

WING 101  
FLAT NO 10

# Anand Park

S. NO. - 74 at Majiwade, Behind Shreerang Soc., Thane.

₹ 1146 300  
₹ 900



ANAND PARK

अनुभव मेव ५०० 3000  
 न १२५५ मे १५  
 भातको ११ १२ ३ दरम्यान  
 १०१ वे दुसरे विवरक मध्ये  
 उल्लेख वाचून घ्या.

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*[Handwritten Signature]*

दुसरे विवरक, ठाणे.

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*[Handwritten Signature]*

दुसरे विवरक, ठाणे.

Agreement for Sale

ARTICLES OF AGREEMENT made at Bombay this 23<sup>rd</sup>  
 day of April in the Christian Year One Thousand  
 Nine Hundred and Eighty Five BETWEEN Messrs. SHREEJI  
 BUILDERS a firm doing business in partnership with its office  
 at 3, Laxmi Niwas, Zaver Road, Opp. Bank of Madura, Mulund  
 Bombay - 80, hereinafter called "THE BUILDERS" (which expres-  
 sion shall unless repugnant to the context or meaning thereof  
 mean and include the partners for the time being constituting  
 the said firm M/s. Shreeji Builders their Survivors or Survivor,  
 their, his or her heirs, executors and administrators) of the One  
 Part AND Shri/Smt. Anant Baburao  
Wargunde  
 hereinafter called "THE PURCHASER" (which expression shall

*[Handwritten Signature]*

For SHREEJI BUILDERS  
*[Handwritten Signature]*  
 Partner

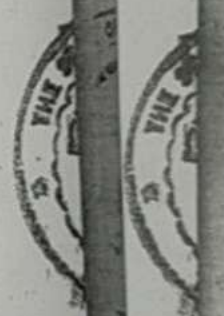
unless repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) of The Other Part.

WHEREAS Waman Manik Tare and Others (hereinafter referred to as 'The Original Owners') are seized and possessed of or otherwise well and sufficiently entitled to a vacant land bearing Survey No.74 of Village Majiwade, Taluka and District Thane within the limits of Municipal Corporation of Thane and more particularly described in the First Schedule hereunder written.

AND WHEREAS the statement filed by the Original Owners under Section 6(i) of the Urban Land (Ceiling and Regulation) Act, 1976 has been scrutinised and by the Order of the Deputy Collector and Competent Authority Thane Urban Agglomeration and 8 KMS Peripheral Area of Thane bearing No.ULC/TA/Majiwade/SR-205 dated 20-4-83 revised by the further order bearing even number dated 15-11-84 substantial portion of the said land described in the First Schedule hereunder written is declared as within the Ceiling limits of the Original Owners.

AND WHEREAS the Original Owners prepared a Layout plan of the said land described in the First Schedule hereunder written dividing the same in 10 plots and got it approved by the Order of the Additional Collector, Thane bearing No.REV. DESK-I-VII NAP-SR-277 dated 20th August 1983, on the terms and conditions therein stated.

AND WHEREAS by the Agreement for sale dated 16th February 1984 made between the original owners the said Waman Manik Tare and Others (therein called the Vendors) of the One Part and Messrs. Nayak Construction Company (therein called the Purchasers) of the Other Part the said Waman Manik Tare and Others agreed to sell to the said M/s. Nayak Construction Co. and the said M/s. Nayak Construction Co. agreed to purchase from the said Waman Manik Tare and Others the piece of land admeasuring 15409 Square Meters or thereabouts comprising of Plots Nos. 2 and 4 to 10 (both inclusive) according to the said sanctioned Layout plan and more particularly described in the Second Schedule hereunder written which form the part of the land described in the First Schedule here-



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under written for the consideration and on the terms and conditions therein stated.

AND WHEREAS by the Package Deal Agreement dated 20th February 1983 made between Messrs. Nayak Construction Co. (therein called the Builders) of the One Part and Messrs. Shreeji Builders (therein called the Purchasers) of the Other Part the said M/s. Nayak Construction Co. agreed to sell to the said M/s. Shreeji Builders the said piece of land more particularly described in Schedule thereunder written the same being as described in the Second Schedule hereunder written together with the structures to be erected thereon, for the price and on the terms and conditions therein stated.

AND WHEREAS the plans of constructing residential buildings consisting of various flats are approved by the Municipal Authorities Thane under No. VP 84056 dated 1st December 1984.

AND WHEREAS the said Messrs. Nayak Construction Co. have taken over possession of the said piece of land more particularly described in the Second Schedule hereunder written from the Original Owners under the said Agreement for sale dated 16th February 1984 and started construction for the Builders as agreed in the said Package Deal Agreement dated 20th February 1983 of the Buildings in accordance with the said approved plans.

