्रसिध्द करणेत अला होता. त्या अनुषंगाने या कार्यालयात विहित मुदतीत हरकती मागविण्यात आल्याच्या अनुषंगाने श्री प्रेमनाथ काशिनाथ पाटील व इतर ७ यांनी इकडील कार्यालयाकडे, तसेच, तारिखदार कार्यालयाकडे हरकती अर्ज दाखल केले होते. त्याअनुषंगाने तहसिलदार ठाणे यांनी पत्र क्र. महसूल/कम-१/टे/२/जमिनबाब/वशी १५७१ दि १७/२/२००६ अन्वये खुलासा केलेला आहे.

त्या गर्धी जगा गजाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याने विहित करण्यात आलेल्या अधिकारांचा बांघर करून जिल्हाधिकारी पादारे मे विजया आलार्ज प्रा. लिमिटेड यांना ठाणे तालुक्यातील मौजे- पारसिक येथील येथील गट नं. १४० क्षेत्र ५२९४०-०० चौ.मी. मधील ४०८४६-४९ चौ.मी. रहिवास व ३१५-८२ चौ.मी. यागिज्य या विंगर शेतकी प्रयोजनार्थ बांघर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यात येत असून, ठाणे महानगर पालिकेकडील मंजूर बांधकाम नकाशा प्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

- १) रोड रोड वॉक पुरीया गजाराष्ट्र संपादित ११२८-५१ चौ.मी.
- २) रोड सेट वॉक पुरीया गजाराष्ट्र संपादित करावयाचे क्षेत्र ८३६-४९ चौ.मी.
- ३) रिक्रिजेशन युटीलीटी पुरीया २५४८-७५ चौ.मी.
- ४) रिक्रिजेशनल शाळक ७२६३-९४ चौ.मी

त्या शर्ती अशा:-

१. ती परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यात आलेली आहे.
२. अनुज्ञाप्राप्ती व्यवहारी (प्रॅटीने) अशा जमीनीचा बांघर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उगमो उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यात परवानगी देण्यात आली होती त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे



ट न न - २



No. ULC/TA/Sec. 22/S.R.: 366
Office of the Addl. Collector
& Competent Authority,
Thane Urban Agglomeration,
Collectorate Bldg., 2nd floor,
Thane - 400 604.
Date :- 21/02/2006.

- This office Letter of Intent No. ULC/TAU/Sec. 22/SR-366
Dt. 29/10/2004.
2. Application of M/s. J.C. Digne & Associates Architects
M/s. Vijay Alloys Pvt. Ltd dt. 25/01/2006.

ORDER

WHERE AS, this office has approved scheme of redevelopment for 21624.67 Sq.Mtrs., area submitted on behalf of land holder M/s Vijay Alloys Pvt. Ltd. A letter of intent to that effect is issued on 29/10/2004. The said letter of intent is treated to be valid by this order & extension is granted upto date of this order & in exercise of power vested in me under section 22 of the Urban Land (Ceiling & Regulation) Act 1976, I, the undersigned is hereby pleased to grant permission to retain the vacant land in excess of ceiling limit for the purpose of redevelopment of the land bearing Out No. 140/1 to 9, Village Parsik, Tal. & Dist. Thane admeasuring area 18442.59 Sq.Mtrs. (Plinth Area 12138.32 Sq.Mtrs. + Land Appurtenant 6304.27 Sq.Mtrs.) is considered for the permission on the terms & condition laid down in following para's & the balance area 34497.41 Sq.Mtrs (i.e. Area under retained building 4771.52 Sq.Mtrs + Land Appurtenant of retained building 2627.14 Sq.Mtrs + Area under D.P. Road 1965.00 Sq.Mtrs + Area Under internal road 5115.34 Sq.Mtrs + 25 % R.G. 10844.16 Sq.Mtrs + 5 % Amenity 2282.98 Sq.Mtrs + Additional Land Appurtenant 500.00 Sq.Mtrs + Area under Rain water Nala 2315.00 Sq.Mtrs + Nala Set back 1908.68 Sq.Mtrs + Area under Septic tank 29.00 Sq.Mtrs + Area under U.G. tank 16.95 Sq.Mtrs + L.A. for U.G. Tank 87.31 Sq.Mtrs + One Ceiling unit of 2000.00 Sq.Mtrs.) was shown in the order issued under sec 8 (4) in the name of M/s Vijay Alloys Pvt. Ltd. at No. ULC/TAT.N.2/Parsik /S.R.33 Dt. 24/01/06. Subject to following terms & conditions.

Order Letter

1. That the permission is granted at applicants risk regarding dispute if any as to the title of land, area & user thereof.
2. The redevelopment of land shall be for user permissible as per the Development Control Rules in force.
3. Plinth area of tenement shall not exceed 120.00 Sq. Mtrs.
4. Not more than one dwelling unit shall be allotted to one person / family.
5. That the existing tenants if any in the demolished structures shall be accommodated in the redevelopment scheme by providing alternate accommodation.

