

11/4, Vijay Vilas, Behind Wucchala College, Off. Ghodbunder Road, Thane (W) 400 615, India. (L) 022-66096086 (M): 7666 866 466 | 9867 783 003 E-mail: click4homesrealestateservices@gmail.com

Receipt (pavti)

530/7207-पावती Original/Duplicate Wednesday,May 24,2023 नींदणी कं. :39म 12:20 PM Regn.:39M पावती क्रे : 7603 বিনাক: 24/05/2023 गवाने नाद कावेमा वस्तर्गताचाचा अनुव गान ज्यात्र २.7207-2023 दन्नाम्यजाना प्रकार : करारनामा मादर करणाऱ्याचे नावः राकेश प्रकाश कदम , . नोंदणी की দ্ৰ. 30000,00 वस्त हाताळणी पी ₹, 600.00 पृष्ठांची संख्या: 30 तम्भुतम् भ. 30600,00 आपणास मृळ दस्त ,थवनेल प्रिंट,सूची-२ अंदाजे 12:38 PM ह्या बेकंन मिळेल. यात्रार मुल्यः रु.4703153 /-मोबदचा न.4200000/-भरतेषे गाराव अवसः च ५००३०१५.

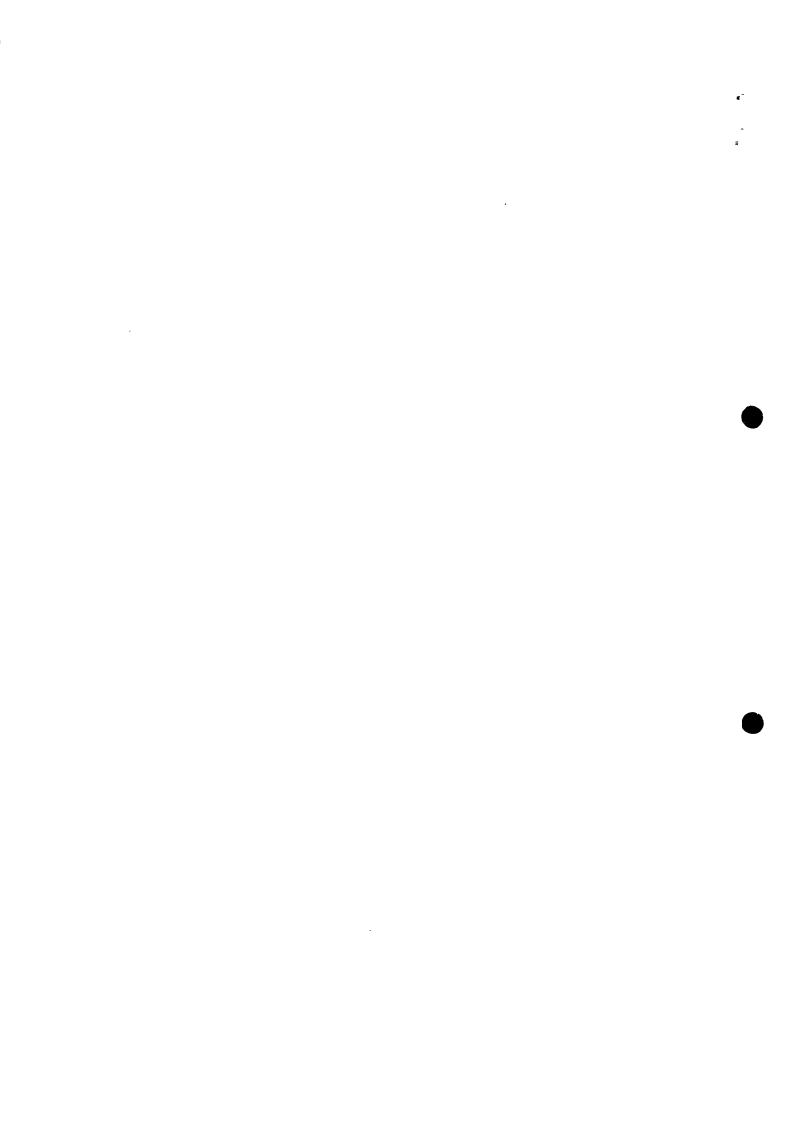
> डीडी/धनादेश/पे आंडेर क्रमाकः 2405202300083 दिसांकः 24/05/2023 विशेष नाम व गनाः

2) डेयकाचा प्रकार. eChallan रक्षमः रू.३००००/-

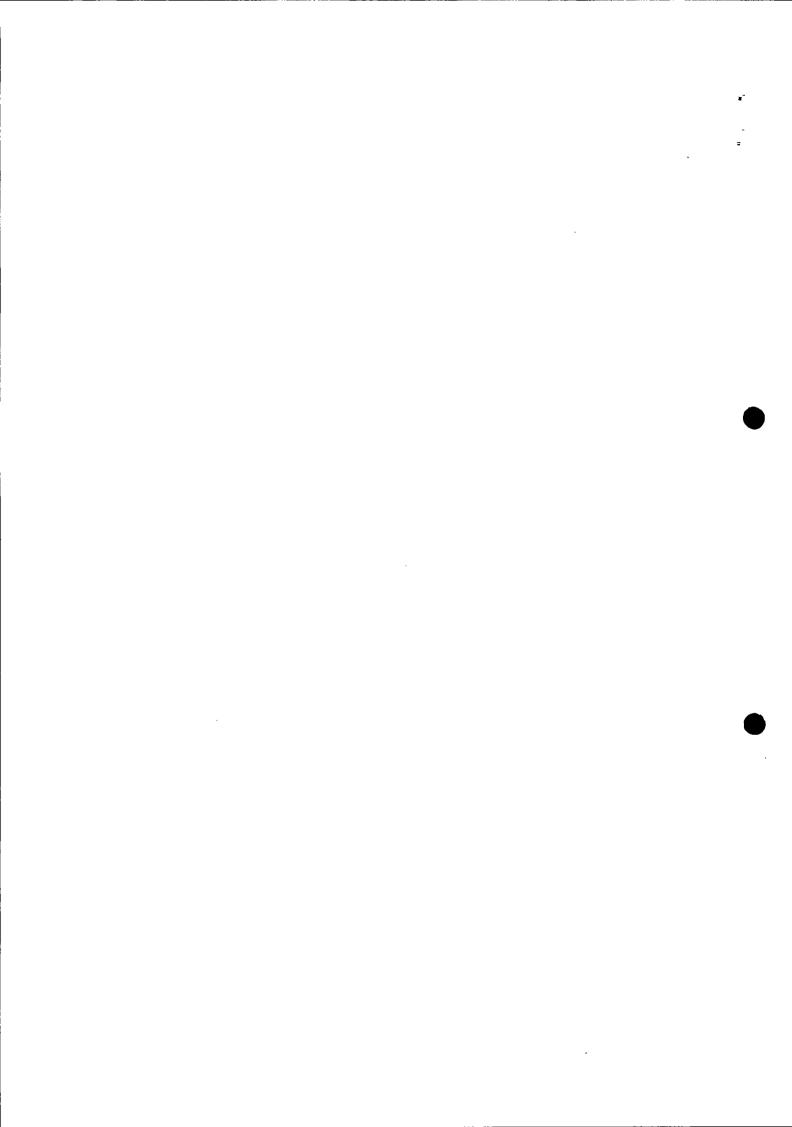
1) देगकाना पकान DHC - इ. इ. इ. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक. MH002407696202324M दिनांक: 23/05/2023 वैकेचे नाय न पनाः

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मूची क्र.2

इस्बम निकाम : सम् द्.सि.ठाणे 12

दस्य बानायः . 7207/2023

मंतरकी : Regn 63m

24/05/2023

गन्तानं नातः कावेसर

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(1)िंगेखाचा प्रसार	भगस्सम्
(2)मोंग्यदला	4200000
(3) वाजारमाय(भाडेपटटयाच्या बार्बानेनपटटायार अभारणी देतो की पटटेवार ते नमुद करावे)	4703153
(4) भु-मापन,गोउहिस्सा च घरक्षांग(अयस्यास)	1) पार्तिकेचे ताकशार्य प.न.पा १तर वर्णन सहितका ते: 501 माला तः 5 या मजना १मार्लीचे सात: बिल्डींच त ई 2, ब्लॉड तः १४४ में पुरुष १ वेर,आप दो.मी.कि., पोट , एक्वांच तृत्यत केठ 5, प्रतास्मार्टितः पोडयपर पोड,कार्यसन,प्राणाप । सर्विचिचे अवस्त्र 385 ची.पृट(चार्गेट)((Survey Number : 249,247/3 ;))
(5) প্রস্কৃত	1) 42.93 चं. मीटर
(८) अयवस्थीः सिंबः जुडी देणसान असेन रेक्टा.	
(7) बस्तरंकज करून देणा-या/निष्ट्रत ठेवणाऱ्या पत्तकाराचे ताव विद्या विद्यार्ण त्यापाच्याकर १पुमनामा विद्या आहेत व्यय दारा प्रतिकृति व नाव व पत्ता	 तास-अभिक्रित अशोक विशेषण । तस-37. पता-अयोत व 501 माद्रा त 5 वा माजवा, इमार्गीचे वात, दिल्हींन में, 82 पत्रती पदम कर्णांत्र के केबा-5 पोडक्टर रोड, पेड् व कार्यमर, शर्णां(प.), महाराष्ट्र, क्रणे, पित पद ३००४, 15 ०० म ४,४८,०५००६००
(8)क्स्तरेवज करन घेषा-या पशक्रमाचे व किया दिवाणी त्यायालयाचा हुकुमनामा किया आदेश असल्यास,प्रतिवादिचे ताव व पत्ता	ि ताब-राग्नेश प्रकार क्यम , यग-37 प्रचा-रवाँट तः 1402, माठा तः 14 बा मजता (प्रारमीर्त्त तग्नः) अवित्या, मण्डरेस्ट क्टी नाइड. स्वाँक नः की. बी. रोड. रोड तः कामारबड्यनी, टार्ण(प.), महाराष्ट्र, टार्ण. पिन कोड:-400615 पैन तो-AZCPK3188J 2): ताब:-रुची रोशन पाटणकर , यप:-28; पचा:-प्याँट तः बी1-2707, माळा तः , इमार्गाच साव, सरीवा गामिणेतस, त्यांक तः ममता नगा सार्व बावा मनित्र जनकः रोड तः व्यक्तित्वसँग्), मृष्ट् , स्वान्त्रम्, माव्यई, पिन नोड -400161 पैन तः-GMOPK7542K 3): ताब:-रुचाल गोचिंद प्रयम , वप -60: पचा:-पचाँट नः 1402, माव्या तं, 14 वा मजना, इमारविज्ञे नाव, स्वारीत, मुळ्डरूव्य वटी साइड प्रयास तं तो, वी. रोड, रोड तं काचान रहकती, टार्ण(प.), महाराष्ट्र, डार्ण, पिन कोड:-400615 पीन सं-ARXPK48338
(9) ਫ਼ਰਜ਼ੀ ਕਰ ਕਨਮ ਫ਼ਿਕਰਜ਼ਾ ਨਿਸ਼ਾਂਤ	Same 19003

(9) दम्मीक्स करन दिल्याचा दिनांक

24/05/2023

(10)दन नोवर्णा केल्याचा दिनांक

24/05/2023

(11)अन्क्रमांक संद्र च प्रष्ट

7207/2023

(१८) जनस्थानसम्बद्धिः मृतः सुन्त

329360

(13)बाजास्थाबाप्रमाणे नंहर्णा न् न

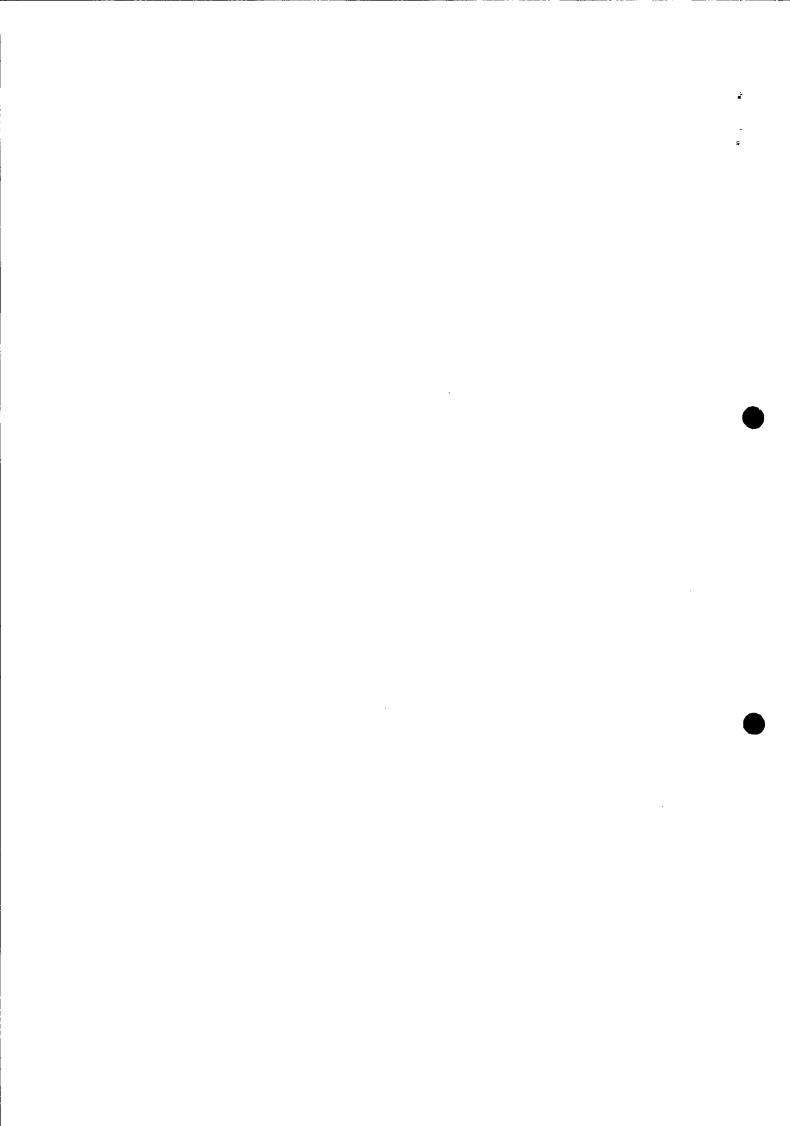
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(14)शेरा

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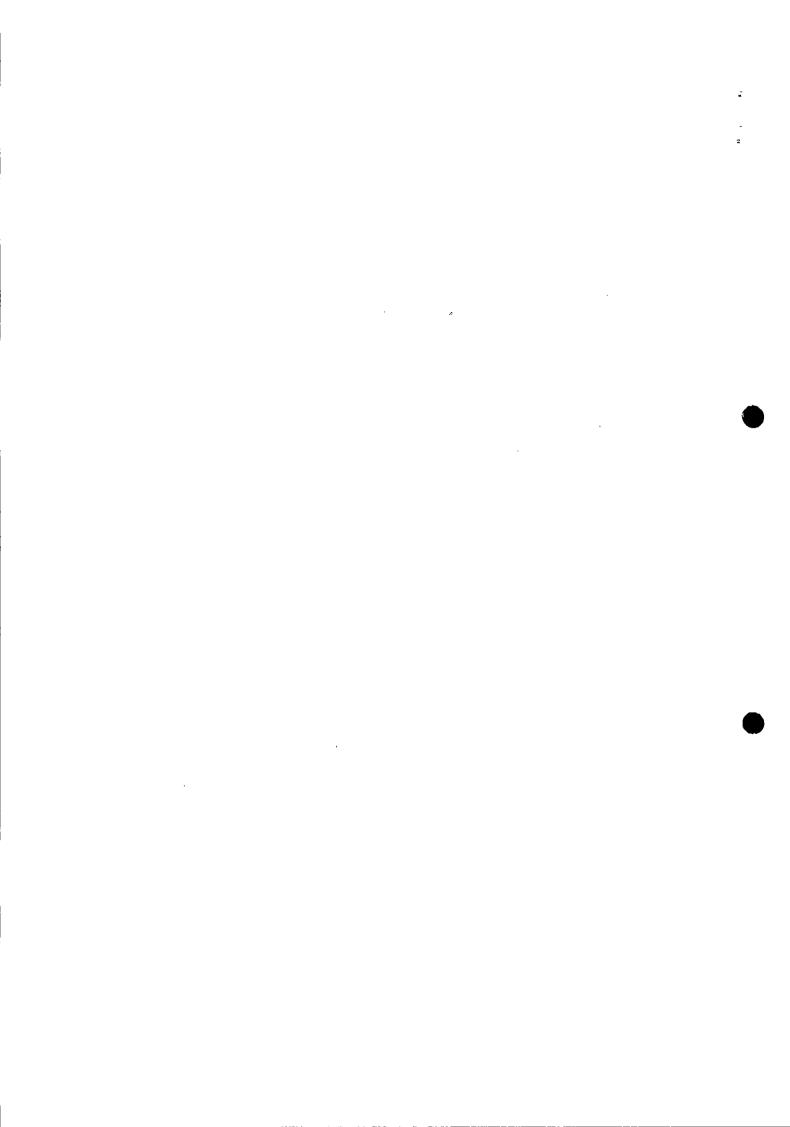
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sr.	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number .	Deface Date
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3	PAKESH PRAKASH KADAM	eChallan	03006172023052300120	MH902407696202324M	280000 00	SD	0001316820202324	24/05/2023
3		DHC		2405202300003	600	RF	2405202300003D	24/05/2023
14	RAKESH PRAKASH KADAM	eChallan		MH-04-4078-26202324M	30000	RF	0001316820202324	24/05/2023

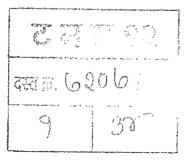
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



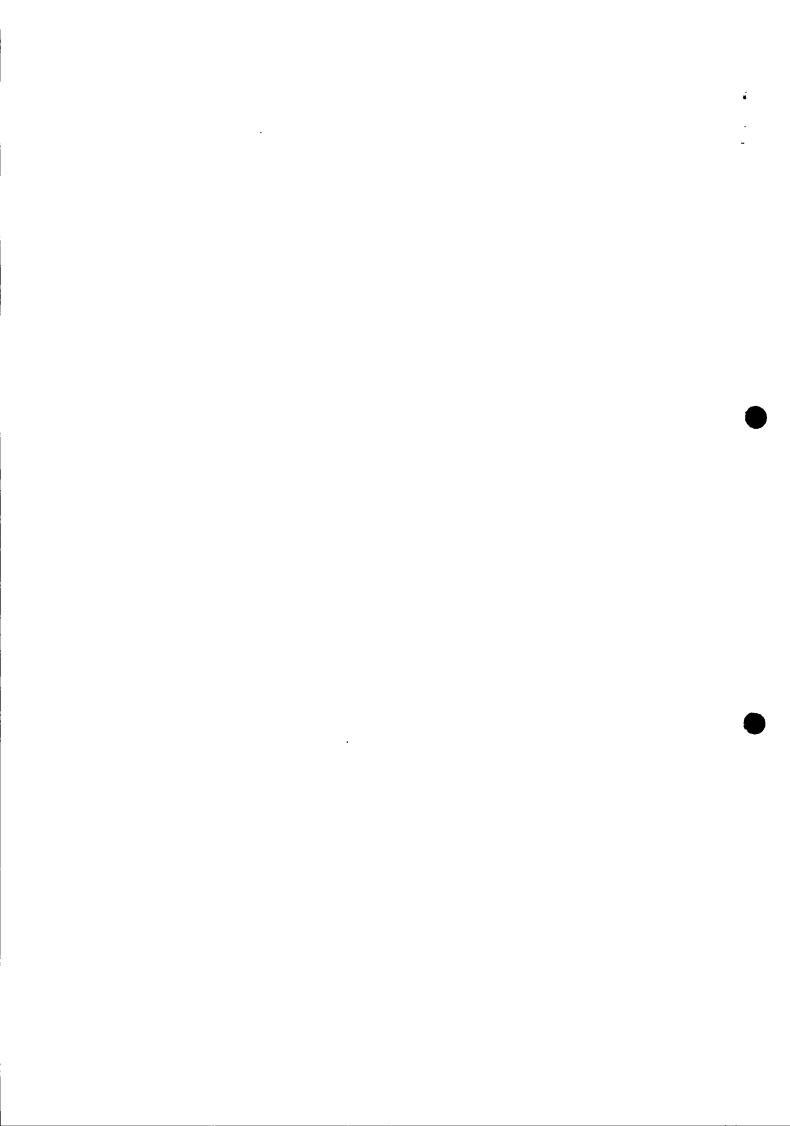


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ेसह दुंखाम निबंधक वर्ण-२ ठाणे क्र. १२









. MALLAN MTR Form Number-6



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Department ID : Mobile No. : 8369177704
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चटान केवल दुख्यम निवंशक कार्योक्षमात नोहंगी करावसात्था एक्साक्षारी सामृ आहे . नोहंगी न करावसात्था एक्साक्षारी अदर चटान सामृ

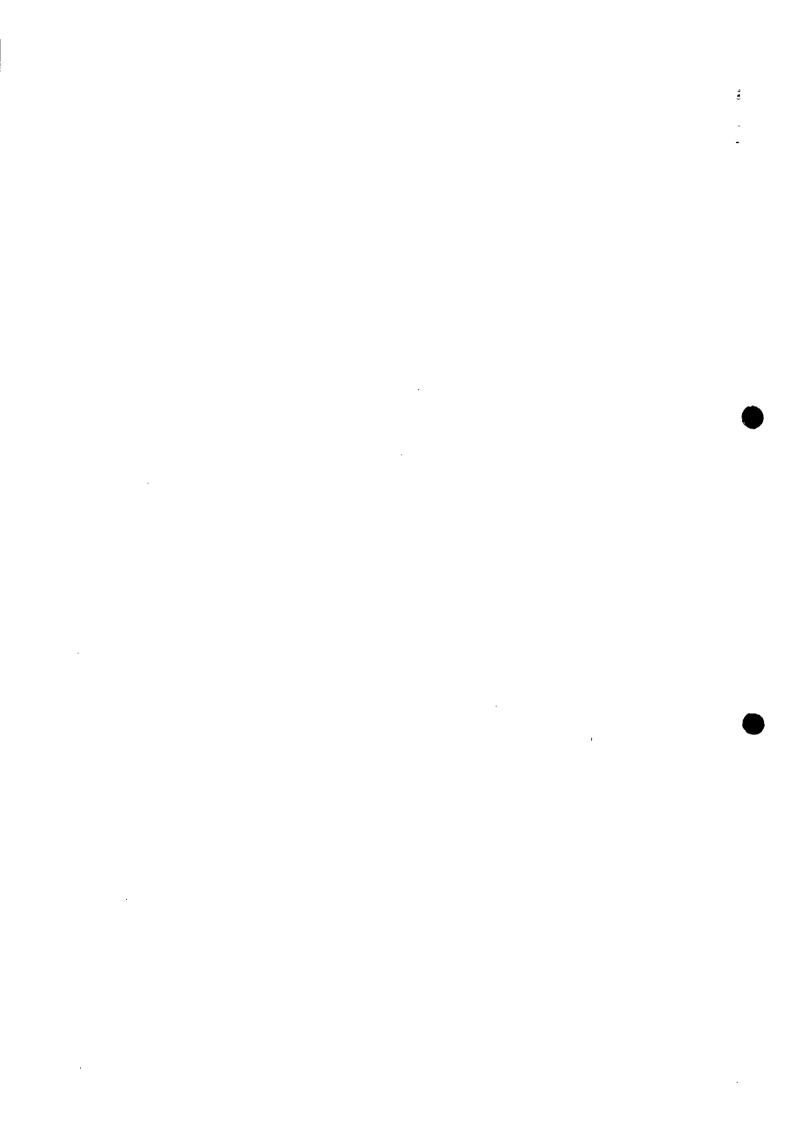
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CHALLAN MTR Form Number-6

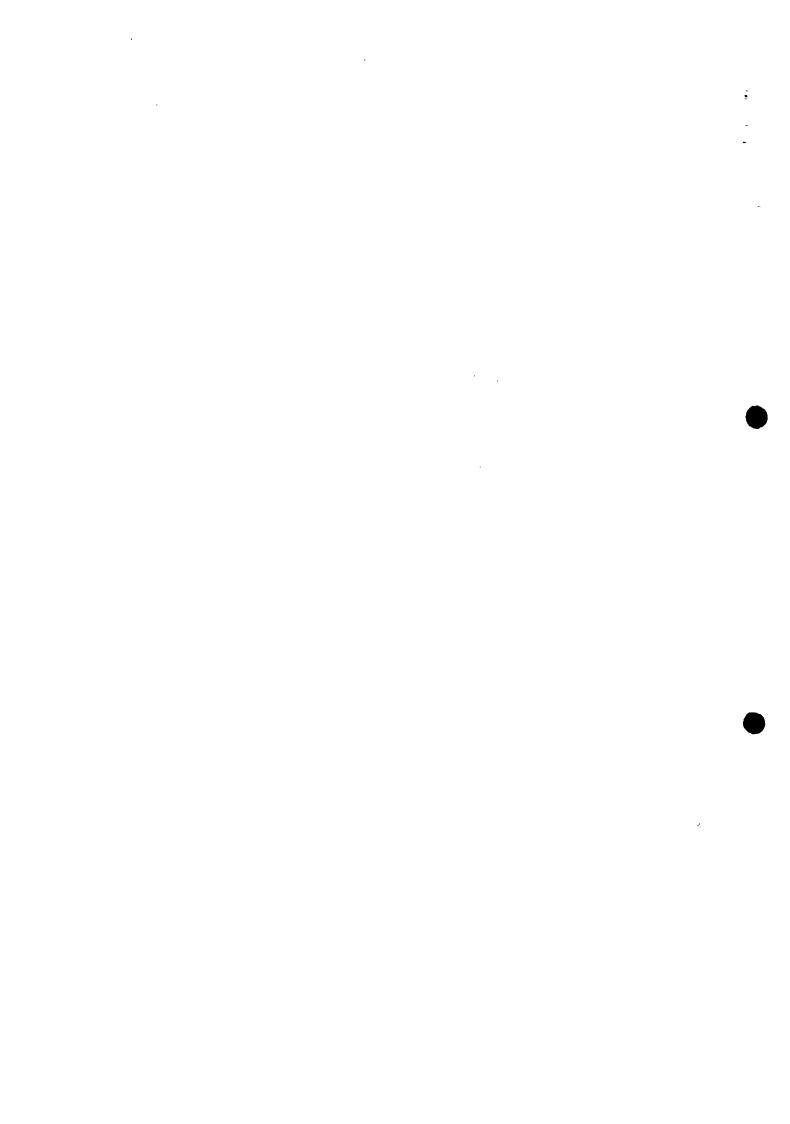


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Department ID : Mobile No. : 8369177704 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document, सदर चलन केवल दुख्यम निरोधक कार्यालयात मोदंगी कनवायात्या दस्तान्याची नाम् आहे . नोदंगी न करावयाच्या दस्तान्याची राहर चलन नाम्