AND WHEREAS the title of the Original Owners to the said piece of land more particularly described in the Schedule hereunder written has been investigated by Shri Kamalakar Dhundiraj Vaidya, B.A., B.Com., L.L.B. Advocate, High Court, who has given to the Builders his Certificate of Title a copy whereof is hereto annexed and marked Exhibit 'A'.

AND WHEREAS the Purchaser has taken inspection of all the Title Deeds and has satisfied himself/herself about the title of the Original Owners to the said piece of land more particularly described in the Second Schedule hereunder written and the Purchaser shall not be entitled to further investigation of the title of the Original Owners or to make any requisitions or to raise any objection with regard to any other matters relating thereto.



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AND WHEREAS the Purchaser has also taken inspection of the plan and specifications sanctioned by the Municipal Authorities and other authorities and of all other relevant documents such as the contracts with the Architects and Contractors, Sub-Contractors etc., mentioned in Rules of Maharashtra Ownership Flats Act, Rules thereunder.

AND WHEREAS the Builders are entering into separate Agreements in form similar in all respects to this Agreement with several other persons and parties who may agree to take up flats in the same building on Ownership basis on similar terms and conditions as are herein contained except and subject to such modifications as may be necessary or considered desirable or proper by the Builders with a view ultimately that the Purchasers of all the flats in the said building/s shall form themselves into a Co-operative Housing Society, under the Maharashtra Co-operative Societies Act, 1960, or a Limited Company under the Companies Act, 1956, as the case may be.

AND WHEREAS it has been agreed by and between the Parties hereto that if one or more of such flats are not taken or acquired by any person other than the Builders at the time when the said building is ready for occupation, the Builders will be deemed to be the Owners thereof until such time as the said remaining flats are agreed to be sold by the Builders to any other person or Party as they may deem fit.

AND WHEREAS the Purchaser with the full knowledge of the terms and conditions and covenants contained in the said Agreement for Sale and other documents referred to hereinabove has agreed to purchase a premises being Flat/Shop/Garage No. 10 on the 2nd floor in A wing Apartment type building of the said buildings at the price and upon and subject to the terms and conditions more particularly hereinafter appearing.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :

1. The Builders shall construct a building to be known as ANAND PARK consisting of ground and 2 or 3 or 4 upper floors as per the plan, designs and specifications prepared by



the Architect Messrs. Pattekar & Pattekar, sanctioned by the Municipal Corporation of Thane, copies whereof have been kept by the Builders at the place of business at 3, Laxmi Niwas, Zaver Road, Mulund (West), Opposite Bank of Madura, Bombay-400080 and which the purchaser has approved and has also agreed that the builders may make such variations therein as may be required to be done by the Government, Municipal Corporation of Thane or any other local authority.

2. The Builders agree to sell and the Purchaser agrees to purchase the said premises being Flat/~~Shop/Garage~~ No. 12 on 2nd floor in A wing of A-2 type building of the said building as seen and approved by the Purchaser with such variations and modifications as may be necessary as per the plan a copy whereof is hereto annexed and marked Exhibit 'B' at/or for the lumpsum price of Rs. 1,33,030/- (Rupees One Lakh Thirty Three Thousand Thirty only)

The Built-up area of the said premises is about 530 Sq. feet. The said flat contains the amenities, a list whereof is hereto annexed and marked Exhibit 'C'.

3. The Purchaser agrees to pay the consideration for the purchase of the said flat as shown below:

- (a) 25 p.c. of the total cost shall be paid as Earnest Money or a deposit on or before the execution of this Agreement (the payment and receipt whereof the Builders do admit and acknowledge).
- (b) 9 p.c. of the total cost shall be paid on or before completion of plinth work.
- (c) 9 p.c. of the total cost shall be paid on or before the casting of the first slab;
- (d) 9 p.c. of the total cost shall be paid on or before the casting of the second slab;
- (e) 9 p.c. of the total cost shall be paid on or before the casting of the third slab;
- (f) 9 p.c. of the total cost shall be paid on or before the casting of the fourth slab;

*[Handwritten signature]*

- (g) 10% of the total cost shall be paid on or before the casting of the fifth slab;
- (h) 9% p.c. of the total cost shall be paid on or before completion of all brick work including fixing of doors and windows frames;
- (i) 9% p.c. of the total cost shall be paid on or before completion of inside and outside plaster work;
- (j) 9% p.c. of the total cost shall be paid on or before completion of plumbing and tiling work;
- (k) the balance amount of 10% p.c. shall be paid within 15 days from the date on which a notice is issued to the Purchaser by the Builders offering possession of the said premises.