५/- ज्याअर्थी प्रस्तुत प्रकरणी जमीनधारकाच्या अधिनियमाचे कलम ३४ अन्वये अर्जापासत मा. मुख्यमंत्री, महाराष्ट्र राज्य यांचे संमक्ष दिनांक १/९/२००५ रोजी सुनावणी घेण्यात आली होती. शासनाचे आदेश क्र. नाजफ/२०२५/प्र.क्र.२२६/नाजकधा-३, दिनांक १८/११/२००५ चे आदेशान्वये शासनाने खालीलप्रमाणे आदेश पारित केले आहे.

६/- ज्याअर्थी प्रस्तुत प्रकरणातील सर्व कागदपत्रांची तपासणी करून तसेच या जमिनीशी संबंधित असलेल्या सयाना व पिझम अलाइज्ड कंपनीला त्याचे म्हणणे नोंद घ्याची सुचना देऊन त्याचे म्हणणे लेखी स्वरूपात नोंद करून घेऊन तसेच प्रस्तावित जमिनीमध्ये नाला व पाण्याची टंक अंतर्गत रस्ते पाण्याच्या टाकीव्यालील क्षेत्र अस्तित्वात आहे किंवा कसे याची तपासणी करून घेण्यात आली आहे. जमीनधारकाच्या पिनतीचा विचार करून घेऊन या प्रकरणातील जापसुची पारित केलेले दिनांक ११/४/०५ चे कलम ८(४) चे आदेश आवश्यकतेनुसार सुधारण्याची कार्यवाही करावी.

७/- ज्याअर्थी प्रस्तुत प्रकरणी शासन, निर्देशानुसार सदर प्रकरणी दिनांक ३१/१२/०५ रोजी कार्यालयीन परिरक्षण भूमापक व रचना सहाय्यक यांनी प्रत्यक्ष म्हाळपाहणी केली आहे. त्यानुसार सहाय्यक नगररचनाकार यांनी दिनांक ५/१/०६ रोजी खालीलप्रमाणे अहवाल सादर केला आहे. त्यात म्हटले आहे की, सदर प्रकरणी कार्यालयीन परिरक्षण भूमापक यांनी तयार केलेल्या कार्यालयीन नकाशा व क्षेत्रपत्रक जमीन धारकांचे सांख्यिक क्षेत्रीय वास्तुविशारदांच्या नकाशा व क्षेत्रपत्रक ठाणे महानगर पालिकेने मंजूर केलेला बांधकाम नकाशा मंजुरी क्र. टोपमसी/टिडिडि/टिडिपस/६५१, दिनांक १२/५/०५ इत्यादी कागदपत्रे विचारात घेऊन सदर प्रकरणी पुढीलप्रमाणे सुधारित अहवाल सादर करण्यात आला आहे.

१	एकूण धारणा क्षेत्र	५२९४०.००
अ	विकास योजना रस्ता	१९६५.००
ब	अंतर्गत रस्त्याव्यालील क्षेत्र दिनांक १/१०/०५ रोजी मा. जिल्हाधिकारी कार्यालय ठाणे यांनी मंजूर केलेल्या अकृषित नकाशावरून उपरोक्त क्षेत्राची गणना केली आहे. तथापि ठाणे महानगर पालिकेने दि.१२/५/०५ अन्वये मंजूर रेखांकनातील अंतर्गत रस्त्याचे ५५२७.०० चौ.मी. सद्य उपरोक्त ५३१५.३४ चौ.मी. गृहित धरणे योग्य	५३१५.३४
सी	ठाणे मंजूर विकास नियंत्रण नियमावलीप्रमाणे सांडापयाचे ५ टक्के सुविधा क्षेत्र (महानगर पालिकेस हस्तांतरित करपाचा क्षेत्र)	२२८२.९८



भारत सरकार
Government of India



उर्मिला उमेश थवी
Urmila Umesh Thavi
जन्म वर्ष / Year of Birth : 1982
स्त्री / Female

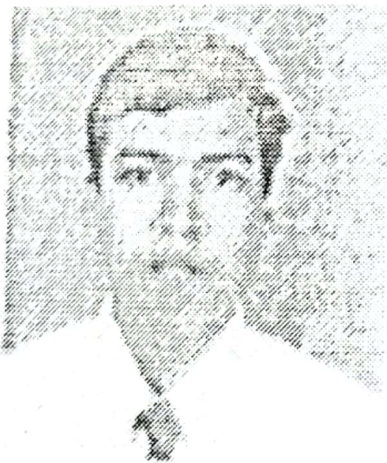


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आधार - सामान्य माणसाच्या अधिकार

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACIPT0058R



नाम / NAME

UMESH VISHRAM THAVI

पिता का नाम / FATHER'S NAME

VISHRAM DHONDU THAVI

जन्म तिथि / DATE OF BIRTH

13-09-1974

हस्ताक्षर / SIGNATURE

2007

आयकर जागृता (कंप्यूटर केंद्र)

Commissioner of Income-tax(Computer Operations)