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CHALLAN MTR Form Number-6

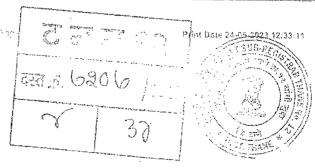


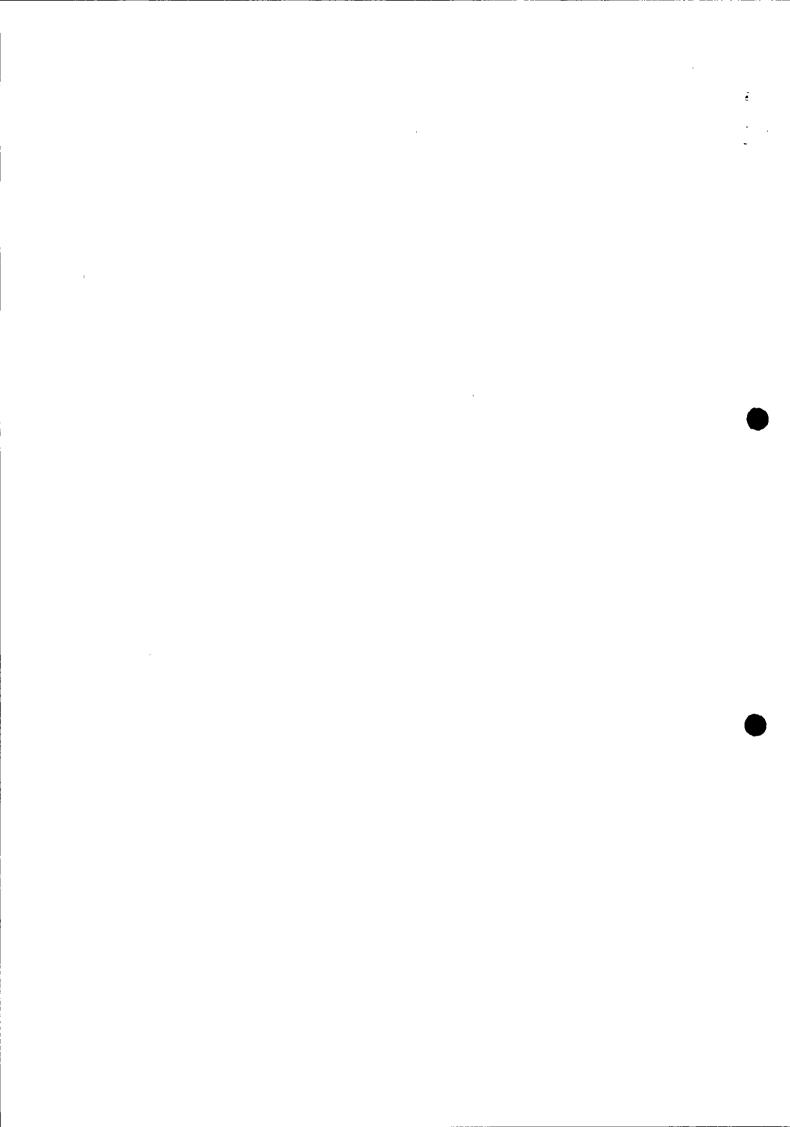
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Type of Payment Registration Fee	PAN No.(II /	(pplicable)	AZGPK3188J	111 (03333311111111111111111111111111111			
Office Name THH2_THAME 2 JOINT SUI	Full Name		RAKESH PRAKASH KAC	JAN)			
Location THANE		!					
Year 2023-2024 One Time		Flat/Block	No.	FLAT NO 501 5TH FLOO	R BLDG NO E2		
Account Head Details	Amount in Rs.	Premises/E	luilding				
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		Tawn/City/District					
		[with		4	6 2 6 0 7		
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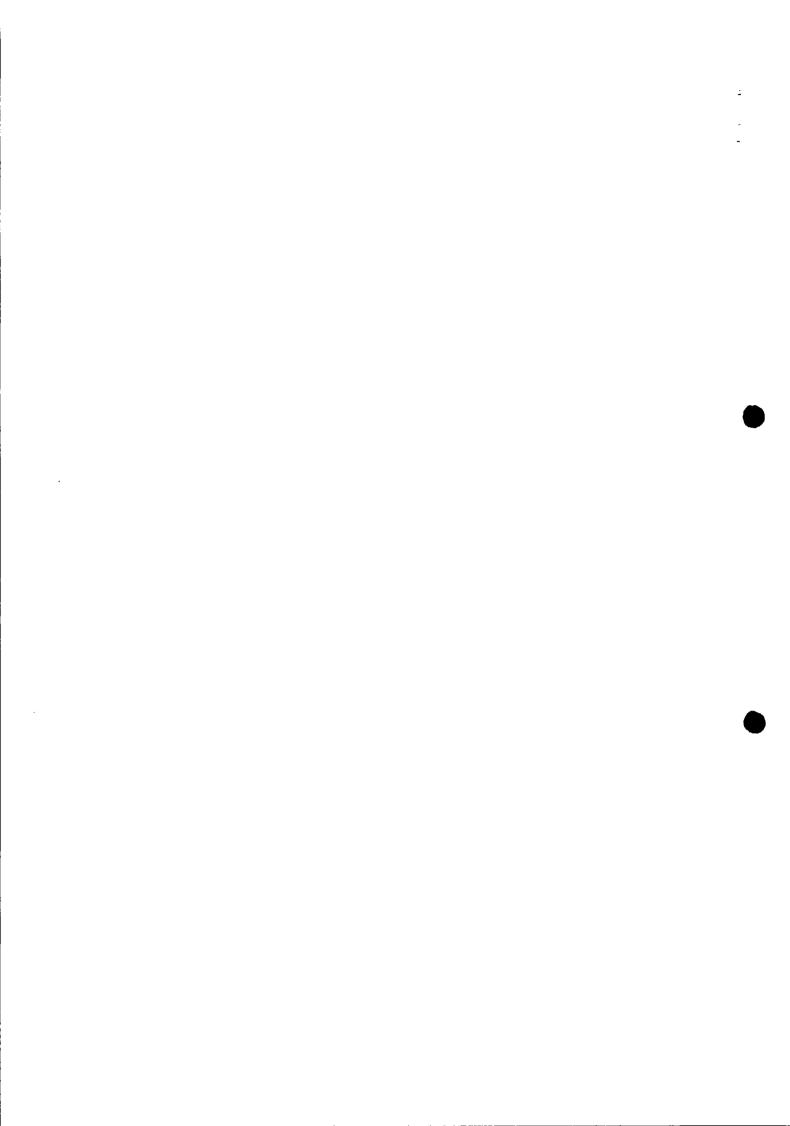
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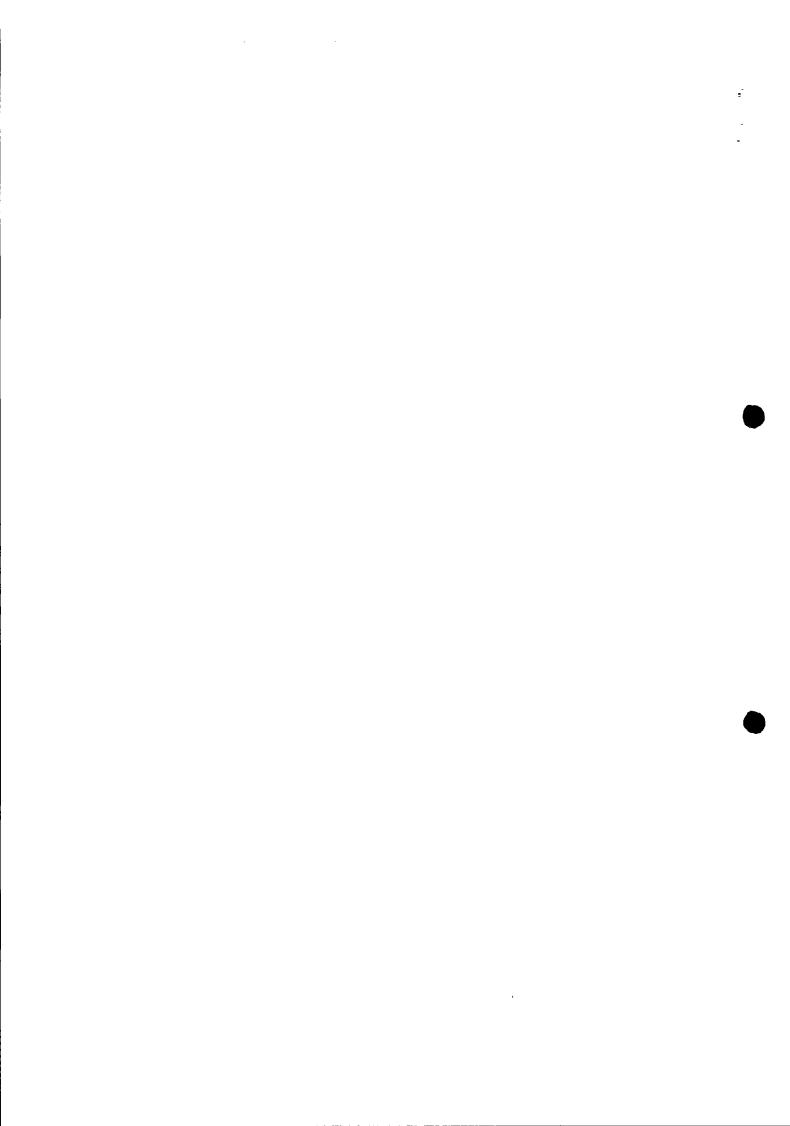
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AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 24^{TB} day of May, 2023.

PETWEEN

MR. ABHIJEET ASHOK VERNEKAR, age 37 years, having PAN No. AJGPA2969R, Indian Inhabitant, having address at Flat No. 501, 5th Floor, Bldg No. E2, Unnathi Woods, Phase - V, Ghodbunder Road, Kavesar, Thane (W) - 400615, hereinafter referred to as "THE TRANSFEROR" [which expression shall unless it be repure and to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns] THE PARTY OF THE FIRST PART.

AND

1] MR. RAKESH PRAKASH KADAM, age 38 years, having PAN No. AZCPK3188J. 2] MRS. RUCHI ROSHAN PATANKAR, age 29 years, having PAN No. CMOPK7542K, and 3] MR. PRAKASH GOVIND KADAM, age 61 years, having PAN No. ARXPK4833B, all Indian Inhabitants, having address at 1402, 14th Floor, Iris, Everest Country Side, G. B. Rosd, Kasarvadavali, Thane (W) - 400615, & B1 - 2707, Sarova Complex, Samata Nagar, Nr. Sai Baba Mandir, Kandivali (E), Mumbai - 400101, begains fter called TRANSFEREES [which expression shall timless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assistist THE PARTY OF THE SECOND PART.

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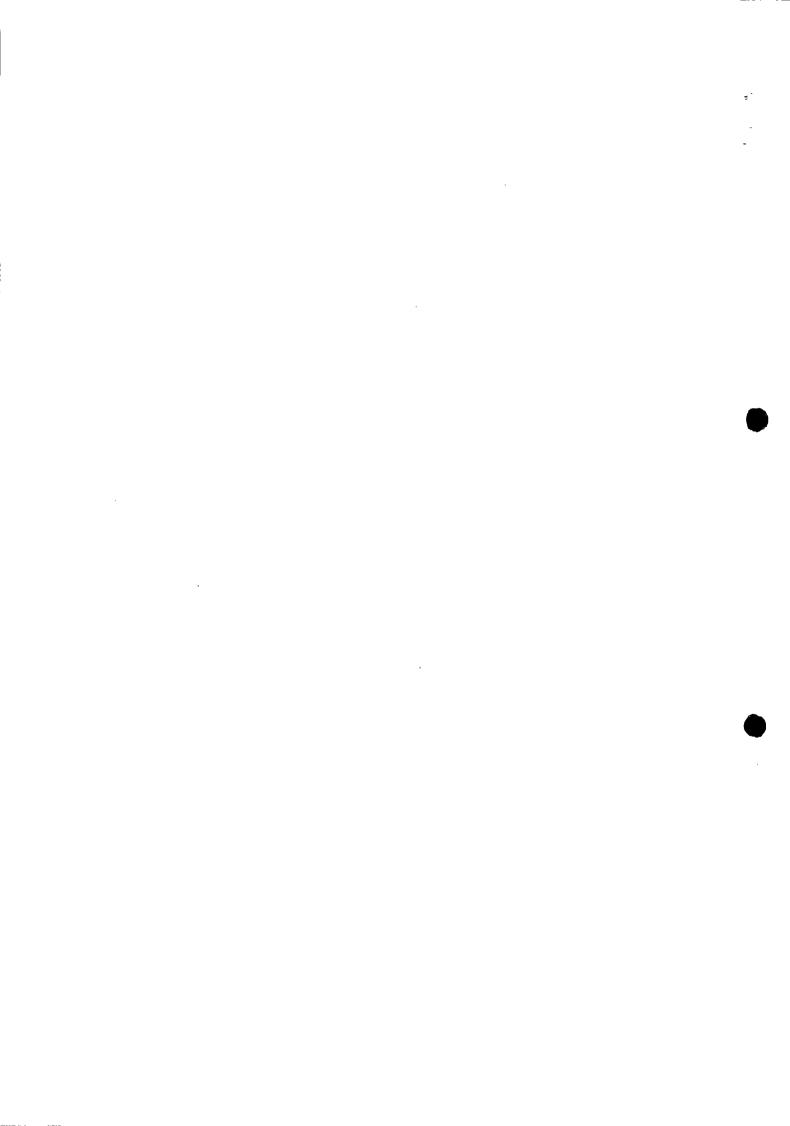
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WHEREAS by virtue of a Registered article of AGREEMENT FOR SALE dated 6th day of May 2009 [Registered with the Sub-Registrar of Thane at Doc. No. TNN- 2 - 3616/2009, on dated 07/05/2009] executed between M/S. UNNATHI ESTATES, having office at Unnathi Garden, Oop. Ma Niketan, Pokharan Road No. 2, Majiwade, Thane (W) - 400610, therein referred to as "THE PROMOTERS', of the ONE PART and MR. ABHIJEET ASHOK VERNEKAR, therein referred to as 'THE PURCHASER' of the other part, now [the TRANSFEROR herein], the TRANSFEROR has purchased and acquired all rights, title and interest in Flat No. 501, admeasuring 385 Sq. Feet. [Carpet] area on 5th Floor, of the Building No. E2, in the "UNNATHI WOODS E Co-Operative Housing Society Ltd.", in the said Complex Known as "UNNATHI WOODS PHASE - V". standing on the property bearing Survey No. 249, 247/3, Village Kavesar lying, being and situated at Ghodbunder Road, Kavesar, Thane (W), within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES".

therein, fine TRANSFEROR herein] has made the entire payment of consideration to the said M/S. UNNATED ESTATES of such being on and thereupon MR. (ABHIJEET ASHOK VERNEKAR the PURCHASER therein, the TRANSFEROR herein) has been pure into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

therein, [the TRANSFEROR herein] is the bonafide member of "UNNATHI WOODS E Co - Operative Housing Society Ltd.", a society registered under Registration No. TNA / [TNA] / HSG / [TC] / 25943/2014 Dated 09/01/2014 and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "THE SAID SOCIETY" and being the member of the said society, the TRANSFEROR is holding ten fully paid up shares of Rs. 50/- each under SHARE CERTIFICATE No. UW5/E2/025, bearing Distinctive No. 661 to 670 [BOTH INCLUSIVE], [hereinafter referred to as the SAID SHARES] and thus the TRANSFEROR has clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to

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the said premises and has absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the TRANSFEROR out of his own interest has decided to sell the aforesaid promises on OWNERSHIP BASIS.

AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREES that:

- A) That he is the absolute and levelal owner of the said premises and is a bonafide member of the said society and no other person/s has / have right, title or interest in the said premises and he is well and sufficiently entitled to deal with and or dispose off the premises.
- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR personally affecting the said premises.
- There are no attachments or prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charge and for the subject matter to any lispendens or easements or attachments either before or after judgment. The TRANSFEROR has not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The TRANSFEROR has not mortgaged the said premises with any institutions and the said premise is free from all encumbrances. charges, lien, etc.
- the TRANSFEROR has paid all the necessary charges of any bestuff whatsoever in respect of the said premises and the TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.

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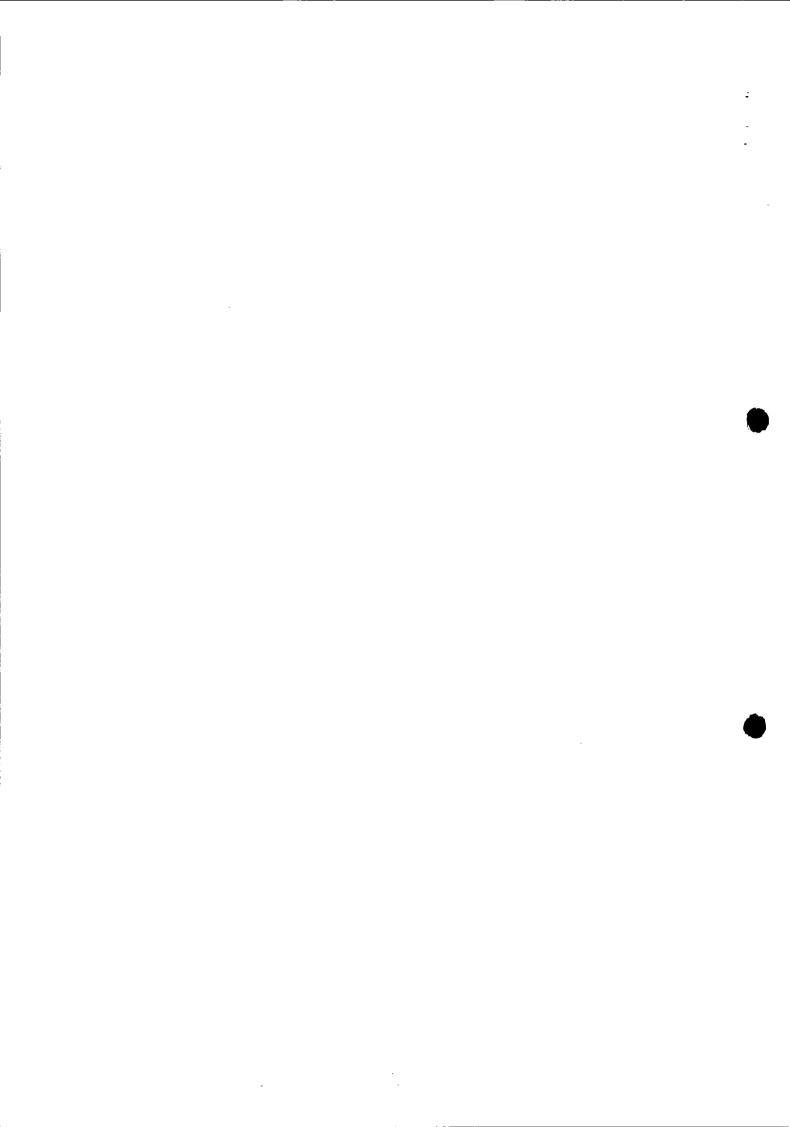
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- The TRANSFEROR in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy or any other rights of the like nature in the said premises and has not dealt with or disposes of the said premises in any manner whatsoever.
- Neither the TRANSFEROR nor any of his predecessors in title has / had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.
- H) The TRANSFEROR has good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the TRANSFEROR and/or against the said premises or any part thereof.
- The TRANSFEROR is not restricted either in the Income Tax Act, Gift Tax Act. We first Tax Act. Forere Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other stature from disposing of the said premises or any part thereof in the manner stated in this agreement.
- The TRANSFEROR has not done any act, deed, matter or thing whereby helps prevented from enteringing this element on the various terms and conditions stated herein in favour of the TRANSFERES and the CTRANSFEROR has all the right, title and interest to enter into this agreement with the TRANSFERES on the various term and conditions as stated herein.

AND WHEREAS believing the after solid representations the TRANSFEREES offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society at and for LUMP-SUM PRICE / CONSIDERATION of Rs. 42,00,000/- [Rupees Forty Two Lakhs Only].

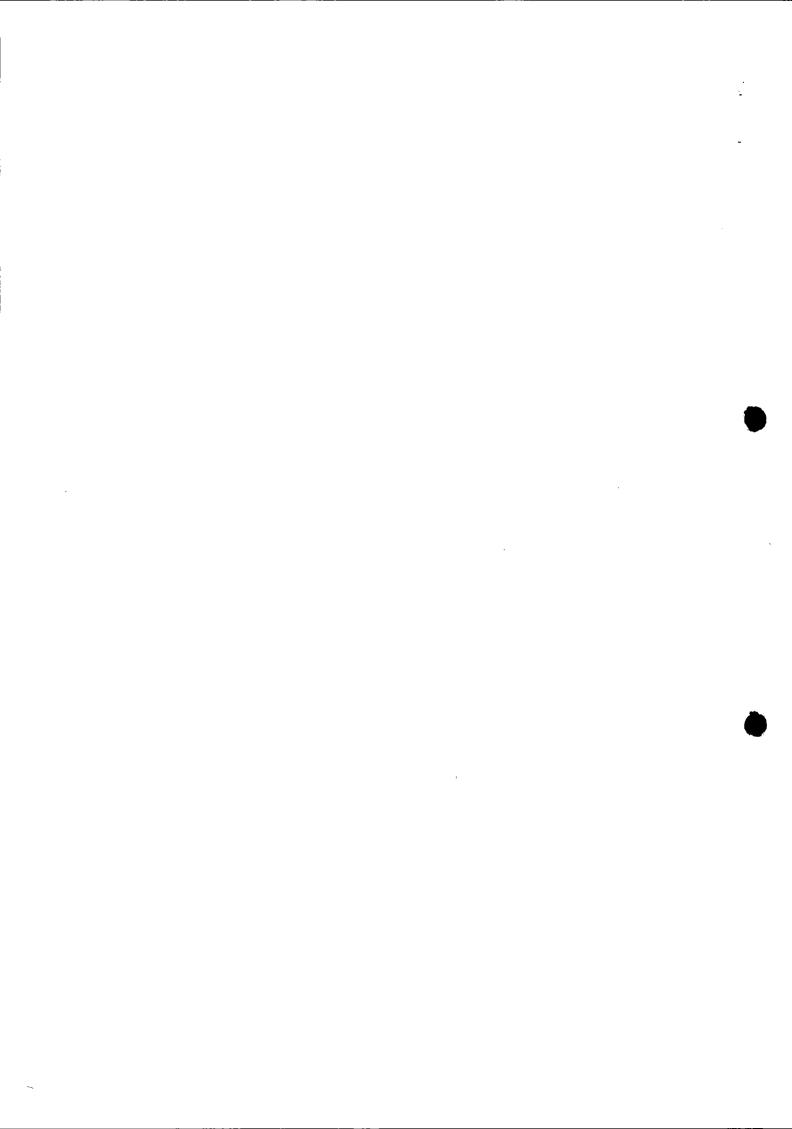
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the terms and condulors of the said agreement into writing as follows: accepted by the TRANSTROM and the parties hereto have decided to reduce found the same, fair at present market value, the same has been ultimately goied bas esigne out ha mort relie bise out hardeles and bried dua

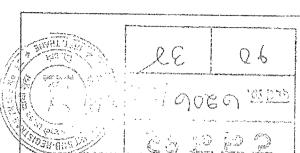
-: ABUND &A HEKERA WOLDVITA VCKEED EA VOD BELMEEN LHE SVKLIEZ HEKELO AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS

more particularly described in the SCHEDULE hereunder written. premises and also together with the benefits of membership, shares and Lakhs Only] along with the right, title and interest in and upon the said SUM PRICE/CONSIDERATION of Rs. 42,00,000/- [Rupees Forty Two the Registration District and Sub-District of Thane, as and for a m VMP-Thane (W), within the limits of Thane Municipal Corporation, and within Kavesar, lying, being and situated at Ghodbunder Road, Kavesar, standing on the property bearing Survey No. 249, 247/3, Village Ltd.", in the said Complex Enoun as "UNNATHI WOODS PHASE - V", No. E2, in the "UNNATHI WOODS E Co-Operative Housing Society admeasturing 385 Sq. Feet. [Carpet] area on 5th Floor, of the Building and interest in and upon the said premises bearing Flat No. 501, TRAMSPERS hereby agraces to purchase and acquire the right, title The TRANSFEROR hereby agrees to sell assign and transfer and the

rapus of the open of source PRICE/CONSIDERATION of Rs. 42,00,000/- [Rupees Forty Two The TRANSFEREE has agreed to pay to TRANSFEROR LUMP-SUM

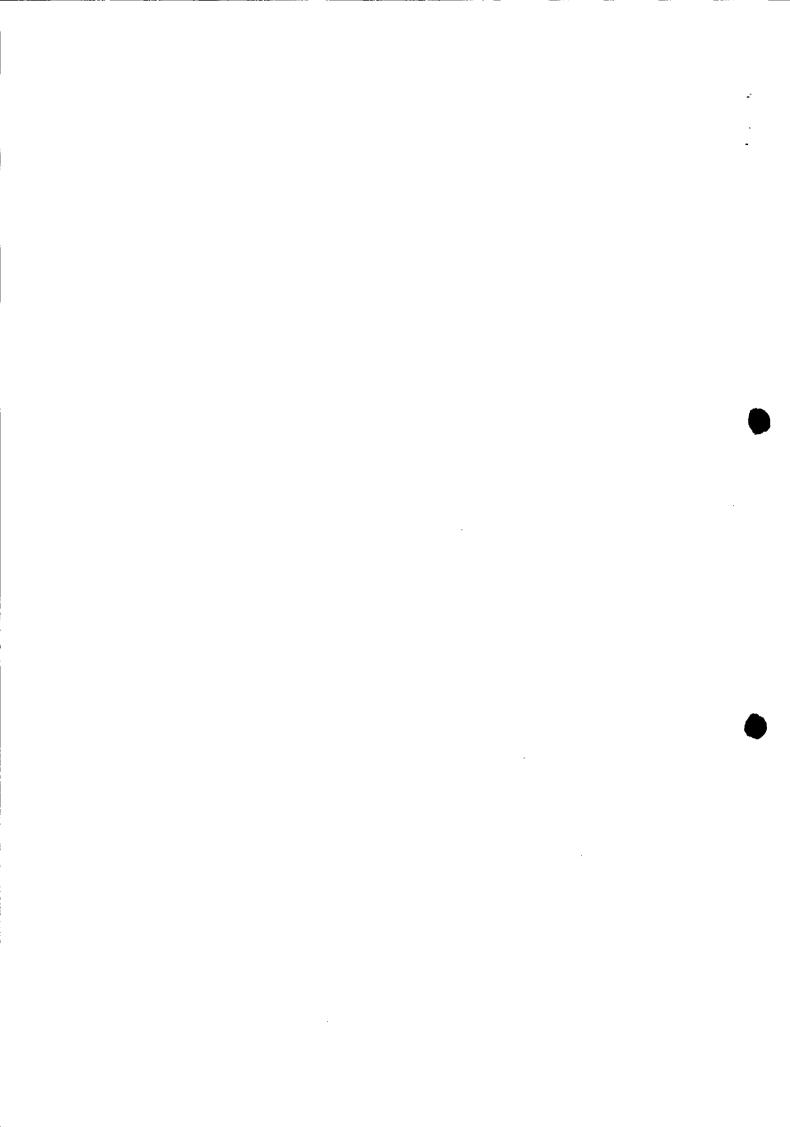
SEINZZ3114363876 Daled 24/04/2023 Drawn on STATE BANK OF a) Ka. 51,000/- [Rupees Fifty One Thousand Only] by MEFT No.

Themsongh sidt 50 FD 6 INDIA, towards the payment as TOKEN MONEY before execution





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- b) Rs. 14,00,000/- [Rupees Fourteen Lakhs Only] by RTGS No. SBINR52023052250629906 Dated 22/05/2023 Drawn on STATE BANK OF INDIA, towards the payment AS PART PAYMENT before execution of this Agreement.
- c) Rs. 10,74,000/- [Rupees Ten Lakhs Seventy Four Thousand Only] by RTGS No. UCBAH23142992673 Dated 22/05/2023 Drawn on UCO BANK, taxonds the payment AS A FURTHER PART PAYMENT benderes, cut on of this agreement.
- d) Rs. 2,00,000/- [Rupees Two Lakhs Only] by IMPS No. 314213435838 Dated 22/05/2023 Drawn on SARASWAT BANK, towards the payment AS A FURTHER PART PAYMENT before execution of this Agreement.
- e) Rs. 1,10,000/- [Rupees One Lakhs Ten Thousand Only] by IMPS No.314410467191 Dated 24/05/2023 Drawn on SARASWAT BANK, towards the payment AS A FURTHER PART PAYMENT before execution of this Agreement.
- f) Rs. 90,000/- [Rupees Ninety Thousand Only] by IMPS No. 314400836367 Dated 24/05/2023 Drawn on ICICI BANK, towards the payment AS A FURTHER PART PAYMENT before execution of this Agreement.
- g) The TRANSFEREES have agreed to pay the Balance Amount of
 Consideration of Rs. 12,75.000/- [Rupees Twelve Lakhs Seventy
 Five Thousand Only] within the from handing over Mortgage NOC
 from Society, all Original Document and other related paper from the
 GEO O, TRANSFEROR to TRANSFEREES by obtaining loan ANY BANK /

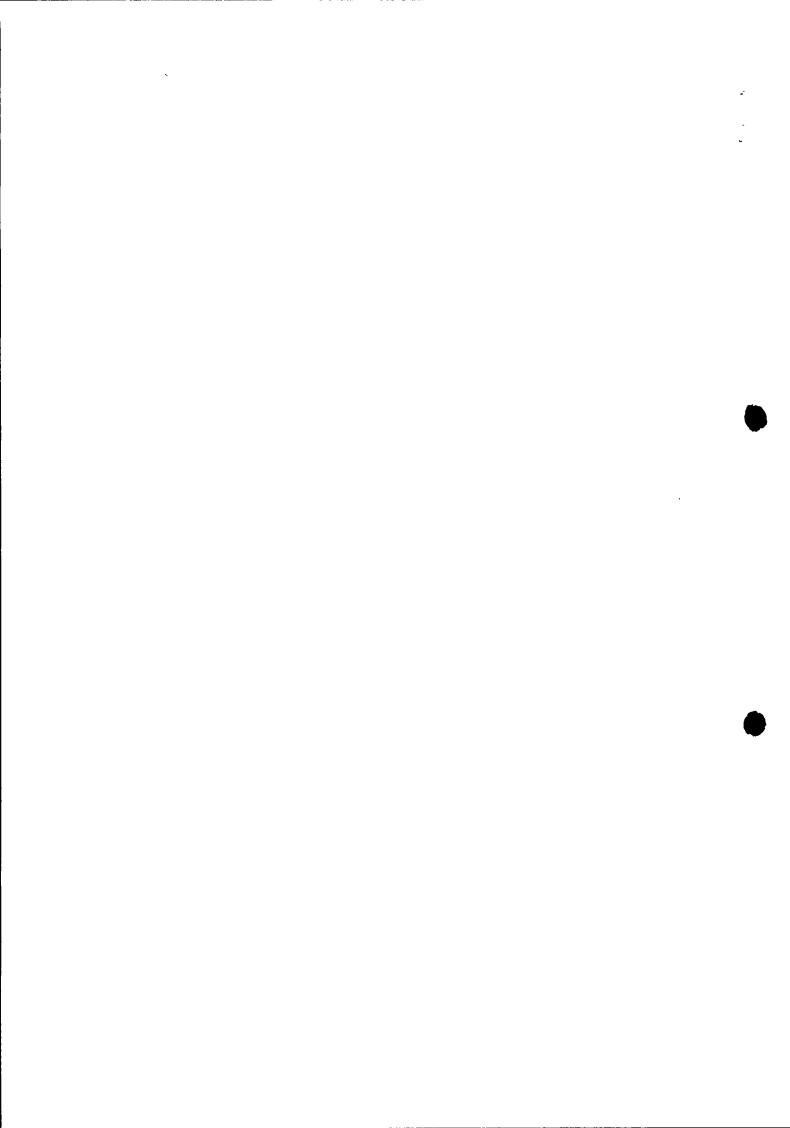
However, if the TRANSFERES are unable to pay full and final payment as stipulated period mentioned above then the TRANSFEREES will be liable to pay to TRANSFEROR interest @18% PER ANNUM on the balance payment upto grace period further 15 days, after that the TRANSFERESS will be unable to pay full and final

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payment upto grace period mentioned above then this Agreement shall stand null & void and also terminated / cancelled with an amount of Rs. 51,000/- [Rupees Fifty One Thousand Only] will be forfeited and the TRANSFEROR shall retain ownership of the said premises as before.