4. The Purchaser DOETH covenants with the Builders that the Purchaser shall duly and punctually pay the above mentioned instalments within the period stipulated hereinabove time being the essence of the contract. On failure of payment of any of the said instalments as aforesaid or any breach being committed by the Purchaser of the terms and conditions hereinabove mentioned or non-observance thereof, this Agreement shall at the option of the Builders come to an end and all the amounts paid by the Purchaser shall stand forfeited and the Purchaser shall have no claim against the Builders of the said premises.

5. Without prejudice to all other rights under this Agreement and/or any law of the Builders, the Purchaser shall be liable to pay interest at the rate of 24 per cent per annum on all amounts which shall remain due and outstanding after the period of seven days from the date of their becoming due.

6. (a) The possession of the said premises shall be given by the Builders to the Purchaser after the said building is ready for use and occupation and the building occupation certificate shall have been obtained from the Municipal Corporation of Thane or other relevant authority or Body or Public Authority. Subject to the provisions of Sub-Clauses (b) and (c) hereof, the Builders shall give possession of the said premises to the Purchaser on or before



*[Handwritten signature]*

The Purchaser shall within seven days of the receipt by him of the written Notice from the Builders that the said premises are ready for use and occupation and that the Building Occupation Certificate has been obtained, take possession of the said premises.

(b) The Purchaser shall be entitled to take possession of the said premises as contemplated in Sub Clause (a) hereinabove only if he has duly observed and performed all the obligations and stipulations contained in this Agreement and on his part to be observed and performed and has also duly paid to the Builders all and whatsoever the amounts payable by him under the Agreement.

(c) Notwithstanding anything contained in this Agreement or in this Clause, the Builders shall not incur any liability if they are unable to deliver possession of the said premises on or before [ ] if the completion of the said building is delayed by reason of non-availability of steel or cement or on account of civil commotion, riot or any act of God or on account of any notice, order, rule or notification of the Government and/or any other public body or authority or on account of withholding or delay in the grant of building occupation certificate, water connection and/or any other necessary facilities, permission or sanction by the Government, the Municipal Corporation of Thane and/or any such other or similar public body or authority.

7. If for any reason, the Builders are unable or fail to give possession of the said premises to the Purchaser within the time stipulated in Clause No.6 above, or within such extended time as may be agreed between the parties thereto, then the Purchaser shall be entitled to give notice to the Builders terminating this Agreement, in which event, the Builders within four weeks from the receipt of such notice, refund the Purchaser the aforesaid amount of deposit and such further amounts, if any, that might have been received by the Builders from the



*[Handwritten signature]*



Purchaser as instalment in part payment in respect of the said premises with interest at the rate of 9 per cent per annum and thereafter, neither Party shall have any claim against the other in respect of the said premises or arising out of this Agreement.

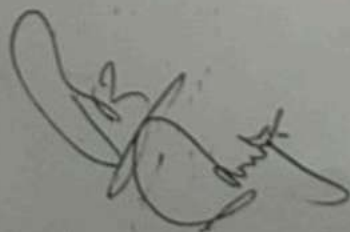
8. Upon possession of the said premises being delivered to the Purchaser, he shall be entitled for use and occupation of the said premises and thereafter, he shall have no claim against the Builders as to any defect in any item of work or construction of the said premises.

9. The Purchaser shall after expiry of period of 15 days after the receipt by the Purchaser of the Notice from the Builders that the said premises are ready for use and occupation be liable to bear and pay all local, municipal taxes and charges for the electricity and other services, and outgoings payable in respect of the said premises as provided in Clause No.17 hereto.

10. Nothing contained in this Agreement shall be construed to confer upon the Purchaser any right, title or interest of any kind whatsoever into or over the said land or building or any part thereof, such conferment to take place only upon the execution of the Conveyance and/or such other document as is necessary to a limited company or a co-operative society or incorporated body to be formed of the Purchasers of various premises in the said building as hereinafter stated.

11. The Purchaser shall have no claim save and except in respect of a particular premises hereby agreed to be acquired by him and that all open spaces, lobbies, staircases, terraces, etc., will remain the property of the Builders until the whole property is transferred to the proposed Limited Company or a Co-operative Society or an Incorporated Body hereinafter mentioned, but subject to the rights of the Builders as herein stated.

12. The Builders shall have the right to make additions, alterations, raise stories or put additional structures at any time as may be permitted, by the Municipality and other competent authorities. Such additions, alterations, structures and



stories will be the sole property of the Builders who will be entitled to dispose it off in any way they choose and the Purchaser hereby consents to the same.

13. Provided that, the Builders do not, in any way, affect or prejudice the right hereby granted in favour of the Purchaser in respect of the premises agreed to be purchased by the Purchaser in respect of the premises agree to be purchased by the Purchaser, the Builders shall be at liberty to sell, assign mortgage or otherwise deal with or dispose of their right, title and interest in the said land, hereditaments and premises and the building construction and hereafter to be constructed thereon.

14. As soon as the building is notified by the Builders as complete, each of the flat holders (including Purchaser) shall pay the respective balance of the price payable by them within 15 (fifteen) days of such notice served individually or put up at some prominent place in the said building. If any of the flat holders fail to pay the said arrears, as aforesaid, the Builders will be entitled to forfeit the amounts previously paid by such defaulting flat Purchaser to the Builders.

15. Under no circumstances the Purchaser shall be entitled to take possession of the said premises and until all payments required to be made under this Agreement by the Purchaser have been made to the Builders.

16. The Builders shall, in respect of any amount payable by the Purchaser under the terms and conditions of the Agreement herein, will have a first lien and charge on the said premises agreed to be acquired by the Purchaser.

17. On execution hereof or as and when demanded by the Builders but in any event before taking delivery of the possession of the said premises the Purchaser shall pay the Builders a sum of Rs.2,251/- made up as follows :-

- (a) Rs.500/- as charges for the payment of the proportionate shares of Municipal rates, taxes and other charges including land under construction tax, outgoing expenses for the period of six months from the date of occupation issued by Thane Municipal Corporation and deposits with Thane Municipal Corporation.
- (b) Rs.500/- Towards Society's formation charges.
- (c) Rs.500/- as his/her contribution for payment of professional fees of the Advocates and Solicitors.



appointed by the Builders of and incidental to the preparation of this agreement.

- (d) Rs.251/- for share money and entrance fee.
- (e) Rs.500/- for payment to Electricity Board for providing separate electric meter cable charges sub-station charges transformer charges etc.

In addition to the amounts mentioned in clause 17 above the purchaser shall at the time of taking delivery of possession of the said premises deposit with the Builders the amount of Stamp Duty and registration charges if any payable by the Purchaser in respect of the said premises on execution of the conveyance in favour of the Society.

18. In case any security or other deposit is demanded either by the Municipal Corporation of Thane or the Maharashtra State Electricity Board for the purpose of giving water, electric connection to the said building or any other deposit demanded by any other local body or Authority, the Purchaser shall contribute proportionately as determined by the Builders immediately on notice being given by the Builders to the Purchaser calling upon the Purchaser to contribute towards the security deposit as mentioned above.

19. So long as each premises of the said building shall not be separately assessed for Municipal taxes or water charges, the Purchaser shall pay the proportionate share of the water charges and property taxes assessed on the whole building. Such proportion will be determined by the Builders on the basis of the area of each premises in the said building.

20. The Purchaser hereby agrees that in the event of any amount by way of the premium to the Municipality or to the State Government or betterment charges or development tax or any other tax or payment of a similar nature becoming payable by the Builders, the same shall be reimbursed by the Purchaser to the Builders in proportion to the area of the premises agreed to be purchased by the Purchaser and in determining such amount, the decision of the Builders shall be conclusive and binding upon the Purchaser.

21. The Purchaser shall maintain at his own cost, the premises agreed to be acquired by him in the same good condition, state and order in which it is delivered to him and shall abide by all bye-laws, rules and regulations of the Government, Maharashtra State Electricity Board or any other authorities and local bodies as also shall observe and perform the covenants, conditions



of the indenture of conveyance and shall attend and answer and be responsible for all actions, violation of any of the conditions or rules and bye-laws and shall observe and perform all the terms and conditions contained in this Agreement.

22. The Purchaser hereby covenants with the Builders to pay all the amounts required to be paid by the Purchaser under this Agreement and to observe and perform the covenants and conditions contained in this Agreement and the covenants to be executed in favour of the co-operative housing society or incorporated body in respect of the said price or parcel of land more particularly described in the Schedule hereunder written and the building thereon and to keep the building indemnified against the said payments and observance and performance of the said covenants and conditions except so far as the same are to be observed by the Builders.

23. The Purchaser hereby agrees and undertakes to be member of the co-operative society or limited company or incorporated body to be formed in the manner hereinafter appearing and also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the Society or Limited Company or an Incorporated Body including bye-laws of the proposed society and duly fill in, sign and return within ten days of the same being forwarded by the Builders to the Purchaser. No objection shall be taken by the Purchaser if changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or other competent Authority. The Purchaser shall be bound from time to time to sign all papers and documents and to do all other things as the builders may require him to do from time to time for safeguarding the interests of the Builders and all other Purchasers of the flats of the said building. Failure to comply with the provisions of these things will enter this Agreement ipso-facto to come to an end and the Earnest Money and other monies paid by the Purchaser shall stand forfeited by the Builders.

24. The Purchaser hereby covenants to keep the said premises as well as all the partition walls, sewers, drains, pipes and

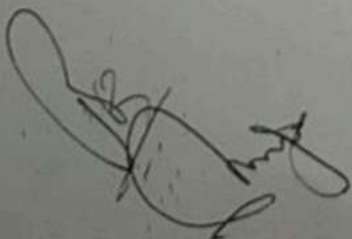
appurtenances thereto in good tenantable conditions and in particular, so as to support, shelter and protect all the parts of the building.