- The TRANSFEREES have paid an amount of Rs. 29,25,000/- [Rupees Twenty Nine Lakhs Twenty Five Thousand Only] as and by way of EARNEST MONEY PAYMENT OF CONSIDERATION as more particularly described also in the receipt hereunder written and the payment and receipt where it the TRANSFEROR hereby admit and acknowledge and hereby release, acquit and discharge the TRANSFEREES from the payment thereof absolutely and forever.
- 4. After realization of receipt of an amount of the full and final payment of consideration of the said premises the TRANSFEROR shall put the TRANSFEREES in actual physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREES, free from all the encumbrances charges, equity, etc.
- 5. The TRANSFEROR, after realization of receipt of full and final amount of consideration shall has no cuim, right, tirle, interest, demand or charge of whatsoever nature in or upon the said premises through himself or through his predecessors in title. The TRANSFEREES hereafter shall do all the needful in respect of the said premises to secure their title to the said premises and the TRANSFEROR shall keep the TRANSFEREES inderenified from all the liabilities and / or claim against the said premises.
- application as contemplated in the society's bye law no. 38 [a]. The TRANSFEROR will also give the necessary resignation of the membership of in order a continuate the law of TRANSFEROR will also give the necessary resignation of the membership of in order a continuate the law of TRANSFERERS and obtain the necessary sanctions of the society. Accordingly the TRANSFEROR has given a regulations of the society. Accordingly the TRANSFEROR has given a

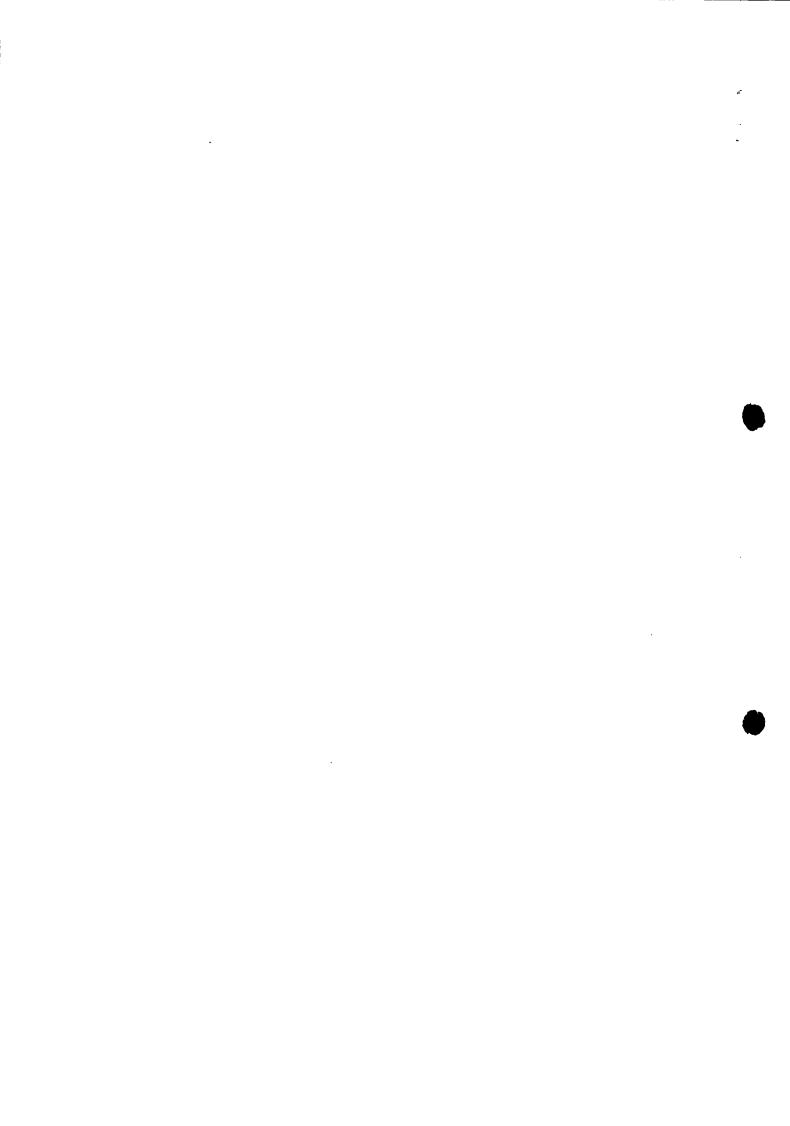
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notice under by e-law no. 39 [a] to the society of his intention to transfer the said premises and seeking re-objection for such transfer along with the consent of the TRANSFEREES.

- 7. THE TRANSFER FEES OF THE SOCIETY SHALL BE BORNE BY THE TRANSFEROR AND THE TRANSFEREES IN EQUAL PROPORTIONS.
- The TRANSFEROR shall make an application for transfer of shares under bye law no. 38 [e] [i]. The TRANSFEROR and TRANSFERES shall also make application for transfer of membership and for induction the TRANSFERES as member under bye law no. 38 [e] [ii]. The TRANSFEROR shall also hand over his previous agreement, allotment letter "that has a paint changes receipt, last electricity bill and other records and in the lot the table of the premises for the purpose of their record.
- 9. The TRANSFEREES hereby agrees that, on becoming the members of the said society, the TRANSFEREES shall abide by all single bye - laws, rules and recoing as adopted by the society.
- 10. The TRANSFEROR hereby states, declares and confirms that the TRANSFEREES shall be entitled to get transferred the ELECTRICITY METER & MAHANAGAR GAS METER installed in the said premises to their name and the TRANSFEROR shall, if required give his fullest cooperation in the creward.

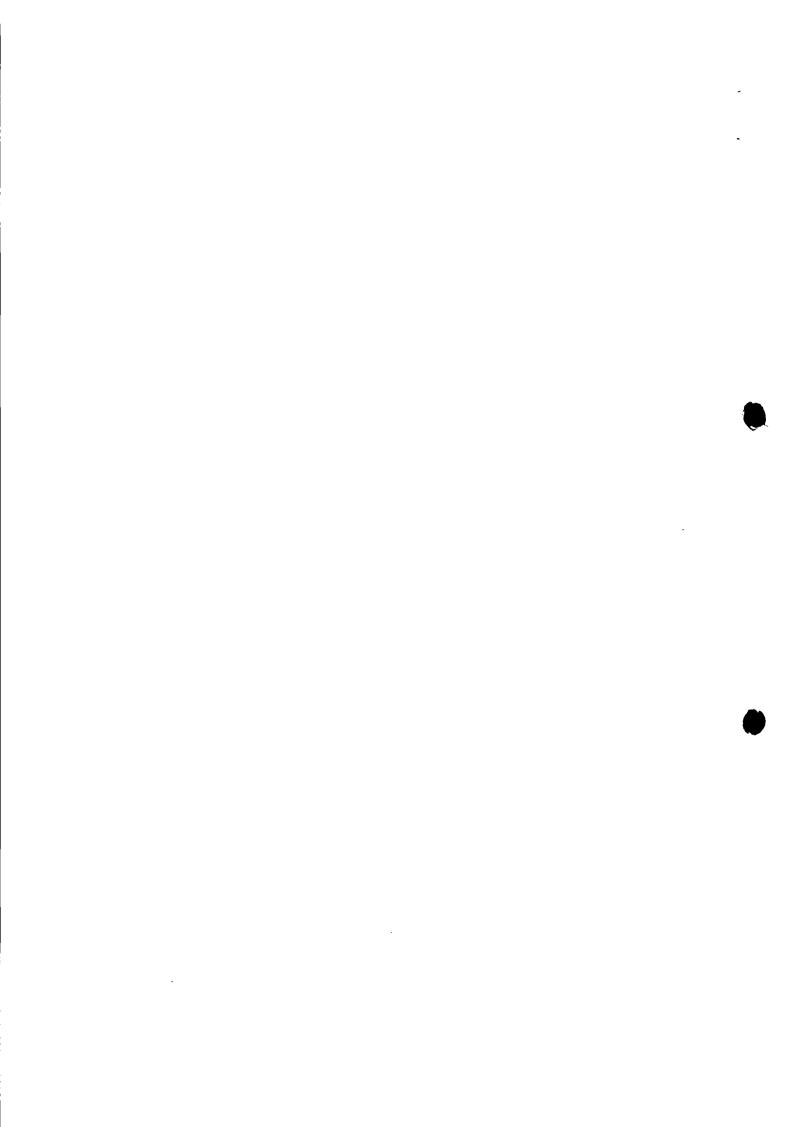
The TRANSPEREES, after a sing possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises and the same in the for occupation and the TRANSPEREES can hold the same in the said premises of the said premises for the said premises, their heirs, becaute. Organises for the said premises interest demand or icrual the TRANSPEROR or any person on him behalf or who may claim through him or in trust for him, subject only on the part of the TRANSPEREES to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation, operative society in respect of the said premises.

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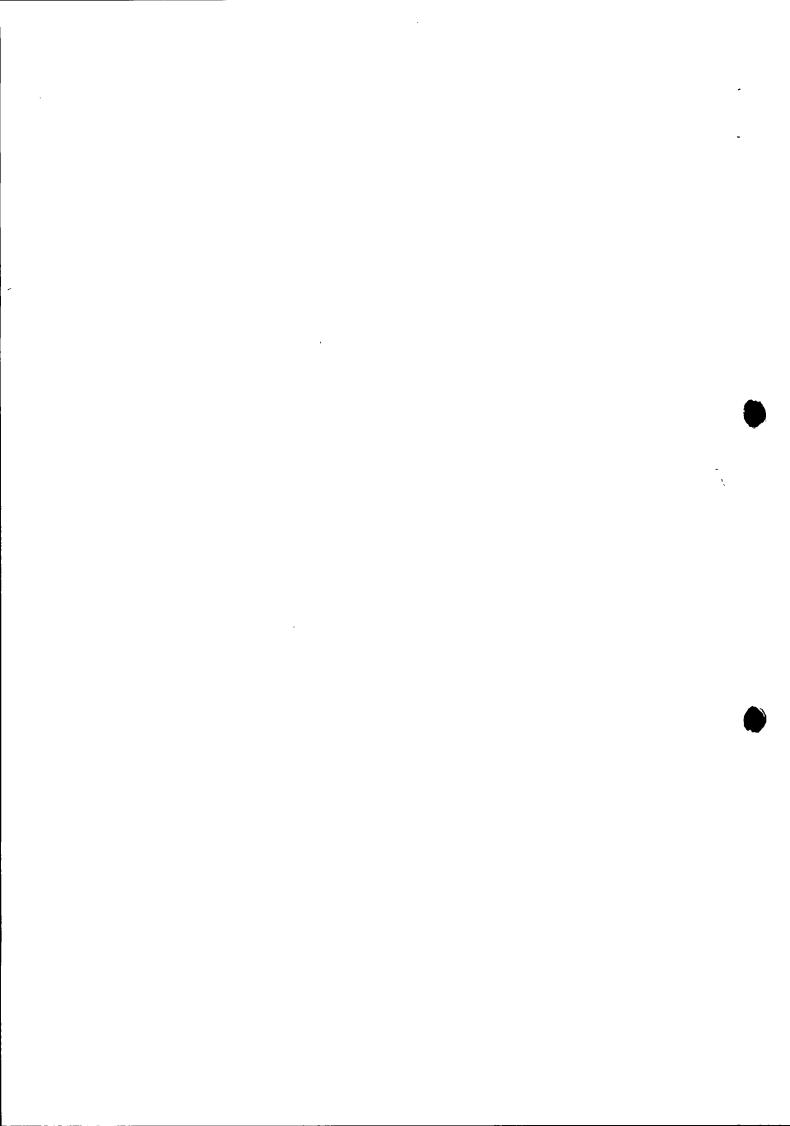
- 12. The TRANSFEROR hereby declares that the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by him. The TRANSFEREES declare that they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.
- 13. The TRANSFEROR further declares that he has full right and absolute authorily the enter into this agreement and that he has not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or he may be prevented from entering into this agreement or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREES in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFEROR shall indemnify and keep indemnified the TRANSFEREES from any loss caused to the TRANSFEREES because of the defect in title.
- 14. The TRANSFEROR shall obtain the necessary NO OBJECTION CERTIFICATE from "UNNATHI WOODS E Co-Operative Housing Society Ltd.", to effectuate the legal perfect transfer of the said society has confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREES herein.
- 15. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares and benefits annexed to the said premises and various deposits paid by the TRANSFEROR to the said society.
- 16. The TRANSFEROR hereby agrees, assures and declares that there is no suit or inigation pending in a weather of the said premises.

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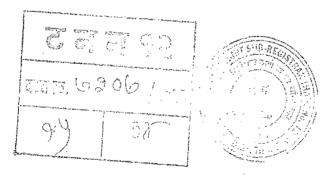
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- 17. The TRANSFEREES are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFEROR hereby undertakes to render his fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREES and further undertakes not to charges any extra consideration and / or charges etc. for the same
- 18. The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREES.
- 19. The TRANSFEROR and TRANSFEREES shall indemnify and keep indemnified the said society for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES.
- 20. The charges in strong dues constitution fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.
- 21. This Agreement shall always be subject to the provisions of the Maharostora Gropership of Pres Act, 1963 and the Rules made thereunder.



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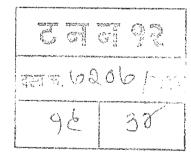
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:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 501, admeasuring 385 Sq. Feet. [Carpet] area on 5th Floor, of the Building No. E2, in the "UNNATHI WOODS E Co-Operative Housing Society Ltd.", in the said Complex Known as "UNNATHI WOODS PHASE - V", standing on the property bearing Survey No. 249, 247/3, Village Kavesar, hing, being and situated at Ghodbunder Road, Kavesar, Thane (W), within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.



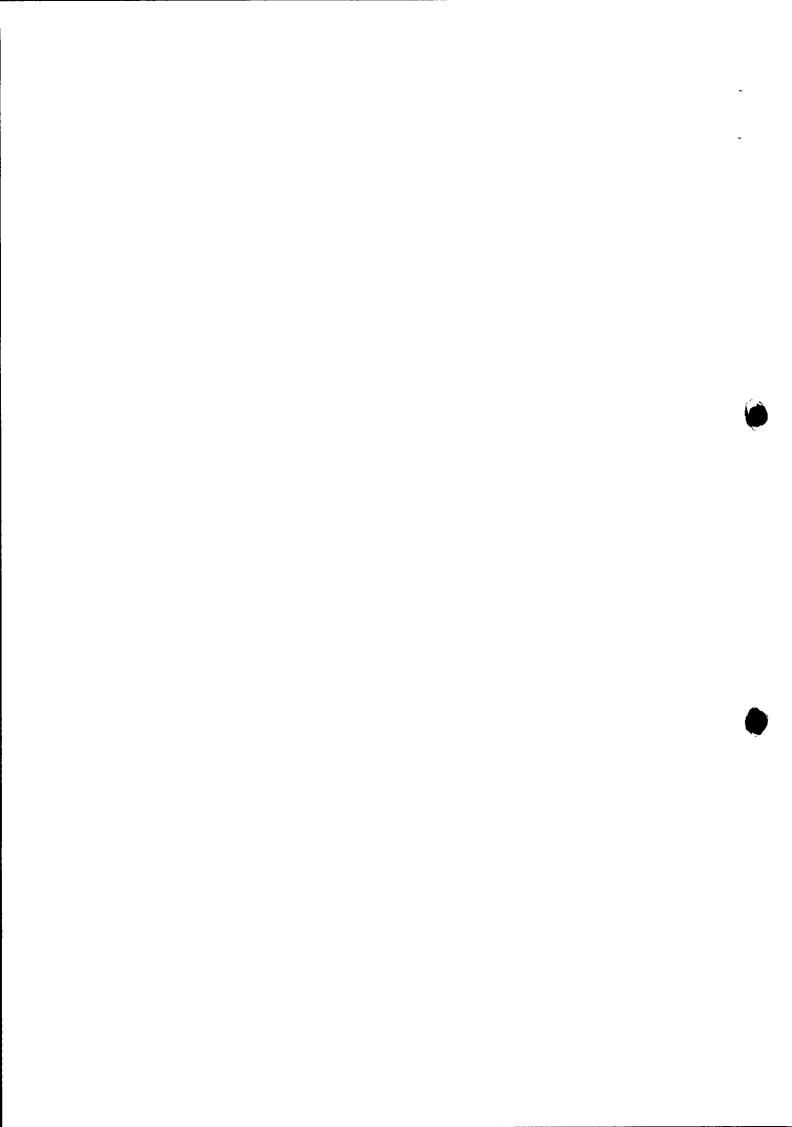


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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year written hereinabove.

SIGNED SEALED AND DELIVER D. By the Withir named "TRANSFEROR"



MR. ABHIJEET ASHOK VERNEKAR in presence of .

i] Bhupendra Racur.

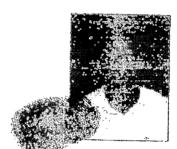


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SIGNED SEALED AND DELIVERED

By the Within runed "TRANSFEREES"



MR. RAKESH PRAKASH KADAM,



MRS. RUCHI ROSHAN PATANKAR



MR. PRAKASH GOVIND KADAM

Geran.

in the presence of

1] Bhupendra-Raturi.



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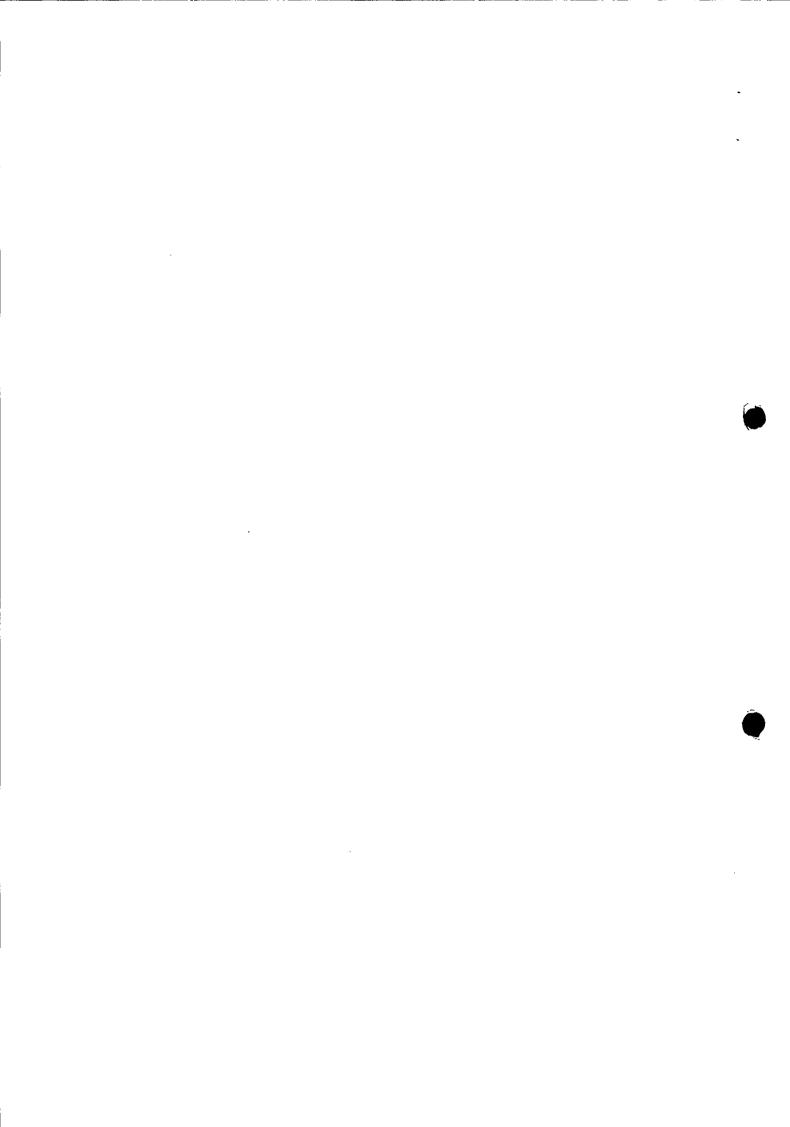
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No. 249, 247/3, Village Kavesar, lying, being and situated at Ghodbunder as "UNNATHI WOODS PHASE - V", standing on the property bearing Survey WOODS E Co-Operative Housing Society Ltd.", in the said Complex Known Sq. Fect. [Carpet] at the or State Floor, or no Building No. E2, in the "UNMATHI OF CONSIDERATION against the cale of said Mat No. 501, admeasuring 385 Twenty Five Thousand Only on and by way of EARNEST MONEY PAYMENT [TRANSFERES] a sum of Rs. 29,25,000/- [Rupecs Twenty Nine Lakhs pue ROSHAN HSAMANG MR. PATANKAR MAGAH COLIND RECEIVED of and from MR. RAKESH PRAKASH KADAM, MRS, RUCHI

Road, Kavesser Thans (W) by following manner

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* Subject to the realization of Cheques.

Ra. 29,25,000/-

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MR. ABHIJEET ASHOK VERNEKAR

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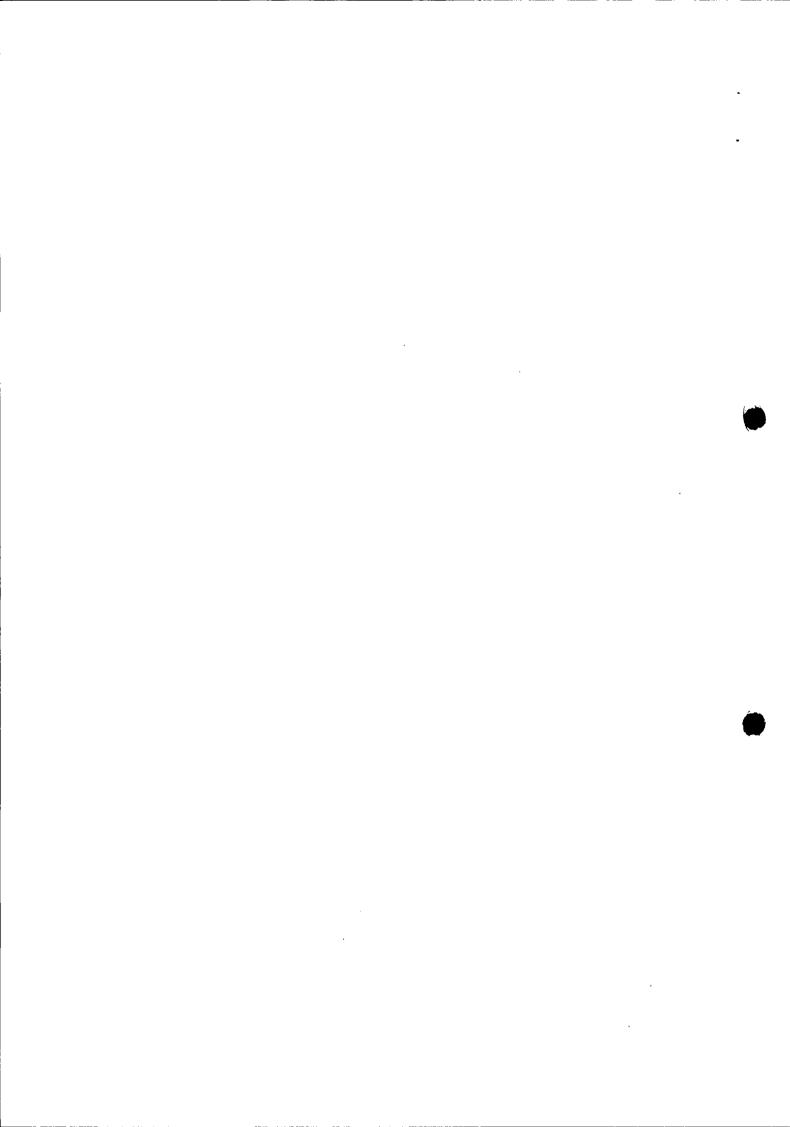
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ীশক 07/05/2009

दस्तऐग्जाचा अनुक्रमांक

दर्भन्थ - 03615 - , 2000

वस्ता ऐवजाचा प्रकार

सादर वार्णायाचे पाव: ऑनेमात अधार वर्णजर -

नोंसणी फी

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मध्या ।

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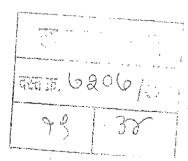
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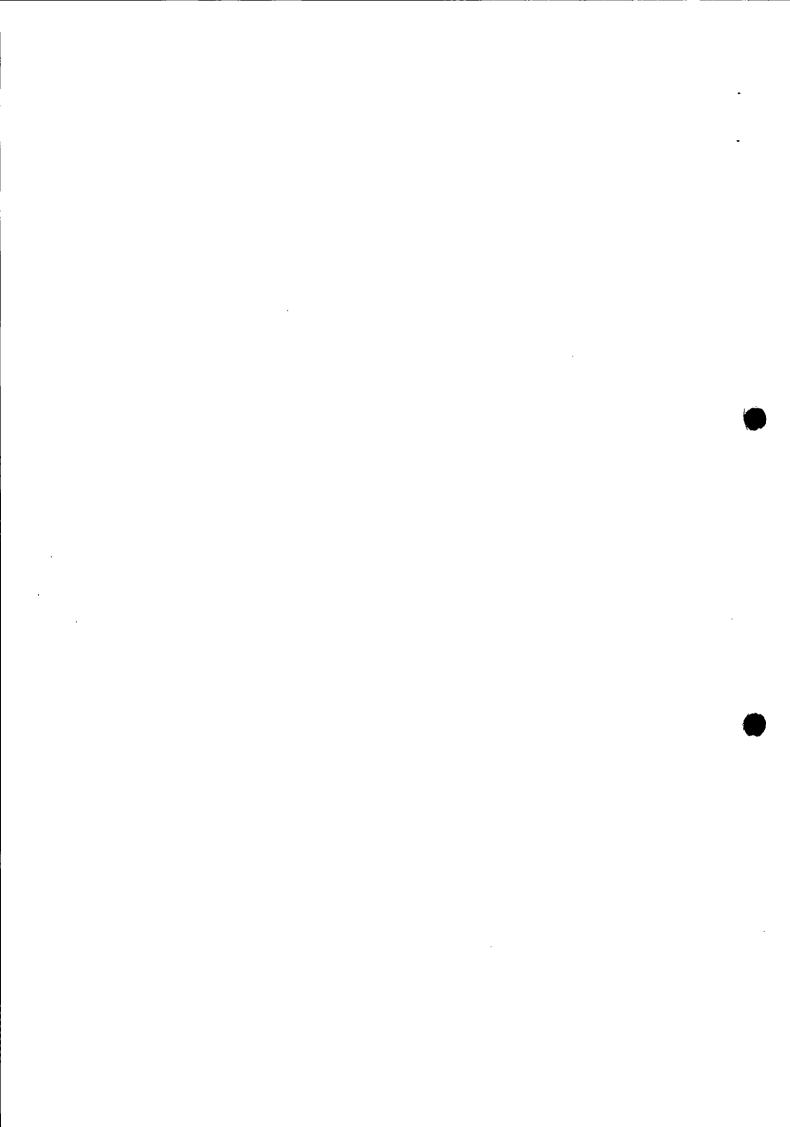
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गावाचे नाव : कावेसर

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दस्त क्रमांक : 3616/2009

मोदणी सङ्कार रागर

(1)विलेखाचा प्रकार	करारनाम्।
(2)मोबद्धा	₹.1239700
(3) बाजारभाव(भाडेपटटपाच्या बाबतितपटटाकार आकारणी टेली की पटटेक्चर ते नमुद्र करावे)	F 1262500
(4) भू-मणन् घोटहिस्सा व घरक्रमांक(असल्यास)	पालिकचे नाव इत? उर्धन नंद्रधागाचे नाव - गादाचे नाव : कावेसर (ठाणे महानगरपालिका). उर्धाविभागाचे नाव - 1: 43 - 28-1) रस्वापाचुन दुर असलेला भाग कावेसर गावातील वरील उर्धाविभाग "अ" मर्णल मिळकती वगळुन उर्वरीत सिटीएस/सर्वे क्रमांक (गावठाण)""सर्वे नं. 247 / 3. शदिनिका क्र. 501, 5वा मजला, ई 2 बिल्डींग, उन्नती बुडस् फेज-5, मौजे कावेसर, जो.बी.रोड, ठाले
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(६) अकारणी किंवा जुड़ी रिफान कर र १८६०	
(7) देश्तरंवज करून देणाऱ्या, लेहून ठेवणाऱ्या पक्षकाराचे नाव किंता (देवाणे) न्यायालयाचा हुकुमनामा किंव: आदेश असल्यान प्रतिवादिचे नाव व प्रता	ाः नावभ. उन्नतं ६-८टस् तके भागीदार श्री स्यामल मोदी यांचे कु.नु. श्री शरद आर. घुरो AASEU५०३७A वव:-३७१ता:-पिन कोड:पॅन नं:

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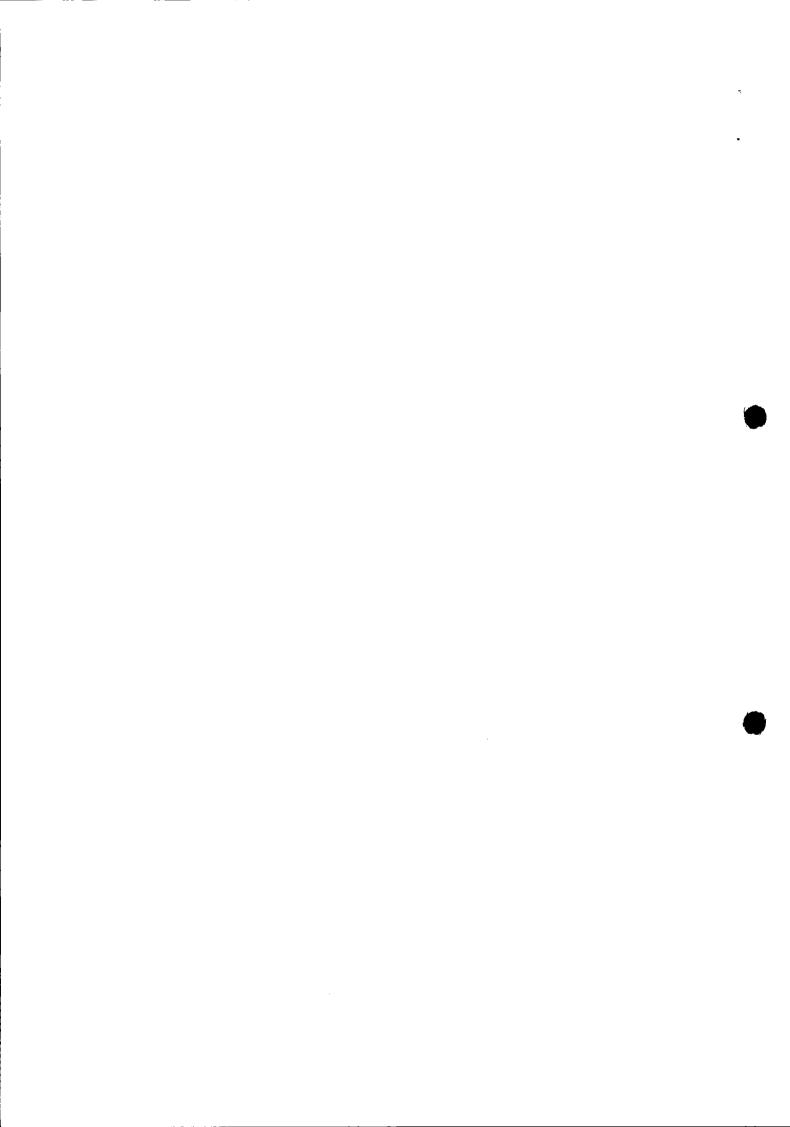
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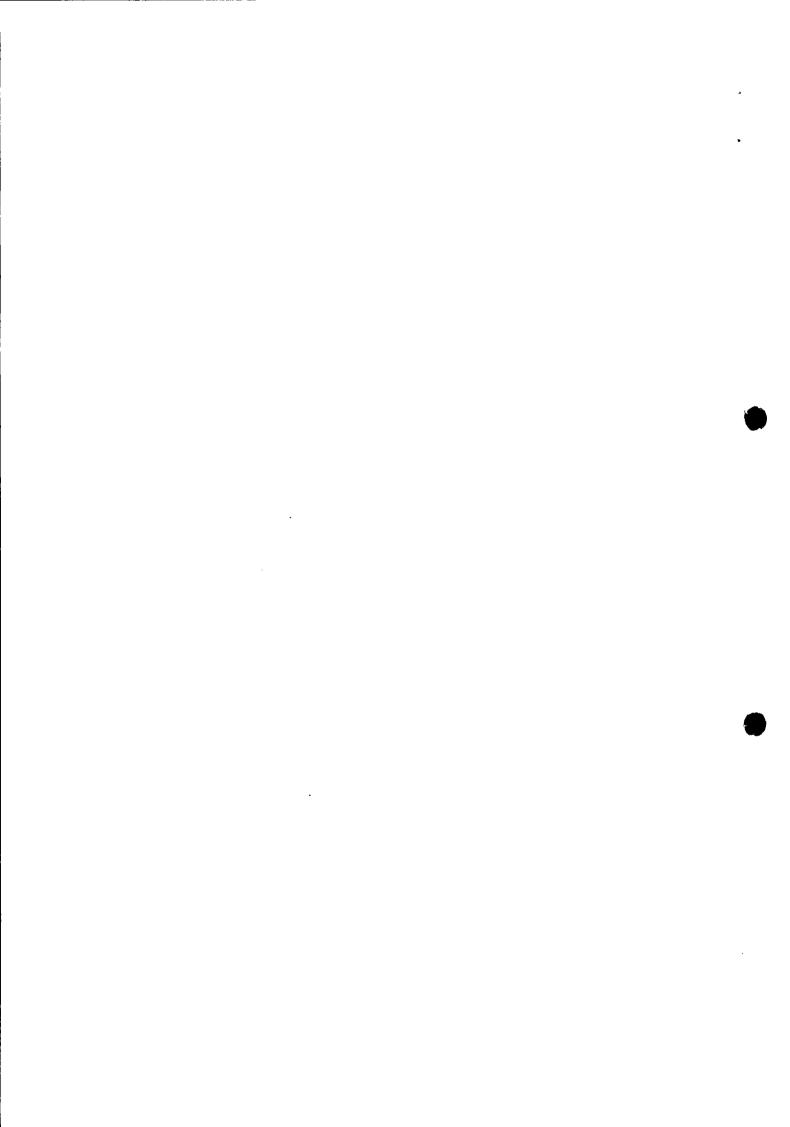
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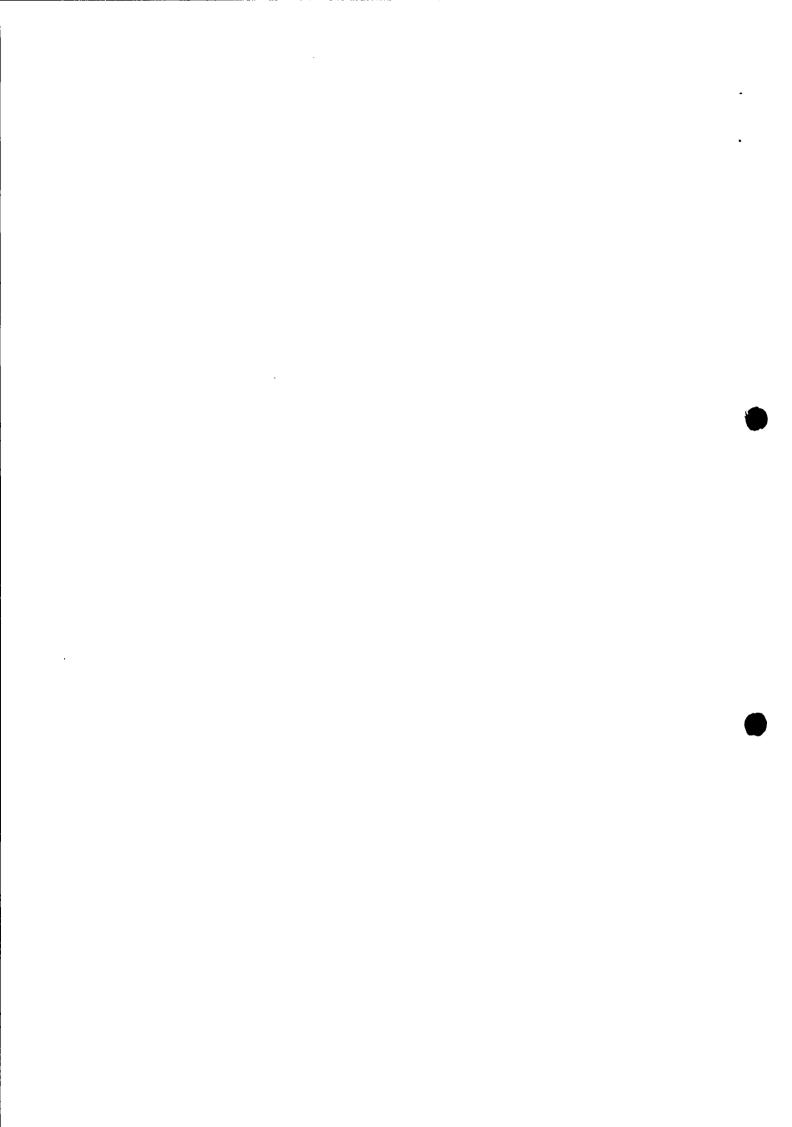
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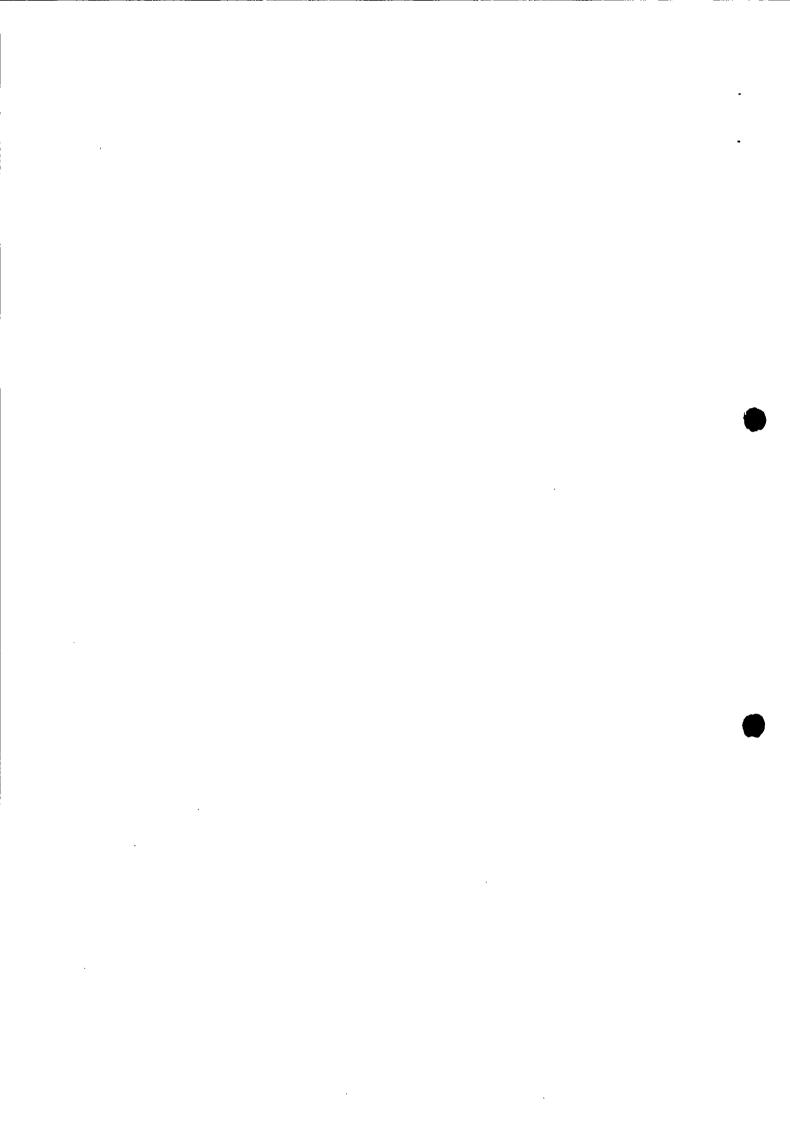




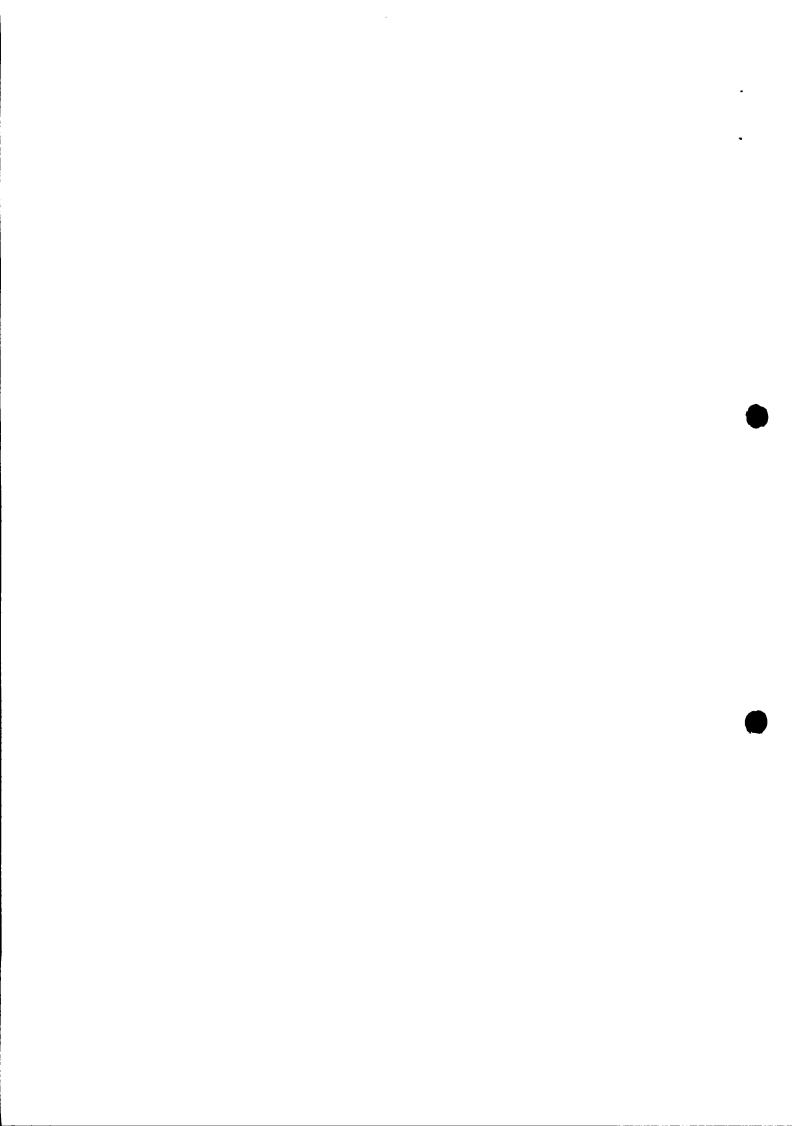
भूष्यपत्र हृद्धातास उद्योगस्य भोगबटाबासचे गाँउ पुन्हरांच (रातांकाका পুমাৰৰ ক্লাজ **উন্নতি**য়াৰ र म प्रदुर्श * * 280 NO धेजैये पर्णायह संद 14 5.55 5.3.4. अभिवे स्थापित सं १, नगरकी चौग्य क्षेत्र \$250.7 ाबाटा के फोरब होता हेक्टर ು चै ए. (सामग्रही कीव्य वापतेले) ा. था. (सामग्रही बोग्य नासीसी) 0-00-0 वर्ग (३६) वर्ष (क्ष) क्स (अ) वर्ग (४) 16574 Marret पुरो किए विद्यान सामानकी नुबी किंदा निक्षीय आक्रमणी less a l'a segma desig गांच रमुना द्यारा (धळांको के छा) गांव नमुना बारा (क्लिक कर ब्हे) francist due role क्रवाद्यां स्टब्स पिकार गरेल हे गता स्टॉस्टर en mikudi पत्रवा प्रातेत्वे अमेरि ित्र विकासकारीय देव करार-ग*नकी* स्ती रिपेंट फिल्म झातील क्षेत्र 0 1.5m. k.ent. M.ant ZIM. pook STITE . सरस्त परहरूर कति चयलत दिनी क्षते. अध्यत बाह् कृत करी बहतात दिसी असे #10 130 JAN 2009 min \$12 FEB 2006



प्राप्तः १ काउद्यापा कुलारे थे। भवाप १ काम इ भेड़कामध्य सा पुरस्का करते ह च्या*र* श्री 10,000 TROM สส์สาสา 'avn) हातील जार जिले DAN) व. व. ५३५ व 231 न्तर्वाहरू वार्गार्थ प्रेरोचे रक्षांग्रह यंच मेहताहुर्ह) रेकी के कार्रिक स्टार को तर दर्भ पर देश विकास tanah maya क्षत्रारी काल है। \$387 महिक्ताः तन्त्रनगत्त्रपा योगं का जाना वसंबार रहाना सक्तरेपा क THE THAT STITION STORES केतलां, तामानुस्क्रिय (१००) अगरमन्त्री को तालक हिन्द या पर एक दर है। हवालकें। चें, घ्र. (ताथको जल एकोस) जुशरानं नेबारीनकृष्ण । ठाकुरान् विकास ११३ निर्वात स्मिन्स १११ १९१४ - हमलान्य ११४ क्षित्र अर्थ (का) ويتانية यानामम् राष्ट्र सि 3d (3g) S अकार दे 99 4 82 131 Яø गांव की श्रे श्रेत हैं। गांत समुना याम (३० व संदर्ध) Q.Î سوا रिक्रम्यासीत क्षेत्रक वेटलेल --' 6 विद्यासकीय है स्था उर्वाधन रिकेंब रिकास्माकेर केन अपलब्द बश्लीकी क्षित्र विकास सेत भित्र रिकासमधील क्षेत्र 20 परक विकेश प्रभार्तका - 3 0 Zķt. P 38 17 ने.क्षा है जा 1 30 g.mm. दे.कार, हे. जार, है.आ है धार, yout. Rock Tonk 10 12-01 e mil weet any property commented wit. *** = 4 PEC 2008 PAR MALCA who



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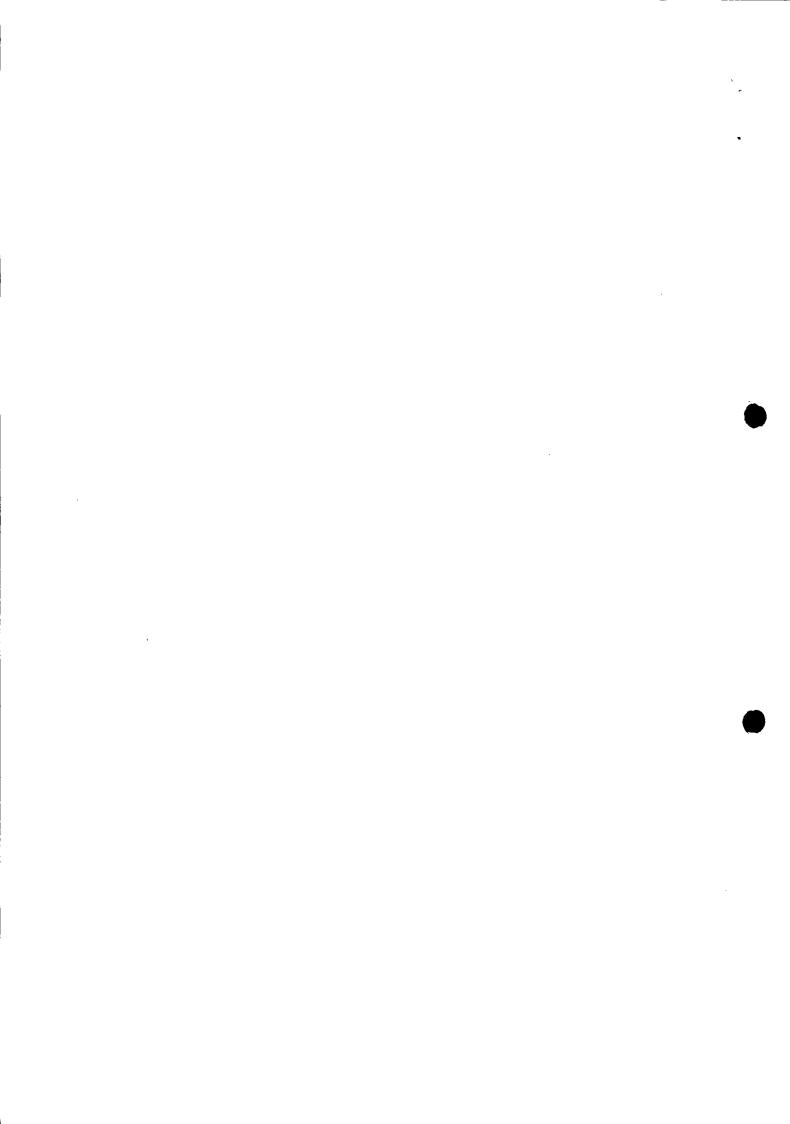
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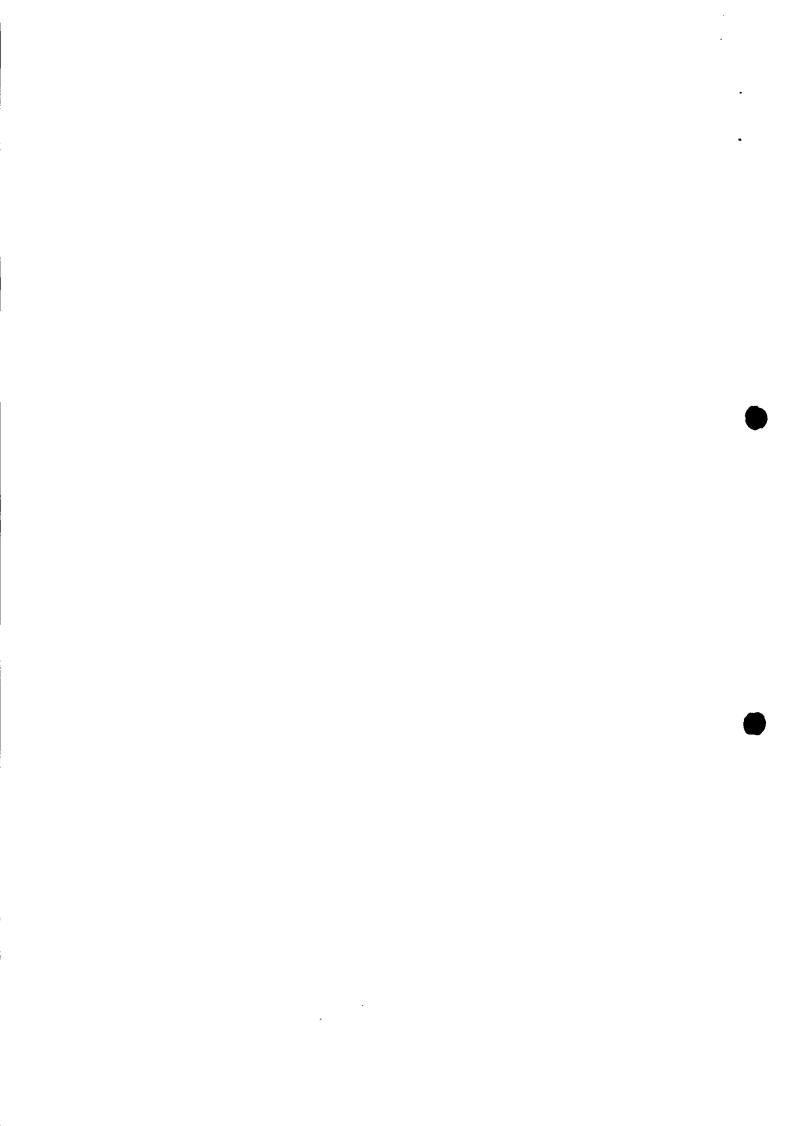
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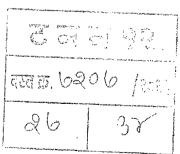
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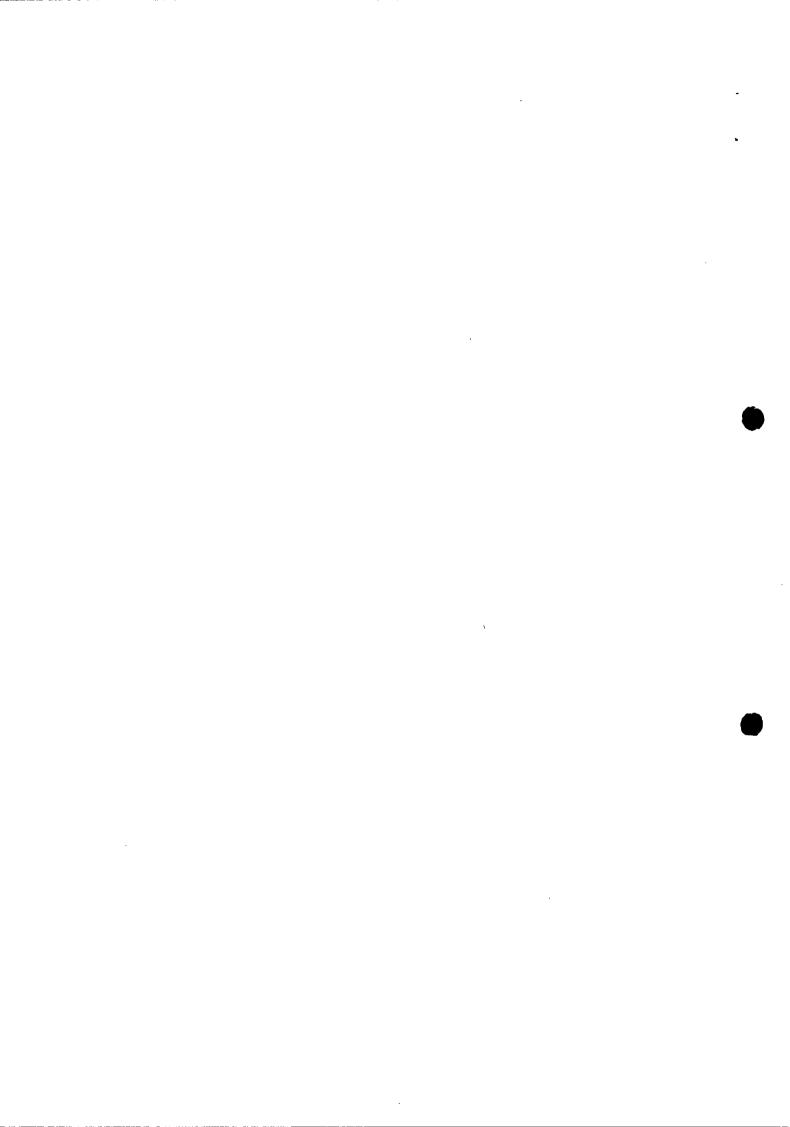
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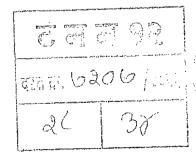


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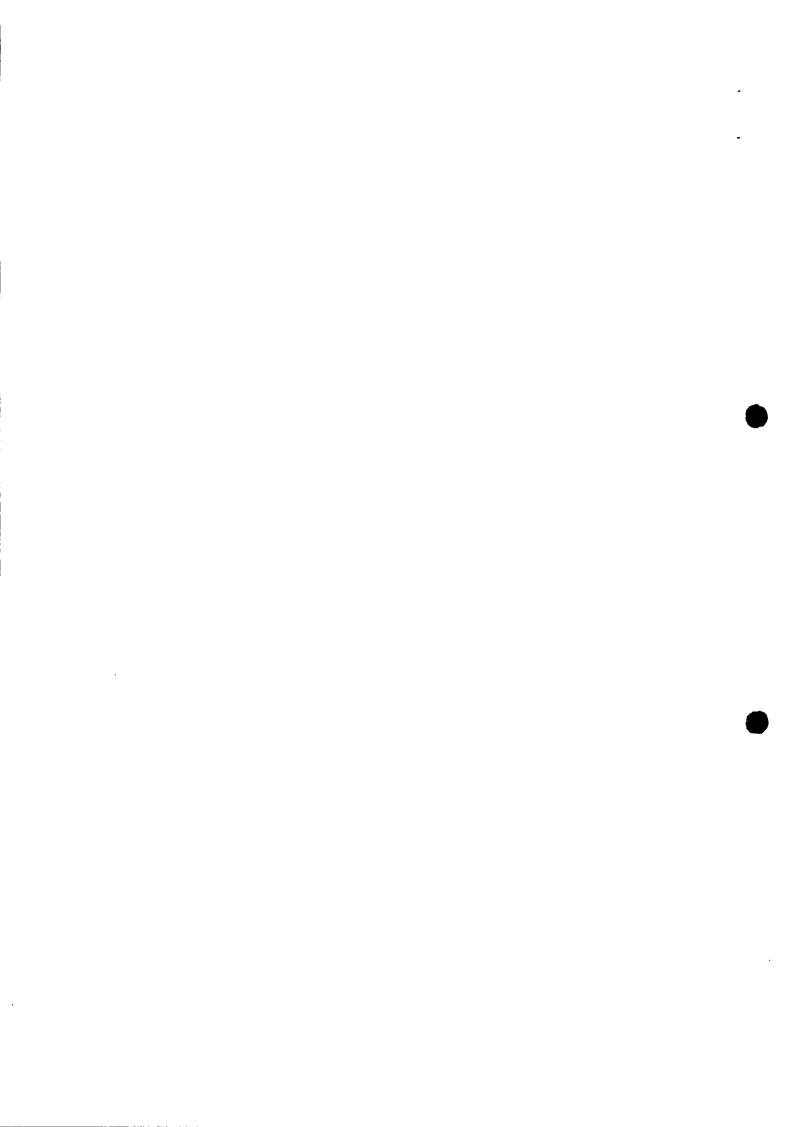


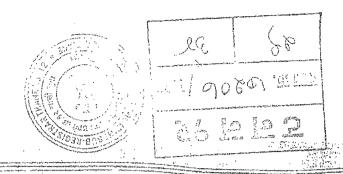
Unnathi woods E Co-op Hsg Soc. Ltd

(AUTHORISED SHARE CAPITAL OF RS. 50/0 DIVIDED INTO 10 SHARES OF RS. 50/- EACH)
UNNATHI GOODS E CO-OP HOUSING SOCIETY LTD. SURVEY NO. 447/3,
KAVESAR WILL, DIS. SAKASMATI. SCHOOL, G. B. ROOD, THANE: -4005/5 (Registered under the M. C. S. Act, 1960)
Regn. No. TNA (CTNA) / MSW/CTC) / 25943/Year 2014 Date 09/01/2014
This is to certify that Shri/Smit./ Wis. A.B.H.I JEET A. VERNEKOR
is the Registered Holder of
each numbered from 661 to 670 to both inclusive, in
UNNATHI WOODS E CO-OP HSG SOC. LTD.
subject to the Bye-laws of the said society.
Given under the Commom Seal of the said society err at
THANE this 13th day of AUG. 2017
Secretary Chairman Treasurer