25. The Purchaser shall not let, sub-let, sell, transfer, convey, mortgage, charge or in any way, encumber or deal with or dispose off the said premises, assign, underlet or part with interest under or the benefit of this Agreement or any part thereof, till all the dues of whatsoever nature owing to the Builders are fully paid and only if the Purchaser has not been made any breach or non-compliance of any of the terms and conditions of this Agreement and until he obtains previous consent to do so in writing of the Builders.

26. The Purchaser shall permit the Builders and the Surveyors or agents with or without workmen and others at all reasonable time to enter into and upon the said premises or any part thereof to view, examine the estate and condition thereof and to make good, within a reasonable time of giving of such notice in writing by the Builders to the Purchaser, any breach or repair required to be effected.

27. The Purchaser shall permit the Builders, their surveyors and their agents with or without workmen and others at all reasonable time to enter into and upon the said premises of any part thereof for the purpose of making, repairing, manufacturing, re-building, cleaning, laying and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, structures and other conveniences belonging to or serving or used for the said building and also for the purpose of laying down, maintaining and repairing and testing drainage and water pipes and electric wires and for similar purposes and also for the purposes of cutting of the supply of water and/or electricity to flat premises in respect whereof the Purchaser or the occupier of any other flat premises, as the case may be, shall have made default in paying his share of water charges and electricity charges.

28. The Purchaser shall not use the premises or permit the same to be used for any purpose whatsoever other than for the purpose for which it is sold, for any purpose which may



be likely to cause nuisance or annoyance to occupiers of the neighbouring properties nor for any illegal or immoral purposes.

29. The Purchaser will not at any time, demolish or caused to be demolished the premises or any part thereof agreed to be taken by him, nor will be at any time make or caused to be made any additions or alterations of whatever nature to the said premises or any part thereof. The Purchaser shall not permit the closing of the Verandahs or Lounges or balconies or make any alterations in the elevation and put aside colour scheme of the premises to be acquired by him.

30. After the possession of the premises is handed over to the Purchaser, if any, additions or alterations in or about or relating to the said premises are thereafter required to be carried out by the Government, Municipality or any other Authority, the same shall be carried out by the Purchaser in co-operation with the Purchasers of the other premises in the said building at their own costs and the Builders shall not, in any manner be liable or responsible for the same.

31. The Purchaser shall not do or permit to be done any other act or thing which render void or voidable any insurance of any flat premises or any part of the said building or cause any increased premium to be payable in respect thereof.

32. The Purchaser shall not throw dirt, rubbish, rags or other refuse or permit the same to be thrown in the compound or in any portion of the building.

33. The said building shall always be known as "ANAND PARK and the name of the co-operative society or limited company or incorporated body to be formed shall bear the same name and this name shall not be changed without the written permission of the Builders.

34. After the building is completely ready and fit for occupation and after the society or limited company or incorporated body is registered and only after all the premises in the said building have been sold and disposed off by the Builders and after the Builders have received all dues payable to them under the terms of the Agreement with various flats, premises holders, the Builders will execute a Deed of Conveyance and/or other



42. It is agreed that this Agreement shall be registered with the Sub-Registrar of Assurances at Thane, as required by Maharashtra Ownership Flats Act. The Purchaser shall lodge this Agreement for registration with the Sub-Registrar of Assurances and inform the Builders the Special Number under which it has been lodged to enable the Builders to appear before the Sub-Registrar and admit execution thereof.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribe their respective hands and seals the days and year first herein above mentioned.

#### THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring 4 Acres and 27.12 Gunthas equivalent to 22687.5 Square Yards or 19020 Square Metres or thereabout bearing survey no. 74 of Village Majiwade Taluka and District Thane.

#### THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT Piece and parcel of land comprising of different plots mentioned hereinbelow of Survey No.74 of Village Majiwade, Taluka and District Thane, Registration District and Sub-District of Thane as per the approved Layout Plan admeasuring together 15409 Square Metres as per following details, situate within the limits of Municipal Corporation of Thane, which forms Part of the land including in the First Schedule hereinabove written.