प्रहार प्रहार ताउ अध्यक्त देखा

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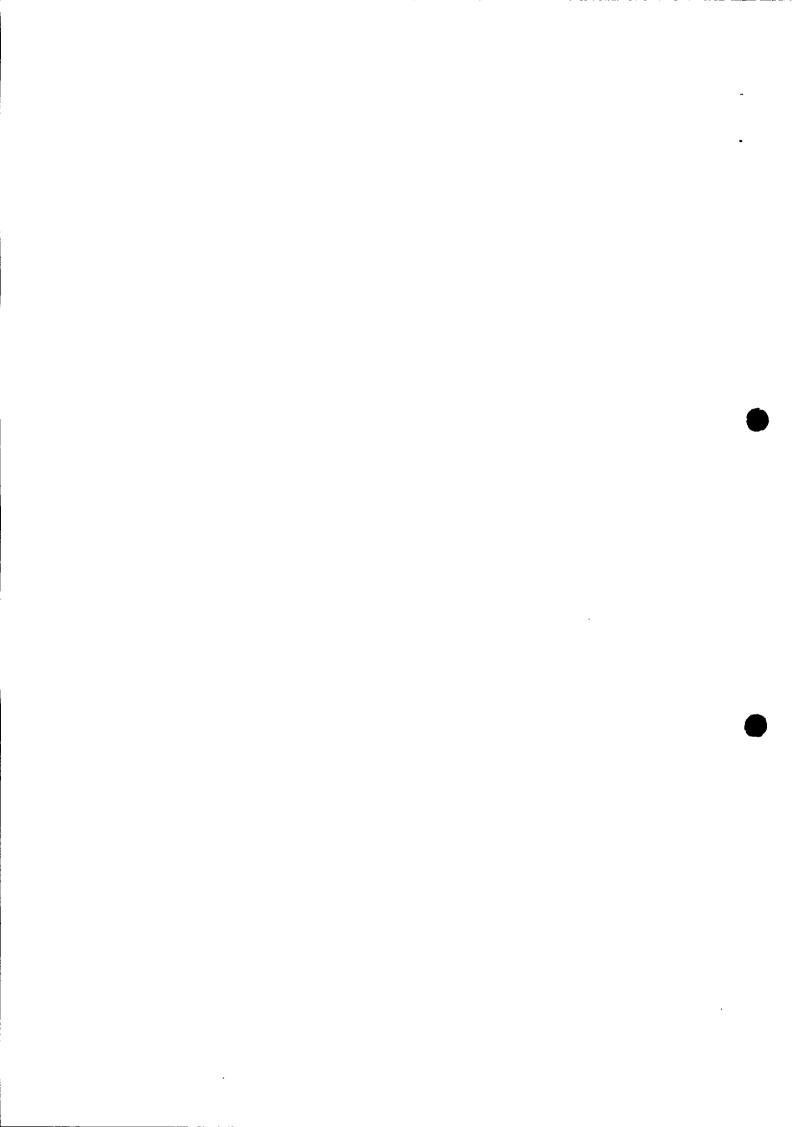
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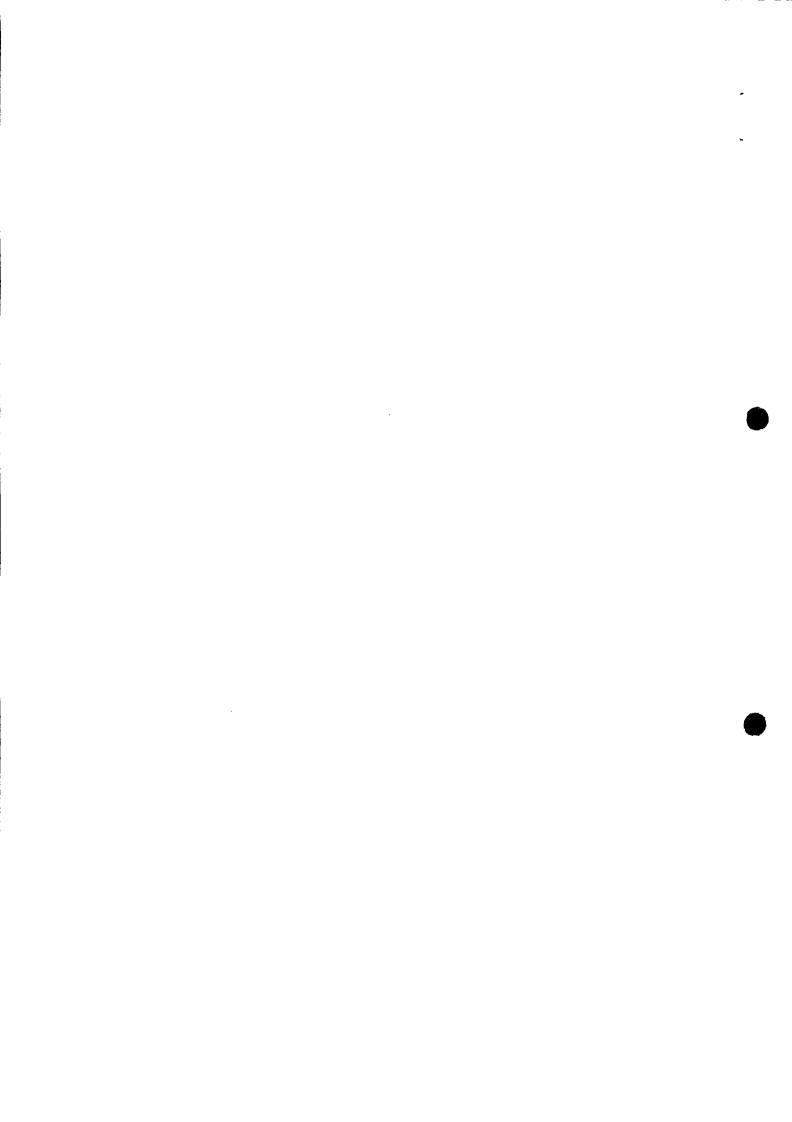
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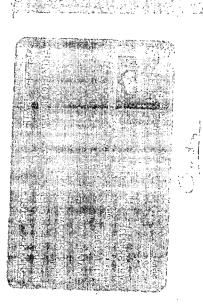
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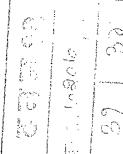


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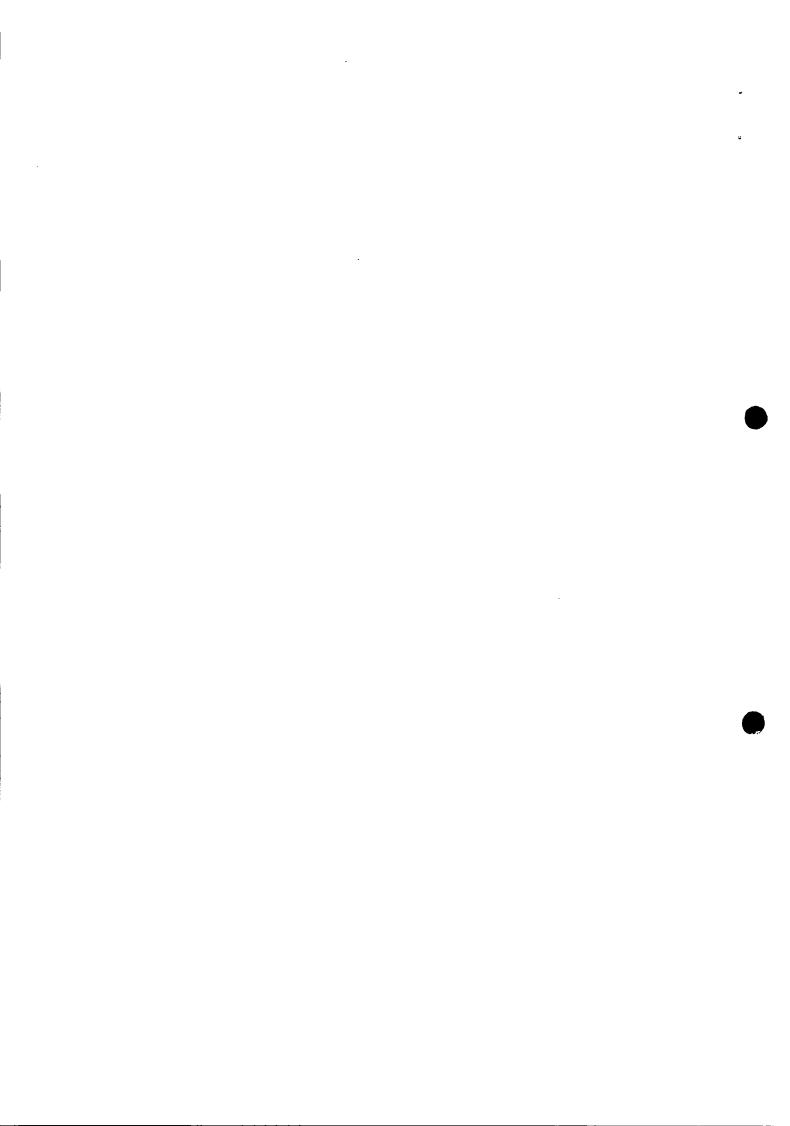
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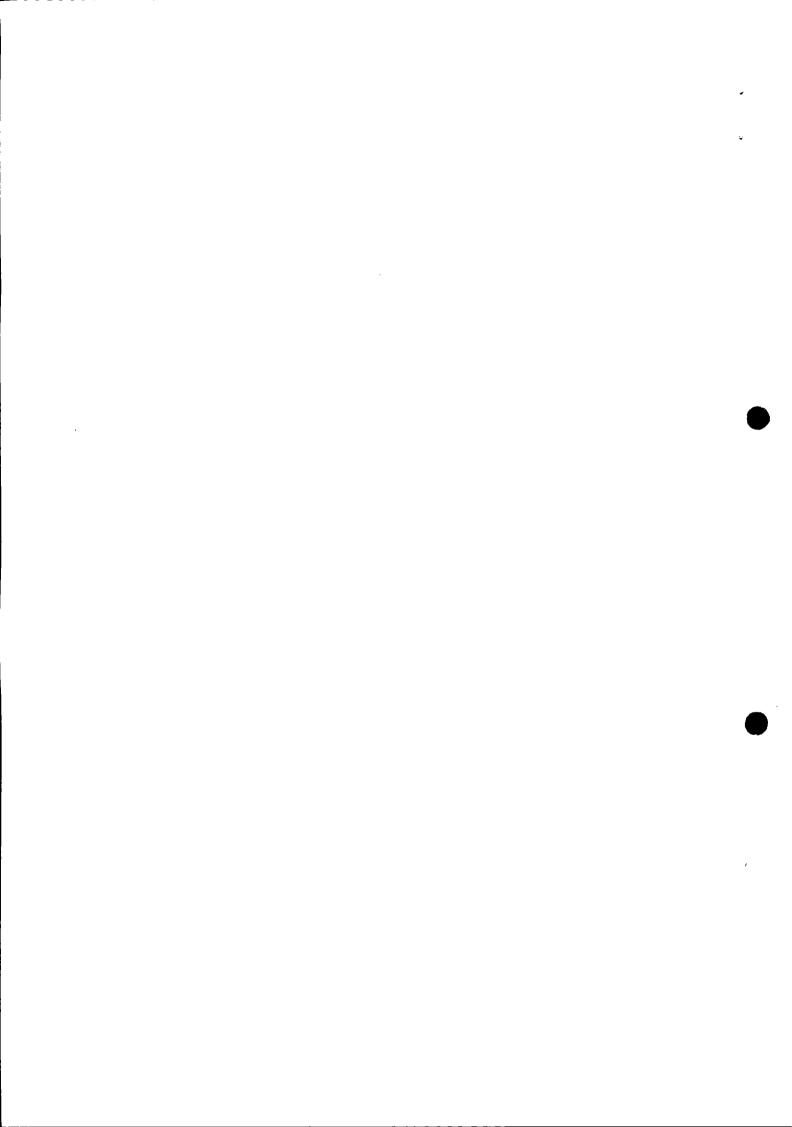
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नाय:बॉमिजिन अशंक वर्ष १८ स्वत्य क्यार पत्तात्व्यांट नः 501, भारत नः 5 वा मजला, इमारतील नावः किः विच क्याः ३१ मं. इ2, उन्नती जुड्य, त्यांक नंः केज -5, बोहबंदर रोह, रोड नः स्वाक्षिः भावेत्यः, असी पु.), नहाराष्ट्र, हाणे.

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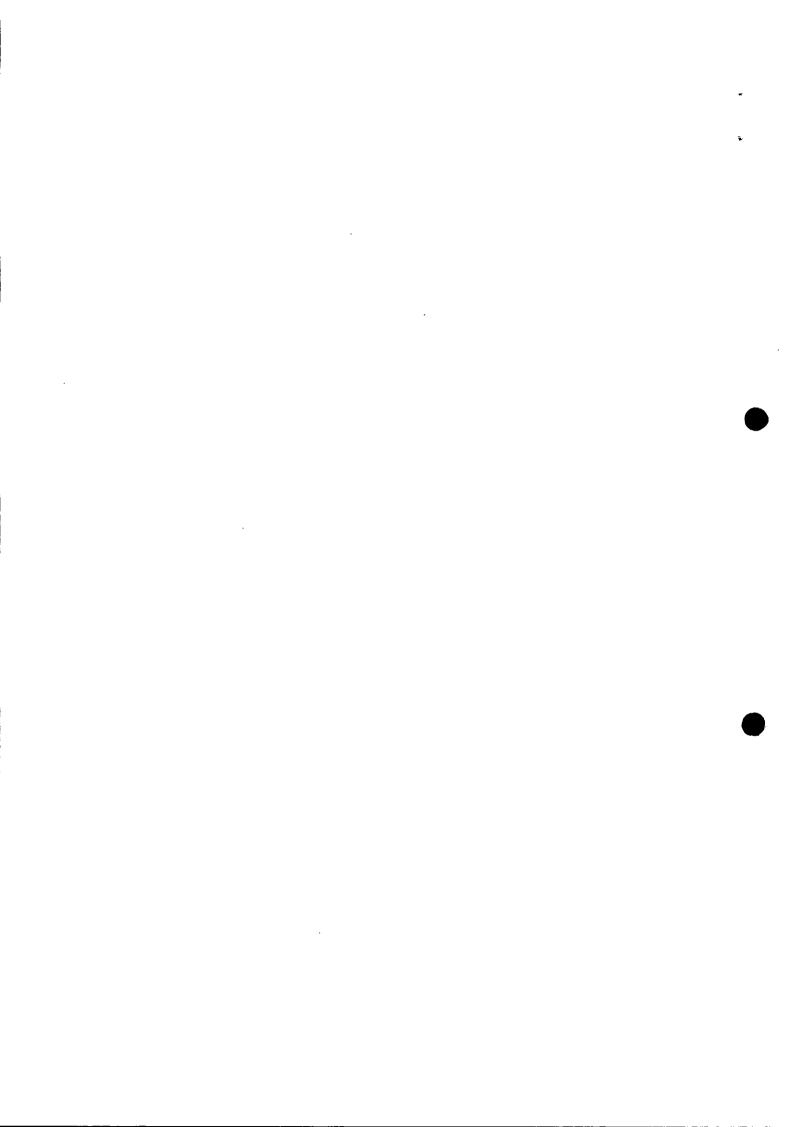


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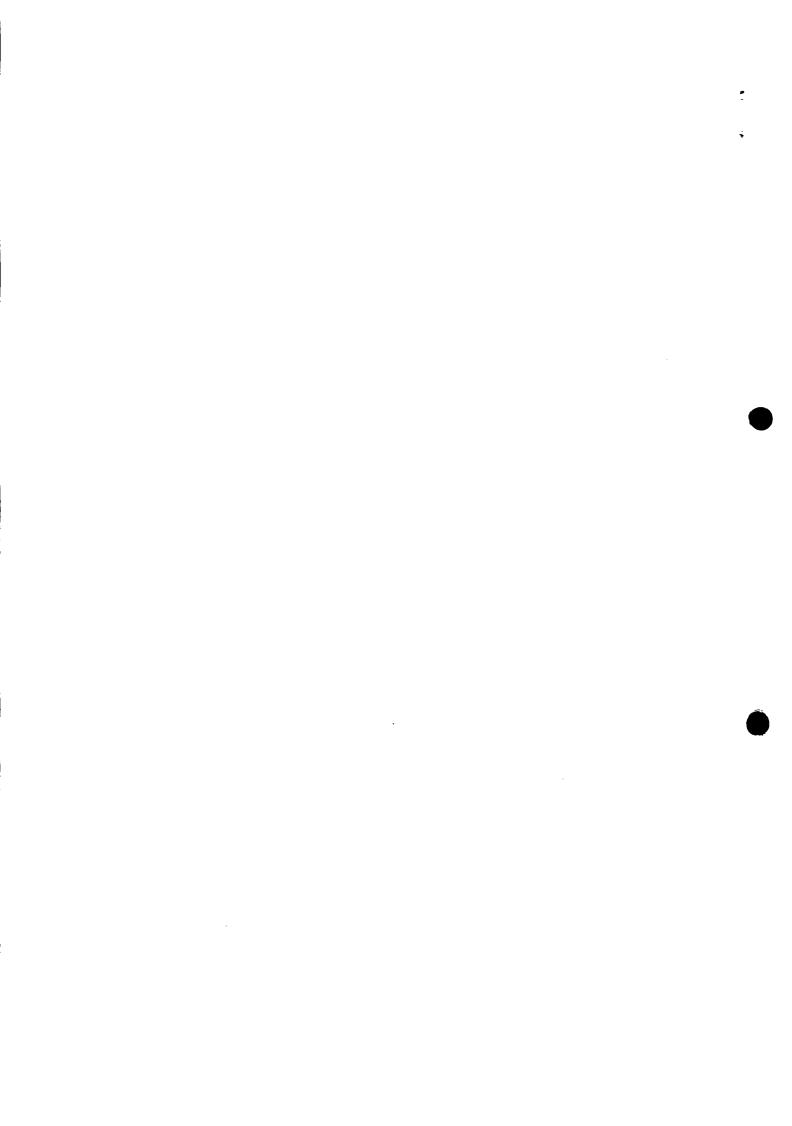
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डीडी/धनाकर्ष क्रमांक: 724045; रक्कम: 12630 रू.; दिनांक: 04/05/2009

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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane this in the Christian Year Two Thousand /Vine M/S. UNNATHI ESTATES, a partnership firm registered under the Indian Partnership Act, 1932 and having its registered office at Unnathi Garden, Opp. Ma Niketan, Pokharan Road No.2, Majiwade, Thane (West), 400 610 (which expression shall unless it be repugnant to the context and meaning thereof shall be deemed to mean and include the partner or partners for the time being constituting the said firm M/s. Unnathi Estates, survivor or survivors of them and their respective heirs, executors and administrators of such last survivor) hereinafter referred to as 'the PROMOTERS' of the ONE PART

NKGSB CO-OP. BANK LTD., Thane Br.

Marg, Naupada, Thane(W) 400 602 Towers, Baji Prabhu Deshpande

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Onkareshwar" Co-op. Hsg. Society, Behind Muchalla College, G. B. Road, Thane (W) hereinafter referred to as 'the PURCHASER' (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the OTHER PART:

In this agreement, unless the context otherwise implies, the expression defined hereunder shall have the respective meaning assigned to them.

The singular wherever used shall include plural and vice-versa;

The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

WHEREAS one Shri Shantaram Mahadu Patil (hereinafter referred to as 'the said First Owner') has acquired the land bearing Survey No.249, admeasuring 6400 sq. mtrs., situate, lying and being at Village Kavesar, Tal. & Dist. Thane and more particularly described Firstly in the First Schedule hereunder written (hereinafter referred to as 'the said First property') under the provisions of the Bombay Tenancy & Agricultural Lands Act, 1948 & Rules framed thereunder from time to time (hereinafter referred to as 'the Tenancy Act');

AND WHEREAS by Order bearing No.ULC/TAW.S.H.S./20/Special Dispension Scheme/SR-1121 dated 02/12/2000, the Addl. Collector Thane & Competent Authority exempted the entire portion of the surplus vacant land out of the said First property subject to the terms and conditions contained therein. A copy whereof is annexed hereto and marked as **Annexure `A'**;

AND WHEREAS by an Order dated 24/04/2002 bearing No.ULC/TA/ATP/SECTION-20/S.R.-1121, the Addl. Collector and Competent Authority under the Ceiling Act granted permission to the first property with the plots mentioned therein. A copy whereof is annexed report and market as Annexure 'B';

AND WHEREAS by an Agreement dated 26/04/2002 (Regreinater referred to as 'the said Agreement dated 26/04/2002') made between M/s. Shree Say Enterprises, partnership firm registered under the provisions of the Partnership Act, 1932 (hereinafter referred to as 'the said Sai') therein referred to as 'the said Sai') therein referred to as the Owners of the other part, the Owners therein collectively referred to as the Owners of the other part, the Owners therein granted development rights for and in respect of the said First property to the Developers therein at or for the consideration and upon the terms and conditions contained therein. The said Agreement dated 26/04/2002 is registered with the Sub Registrar of Assurances at Thane under Sr. No.1903/2002;

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AND WHEREAS by ULC Order No. ULC/TA/TE.NO.4/KAVESAR /SR-35 dated 15/01/2003 passed by the Addl. Collector & Competent Authority, Thane Urban Agglomeration under Sec.8 (4) of the Ceiling Act, the said First Owner was declared as Surplus land holder to the extent of 8004.35 sq. mtrs. out of his total holdings which includes portion of the said First property to the extent of about 4107 sq. mtrs. A copy whereof is annexed hereto as **Annexure `C'**;

AND WHEREAS by an Agreement dated 03/04/2003 (hereinafter referred to as 'the said Agreement dated 03/04/2003') between M/s. Vijay Land Development Corporation, a partnership firm registered under the provisions of the Partnership Act, 1932 (hereinafter referred to as 'the said VLDC') therein referred to as the Developers of the First Part, the said Sai therein referred to as the Second Party of the Second Part and the said First Owner & 9 others therein collectively referred to as the Confirming Party of the Third part the Second Party therein with the consent and knowledge of the Confirming Party therein agreed to grant development rights in respect of the said First property together with the benefits and advantages of the said Agreement dated 26/04/2002 to the Developers therein at or for the consideration and upon the terms and conditions contained therein. The said Agreement dated 03/04/2003 is registered with the Sub Registrar of Assurances at Thane under Sr. No.2100/2003;

AND WHEREAS in pursuance of the said Agreement dated 03/04/2003, the said First Owner & 9 others also executed Power of Attorney of even date (hereinafter referred to as the 'said POA dated 03/04/2003') in favour of the persons nominated by the said VLDC to enable them to carry out all acts, deeds, matters and things in respect of the development of the said First property. The said POA dated 03/04/2003 is registered with the Sub Registrar of Assurances at Thane under Sr. No.144:

AND WHEREAS by Corrigendum to Order dated 02/12/2000, bearing No.ULC/TA/W.S.H.S.20/S.R.1121 dated 24/04/2003, the Addl. Collector Thane & Competent Authority revised the Schedule annexed with the said Order dated 02/12/2000 subject to the terms and conditions contained therein. A copy whereof is annexed hereto and marked as **Annexure 'D'**:

AND WHEREAS by Order bearing No.TD/6/KUV/V.P./S.R./61/2003 dated 22/05/2003 passed by the Sub Divisional Officer, Thane, in accordance with the provisions of Section 43(1) of the Tenancy Act, the said First Owner has been permitted to develop the said Second Property subject to the said conditions contained therein. A copy whereof is annexed here to and markets as Annexure `E':

AND WHEREAS by an Agreement dated 26/05/2004 reinable referred to as 'the said First Agreement') made and entered like between the said VLDC therein referred to as the Assignor No.1 of the one part. The First Owner & 9 others therein collectively referred to as the Eighth Confirming Party of the ninth part and the said Sai therein referred to as the Ninth Confirming Party of the Tenth part and the Promoters herein therein referred to as the Assignees of the Eleventh part, the Assignors therein with the knowledge and consent of the

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Eight and Ninth Confirming Party therein agreed to assign the irrevocable development rights for and in respect of the said First property to the Assignees therein at or for the consideration and upon the terms and conditions contained therein. The said First Agreement is registered with the Sub Registrar of Assurances at Thane under Sr.No.3953/2004;

AND WHEREAS in pursuance of the said First Agreement, the said VLDC also executed a Substituted Power of Attorney of even date (hereinafter referred to as 'the said First POA') in favour of the persons nominated by the Promoters in order to enable them to carry out all acts, deeds, matters and things in respect of the said First property. The said First POA is registered with the Sub-Registrar of Assurances at Thane under Sr. No.431;

AND WHEREAS the Municipal Corporation of the City of Thane (hereinafter referred to as 'the Corporation') sanctioned the plans in respect of the said First property under V.P. No.2005/45/TMC/TDD/2844 dated 26/10/2005. A copy whereof is annexed and marked hereto as **Annexure 'F'**.

AND WHEREAS by Order No. Revenue/K-1/TE-1/NAP/SR-191/05 dated 12/01/2006, the Collector of Thane granted permission for Non-agricultural use in respect of the said First property subject to the terms and conditions therein contained. A copy whereof is annexed hereto and marked as **Annexure 'G'**;

AND WHEREAS by Order No.ULC/TA/TE.NO.4/KAVESAR /SR-35 dated 27/04/2006, the Addl. Collector & Competent Authority, Thane Urban Agglomeration under Sec.33 of the Ceiling Act, declared the Owners No.1 as Surplus land holder to the extent of 7484.79 sq. mtrs. out of his total holdings which includes portion of the said Property, by revising the surplus area declared under Order dated 15/01/2003 u/s.8(4) of the Ceiling Act subject to the terms and conditions therein contained. A copy whereof is annexed hereto as **Annexure** 'H';

AND WHEREAS by order No. ULC/TA/ATP/Land Development Scheme/Section 20/S.R.1121 dated 26/03/2007, the Additional Collector and Competent Authority, Thane Urban Agglomeration, in accordance with the Government Order, cancelled the exemption order as well as amalgamation permission in respect of the said First property granted earlier vide its order dated 02/12/2000 and 24/04/2002 respectively. A copy whereof is annexed hereto and marked as **Annexure 'I'**.

AND WHEREAS by order bearing No. UECLAVATPA beand Development Scheme/Section 20/S.R.1121, dated 21/07/2007, the Additional Collector and Competent Authority, Thane Urban Agglomeration, confirmed the earlier exemption and amalgamation permission in respect of the said First property granted vide its earlier Order dated 02/12/2007 and 24/04/2002 respectively on the basis of the Government Letter bearing No. Lite 1007/F. No.143(49)/ULC Act-2 dated 18/07/2007 where under the Government is earlier cancellation Notification. A copy whereof is annexed hereto and marked as Annexure 'J'

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AND WHEREAS the Commencement Certificate No. V.P. No. 2005/45/TMC/TDD/493 dated 24/10/2007 has also been granted by the Corporation in respect of the said First property. A copy whereof is annexed hereto and marked as **Annexure** 'K'.