Plot No.	Area Square Metres
2	5492
4	1378
5	1727
6	1128
7	1058
8	2147
9	1789
10	690
Total	15409



and bounded as follows

- On or towards NORTH Kathari's Property
- On or towards SOUTH Screening Society
- On or towards EAST S.No. 75
- On or towards WEST Bhave's Property

SIGNED, SEALED AND DELIVERED )  
 by the withinnamed BUILDERS )  
 Messrs. Shreeji Builders )  
 in the presence of )

For SHREEJI BUILDERS  
*[Signature]*  
 Partner

SIGNED, SEALED AND DELIVERED )  
 by the withinnamed PURCHASER )  
 Shri/Smt. Arant Babarab )  
Wagim )  
 in the presence of )

*[Signature]*

RECEIVED from the Purchaser )  
 a sum of Rs. 10,00,000/- )  
 (Rupees Ten Lakhs only) )  
 being the amount of Earnest Money )  
 as stated in Clause No.3-A herein- )  
 above. )

WE SAY RECEIVED

By Cheque No. 172413 & 172414 )  
 drawn on Allahabad Bank )  
Mahul (E) )

Builders  
 For SHREEJI BUILDERS

- Witnesses:
- 1.
  - 2.

*[Signature]*  
 Partner





## ANNEXURE 'A'

Ref. Proposed Buildings in ANAND PARK on Land bearing  
S.No. 74, Mepwade, Thane

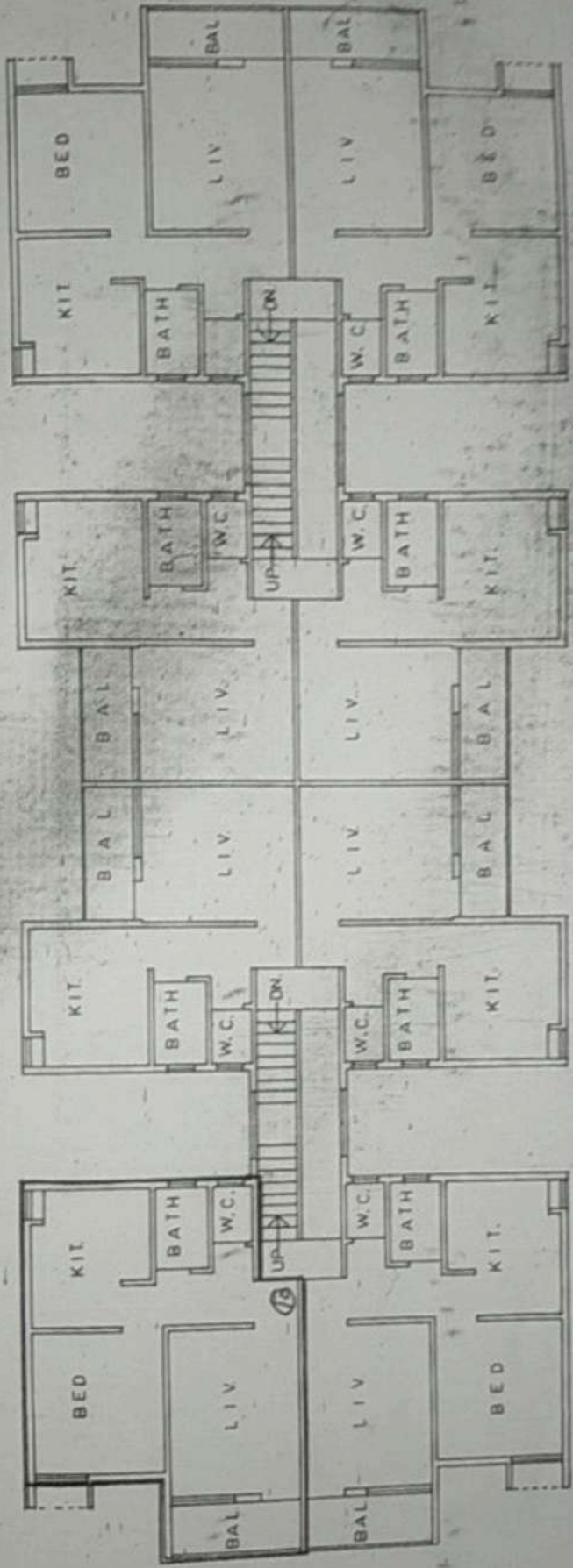
1. Complete structure will be of R.C.C. Frame type.
2. Flooring: Grey Cement Marble Mosaic tiles will be provided in all rooms, passages and in kitchen.
3. Marble Mosaic tiles skirting of 5" high matching to floor laid will be provided in all rooms and in passage.
4. Tandar polished teak flooring in bath-room.
5. Dado on bath-room wall upto 3'-0" of white glazed tiles.
6. W.C. dado on bath-room wall upto 1'-6" height, and W.C. flooring of white glazed tiles.
7. R.C.C. lath will be provided on W.C. and bathroom portion.
8. One best quality wash-hand basin size 18" X 20" will be provided.
9. One Fibre-glass mirror of standard size will be provided.
10. One Chromium plated shower will be provided in bath-room.
11. One 3 K.W. Geyser with complete electric and water fittings will be provided in bath-room.
12. One cased cooking platform with built in sink will be provided in a kitchen along the shorter side. Black kadapah machine cut polished stone in one piece will be provided on raised platform. Black kadapah 4" wide will be provided on front side of platform. One shelf will be provided below the platform 1'-0" dado on 3 sides of platform will be white glazed tiles.
13. Entrance door will be flush type commercial with Formica on front side one godraj night latch, one C.P. Safety chain, one peep hole, one brass C.P. fancy airdrop one fancy handle on frontside, shall be provided to the entrance door. And from inside one Tadi, one Tower bolt, and one handle will be provided.
14. All other doors will be Teak wood with Novapan panels type and all windows will be of Teak wood type. Fittings of door will be aluminium hinges of doors will be iron oxidised.
15. Super Snowcem will be applied to outside of the building and inside of the building will be whitewash or colour wash. All the doors will be oil painted.
16. Cement Concrete flooring around the building with concrete road, with street light arrangement. Mini garden will be provided in compound.
17. Underground and overhead water storage tanks with one pump sets, to ensure regular water supply as required.
18. China glazed dips flooring will be on terrace.
19. One I.S.I.C.P. tap will be given in kitchen, one ISI C.P. tap will be given in bathroom. One ISIC.P. Pillar tap will be given in wash basin, on ISI C.P. tap will be provided in W.C.
20. Electric fittings, Complete Electric Fittings will be in COPPER WIRING  
All switch boards will be of Sunrice facing.