AND WHEREAS one Smt Valkibai Kaluram Raut (hereinafter referred to as 'the said Valkibai') was the owner of the property being land bearing Survey No.247 Hissa No.3, admeasuring 6330 sq. mtrs., situate, lying and being at Village Kavesar, Tal. & Dist. Thane and more particularly described Secondly in the First Schedule hereunder written (hereinafter referred to as 'the said Second property');

AND WHEREAS the said Valkibai was issueless and during her lifetime she had adopted one Shri Jayram Kaluram Raut as her son;

AND WHEREAS the said Valkibai died intestate on 10/12/1980, leaving behind her son Shri Jayram Kaluram Raut (hereinafter referred to as 'the said Second Owner') as her only legal heir entitled to the said Second property;

AND WHEREAS in the above premises, the said Second Owner became the owner of and well and sufficiently entitled to the said Second property;

AND WHEREAS by an Agreement For Development dated 15/02/2006 (hereinafter referred to as 'the said Second Agreement') r/w Deed of Rectification dated 28/12/2008 (hereinafter referred to as 'the said Deed of Rectification') made and entered into between the Promoters herein therein referred to as the Developers of the One Part and the said Second Owner and 21 others therein referred to as the Owners of the Other Part, the Owners therein, agreed to grant to the Developers therein and the Developers therein agreed to acquire from the Owners therein the irrevocable development rights for and in respect of the said Second property at or for the consideration and upon the terms and conditions contained therein. The said Second Agreement and the said Deed of Rectification are registered with the Sub Registrar of Assurances at Thane under Sr. No.1154/2006 and Sr. No. 2072/2009 respectively;

AND WHEREAS in pursuance of the said Second Agreement, the said Second Owner & 21 others also executed Power Of Attorney of even date (hereinafter referred to as 'the said Second POA') in favour of the persons nominated by the Promoters to enable them to carry out all acts, deeds, matters and things in respect of the development of the said Second property. The said Second POA is registered with the Sub Registrar of Assurances at Thane under Sr. No.151;

AND WHEREAS by ULC Order No.ULC/TA/TE.NO.4/ KAVESAR/SR-110 dated 10/04/2007 passed by the Addl. Collector & Competent Authorizing Plane Urban Agglomeration under Sec.8 (4) of the Ceiling Act, the said Second Owler was declared as surplus land holder to the extent of 4294.25 sq. Onto said Second property. A copy whereof is annexed hereto as Annexed re-

AND WHEREAS by Order bearing No.ULC/TA/ATP 1825 dated 04/10/2007, the Addl. Collector Thane Competent Authority exempted the

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said surplus vacant land out of the said Second property subject to the terms and conditions contained therein. A copy whereof is annexed hereto and marked as **Annexure `M'**;

AND WHEREAS one Smt. Ambibai Rama Shinge (hereinafter referred to as 'the said Ambibai') was the owner of the property being land bearing Survey No. 250 Hissa No.(p) admeasuring 1300 sq. mtrs. (hereinafter referred to as 'the said Third Property') and Survey No. 250 Hissa No.(p) admeasuring 2000 sq. mtrs (hereinafter referred to as 'the said Fourth Property') situate, lying and being at village Kavesar, Taluka and District Thane and more particularly described Thirdly and Fourthly respectively in the First Schedule hereunder written;

AND WHEREAS by a Development Agreement dated 09/03/1989 (hereinafter referred to as 'the said Agreement dated 09/03/1989'), the said Ambibai and 24 others granted to the M/s. Viroop Estates & Investments Pvt. Ltd., (hereinafter referred to as 'the said Viroop') and the said Viroop acquired from the said Ambibai and 24 others the development rights for and in respect of the said Third Property at or for the consideration and or and upon the terms and conditions contained therein. The said Agreement dated 09/03/1989 is registered with the Sub-Registrar of Assurances at Thane under Sr.No.2052/1989;

AND WHEREAS the said Ambibai died in or about 1989, leaving behind her (1) Shri Gajanan Ramdas Shinge, (2) Kumar Dinesh Gajanan Shinge, (3) Smt. Manisha Waman Patil (Nee Miss Manisha Gajanan Shinge), (4) Smt. Usha Tajaji Patil (Nee Miss Usha Gajanan Shinge), (5) Smt. Asha Karamchand Shinge (Nee Miss Asha Gajanan Shinge), (6) Shri Krishna Ramdas Shinge, (7) Kumar Jayesh Krishna Shinge, (8) Shri Pandharinath Ramdas Shinge, (9) Kumar Yogesh Pandharinath Shinge, (10) Shri Vishwanath Ramdas Shinge, (11) Smt. Narmadabai Ramesh Patil & (12) Smt. Kamalabai Ramesh Patil (Bhoir) (hereinafter referred to as 'the said Third Owners') as her only legal heirs in accordance with the law by which she was governed at the time of her death;

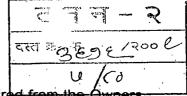
AND WHEREAS in the above premises the Third Owners became the owners of the said Third and the said Fourth Property:

AND WHEREAS thereafter, the said Third Owners & others and the said Viroop entered into a Supplemental Agreement dated 17/03/1994, for and in respect of the said Third Property which is registered with the Sub-Registrar of Assurances at Thane under Sr.No.1185/1994;

AND WHEREAS by a Deed of Cancellation dated 20/07/2004 (hereinafter referred to as 'the said Deed of Cancellation dated 20/07/2004') executed by and between the said Third Owners and the said Viroop, the parties thereto cancelled the said Agreement dated 09/03/1989 and the said Supplemental Agreement dated 17/03/1994:

AND WHEREAS by a Development Agreement dated 20/07/2004 (hereinafter referred to as 'the said Agreement dated 20/07/2004'), executed by and between M/s. Shree Sai Enterprises (hereinafter referred to as 'the said Sai') therein referred to as the Developers of the One Part and the said Third Owners therein referred to as the Owners of the Other Part, the Owners therein granted

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to the Developers therein and the Developers therein acquired from the Owners therein the development rights for and in respect of the said Third Property at or for the consideration and for an upon the terms and conditions contained therein. The said Agreement dated 20/07/2004 is registered with the Sub-Registrar of Assurances at Thane under Sr.No.5270/2004;

AND WHEREAS pursuant to the said Agreement dated 20/07/2004, the said Third Owners executed a Power of Attorney of even date (hereinafter referred to as 'the said POA dated 20/07/2004') in favour of the persons nominated by the said Sai to enable them to do all acts, deeds, matters and things for and in respect of the development of the said Third Property. The said POA dated 20/07/2004 is registered with the Sub-Registrar of Assurances at Thane under Sr.No.557/2004;

AND WHEREAS by a Deed of Assignment dated 11/10/2004 (hereinafter referred to as 'the said Third Agreement') executed by and between the said Sai therein referred to as the Assignors of the First Part, the said Third Owners therein referred to as Confirming Party of the Second Part and the Promoters herein therein referred to as the Assignees of the Third Part, the Assignors therein with the knowledge and consent of the Confirming Party therein assigned to the Assignees therein and the Assignees therein acquired from the Assignors therein the development rights for and in respect of the said Third Property at or for the consideration and for and upon the terms and conditions contained therein. The said Third Agreement is registered with the Sub-Registrar of Assurances at Thane under Sr. No.7398/2004;

AND WHEREAS pursuant to the said Third Agreement, the said Sai executed a Substituted Power of Attorney dated 11/10/2004 (hereinafter referred to as 'the said Third POA') in favour of the persons nominated by the Promoters to enable the to do all acts, deeds, matters and things for an in respect of the development of the said Third Property. The said Third POA is registered with the Sub-Registrar of Assurances at Thane under Sr. No. 743/2004;

AND WHEREAS by another Development Agreement dated 09/03/1989 (hereinafter referred to as 'the said Development Agreement dated 09/03/1989'), the said Ambibai and the said Third Owners granted to the M/s. Anuj Housing Development Pvt. Ltd., (hereinafter referred to as 'the said Anuj') and the said Anuj acquired from the said Ambibai and the said Third Owners the development rights for and in respect of the said Fourth Property at or for the consideration and or and upon the terms and conditions contained therein. The said Agreement dated 09/03/1989 is registered with the Sub-Registrar of Assurances at Thane under Sr.No.2053/1989;

AND WHEREAS thereafter, the said Third Owners and the said anult entered into a Supplemental Agreement dated 17/03/1994 (hereinatter referred to as 'the said Supplemental Agreement') for and in respect of the said Fourth Property, which is registered with the Sub-Registrar of Assurances at Thane under Sr.No.1186/1994;

AND WHEREAS by a Deed of Cancellation dated 20/07/2004 (hereinafter referred to as the said Deed of Cancellation dated 20/07/2004) executed by and

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between the said Third Owners and the said Anuj, the parties thereto cancelled the said Development Agreement dated 09/03/1989 and the said Supplemental Agreement;

AND WHEREAS by a Development Agreement dated 20/07/2004 (hereinafter referred to as 'the said Development Agreement dated 20/07/2004'), executed by and between M/s. Shree Sai Enterprises (hereinafter referred to as 'the said Sai') therein referred to as the Developers of the One Part and the said Third Owners therein referred to as the Owners of the Other Part, the Owners therein granted to the Developers therein and the Developers therein acquired from the Owners therein the development rights for and in respect of the said Fourth Property at or for the consideration and for an upon the terms and conditions contained therein. The said Agreement dated 20/07/2004 is registered with the Sub-Registrar of Assurances at Thane under Sr.No.5269/2004;

AND WHEREAS pursuant to the said Agreement dated 20/07/2004, the said Third Owners executed a Power of Attorney of even date (hereinafter referred to as 'the said Power of Attorney dated 20/07/2004') in favour of the persons nominated by the said Sai to enable them to do all acts, deeds, matters and things for and in respect of the development of the said Fourth Property. The said Power of Attorney dated 20/07/2004 is registered with the Sub-Registrar of Assurances at Thane under Sr.No.554/2004;

AND WHEREAS by a Deed of Assignment dated 11/10/2004 (hereinafter referred to as 'the said Fourth Agreement') executed by and between the said Sai therein referred to as the Assignors of the First Part, the said Third Owners & others therein referred to as Confirming Party of the Second Part and the Promoters herein therein referred to as the Assignees of the Third Part, the Assignors therein with the knowledge and consent of the Confirming Party therein assigned to the Assignees therein and the Assignees therein acquired from the Assignors therein the development rights for and in respect of the said Fourth Property at or for the consideration and for and upon the terms and conditions contained therein. The said Fourth Agreement is registered with the Sub-Registrar of Assurances at Thane under Sr.No.7397/2004;

AND WHEREAS pursuant to the said Fourth Agreement, the said secured a Substituted Power of Attorney dated 11/10/2004 (herein the referred to as 'the said Fourth POA') in favour of the persons nominated by the Promotes to enable the to do all acts, deeds, matters and things for an independent of the said Fourth Property. The said Fourth POA is referred with the Sub-Registrar of Assurances at Thane under Sr. No. 742/2004;

AND WHEREAS in the premises aforesaid, the Promoters herein are entitled to develop the said First, Second, Third and Fourth property mentioned hereinabove and more particularly described Firstly, Secondly, Thirdly and Fourthly respectively in the First Schedule written hereunder (hereinafter collectively referred to as 'the said properties') and the said First property and the said Second Property out of the said properties are hereinafter collectively referred to as 'the said property' and more particularly described in the Second Schedule hereunder written;

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AND WHEREAS the Government of Maharashtra had issued Government Resolutions dated 12/04/2007 & 08/11/2007 under the provisions of the Ceiling Act. One Mr. Mohan Mate filed Writ Petition No.5684/2007 against Principal Secretary, U.D. dept., Govt. Of Maharashtra & others in the High Court of Judicature at Bombay, Nagpur Bench, Nagpur whereunder he has challenged the validity of Government Resolutions dated 08/11/2007 & 12/04/2007. By Order dated 14/08/2008, the Hon'ble Division Bench is pleased to quash and set aside the said Government Resolutions dated 12/04/2007 and 08/11/2007 and it appears that till date the said Order dated 14th August, 2008 has not been challenged by the Govt. of Maharashtra.

AND WHEREAS the Promoters on behalf of the First Owners submitted the revised plans in respect of the said first property to the Corporation for their approval and the same have been sanctioned under V.P. No.2005/45/TMC/TDD/605 dated 23/12/2008. A copy whereof is annexed and marked hereto as **Annexure 'N'**.

AND WHEREAS subsequent to the aforesaid approval, the Promoters decided to amalgamate the said second, third and fourth property with the first property and accordingly, they have prepared through their architects the plans in respect of the second property only.

AND WHEREAS the Promoters on behalf of the First to Fourth Owners submitted the revised plans in respect of the said properties to the Corporation and the same has been sanctioned under V. P. No.2005/45/TMC/TDD/729 dated 10/02/2009. A copy whereof is annexed and marked hereto as Annexed 2.

AND WHEREAS by Order No.Revenue/K-1/TE-1/LAZ SR-20/09 Conditions of Thane granted permission for No.Revenue/K-1/TE-1/LAZ SR-20/09 conditions the respect of the said Second property subject to the terms and conditions the respect of the said Second property subject to the terms and conditions the respect of the said Second property subject to the terms and conditions the respect to the terms and conditions the respect of the said Second property subject to the terms and conditions the respect to the terms are respect to the terms and conditions the respect to the terms are respect to the terms and the respect to the terms are respectively to the respective to the respect

AND WHEREAS the Commencement Certificate No. 1. By No. 2005/45/TMC/ TDD/6 dated 02/04/2009 has also been granted by the marked in respect of the said property, A copy whereof is annexed hereto and marked as Annexure 'Q'.

AND WHEREAS as per sanctioned plan, (a) in Phase IV the Promoters are entitled to construct four buildings out of which three buildings comprising of Gr. (Part)/Stilt plus 7 upper floors and one building comprising of Gr. (Part) plus 3 upper floors. However, the Promoters intend to use and consume the FSI as well as TDR potential of the said property in the form of FSI in the said property and therefore, the Promoters proposed to construct additional four floors on the building which is presently sanctioned as Gr. (Part) plus 3 upper floors as marked and shown on the map annexed hereto as Annexure 'R' and (b) in Phase V, the Promoters are entitled to construct six buildings out of which two buildings comprising of Stilt plus 7 upper floors, one building comprising of Stilt plus 6 upper floors and three buildings comprising of stilt plus one upper floor. However, the Promoters intend to use and consume the FSI as well as TDR potential of the said property in the form of FSI in the said property and therefore, the Promoters proposed to construct one additional floor on the building which is presently

sanctioned as Stilt plus 6 upper floors and additional six floors on the building which is presently sanctioned as Stilt plus one upper floor as marked and shown on the map annexed hereto as Annexure `R'. The Promoters hereby reserve their rights to develop and construct buildings on the said third and fourth property as well as proposed amalgamated plots mentioned herein below as future development and the same is shown by zebra lines and marked by the words `future development' in the plan thereof hereto annexed and marked as Annexure `R';

AND WHEREAS the Promoters have entered into a standard agreement with Jitendra Mukadam, Architect & Interior Designer and the said Agreement is as per the prescribed format prescribed by the Council of Architect, whereas the Promoters have also appointed RCC specialist and Structural Engineer Mr. R. C. Tipnis for preparation of the structural designs and drawings of the buildings on the Promoters accepting the professional supervision of the Architects and the Structural Engineers till the completion of the buildings. The structural designs prepared by the said Structural Engineers is earthquake proof and a copy of the certificate in respect thereof is hereto annexed and marked as Annexure 'S'.

AND WHEREAS the Purchaser has demanded from the Promoters and the Promoters have given inspection to the Purchaser of all the documents of title relating to the said properties, building plans as sell as specifications and designs thereof prepared by the Architects, Orders passed by the concerned authorities and of such other documents as are specified under Maharashtra ownership Flats (Regulations, Promotion of construction, sale, Management and Transfer) Act, 1963 and the Rules made thereunder (hereinafter called 'the MOF Act')

AND WHEREAS a copy of the certificate of Title issued by the Advocate of the Promoters in respect of the said property, copy of 7/12 Extracts showing the nature of the title of the Owners to the said properties and object of the Plushaser have been annexed hereto and marked as Annexure 'T', 'U' respectively. The Purchaser hereafter shall not be entitled to make any requisition or call for any further documents of title of the said properties and Promoters' Tight of development.

AND WHEREAS the Promoters have displayed and/or kept Xerox copies of the documents, plans and specifications referred to in above clause as per Sec. 3 of the MOF Act at the site and permit the Purchaser to take inspection thereof.

AND WHEREAS the Promoters intend to develop the said property along with the adjoining properties in the Phase wise manner. The buildings to be constructed on the said Property shall be collectively known as 'Phase IV & V'. The Promoters intend to construct the project as Unnathi Woods;

AND WHEREAS the Purchaser has applied to the Promoters for allotment of flat bearing No. 501 on 5th floor in the Building No. E 2 of Unnathi Woods PHASE M/V & Stilt Car Parking Space No. NIL

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AND WHEREAS the Purchaser has also inspected the said property and has himself fully acquainted with the state thereof and has agreed to acquire the said flat from the Promoters on what is popularly known as ownership basis at and for the price and on the terms and conditions and covenants mutually agreed upon by and between the parties hereto;

AND WHEREAS the Purchaser has made the Declaration/Averments as prescribed under the provisions of the Maharashtra Co-operative Societies Act, 1960 & the ULC Act;

AND WHEREAS relying upon the said application and agreement, the Promoters have agreed to sell to the Purchaser the said flat at the price and on the terms and conditions hereinafter appearing;

AND WHEREAS under Sec. 4 of the MOF Act, the Promoters are required to execute a written agreement for sale of the said flat to the Purchaser being in fact these presents and also to register the said agreement for sale under the MOF Act.

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

- The Promoters shall construct the said 10 buildings on the said property. This agreement relates to Building No. E 2 consisting of Still plus 7 upper floors in accordance with the building plans sanctioned by the Corporation with only such variations and modifications as the Corporation or the Promoters may deem fit and the Purchaser hereby consents to the same. The Promoters shall, however be entitled to make any variations, alterations or amendments in the said plans or specifications of the said buildings and /or layout plans if decided by the Promoters or if required to be made for the purpase of meeting any requisition, objection or requirement of the concerned Authorities Trie surchaser shall not object to the aforesaid and hereby grants revocable consent to the same. PROVIDED THAT if such variations or modifications adversely affect the area of the flat agreed to be purchased by the Purchaser therefore the promoters shall obtain consent of the Purchaser therefore any variations or alterations and amendments in the aforesaid Building to be being constructed on the said property, or the location thereof, and the Purchaser shall not object to the aforesaid and hereby grants irrevocable consent to the same.
- 2. The Purchaser has prior to the execution of this agreement satisfied himself with the title of the said Owners to the said property including the Agreements and other documents referred to hereinabove and the Purchaser hereby agrees & confirms that he shall not be entitled to further investigate the title of the Owners and the Promoters' right of development of the said property and no requisition or objection shall be raised by the Purchaser on any matter relating thereto or howsoever in connection therewith. Further, prior to the execution of these presents, the Promoters have given the Purchaser an express notice of the rights reserved and retained by the Promoters for themselves as well as for their nominees and assigns.

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- 3. While sanctioning the said plans, concerned local authority has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said building and upon due observance and performance of which only the completion and Occupation Certificates in respect of the said building shall be granted by the concerned local authority.
- The Purchaser hereby agrees to acquire and purchase from Promoters and the Promoters hereby agree to sell to the Purchaser the Flat bearing No. 501, on the 5th floor in the Building No. E 2 (hereinafter referred to as 'the said Building') of Unnathi Woods PHASE W/V having carpet area of 385 sq. ft. (which is inclusive of the area of balcony as well as door & window sills) and bounded by red colour boundary line on the floor plan hereto annexed and marked as Annexure 'V' hereinafter referred to as "the said flat") and Stilt Car Parking Space No. NIL at or for the price of Rs. 12,39,700/- (Rupees Twelve Lacs Thirty Nine Thousand Seven Hundred Only) (which includes proportionate price of common areas and the facilities appurtenant to the said flat). The list of the amenities to be provided by the Promoters in the said flat as well as to the entire nature, extent and description of the common areas & facilities and limited common areas & facilities are set out in Annexure 'W' & 'X' hereto respectively. However, the Purchaser agrees that the Promoters have the right to change the fixtures, fittings and amenities to be provided in the circumstances wherein there is an uncertainty about the availability of fixtures, fittings or amenities or the materials required to be provided either in terms of quantity and quality and/or delivery and/or for any other reason beyond the control of the Promoters. In such circumstances, the Promoters shall substitute the fixtures, fittings and amenities without any approval of the Purchaser in as much similar specification and/or quality as may be available and required during the stage/time of the construction in order to enable the Promoters to offer at the stadies the possession of the said flat and/or for any other reason whatsome

5. The Purchaser hereby agrees to pay to the Propurchase price of **Rs. 12,39,700/**- as under:

a) Rs. 2,47,940/-

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(20%) paid on or before execution hereof

b) **Rs** 61,985/-

(5%) paid on or before Commencement of Construction work.

c) Rs. 61,985/-

(5%) on or before completion of plinth.

d) Rs. 86,779/-

(7%) on or before casting of 1st slab.

e) **Rs.** 86,779/-

(7%) on or before casting of 2nd slab.

f) Rs. 86,779/-

(7%) on or before casting of 3rd slab.

g) Rs. 86,779/-

(7%) on or before casting of 4th slab.

h) Rs. 86,779/-

(7%) on or before casting of 5th slab

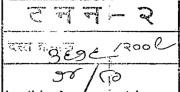
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i)	Rs.	86,779/-	(7%) on or before casting of 6 th slab.
j)	Rs.	86,779/-	(7%) on or before casting of 7 th slab.
k)	Rs.	86,779/-	(7%) on or before casting of 8 th slab.
1)	Rs.	30,993/-	(2.5%) on or before completion of Brick work of the said flat.
m)	Rs.	30,993/-	(2.5%) on or before completion of plaster work of the said flat.
n)	Rs.	30,993/-	(2.5%) on or before completion of plumbing work of the said flat.
0)	Rs.	30,993/-	(2.5%) on or before completion of flooring work of the said flat.
p) ့	Rs.	49,586/-	(4%) on or before the said premises being notified by the builders completed and ready for occupation.

The Purchaser confirms that the installments payable by the Purchaser under these presents shall be paid on due without any delay or default as TIME IN RESPECT OF THE SAID PAYMENTS OR INSTALLMENTS AND IN RESPECT OF ALL AMOUNTS PAYABLE UNDER THESE PRESENTS BY THE PURCHASER TO THE PROMOTERS IS OF THE ESSENCE OF THE CONTRACT. If the Purchaser makes any delay or default in making payment of any of the installments or amounts or commits any default in observing terms and conditions of this agreement, the Promoters shall be entitled at their pation entire to terminate this Agreement or to charge interest at the rate of 200 per amounts on all such amounts and installments from the date of default till payment and/or receipt thereof by the Promoters, WITHOUT PREJUDICE to their other rates in law and under these presents; PROVIDED AND ALWAYS that the power of termination hereinbefore contained shall not be exercised by the Promoters unless and until the Promoters shall have given to the Purchasel 15 days prior notice in writing of their intention to terminate this Agreement and default shall have been made by the Purchaser in remedying such breach/breaches within 15 days of giving such notice. It is further agreed that upon termination of this agreement as stated hereinabove, the Promoters shall, after deducting an amount equal to 20% of the total consideration payable hereunder, refund to the Purchaser the balance of the sale price which the Purchaser may have till then paid to the Promoters without any interest on the amount so refundable and upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoters shall be at liberty to dispose off and to sell the said flat to such person or persons at such price and on such conditions as the Promoters may desire and think fit in their absolute discretion and the Purchaser shall have no objection for the same. However, in case of such sale to third party, the Promoters shall within 10 days from the date of such sale, refund the amount received so far after deductions as aforesaid to the Purchaser.

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- 6. It is expressly agreed that right of the Purchaser under this Agréement is restricted only to the flat agreed to be sold by the Promoters and right of all the prospective Purchaser of premises in the said building shall be restricted to the land married to the plinth area and all other premises and/or portion or portions of the said property including the layout area, roads, recreation ground etc., shall be the sole property of the Promoters and the Promoters shall be entitled to deal with and develop the same in any manner as may be deemed fit by them without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever. The Purchaser hereby confirms and consents to the irrevocable right of the Promoters to develop the said property in the manner deemed fit by them without any further or other consent or concurrence from the Purchaser and other Purchasers in future.
- 7. It is expressly agreed that the Purchaser shall be entitled to the common areas and facilities and amenities along with the said flat. However, the Purchaser has taken note of and has also agreed with the Promoters that the Promoters have right to use and enjoy at all times the facilities like all compulsory open spaces, internal common roads, pathways, garden, recreation ground and facilities, playing equipments, open space, storm water drainage, common areas and facility, limited common area and facility, sewerage lines, water courses, electricity-cables, electrical substations, telephone cables, under-ground and overhead water tanks, Water pipe line, pump rooms auxiliary tank, common lighting, dish antenna, common antenna, cable video, meter rooms, servants common toilets, lifts, society office room, stilt in the Compound, Lift Machine Room and all such facilities finally that may be provided by the Promoters.
- 8. The Purchaser shall use the said flat or any part thereof or permit the same to be used only for the purpose for which it is meant and for no other purpose whatsoever.

9 The Promoters have informed to the Purchaser and the Paware that as per the Scheme envisaged by the Promoters:

a) Presently they intend to develop the said property "Unnathi Woods PHASE IV & V";

b) As per sanctioned plan, (a) in Phase Four the Promoters are entitled to construct four buildings out of which three buildings comprising of O. (PEA) Sills plus 7 upper floors and one building comprising of Gr. (Part) plus 3 upper floors... However, the Promoters intend to use and consume the FSI as well as TDR potential of the said property in the form of FSI in the said property and therefore, the Promoters proposed to construct additional four floors on the building which is presently sanctioned as Gr. (Part) plus 3 upper floors as marked and shown on the map annexed hereto as Annexure `A' and (b) in Phase V, the Promoters are entitled to construct six buildings out of which two buildings comprising of Stilt plus 7 upper floors, one building comprising of Stilt plus 6 upper floors and three buildings comprising of stilt plus one upper floor. However, the Promoters intend to use and consume the FSI as well as TDR potential of the said property in the form of FSI in the said property and therefore, the Promoters proposed to construct additional one floor on the building which is presently sanctioned as Stilt plus 6 upper floors and additional six floors on the building which is presently

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sanctioned as Stilt plus one upper floor as marked and shown on the map annexed hereto as Annexure 'R' or else, the Promoters are entitled to use the said TDR in the said properties or in the proposed amalgamated plots. The Promoters hereby reserve their rights to develop and construct buildings on the said third and fourth property as well as proposed amalgamated plots mentioned herein below as future development and the same is shown by zebra lines and marked by the words 'future development' in the plan thereof hereto annexed and marked as Annexure 'R';

- c) they have acquired development rights for and in respect of the adjoining properties being lands bearing Survey No. 247/2 admeasuring 3140 sq. mtrs., Survey No. 247/4/2 admeasuring 2580 sq. mtrs., Survey No. 247/4/3 admeasuring 2580 sq. mtrs., situate lying and being at village Kavesar, Taluka and District Thane from the respective owners by and under diverse agreements and therefore, the Promoters also intend to amalgamate the same with the said properties as future development. The Promoters have already promised the adjoining land owners &/or their assignees that as and when they will demand, the Promoters will give right of way from their properties as shown in the plan annexed hereto and marked as Annexure `R' by brown colour wash;
- d) they intend to construct a Community Centre on a portion of the said property in accordance with the layout plan sanctioned by the Corporation. Each flat Purchaser of the said building alongwith the Purchasers of premises in the Buildings to be constructed on the said property shall have right to use the said Community Centre subject to the terms & conditions that may be imposed by the Promoters or the Society or the Apex/Federal Society, as the case may be. The Promoters shall at their option be entitled to develop the said First, Second, Third and Fourth Property either as a single project or cause sub-division thereof to develop each of the said first, second, third and fourth property as a separate phase after obtaining requisite permissions, if required in that behalf;
- they, at their option, may form one society in respect of all buildings of form a separate society in respect of each building. In the event of the Promoters forming a separate society in respect of each building, they may grant separate lease in respect of the plinth area of each building in favour of least society and execute conveyance in respect of remaining area in favour of the sederal Society;
- f) as the said property is being developed as one property, in the exert of Promoters granting separate lease in respect of each building, it will not be possible to sub-divide the said properties, as such the Purchasers shall not be entitled to ask for sub-division of the said properties;
- g) the Conveyance/Lease shall be executed by the Promoters only upon the completion of all the buildings and development of the said property and the Purchaser shall not insist upon the conveyance/lease prior to the completion of the entire development of the said property;
- they are entitled to utilise any Enditional FSI that may be available to them either by way of Transfer of Development Right (TDR) or increase in F.S.I. due to changes in Development Rules under any Law by constructing additional

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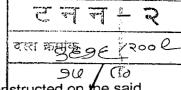
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- g) the Conveyance/Lease shall be executed by the Promoters only upon the completion of all the buildings and development of the said property and the Purchaser shall not insist upon the conveyance/lease prior to the completion of the entire development of the said property;
- h) they are entitled to utilise any additional FSI that may be available to them either by way of Transfer of Development Right (TDR) or increase in F.S.I. due to changes in Development Rules under any Law by constructing additional

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premises on the ground floor or additional floors on the building/s constructed by them or by constructing one or more separate building/s on the said property. The Promoters shall be entitled to use/consume the aforesaid additional F.S.I. till the registration of the Society or any form of organisation and execution of Conveyance in its favour:

- If the said property or any part thereof is reserved for any purpose under the D.C. Regulations, then the Promoters shall be entitled to use the TDR of such reserved portion in the form of F.S.I either on the said property or any part thereof or be entitled to sell/transfer the same to any third party as they deem fit;
- they shall be entitled to put on hoarding/s illuminated or comprising of neon signs on any portion of the said property or on the building or buildings to be constructed thereon or any parts thereof and for that purpose the Promoters are fully authorised to allow temporary or permanent construction or erection or installation either on the exterior/terrace of the said Building/s or on any portion of the said property as the case may be. The Purchaser or Society shall not demand any amount or any charge from the Promoters by way of monthly maintenance charges or any other charges or outgoings for the use of such exterior/terrace or compound wall for the purpose of displaying of hoardings or advertisements etc., and for such other purposes as the Promoters may deem fit. The Promoters are also entitled to retain to itself the exclusive right to use any building/terrace for erecting and installing portions Telecommunication Relay Stations, and other communications relaying stations and to erect and install antenna, boosters and other equipments (hereinafter referred to as "the communication equipment") for facilitating relay of Cellular communication, radio services and satellite communications and providing other communications and relays by any and all means and devices and the Promoters shall be entitled to commercially exploit the aforesaid rights, either by itself or through the person/s to whom the Promoters may have assigned the said rights, (hereinafter referred to as Assignees of the said right) for their own benefit and/or the Assignees of the said right shall be entitled to enter into appropriate agreements with any person of their choice to assign, the subject, subje exploit all such rights including the right to put up any hoarding/s including the neon Signs or the communication equipment, the persons holding liver sels from the authorities in respect of the commercial exploitation of the said equipments. For availing such rights in respect of terrace and roof and for execting and equipment Communication installing constructing and Telecommunication, Relay stations, and other communication relaying stations are erected and installed on the terrace or other portions of the said building, the Promoters/the assignees of the said right shall pay to the Association/Society of the Flat Purchasers of the said building an aggregate fixed fee of Rs.1000/-(Rupees One Thousand only) per annum commencing from the date of handing over possession of the respective premises to the Purchasers thereof. .

Aforesaid conditions are of the essence of the contract and only upon the Purchaser agreeing to the said conditions, the Promoters have agreed to sell the said flat to the Purchaser. Shyanal Mody



- 10. The Promoters will sell all premises intended to be constructed on the said property with a view ultimately that the Purchasers of all the premises in the said building shall be admitted to Co-operative Housing Society of all such prospective Purchasers of premises (hereinafter referred to as "the said Society").
- 11. Subject to terms of this Agreement being fulfilled and subject to provisions of this Agreement, the Promoters shall themselves execute or cause the Owners to execute lease/s & or Conveyance/s in respect of their respective property or any part thereof and all costs, charges, expenses by way of stamp duty and Registration Fee and all other expenses whatsoever in respect thereof shall be borne and paid by the Purchaser along with other prospective Purchasers of premises on pro-rata basis and demand for contribution made by the Promoters shall be valid and binding upon the Purchaser and the Purchaser shall not object to or oppose or dispute the same in any manner whatsoever.
- 12. It is expressly agreed that the possession of the said flat will be handed over by the Promoters to the Purchaser by **June 2010**, provided the Promoters have received the full purchase price of the said flat under these presents strictly as per time Schedule and provided the construction by the Promoters are not delayed on account of non-availability of steel, cement and other building materials, and grant of necessary services such as water, electricity, drainage etc. and any act of god, civil commotion, riots, war, or any notice, order, rule, notification of the government and/or other public body and/ or competent Authority has disturbed the construction schedule of the Promoters.
- 13. If the Promoters fail or neglect to give possession of the said flat to the Purchaser save and except as stated hereinabove on account of any reasons beyond their control or as provided in section 8 of the MOF Act, then the Promoters shall be liable on demand to refund to the Purchaser amount received by them in respect of the said flat along with simple interest at the rate of the annum from the date of the receipt of such amount till payment. The entire amount along with interest thereon is refunded by the Promoters to the Purchaser, there shall be a charge on the said flat to the externation of the said flat to the externation of the purchaser.
- 14. The Purchaser shall take possession of the said flat within SEVEN DAYS of the Promoters informing in writing to the Purchaser intimating that the said flat is ready for use and occupation.
- 15. While accepting the possession of the said flat from the Promoters, the Purchaser shall get himself satisfied about the quality of work, amenities etc., and thereafter upon the Purchaser taking possession of the said flat, shall have no claim against the Promoters as regards the quality of the Building material used for construction of the said flat or the nature of the construction provided in the said flat.
- 16. The Purchaser along with the other Purchasers of the premises in the building shall join in forming and registering the Society or a Limited Company as may be decided by the Promoters and for that purpose also from time to time sign and execute the application for registration and/or membership and other

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papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, and approving the bye-laws of the proposed Society and duly fill in, sign and return to the Promoters within FOUR DAYS of the same being forwarded by the Promoters to the Purchaser, so as to enable the Promoters to register the organization of the Purchaser under Section 10 of the MOF Act. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum and /or Articles of Associations, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. In the event of the Society or Limited Company being formed and registered before the sale or disposal by the Promoters of all the premises in the said building, the power and authority of the Society so formed of the premises Purchasers shall be subject to the overall authority and control of the Promoters in respect of any of the matters concerning the said building, the construction and completion thereof and all amenities appertaining to the same and in particular the Promoters shall have absolute authority and control as regards the unsold premises and the disposal thereof.

17. The Purchaser shall pay / deposit with the Promoters on or before taking the possession of the said flat the following amounts:--

a) Rs. 350/- for the Entrance Fees as well as Share Application Money.

b) Rs. 9,702/- for one year advance deposit for provisional/tentative maintenance charges.

The Purchaser hereby agrees that he shall not be entitled to question either the quantum of such amount nor claim any interest thereon. It is further specifically agreed by the Purchaser that if any amount is increased by the Concerned Authority regarding development charges, balcony and osure premium & MSEB charges till the Purchaser takes the possession of the said flat from the Promoters, then in such event, such differential amount in a such event.

- 18. Notwithstanding anything to the contrary contained in this Agreement, the Purchaser hereby agrees to contribute to pay his proportionate share towards the costs, charges, expenses, Municipal Taxes and out goings in respect of the said flat being agreed to be sold hereunder. Such share is to be determined by the Promoters having regard to the area of each premises. The Purchaser will not be entitled to ask for adjustment of the deposit amounts mentioned herein against the expenses, Municipal taxes and out goings.
- 19. Commencing a week after the information in writing is given by the Promoters to the Purchaser that the said flat is ready for use and occupation, the Purchaser shall be liable to bear & pay the proportionate share (i.e. in proportion to the floor area of the flat) of the outgoings in respect of the said property and building name!, taxes, betterment charges or such other levied by the concerned local authorities and /or Govt., water charges, insurance, common lights, repairs and salaries of clerks, chowkidars, sweepers, and all other expenses necessary

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and incidental to the management and maintenance of the said property and the said building. Until the Society/Limited Company is formed and the said property and the said building transferred to it, the Purchaser shall pay to the Promoters such proportionate share of outgoings as may be determined. The Purchaser further agrees that till his share is so determined he shall pay to the Promoters provisional/tentative monthly contributions of Rs. 809/- per month towards the outgoings. The amount so paid by the Purchaser to the Promoters shall not carry any interest and remain with the Promoters until the Deed of Conveyance / Lease is executed in favour of the said Society as aforesaid. Subject to the Provisions of the Sec. 6 of the MOF Act, on such lease/Conveyance being executed, the aforesaid deposits (less deductions provided for in this Agreement) shall be paid over by the Promoters 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 out goings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. However, the Promoters shall not be required to pay proportionate share of the maintenance charges of the premises, which are not sold and disposed off by the Promoters.

- 20. The Purchaser with intention to bring in and bind all persons into whomsoever hands the said flat may come, doth hereby covenant with the Promoters as follows:-
- a) To maintain the said flat at Purchaser's own cost in good tenantable repair and condition from the date on which the possession of the said flat is taken and shall not do or suffer to be done anything in or to the said building or to the staircase or any passages or other areas which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change /alter or make addition in or to the said building or the said flat itself or any part thereof.
- b) Not to store in the said flat any goods which are of hazardous, compustible or dangerous nature or are so heavy as to damage the construction or structure of the said building or storing of goods which are object on the concerned local or other authority and shall not carry or cause to be read the local particle heavy package to the upper floors which may damage or are likely to damage the stair-cases, common passages or any other structure of the said fillding including entrance of the building and in case any damage us faused to the building or any other premises or any part thereof on account of negligerize or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
- c) To carry out at his own costs all internal repairs to the said flat and maintain the said flat in the condition, state and order in which it was delivered by the Promoters to the Purchaser and shall not do or suffer to be done anything in or to the said building or the said flat which constitutes a breach or default under the rules and regulations and bye-laws of the concerned local authority or other public body AND in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequence thereof to the concerned local authority and / or any other public authority.

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Not to demolish or cause to be demolished the said flat or any part thereof, nor at any time make or cause to be made any additions or alterations of whatever nature in or to the said flat or any part thereof, nor any alteration in the elevation and out side colour scheme of the said building and shall keep the portions, sewers, drains, pipes in the said flat and appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and protect the other parts of the said building and shall not chisel or in any other manner damage the columns, beams walls, slabs, flooring, RCC pardis or other structural members in the said flat without the prior written permission of the Promoters and/or the Society.

- e) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said property and the said building.
- f) To pay to the Promoters within seven days of demand by the Promoters, his share of security deposit demanded by the concerned local authority or Government for giving water, electricity or any other service connection to the said building.
- g) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority on account of change of user of the said flat by the Purchaser.
- h) The Purchaser shall not let, sub-let, transfer, assign or part with Purchaser's interest or benefit factor of this Agreement or part with the possession of the said flat until all the dues payable by the Purchaser to the Promoters under this Agreement are fully paid up and only if the Purchaser has not been guilty of breach or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated in writing to the Promoters and the Promoters has approved such let, sublet, transfer assignment at in writing.
- which the Society may adopt at its inception and the additions, alterations of amendments thereof that may be made from time to time protection and maintenance of the said building and the premises therein and for the observance and performance of the building rules, regulations and by the public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupations and use of the said flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
- j) Till a Lease / Conveyance of the said building in which the said flat is situated is executed as aforesaid, the Purchaser shall permit the Promoters and their Surveyors and Agents with or without workmen and others, at all reasonable times, to enter into and upon the said property and the said building or any part

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hereof to verify and examine the state and condition thereof and also for the burpose of repairing any part of the said building and or the said flat.

- The Promoters shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose of their right, title and interest in the said property or any part thereof, hereditaments and premises and the buildings constructed or hereinafter to be erected thereon PROVIDED THAT the Promoters do not in any way affect or Prejudice the rights hereby granted in favour of the Purchaser.
- 22. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to any flat/penthouse in the said building, if any, shall belong exclusively to the respective purchaser of the said flat/penthouse and such terrace spaces are intended for the exclusive use of the respective purchaser. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned local authority and the Promoters or the Society as the case may be.
- 23. The Purchaser and the person to whom the said flat is permitted to be transferred, shall from time to time, sign all applications, papers and documents and do all acts, deeds, and things, as the Promoters or the Co-operative Housing Society may require for safeguarding the interest of the Promoters and / or the Purchaser and other Purchasers in the said property.
- 24. The Purchaser and the person to whom the said flat is permitted to be transferred with the written consent of the Promoters, shall observe and perform all the provision of the bye-law and/or the rules and regulations of the Cooperative Society for the time being in force.
- 25. The Promoters shall maintain a separate account of sums received by them from the Purchaser as advance or deposit, sums received on account of the share capital for the formation of the Society or a Company or towards the outgoings, legal charges and shall utilize the amounts only for the purpose up which they have been received.
- 26. It is expressly agreed and undertaken by the Purchaser trait in case he desires to obtain/borrow housing loan from any financial institution plank /Organization/Employer by offering as security the said flat/premises allotted to him under these presents, the disbursement of such loan shall be made directly in the name of the Promoters. The repayment of such loans, interest and other charges on such loan shall be the sole responsibility of the Purchaser availing such loan. However, on non-payment of such loan by the Purchaser, the recourse available to the financial institution would be only to such flat/premises allotted and the Purchaser and not to the land and buildings belonging to the Promoters. On financial institution agreeing to the above, the Promoters shall be deemed to have granted its NOC to such Purchaser to raise housing loan only on the aforesaid conditions and not otherwise.
- 27. The Purchaser hereby gives his express consent to the Promoters to raise any loan against the said property and the building/s under construction and to mortgage the same with any bank or banks or any other parties. This consent is on the express understanding that any such loan liability shall be cleared by the

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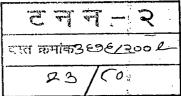
Promoters at its own expenses before the said flat is handed Purchaser.

- 28. The Purchaser along with the other Purchasers of premises in the said building shall join in forming and registering a Co-operative Housing Society, and for that purpose also from time to time sign and execute application for registration and papers connected with and other documents necessary for formation of such Society and to become member and sign and return all the documents including bye-laws within seven days of receipt thereof, time being of the essence, so as to enable the Promoters to register the Organization of the purchasers under section 10 of the MOF ACT within the time limit prescribed by Rule 8 of the MOF Act.
- 29. The Promoters shall if necessary become members of the said society in respect of their right and benefits conferred /reserved herein or otherwise. If the Promoters transfer, assign and dispose off such rights and benefits at any time to anybody, the assignee, transferee and/or the buyers thereof shall become the members of the said society in respect of the said rights and benefits. The Purchaser herein and the said society will not have any objection to admit such assignees or transferees as members of the said society.
- 30. All open /covered garages, car parking spaces basements space under stilt in the compound or in the building shall belong to the Promoters only and they will have sole and exclusive right and authority to alienate or dispose off the same on such terms and conditions as they may like to any party and receive and appropriate the consideration received thereof and the Purchaser will have no objection to the same and the Purchaser doth hereby consent to what is stated above.
- The Promoters have reserved the right to give the open space around the 31. The Promoters have reserved the right to give the open of the purpose of the purpose of the purpose of the purpose of the purposes of such poses and/or for any other purposes of such poses. parking, garage, hoardings, sign boards and/or for any other purposes on suchre-the incorporated in the proposed Leases/ Conveyances. The Promoters or their nominee or nominees shall pay a sum of Rs. 1000/- per year to the said society Ifederal body in consideration of such right which will be transferable en heritable even after the Conveyance of the said property in favour of the said society. The Promoters or their nominee or nominees shall be exclusively entitled to the income they may derive out of such use of open space/stilt. The Promoters shall be entitled to let, sublet, hire, rent, lease, sublease, sell, transfer licence, sub licence, assign, whether in full or in part all or any of such spaces to any person of their choice in their absolute discretion. The Purchaser shall not be entitled to any rebate and/or concession in the consideration of his said flat because of Promoters' such use of open space/stilt or other rights of the construction of any other building and/or structures and/or changes alterations and additions made in the said buildings/properties. The Purchaser herein shall not be entitled to any abatement in the price of the said flat or object to the same for any reason whatsoever and shall allow the Promoters their agents servants etc. to enter into and upon the said property and the said buildings for the

purpose of use or enjoyment of the said open space and/or stilt etc. The Promoters shall be entitled to transfer or assign such rights whether in full or in part to any person and the Purchaser or the said society shall not raise any objection thereto.

- 32. The Purchaser shall present this Agreement for registration with the Sub-Registrar of Assurances at Thane within the time limit prescribed by the Registration Act and intimate to the Promoters the Serial No. under which the same is lodged for registration and thereafter the Promoters will attend such office and admit execution thereof.
- 33. All notices to be served on the Purchaser as Contemplated by this agreement shall be deemed to have been duly served if sent to the purchaser by registered post A.D./under certificate of posting at his address specified below:

Mr. Abhijeet A. Vernekar C – 603, Omkareshwar Co. Hsg Society, Behind Muchalla College, G. B. Road, Thane (W).



- The Promoters, their nominees or assigns shall be entitled to reserve enjoy and/or grant or give such right of way and passage from the said property for the purpose of going to and coming from the other property including the plots of land which may be developed by the Promoters or its nominees and assigns at all time of day or night and for all purposes with or without animals, carts, carriages, wagon, motor cars or any vehicle laden or unladen into, upon or over the said property at such places thereon as the Promoters may decide and enjoy and/or to give right to lay the service lines including water/drainage pipes, drainage chambers, electric cables etc. in to under over or upon the said properties sug at such places as the Promoters may decide to any one or more persons occupants and/or persons claiming through them or him on such terms and conditions as the Promoters may deem fit and the Purchaser and the said society. to be formed shall be bound by the same and shall not raise any upplication whatsoever. It is specifically confirmed agreed and declared by the Furchase that he has agreed to purchase the said premises knowing fully well such rights of the Promoters which shall continue to subsist even after formation of the saintisociety and execution of Leases and/or Conveyances in favour of the said NE-2 society/federal body and necessary clause containing such rights shall be incorporated in the Leases and/or Conveyances to be executed in favour of the
- 35. The Purchaser shall have no claim, save and except in respect of the particular premises, common areas and facilities and limits hereby agreed to be acquired i.e. all other areas including terrace and open spaces around the said building and the balance portion/s of the said property will remain the property of the Promoters until the said property and buildings are transferred to the Society/Federal Body as herein provided subject to the rights of the Promoters as contained in this Agreement.

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said society/federal body.

- The Purchaser shall, at no time, demand partition of his interest in the said building and/or said property, it being hereby agreed and declared by the Purchaser that his such interest in the said flat is indivisible
- The Promoters shall always have sole right to get benefit of additional F\$I for construction and/or also to avail of the benefits of Transfer of Development Rights (TDR) of some other property on the said property or at the option of the Promoters, from the said property to some another property, as may be applicable from time to time from the Corporation and also to make the additions, raise storeys or put up additional structures as the case may be as permitted by the Corporation and other Competent Authorities. Such additional structures and storyes will be the property of the Promoters alone who will be entitled to use the terrace including parapet wall for any purpose including displaying of advertisements and sign boards and the Purchaser shall not be entitled to raise any objections or claim or any abatement in the price of the flat agreed to be acquired by him and/or claim any compensation or damage on the ground of inconveniences or any other ground whatsoever from the Promoters.
 - The Purchaser hereby expressly agrees and covenants with the Promoters that in the event of all Floors (or the wings) of the said proposed 38. building on the said property being not ready for occupation simultaneously and in the event of the Promoters offering license to enter upon the said flat to the Purchasers earlier than completion of all the floors and wings on the said property then and in that event the Purchaser has no objection to the Promoters completing the construction of the balance Floor/s (or wings) or building on the said property without any interference or objection by the Purchaser. The Purchaser further confirms that he shall not object to construction of the balance floor/s or building, wing/s or part/s thereof by the Promoters on the ground of nuisance, annoyance or any other ground or reason whatsoever and the Promoters shall be entitled to either by themselves or through their nominee construct and complete the said floor or floors or wing/s or building/s or the saig property as they may desire in their absolute discretion without an interference or objection or dispute by the Purchaser.

The Promoters shall in respect of any amounts remaining unhaid by the Purchaser under the terms and conditions of this Agreement have a tirst lie and charge on the said flat agreed to be purchased by the Purchaser.

The Purchaser is fully aware of the provisions of the amended Bombay Stamp Act. If any stamp duty over and above the stamp duty already paid on this Agreement is required to be paid or is claimed by the Superintendent of Stamps or Concerned Authority, the same shall be borne and paid by the Purchaser alone including the penalty if any. The Promoters shall not be liable to contribute anything towards the said stamp duty. The purchaser shall indemnify the Promoters against any claim from the stamp authorities or others concerned authority in respect of the said stamp duty to the extent of the loss or damage that may be suffered by the Promoters. The Purchaser shall also fully reimburse the expenses that may be required to be incurred by the Promoters in consequence of any legal proceedings that may be instituted by the authorities concerned against the Promoters for non-payment and lor under payment of stamp duty by the purchaser. Shyamal Mody

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- 41. The price herein is based on the present ruling market price as of materials, labour and services. It is expressly agreed between the parties hereto that in the event of the cost of construction of the said buildings increasing by more than 10% percentage by reason of the escalation in the cost of the construction materials, wages of labours etc., the Promoters shall be entitled to an increment in the consideration to the extent of the increase in the cost of construction as aforesaid as may be certified by the Architect of the Promoters, such additional consideration shall be payable proportionately by the Purchaser to the Promoters along with unpaid balance consideration.
- 42. The Purchaser hereby agrees that in the event of any amount is payable by way of premium or deposit to the Corporation or to the State Government towards betterment charges or development charges or any other tax or charges or payment of a similar nature becoming payable by the Promoters in respect of the said Building, the same shall be reimbursed by the Purchaser to the Promoters in proportion to the area of the said flat agreed to be purchased by the Purchaser and in determining such amount the decision of the Promoters shall be conclusive and binding upon the Purchaser.
- 43. Nothing contained in this agreement shall be construed to confer upon the purchaser any right, title or interest of any kind whatsoever in to or upon the said property or the said building to be constructed thereon or any part thereof. The purchaser shall have no claim save and except in respect of the said flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, etc. will remain the property of the Promoters until the said property and the said building is transferred to the society/limited company as herein before mentioned.
- The transaction covered by this contract at present is neither understood to be a sale eligible to tax under a Sales Tax or VAT Laws nor a Service eligible to Service Tax. If however by reason of any different interpretation of the statutes. by the revenue authorities or any amendment of the Constitution or Amendment of any other law Central or State, this transaction eligible to tax as a Sale or Service or otherwise, either as whole of in participates or materials or equipment used or supplied in execution of of in participations. with this transaction are eligible to tax, the same shall be pavable by the Purchaser along with other flat purchasers on demand at any time on or before possession. In addition whatever taxes, duties, levies and cess leviable by any authorities of authorities concerned hereafter shall be paid and cleared by the Purchaser proportionately. The Purchaser hereby further agrees and confirms that all taxes including VAT, Service Tax etc. as may be applicable and demanded in respect of the present transaction regarding the said flat shall be borne and paid by the Purchaser alone on demand made by the Promoters on or before the date of possession, and the Purchaser hereby undertakes to indemnify and keep indemnified the Promoters in this behalf. It is further agreed by the Purchaser that while taking possession of the said flat from the Promoters the aforesaid taxes are not required to be paid then in such event, the Purchaser shall give a separate indemnity in favour of the Promoters in that behalf. The Promoters shall be entitled to demand from Purchasers and on such demand being made by Promoters, the Purchasers shall be liable to deposit with

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Promoters the amount of such VAT or Service tax or any such-similar tax, cess levy that the revenue authorities are likely to demand from Promoters.

- Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the purchaser by the Promoters shall not be construed as a waiver on part of the Promoters of any breach or non-compliance of any terms and conditions of this agreement by the purchaser, nor shall the same in any manner prejudice the rights of the Promoters.
- 46. * The Purchaser shall bear the stamp duty and registration charges payable on this agreement. All costs, charges, and expenses in connection with the formation of the society as well as the costs of preparing and engrossing the lease &/or conveyance, stamp and registration charges thereof and all other agreements, assignment deeds, transfer deeds or any other document/s required to be executed by the Promoters as well as the entire professional costs of the attorneys-at-law of the Promoters in preparing and approving all such documents shall be borne and paid by the society or proportionately by all the premises purchasers in the said building. The stamp and registration charges and the entire professional costs of the advocate/solicitor incidental to this agreement shall be borne and paid by the purchaser. The Promoters shall not contribute anything towards such expenses. The shares of such costs, charges and expenses payable by the purchaser shall be paid by him immediately on demand.
 - 47. This agreement shall always be subject to the provisions of the MOF Act and the rules made thereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Firstly: ALL THAT piece or parcel of land bearing Survey No.249, admeasuring 6400 sq. mtrs. or thereabout situate, lying and being at Village Kavesaff Taluka 8. Dist. Thane, in the Registration District & Sub District Thane and within the limits of the Municipal Corporation of the City of Thane.

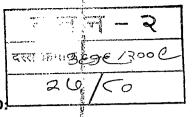
Secondly: ALL THAT piece or parcel of land bearing Survey No. 247 Hisselfo.3 admeasuring about 6330 sq. mtrs. or thereabout situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration District & Sub-District Thane and within the local limits of the Municipal Corporation of the Thane.

Thirdly: ALL THAT piece or parcel of land bearing Survey No. 250 Hissa No.(p) admeasuring 1300 sq. mtrs. or thereabout situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration District & Sub District Thane and within the local limits of the Municipal Corporation of the City of Thane.

Fourthly: ALL THAT piece or parcel of land bearing Survey No. 250 Hissa No.(p) admeasuring 2000 sq. mtrs. or thereabout situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration District & Sub District Thane and within the local limits of the Municipal Corporation of the City of Thane.

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THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces and parcels of land bearing Survey No.249 admeasuring about 6400 sq. mtrs. or thereabout, Survey No.247 Hissa No.3, admeasuring 6330 sq. mtrs. or thereabout, situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration District & Sub District Thane and within the local limits of the Municipal Corporation of the City of Thane.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal on the day and year first hereinabove written

SIGNED, SEALED AND DELIVERED)	•		3. 3.	• •
by the within named Promoters)	FOR UNNATI			
M/S. UNNATHI ESTATES)	Chusm	al Mo	dy	
through it's Partners)	~~/~/		- -	
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2. Pronkach. A. Vernek	w.	ilo.	W /	A Sayan, a	UNITY PER
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SIGNED, SEALED AND DELIVERED by the withinnamed Purchasers)				
1. Mr. ABHIJEET ASHOK VERNEK	(AR)	Wein be			·
in the presence of	\cap			1	
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RECEIPT

Received of and from the within named Purchaser, a sum of Rs. 50,000/(Rupees Fifty Thousand Only) in cash / by cheque being the amount of earnest/part payment payable by the purchaser to us.

Cash / Cheque No. 667644

Dated 27/03/2009

Drawn on ICICI Bank Ltd.

Branch. Ghatkopar (W), Mumbai.

(subject to realisation of cheque).

1. Sunil Karanji Jan Jour

Witnesses

WE SAY RECEIVED

For M/S. UNNATHI ESTATES

1 01 1470. 01444117. 2017.1.20

PARTNER AUTHORISED SIGNATORY

Bakara Virmekan,

THE SUB PROSTRAR



Competent Authority.
Thane Urban Agglomeration,
Collectorate Bidg., 2nd floor,
Thane.

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Date: 2112/00

ORDER UNDER SECTION 20(1) (a)

WHEREAS: Shri/Spit./M/s. Shantaram Hahadu Patil

of Village Kaveane Dist. Thane, holds vacant land in excess of ceiling limit in the limit of Thane Urban Agglomeration & 8 K. M. s. Peripherial Area of Greater Bombay, the details of which are given in Schedule hereto appended.

AND WHEREAS, above person has applied for exemption under Section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 (33 of 1976) in respect of the said excess land for providing plots in accordance with the special dispensation issued by Government Resolutions, Housing & Special Assistance Department No. ULC/1088/2795/D-XIII, dated the 19.8.1988/ 22.8.88 and ULC/1089/(3081) /D-XIII dated 5.3.1990 & 15/2/93.

AND WHEREAS, the said person has mentioned in her/his application that this scheme of providing plots will be governed by the rules and guidelines as may be applicable and prescribed by Government.

AND WHEREAS, the Additional Collector is satisfied that having regard to the location of the land, the purpose for which the land is being or is prepared to be used and other relevant factors, it is necessary in the public interest so to do.

NOW THEREFORE, in exercise of the powers conferred upon it by Section (1) (a) of Section 20 of the said Act and after having recorded in writing the reasons for making this order, the Additional Collector hereby exempts the said vacant land from the provisions of Chapter-III of the said Act subject to the following conditions.

- The land exempted under this exemption order shall be used for the purpose of providing
 plots in accordance with the terms and conditions of this exemption order. Any change made
 in the user of the land shall amount to breach of these conditions.
- 2. The said person shall make full utilisation of the said land so exempted for the aforesaid purpose by roviding plots on the said land in the following manner:

those oh	roviding plots on the said land in the foll	owing manner:	
Sr. No.	Actual plot area	Area (size)	No. of
INO.	of exempted land		plots
	- (1)	(2)	(3)
1.	33.33% = 2 060 . 32 sq. mtrs.	upto HE S Dies	20
2.	33.33% = 2050.32 sq. mtrs.	upto ZED 29. Dalk	9
- 3.	33.33% = 206.7.31 sq. mtrs.	upto 500 sq	
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mtrs. each i.e., 21.78, mtr. free from of cost and free all encumbrance to the Government before providing plots on the exempted land. The 30%/50% area of the land to be surrendered shall be comparable to the 70%/50% area of the land permitted to the retained by the said person in all respect such as access, frontage, etc., In the event of dispute, Government's decision in this regard shall be binding on the said person.

- The said person shall get the layout approved by the appropriate authority, competent
 in the regard prior to the commencement of the scheme work. Approved copy of layout shall
 be submitted to Additional Collector.
- 5. All the land (Whether vacant of non-vacant) from the total holdings of the sattliperson falling under development plan regulations, D.P. Road or the reservations prescribed by the Planning Authority in a layout for various public amenities as well as the internal roads duly developed as per the standard laid down by the appropriate authorities, shall be transferred to the appropriate authorities free of cost as per Govt. Guideline it. 19/8/88 Commencement certificates shall be obtained by the said person only after land under reservation etc. if any, is actually handed over to Appropriate Authority.
- 6. The said person shall sell the plots to the intending purchasers within a wind of Two years from the date of this exemption order. The said purchasers shall commence and complete the construction within a period of Five years from the date of exemption order. The construction shall be subject to the building regulation of the concerned Appropriate Authority and subject to such other condtions as may be imposed by the Appropriate Authorities.
- 7. The plots sold or otherwise transferred shall not be permitted to be re-sold or otherwise transferred for a period of Two years form the date of completion of the construction of dwelling units on the plots.
- 8. The land holders shall not sell or otherwise transfer the plots to a perosn, if he / she or may member of his/her family also owns a flat or plot in the Thane Urban Agglomeration & B.K.M.S. Peripherial Area of Greater Bombay and he/she shall obtain from the intending apprehasers an affidavit to this effect.

The said persons/purchasers of the plots/shall not transfer the plot (with or without buildings there on) or any part thereof to any other persons, except for the purpose of Mortgage in favour of any other person, except for the purpose of mortgage in favour of financial institution specified in sub-section (i) of the Section 19 of the Act, for raising finance for the purpose of construction of tenements dwelling units Breach of this condition shall mean that exemption granted under this order stands withdrawn, for such defaulting person / purchaser of plot.

However, these restrictions shall cease to apply once in the vacant land has been built gon in accordance with the terms and conditions of this exempted order. It shall then bewful for the land holders to transfer either the whole or some part of the built up properties

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- 10. The area required to be kept open according to the D. C. Rules of District, Town Planning rules and other statutory regulations shall always be kept open.
- 11. The said person shall submit from time to time necessary 'Returns' prescribed by the State Government in order to indicate the progress of the work done by them.
- 12. If at any time, the Additional Collector is satisfied that there is a breach of any of the conditions mentioned in this order, it shall be competent for the Additional Collector & Competent Authority to withdraw, by an order the exemption from the date specified in the said order, after giving reasonable opportunity to the person whose lands are exempted for making representation against the proposed withdrawal.
- 13. When any such exemption is withdrawn or demed to be withdrawn under these conditions, the provisions of Chapter - III of the said Act shall apply to the land as if they had not been exempted under order.
- 15) The said person shall advertise the entire scheme within one year from date of this exception/sanction order of the Additional Collector & Competent Authority in at least two local news-papers, giving full details of the scheme including area and final selling price for plot, specifications locations, terms and conditions, of allotment of plots.
- 15. The said person is permitted to transfer the total/part area undr scheme submitted on surplus land by him/her to any group of purchasers intending to propse a co-operative housing society (under co-op. Housing Society's Act, 1960)
- 16. Prior to the commencement of the scheme the land holder shall first handover to Government 30% /50% of land as mentioned in condition No.3 above.
- 17. Additional Collector & Competent Authority reserves the rights to alter any of the condtion prescribed herein.
- 18. Additional Collector & Competent Authority reserves the rights to revoke the exemption grantded for the entire land or part therof, if land is required for public purpose.
- 19. This order shall come into fore after handing over developed portion of land to be surrendered to Government free from all documents.

20. The scheme holder shall obtain the N. A. permission unit section 44 of the M. L. R. C. 1966 before the commencement of the construction

21. No. Plot shall be amalgamated without primps mission of

22. Subject to providing Access & C.R.Z/regulation which is binding of ago

23. Subject to verification of

SCHEDULE

Details regarding applicant and the vacant land possesses by

for which exemption Shri. / Shit. Shanta am Mahadu Patil hereby granted under section 20 (1) (a) of the Urban Land (Celing and Regulation) act. 1976.

1. Name & Address of the person holding the lands : Shri. Shantaram Mahadu Patil

At Post-kavesar, Ta-Dist. Ahmednager.

2. Status of the person

: Individual

3. No. & Date of application

: 2424 A Dt. 18.9.2000

4. Name of Urban Agglomeration in which land for which exempted is sought situated

: Thane urban Agglomeration & R K. M. s. Peripherial Area of Greater Bombay (Land situated within 8 K.M.s. Peripherial).

5. Description of property for which exemption is sought

a) i) District

: Thane.

ii) Taluka

. Thane.

iii) Village

: Kavesar

iv) S. No. /C. T. s. No.