## ELECTRIC POINTS

	Light points	Fan points	Plug points	Power points
Hall	2	1	1	1
Bed Room	1	1	1	1
Kitchen	1	1	1	1
W.C.	1	-	-	1
Bath	1	-	-	1
Internal Passage	1	-	-	-
Balcony	1	-	-	-
Bell point with ding-dong				

## GENERAL

2 Points with bulk head fitting on outside of the building. One point on every floor landing. One point in terrace. One point at staircase. One point in pump room.



TYPICAL FLOOR PLAN - A TYPE

FLOOR: II FLAT NO: 10.

WING: A

B.B.S. TYPE: A-2

FOR SHEET BUILDERS

PATENT

*Handwritten signature*



वेणार

श्री. अनंत बाबूराव नरगुंड  
सहाय, भेदरो, राखणार  
अ. १ विशाल्य नो भोप धोसिले  
सुखार्यी म्ह ये सुखार्यी रोड  
हुळेड (इव) हुळेड नंबर ४०००७

बलापेवज करून देवार

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.....

वशाकपित अश्रीमंतपारके वा  
बलापेवज करून विल्याचे

करून करवाव.

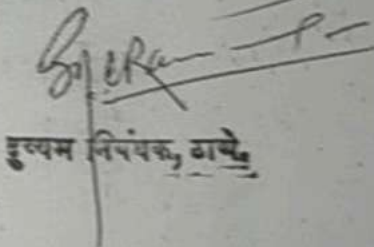


श्री. अश्रीमंतपारके विशाल्य (अश्रीमंत)  
हुळेड करवाव रोड हुळेड रोड

बलापेवज करून देवार  
करून देवार करवाव करवाव करवाव  
करवाव करवाव करवाव करवाव

+ *Lalca...*

दि. १४ माई मे १९६५

  
हुळ्यम निपयंक, वाचे

# MUNICIPAL CORPORATION OF THE CITY OF THANE

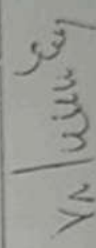
## OCCUPATION CERTIFICATE V. P. 84/056

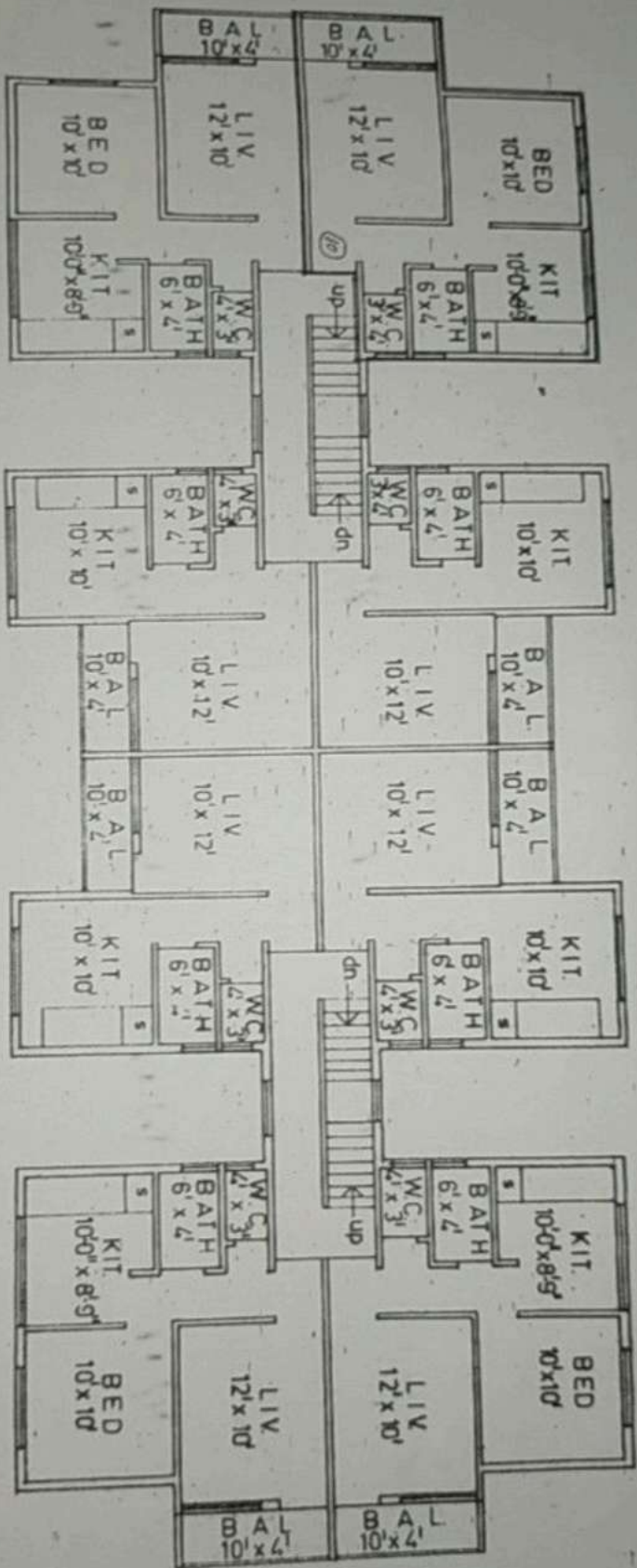
Occupation Certificate No. V. P. 84/056 Date 13/2/87 is hereby granted Party/fully, for the building mentioned below under the Provisions of Section 233 of the Bombay Provincial Municipal Corporation Act, 1949.

REFERENCE NO. :- 1) Building Permit and Commencement granted under No. V. P. 84/056 Dated 20/1/87 1216  
 2) Plinth Certificate for the Construction granted under No. V. P. \_\_\_\_\_ Dated \_\_\_\_\_ 19\_\_

Architect's Name & Address : <u>SHRI. PATILKAR &amp; PATILKAR,</u> <u>HEM APARTMENT, 3RD FLOOR,</u> <u>GOKHALE ROAD, NAUPADA THANE.</u>	DISCRPTION <u>BUILDING 'A'</u> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <u>GROUND FLOOR.</u>                      1) LIVING ROOM - 8 NOSX 10.0 X 12.0                      2) STORE - 4 NOSX 10.0 X 8.9                      3) KITCHEN - 8 NOSX 10.0 X 10.0                      4) W.C.S. - 8 NOSX 4.0 X 3.0                      5) BATH ROOM - 8 NOSX 4.0 X 6.0                      6) OTLA - 8 NOSX 4.0 X 10.0                 </div> <div style="text-align: center;"> <u>FIRST, SECOND &amp; THIRD FLOOR.</u>                      (EACH FLOOR)                      1) LIVING ROOM - 8 NOSX 10.0 X 12.0                      2) STORE - 4 NOSX 10.0 X 8.9                      3) KITCHEN - 8 NOSX 10.0 X 10.0                      4) W.C.S. - 8 NOSX 4.0 X 3.0                      5) BATH ROOM - 8 NOSX 4.0 X 6.0                      6) BALCONY - 8 NOSX 4.0 X 10.0                 </div> </div>
Licence No. _____ Owner's Name & Address : <u>SHRI. V M TARE &amp; OTHERS,</u> <u>MAJIWADA,</u> <u>THANE</u>	
Locality <u>MAJIWADA,</u> Village <u>THANE.</u> Tika No. - _____ Gram Panchayat No. <u>74.</u> Sheet No. _____ Name of the Road <u>MAJIWADA, THANE.</u>	

Note: 1) Permission is hereby granted to occupy the building Party/fully as mentioned above.  
 2) Property tax will be levied from the date of actual occupation or from the date on which of occupation certificate is granted whichever is earlier.

  
 Assistant Director of Town Planning  
 Municipal Corporation of the City of Thane.  
 COMM. SEC. 233  
 Municipal Corporation of the City of Thane.



TYPICAL FLOOR PLAN.  
(BLDG. TYPE-A)

BLDG. TYPE: P.2. P.2525B.  
PLAN NO. (16)

FOR SHEKHIL BUILDERS  
*Shekhil*  
Partner