: 238 pt. 239pt. 249.

b) Total Area of the holding

: 12470.00 sq.mtr.

Total surplus/probable

: 10757.50 sq.mtr.

surplus area in sq. mtrs.

d) Total area under scheme

: 10757.50 sq.mtr.

Land to be retained as per circular dt. 11.8.89

500.00 sq.mtr.

Area under reservation

: Road - 1212.50 sq.mtr.

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Cellage- 337.50 sq.mtr.

Land to be handed over to

Govt, with frontage and access roads before

commencement of the scheme

(30% / 50%)

open space in the scheme 10% T.R. j) Net area available for scheme (after deducting) 6180.95 m.mtr. k) Total No. of plots to be developed size of plots : No. of plots. a) upto 100 sq. mtrs. b) upto 250 sq. mtrs. (ic) upto 500 sq. mtrs. Subject to the approval of Layout / Building plans Thane Muncipal Corporation / Council: Addl. Collector & Competent Authority (Urban Land Ceiling) Thane Urban Agglomeration, Ex. Office Deputy Secretary to Government in Housing & Special Assistance Department. Shri.Shantaram Mahadu Patil At. Post. Kavesar. To. Dist Thanes 000 9 Comparcii i Copy submitted to The Secretary, Housing & Special Assistance Department Mantralaya, Bombay - 32. tambal. 32 Copy forwarded with compliments to i. Te Chief Officer / City Engineer Thane, Muncipal Corporation / Conneil for information and commencement with request not to issue. Certificate unless N.O.C. regarding handing over of Land to Govt. is issued by this office to the Scheme holder. 2. .. The sub-Registrar, Thane, Than the sub-less than the sub-les Office copy,

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ण्डिक तिर्मात्रक सर्वातीएमपनाक्षम णिड है इदि किलाधाणक्षमध निर्मिकिष साव्हों . ३ भूखंड यंक्रिक्सणाया उपयोग निवासी प्रयोजनासातीच करणेत यावा. . का. में प्रकार महार ने एक हैं। एक स्वाधिक कि एक स्वाधिक है के कि , १०१७क प्रशास साधानीयाक पर स्वविद्यके साधवस्य निवस्य सन्द्रभाव स्त्रीतेहर्षाय तिया आभूतिकृत्रत लिक्स उस्कें उद्भ्य प्राधीमनीह व्याग्रहम विद्वारी विर्व्धनीयम केहन मनक मामक सक्कांच काल वहन . निर्म के असंस क्रिक्स के के स्वाप के अस्त हैं . सिर्क वर्ष के स्वाप के असे कि
प्रिंडर के सजक- १०२१ प्र.स. १२८(२००१)/इस्सान् हे. १९/१/ २००१ नेमार खालील अहांचर ारिनारम् निर्मात्मा साम्रक्ता १८५ असीच महिल महिल १८६६ साम्रक्तास माम्रिक्तार् स्थान नावण्यत मूहम प्रवाह नविम के १४६ , है १६६ , दे ३६६ , व्ह. म तिलंकिनी विमाहण क्रीस होत

. आपला दि. १६/०४/२००२ योजीया अ.सं. .0005\8\$\89.5i

उद्ध्युः एसः एकः एसः ३० / एसः आरः ११३१.

संदर्भ . १. या कायांत्रयाचे योचना आदेश क. युएलमी/ रिए/

किनायर भूष्टरक विभिन्नणी तदीक्य (उद्यूर) हार क्रोकेक्षके क्षित्र क्रिकेशह क्राक्ष्यक प्रतुष्ट क्रिकेशहार लिंगिम ,ए १४५ ,ए १६५ , फे ५६५ के अह .णिड.क्ती.क. मधीस-क्रीम , फ़ांडाप ड्राइम माप्राकाष्ट क्रि - कप्राथमामेह

स्तार प्राक्की हांगुर मामून (१)०६ मनक मूहम नीकांट

विषय - माज.क.चा आधितवम् १९६.६

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कार्यवाही करन कराम ८(३) प्रमाण विवरणपत्रपासकास नीटिस बजाविणीत आत्म मदरच्या नीटिसेच्या ्रि। कामक हमार (१) व (१) मध्यक हमारामा हमार हमार हमार कामक स्थाह । इस्ताह हमार -√ह 00.50\$ 140.612 140.678\$ 00.073\$ 01.3340\$ 100,000 10,00 451.6361 1633 6,800,00 स्प्रीय 00.052 क्रमें 00,0575 00.00SF 00,00% ध्रक्षास (FF) 00.02:25 ५ % ५

मीनेकानेस है गाव ताणे बृहन्त्वई नागरी संकुलनाच्या ८ कि.मि. प्रिंचस हिन्दिक भारतत्या स.र.१३/३ चा भूपहा हरित म्हणून घोषित केला आहे त्यास पुएतसीची तरतुद भूभू होणार नाही.

रिंदर हुआ होते हुने हैं। यह (६) मध्य पाल कार आह अने अना अहं हिन १००१/१/३१

नमुद्रपास अपने काही इरक्त असल्यास तीस दिवसाच्या आत इरकत सास्त्र करणे होक किया

कांग्री कांग्रिक प्रकार मात्राता कि कांग्राप्ताण प्रधान मध्या प्रकार १४

पी.शहा च २१९ के कुळमुखायाः महेश एस.खतवानी यांग कित्री आहे. त्यात कुळमुख्ययाः पहें आवर च का. नश् वे. प्रमाण का.मण व मा.मण क्रिक्ट में इस्टेंट में इस्टेंट में इस्टेंट में इस्टेंट मा.मण D 6 अन्य निवरणपत्रधारक त्यादिवशी हजर आहेत. अन्य कांग्य कोणताहो केया कांग्रहमण्यको होप निजय 33 कांग्रण क्रमात क्रमात है।वर्गित १३/००६/३/६१ है।वर्गित क्रमात्रक क् रिम किर्गणानम् भारकगणाम्याक्ष्मणानम् मित्रमाम् विकारणाम् क्रिमिन । १५० - १,० किया कांग्रणस्क मूक्स मिन्दी नांड कांग्र्याह विवर्गाण्

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महार महा, नगरर चनाकार मानेकडे पालीको. तार्च मंद्रा आसक्तान मान्य आयह स्वांत्र सहा नगरह मान्य स्वांत्र स्वांत्र सहस्य सार्व स्वांत्र स्वांत्य स्वांत्र स्वां एपकार म्ठक सफ्त ११ए५ ए विप्युष्ठाष्ट्र निह्म कमामूम विद्वारी मीजीठाए किवींप्र देक्टांव कमामूम एएइर्सीए सिराकणिक प्राप्तत ११४१त एकक विषाञ्चनक विष्युक्त प्राप्तकार स्थाप -\६

THE SUBSTRAP

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जिमनीया तपशिल

द्राप्ट िमामप्रमित्राक कादीयत क्रिक्सीक एक्किक उद्याप कारमाण्यकी हार रिक् रुकाइ सिर्द ३०११\ऽ\8१ कांम्डी द्वाण्डकी कािक (१)३ मन्त्र कि ३०११ मणनीधीर ताणनाथ ज्ञानक निर्माट क्रियान विनिर्मात प्राप्तिक प्रमाय है किए पिछाची गाउँ उपवास गाउँ एक्षिम मानानाइ.कि र्रमुमकक्षप्र पुगन कृत्रत किण्याय लामक म्मीक निमान किष्मायार उत्तम म्मूम्छ तर्ष तांत्रमनीय .मी.की 3 विमानक्कृष्ठ तिपान छोए ई णिहाक उप्रीव-किनि विद्याहर -\१

३६०६ में कतम ८(४) खातील आदेश

(माउ.की.गत ,मप्रधंक.गर

निश्चेष्ठ द्वाराम मात्रानाम कि - -: ात्तम व वांत्र विकास व्याग्याम्बर्ध :-

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नागरी जीमन कमाल धारणा अधिनियम

देशार चिन्ती आहे ना शांतराम पार्टील, र गुरुनाथ एस पार्टील हे १७/२/७६ रोजी सज्ञान आहेत. त्यांचे वयांचे पुरावें दिले आहेत. त्याप्रमाणे दोन हिस्से मंजूर करुन ८(४) खालील आदेश पारीत करणेंत येत आहेत.

त.नं. २४९ बावत श्री.नरेश एस.खेतवानी यांना कुळनुखत्वारपत्र दिले आहे. ते सोवत सादर केले आहे. त्यांनीही दिनांक २७/१२/२००२ रोजी लेखी खुलासा सादर केला आहे की, स.नं.२४९ विकास करणेकामी मला विवरणपत्रधारक शांताराम पाटील यांनी कुळमुखत्वारपत्र दिले आहे तरी ८(४) चे आदेश मिळणेस विनंती आहे.

स.नं. २३१ कुळमुखत्यारपत्र धीरज पी.शहा यांनी दिनांक २१/१२/२००२ ता लेखी पत्र सादर केले आहे. त्यात त्यांनी असे नमूद केले आहे की, स.नं.२३९ पै. चे कुळमुखत्यारपत्र शांताराम पाटील यांनी मला दिले आहे. नरेश खेतवानी यांना ८(४) चे आदेश देण्यासाठी त्यांना संमती देत आहे. त्यानुसार विवरणपत्रधारकांचा व इतर दोन संयुक्त संमतिपत्रावरुन नरेश खेतवानी यांचा जवाब प्रकरणी समाविष्ट केलेला आहे. तो पुढीलप्रमाणे स.नं.२३८ श्री.महेंद्र शहा व स.नं. २३९ धीरज पी.शहा यांनी कार्यालयास जवाब देणेबाबत संमतीपत्र दिले आहे. ते सादर केले आहे. आपली ८(३) ची नोटीस मान्य नाही. कारण स.नं. २६३/३, २४७/५ हरित पट्टयात समाविष्ट असून त्यास नागरी जीमन कमाल धारणा अधिनियमाच्या तरत्वी लागू होत नाहीत. तसेच त्यांचा मुलगा सज्ञान आहे. तरी त्याला एक हिस्सा देऊन ८(४) को देश पारीत करावेत. यावात कोणाचीही हरकत असल्यास मी सर्वस्वी जवाबदार आहे.

र्वे प्रति हैं। ६/- ज्याअर्थी प्रकरणी विवरमापत्रचारक यांनी समाविष्ट केलेले कागद्दपत्र अवलोकन होंग खाले हैं होगणे वस्तुस्थिती निदर्शनास गेते.

१५ स्पूर्व पै, २३९ पै, फेरफार क्र.१०४७ दिनांक १०/१/६६ अवलोकन करता उपरोक्त जमिनीस विवृद्धमन्त्रभूक शांताराम महादू पाटील हे कुळ होते.

२. फेरफार क्र.१३२० अवलोकन करता स.नं, २४७/५ च २६३/३ या जिमनीचा कुळकासदा कलम ३२ ग प्रमाणे किंगत १२७६ ठरविलेली आहे. त्यानुळे शांताराम महादु मढवी यांचे नांव उपरोक्त जिमनीस कब्बेदार सदर सादर केले आहे.

र्था शांताराम महादु मढवी व विवरणपत्रधारक शांताराम महादु पाटील (मढवी) ही एकच व्यक्ती असलेबावत विवरणपत्रधारक यांनी सत्यप्रतिज्ञालेख सादर केला आहे. तद्नंतर अपर तहसिलदार व शेतजमिन न्यायाधिकरणं यांचेकडील आदेश ४८३२ म/४१/२०२२ दिनांक १७/९/२००२ वरुन इतर हक्कातील नांव कमी करुन कळोदार सदरी दाखल कले आहे. फेरफार इ.१९९२

३२ ग प्रमाणे उरविलेली किंमत र.र.६६५०/- भरलेवरुन ३२ ग दाखला दिलेवाबत फेरफार क्र.१९९५ वरुन दिसून येते.

विषयांकित स.नं. च्या जिमनी हया बी.एम.आर.पी.बी. १९७३ नुसार रहिवास विभागत समाविष्ट आहेत. तसेच वरील जिमनी विडलोपार्जीत असल्याने प्रकणी प्रारंभिदनी १७/२/७६ रोजी अव्यक्ती सज्ञान आहेत त्यांना हिस्से मंजूर करणेंत येत आहे. विरणपत्रधारकांनी सादर केलेले वयाचे पुरावे खालीलप्रमाणे आहेत.

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सादर केलेले पुरावे अवलोकन करता विवरणपत्रधारक स्वतंत्र हे मुलगोल्या दोन व्यक्ती प्रारंभदिनी सज्ञान आहेत.

मौजे-कावेसर हे गांव बृहन्मुंबई नागरी समुद्धसभोवतालील ८ कि.मि. क्षेत्रात अंतर्भूत असल्याने त्या गावासाठी नागरी जिमन कमाल धरणेची मर्यादा प्रत्येक भागधारकास ५००-०० ची.मि. असल्याने ५०० x २ = २०००-०० ची.मि. क्षेत्र राखून ठेवण्यांत येत आहे. विवरणपत्र धारकाच्या धारणा क्षेत्राचा तपशिल खालीलप्रमाणे निर्धारित करणेंत येत आहे.

विवरणपत्र धारकाचे एकूण धारणा क्षेत्र

हरित क्षेत्र

· रस्त्याखालील क्षेत्र

े. बांघकामा खालील क्षेत्र

१६२३८.०० चौ.मि.

३६६०-०० चौ.मि.

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मा अर्थी पमेल वस्तुस्थितीनुसार मी खालील प्रमाणे आदेश देत आहे :-८००४.३५ चौ.मि.

্রেমিমান্ড দৃষ্ণের চ বিকেপ্রীক্তার্লী সময় দৃষ্ণের দদস্থাস বিদ্যাদ থিচি

रिएरणपण पारक हे ८००४.३५ चौ.मि. क्षेत्र अतिरिक्त क्षेत्र पारण करीत आहेत. सदरचे होत्र खासील स.ते. भगून संपदन करण्यांत येत आहे. सोबत पीरिशष्ट् अ घादर केंने आहे.

गदरचा मिकाल आज रोजी दिनांकर्ष्य/१/२००३ रोजी माझे मही मिक्यानिशी देणेंत आला आहे. सदरचा आदेश सर्व संगीयतांना कट्ठावेणेंत यावा.

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THE SEA

संकुलना सभोवतालील ८ कि.मि. परिसर CERTIFIED

फ़ जाशिम

ठाणे नागरी संकुत्तुन व बहन्मुंबई नागरी

अपर जिल्हाधिकारी व सक्षम प्राधिकारी

आ देश:-



NO.ULC/TA/W.S.H.S.20/S.R.1121 Office of the Addl. Collector & Competent Authority, Thane Urban Agglomeration, Collectorate Bldg., 2nd floor, Thane.

Dated - 24 /02/2003.

READ

- This office Sec -20 orders No. ULC/TP/W.S.H.S.20/S.R.-1121 Dated - 02/12/2000.
- Sec 8(4) order No. ULC/TA/T. No. 4/Kavesar/S.R. 35, Dt. 15.01.2003.
- Application of P.O.A. holder Shri. Naresh Khetwani, Dt. 11.02.2003.

CORRIGENDUM

Whereas, an exemption under section 20(1) has been granted to surplus vacant land in S. No. 238 pt., 239 pt. & 249 admeasuring area 10757.50 Sq. Mtrs of Village – Kavesar, Tal & Dist. Thane. Owned by Shri. Shantaram Mahadev Patil as per the Conditions mentioned in the order Dt. 01/10/2002

And Whereas P.O.A. holder Taresh Khetwani requested to revise Schedule a per the Sec 8(4) O

And Whereas Addl. Collector and is satisfied on the scrutiny that

needs to be

It is therefore decided that the Schedule attached to order Dt. -21.12.2000 to be replaced by the revised Schedule.

All other conditions mentioned in the order dated 21.12.2000 remain unchanged.

> B. D. SANAI Addl. Collector & Competent Author Thane Urban Agglomeration, Than

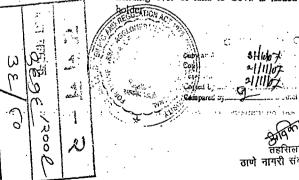
Shri Shantaram Mahadu Patil, C/o. P.O.A. holder Shri, Naresh Khetwani, 6, Ashok Appt., M. G. Rd., Naupada, Thane (W.).

Copy submitted to:

The Principal Secretary, Urban Development Department, Mantralaya, Mumbai - 32.

Copy forwarded with compliments to,

The Commissioner, Thane Municipal Corporation, Thane for information and commencement with request not to issue commencement certificate unless this office issues N.O.C. regarding handing over of land to Govt. is issued by this office to scheme



ठाणे नागरी संक्लन, ठाणे

REVISED SCHEDULE

Details regarding applicant the vacant land for which the exemption is sought under section 20 of Urban Land (Ceiling & Regulation) Act. 1977 as the Sec 8(4) Revised order No. ULC/ TA/ T.No.4/ Kavesar/ S.R. 35, Dt. 15.01.2003.

- Name & Address of the person holding the land.
- Shri Shantaram Patil, C/o. P.O.A. holder Shri.Naresh Khetwani. 6, Ashok Appt., M. G. Rd., Naupada, Thane (W.).
- Status of the person
- Individual.
- No. Date of Application
- 462/Dt. 12.02.2003.
- Name of Urban Agglomeration in 8 K.M.S. Peripherial Area of which the exemption is sought.
 - Greater Mumbai.
- 5.a) Description & property for which exemption is sought.

District

- Thane.

Taluka

- Thane.

Village

Kavesar.

S.No.

- 238 pt, 239pt., 249.
- c) Total area of holding
- Total Surplus area
- Total area under scheme
- Total area under scheme

 Area under reservation if any



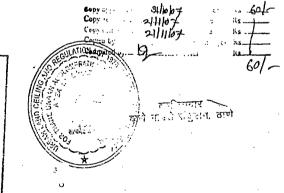
- g) Land to be handed over to Govi with frontage and access roads before Commencement of the scheme (30% / 50%)
- h) Area of land to be exempted

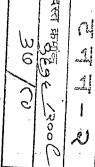
7491.60 Sq. Mtrs.

Permission for Amalgamation plots is already given by this office vide order Dt.24.04.2002.

Subject to approval of building plans from Thane Municipal. Corporation, Thane.

Addl. Collector & Competent Authority, Thane Urban Agglomeration, and Ex-Officio, Deputy Secretary, to Govt. in Housing & Special Assistant Department.





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. १८/०८/२००३ वा अन्य १ - जाता हि वय १४/२५/१<mark>५८३ ऋ व्रमावीमा</mark> गिनाश्रम थिश्राम श्रा लिसिंगए त्रित होता विस्ति । ग्राजासम्ब श्राप्ट स्मिनियीए रुडम् वाचा भ) अर्जित् भी जातावाम सहायु वीदील, वा कावेत्तर, ता दानो दास दिस्ता

नाष्ट्रभावनात्रेष्ट्र फिल्मर तित्रश्रीयर (क) क ४১ एकी क ४১ मन्त्र ।त्रमक निर्माणत्रह ह जाक्त्रीमळक् हैंचि म लक्ष्म त्रियाक १९/०५/५००३ सी संतार दियाती ह जाक्त्रीमळक् हैंचि म लक्ष्म त्रियाकास्त्र सिंह ग्रीह स्थाप्ताह क्रुप्त गिर्माक्ष्म हि स्थाप्ताह

ता. दाणे रामा सालील अटीनुमार किकोती केन्सी उपगोपासाही केन्द्रिश प्रस्तामधी देवदाहा केहा अधिकाम पर्यपुर स्था नियम २५(आ(५/(ई) अम्बरे नी. नांतायम मुस्स्टिनिटान, य. नावेतर, स्किन्द्रभूतिक प्रमुक्तिक हुन्योच् । स्ट्रम् एक्ट्राक्त क्रिकेट क्रिकेट क्रिकेट क्रिकेट क्रिकेट क्रिकेट क्रिकेट 1/25 Michigary Talion Carly Man Tark Met (Applitation A Manager of Manage o शालील परिकारक दाह्मामेलेले) अस्म। मालक की. कामका कुन्न आपका का कार्यक का कार्यक

मिर शाम्प्रीक्षिक क्षित्र । स्वार्ट गारण नास्त्री भारतः । एक वर्षीते अरः जांग्य विश्वरंशः कर्मियाः ॥ क्रे क्षे विश्वरंशिक स्वार्थिक
स्हम् प्राचित्रस्थाकद्ना क्लिशेमीयी पराप्रशी व्यव व जानी मेचा सापर स्था वास्तार हरू ।श्यापादी वापरती प्राहरते कारणारमुद्धार, नामनीना एक रामारी अहा

THE SOSIE SEL THE .चिन्द्रम् सा.टार्ग, कि.टार्ग. ः। परवास्ति तेकोवेकी राज्य शासनाय / केंद्रावास्त्र विकास प्राप्ति क्रिका

ंग्वाबदार राह्तील ,रिमेव इतर कुट जाही निरामीया भग करना अधिकार अभितेर। प्रान्त करन इ.) प्रकरणी सादर-क्रिक्टिनियं विशेष्ट कृष्टिम क्रिक्टिनियं स्वतिकारि तुन्तर विकास मिलानिया । तानाव विभागितमेक क्रिक्टि क्र विभागित्रीत केल्क्टिनियं विकास विकास विकास विकास विभाग विभागित्र ।

्रेटाले असल्यास त्याची सर्वन्यी लंबाबदारी लम्मि मालक यादेतर गृहील क्रिका क्रियम्बार्थ

गरवाहाची आपोआप न्ह समजली जाईल. ारिनुदीच्या आधीरा शहून शदरती प्रयामागी देण्यांत येत आहे. सदर तस्तुदीता भग केल्या ांच्या कर्मा वर्षाः महम्मारपालिका हद्देश असत्यामुठे महम्मारपालिका विकास आरस्त≲यातीकृ

> विषयी शृह्यम् कि ६००८/२०/११ स्वान्त्री निकल्पमक (ह आस्त्राम् से प्रस्तानसे स्ट ड्राइस अस्ट तेत्र सम्बत्तायका रोहल ः मृबर् कृत्यासिताः व पाइ ०० त्रिश्नेमा से अ ०६ के त्रामा अपने अपने मार्ग का विकास कि मार का मार्ग নত তাল্যাস হাত অমানোতন প্ৰস্থাই বাড়া ইহা এমনানিত হাত সহত্যা গেওলান আন্ত্ৰী মোম <mark>ক্ষিত্ৰত, মানুহাৰ চুন্ধদ শৰ্মা আন্ত্ৰান্ত কি সাইটাত (P - गण्ड</mark> নামানান্ত্ৰী ক্ষুণ্ডাৰ ক্ষাত্ৰী ক্ষাত্ৰী ক্ষাত্ৰী ক্ষাত্ৰী ক্ষাত্ৰী ক্ষাত্ৰী ক্ষাত্ৰী ক্ষাত্ৰী ক্ষাত্ৰী ক্ষাত্ৰী

ार्क ।त्रायके मिनकप प्रमिक्षि किस्मामीयक सम्मान अभिन्य प्रमान अभिन्य स्थाप स्थाप स्थाप स्थाप स्थाप स्थाप स्थाप अमिनमा १९५६ च्या निमा २५(अ)(१)(३) उन्यंत की. बांचाचन नहत्तुं पाजनात . निमानक व अस्त्राव्यम् अस्तिकार्यम् । स्ट्रान्तिकार्यम् । स्ट्रान्तिकार्यः । स्ट्रान्तिकार्यः । स्ट्रान्तिकार्यः ा आण्डीरेक्ट् क्षिति भूतिकारोतिक क्षेत्रस्थाता संज्ञातक क्षेत्रस्थ काल क्षित्रकार क्षित्रकार क्षेत्रस्थ

रुप्तक माधायक भित्राम न्यून दुष्टि वालवज्ञ प्राप्त । स्थाप पार्टि स्थाप अस्ति स स्थिति । रूर्व हुम्म मिरिक जर्मको निवार जाए प्रीमित कर न्यूनार क्रिमात पाडा क्रिमा । मा क्रिमार स्थान स्थान क्रिमा

. रिक्रीम एक देसूर प्रमाठ जार जार क्या कार्य मिनीए किसमाणक व्यक्ति क्षिप्त क्षिप्त । प्राप्त क्षिप्तक क्षिप्तक । प्राप्तक । प

सदर जिम्मीचा वापर ज्या कारणासाठी दिली अभेल स्वाब कारणासाठी वापरली पाहिजे.

गिनाग्रप्प गितिष्ठाकी त्रुकाम्भविता स्त्रक फिगाय्यक इस्पत्रिप्तकी प्राप्त प्राप्तिकार,

राहून दण्याहा यहा आहे. न्याम्ब्रह्मां म्पूर्य म्ब्रुप्य स्थापक क्रिक्ट विभाग । विभाग क्रिक्ट विभाग ।

क्रिकेट अपनाम क्रिकेट निर्माण क्रिकेट क्रिकेट क्रिकेट क्रिकेट क्रिकेट क्रिकेट जनाबरार यहतील. तामेव इतर कुटबर्मी स्थानी विकास प्रमुक्त स्थान के किन्द्र के स्थान के स्थान के स्थान के स्थान किन्द्र के स्थान के स्था के स्थान के स्

. इन्ह्रेसर क्रियमर इन भाषकार सिन्दर अपर एक जिल्हा सामा हुन अर रही परवानी दुवस्य । जार अर कियोग्यानअर क्यार्क्सिक अने स्टिस्ट कियोग्यानअर र स्थार क्यार्क्सिक

अस्ति परि करणेत येहें । कि काल त्यार के अस्ति का अस्ति। कार्या के स्वति के अस्ति के को तत्त्रिम अवादा करमा ८६ के विका ८६ के १७०० राष्ट्रास्ट्रिक्टी अंगार्थ पुरी कामीटिकीए

(B) 2. J. 3. 31 pt ... (m. cro).

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Bidg. A1, A2, A3; - Stilt + 7
V. F. No. 2005/45
To. Shu SANDEEP PRABHU (For M/s. Saakaar) (Architect)
Shri RAJAN <u>GANDELKAR FOR MIS UNNATHI ESTATE</u> (P.O.A.H.) Shri SHANTARAM MAHADU PATIL (Owner)
With reference to your application No. 2352 dated 16/04/05 for development grant of permission under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to
carry out development work and or to erect building No. As above in village Kavesar Sector No. VI
Ward No. situated at Road/street 30 & 29 Mt. wide D.P. Road S.No. 249 H. No
the development the permission is granted subject to the following conditions.
1) The land vacated in consequence of the enforcement of the set back lime 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 until occupancy permission has been granted.
3) The development Permission 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) सी.सी. पूर्वी अकृषिक परवानगी सादर करावी.
ह्) सी.सी. पूर्वी सुधारीत यु.एल.सी आदेश सावकार्या मान्य है
9) सी.सी. पूर्वी कमीत कमी १२.०० मीं स्क्रीना रस्ता द्वासमा हिस्सा
() सी.सी. पूर्वी प्रस्तावित जमीनीमधुन जाणारी डी. पी. रस्त्याजालील अमोनकवेल्या नाहरकत
दाखल्यासहीत अस्तित्वातील रस्ता है सिवात के स्वाहित रस्ता ति स्वाहित व बाबीत । भारकाचा नाहरकत दाखला अथवा निस्तामाओं झाबूक्ट कर्रासीन साद्रुप्त कर्णाया
() सी.सी. पूर्वी ३०.०० मी. व तसंच रूप ०० मी. हद डी प्राप्त कारी के के व कॉलेज
आरक्षणाखालील प्रस्तावित जमीनीचे बेश्चिन क्षेत्र सम्बं प्रतिनाम्यानिक असल्याबाबतचे नाटणीकृत घोषणापत्र सादर करणे आवश्यक स्र जोत्यादम् स्टिट स्टूटिंग महानगरपालिकच्या
नावे केलेले ७/१२ उतारे सादर करणे आवश्वक.
The property of the control of the c
 काम सुरू करण्यापुर्वी स्ट्रॉर्म वॉटर ड्रेनेजबाबतचा नकाशा ड्रेनेज विभागाकड्न मंजुर करन
धंऊन त्यानुसार काम केल्याचे प्रमाणपत्र वापर परवान्यापुर्वी सादर करावा.
5

लावाबा.
१२। काम सुरू करण्यापुर्वी नियोजित इमारतीची संरचना ही भूकंप प्रवण क्षेत्रासाठी सर्वधीन आय.एस. कोड अन्वये केल्याचे प्रमाणपत्र व त्यानुसार काम केल्याचे प्रमाणपत्र जोत्यापुर्वी व वापर परवान्यापुर्वी सादर करावा.
१३) जोना प्रमाणपत्रापुर्वी भुखंडाच्या हदीवर कुपंण भिंत बांधणे आवश्यक.
१४) वापर परवान्यापुर्वी R.G. विकसीत करावे.
१५) वापर परवान्यापुर्वी वृक्ष, पाणी, ड्रेनेज विभागाचे नाहरकत दाखले साटर करावेत.
१६) वापर परवान्यापुर्वी रेन वॉटर हार्वेस्टींगची तरतुद करावी.
१७) वापर परवान्यापुर्वी सौर उर्जेब्दारे पाणी गरम करण्याची यंत्रणा बसवावी.
१८) वागर परवान्त्रापुर्वी उद्वहन यंत्राबाबत संबंधीत शासकीय विभागाचा दाखल सादर करावा.
१९) यु.एत.सी. विभागाच्या आदेशातील अटी बंधनकारक आहेत.
२०) भुखंडाच्या मालकीबाबत कोणताही वाद अथवा दावा निर्माण झाल्यास त्यांच निराकरण स्वखर्चिन करण्यांची जबाबदरी विकासकर्ते/यांची-कहील ल्यास छाणे.महानगरणीहतता जबाबदार राहणार नाही. चत्रचेल्लण दिनला २.६०.१०.८०
agrung ansamy
कार्यकारी अभिन्दीती हिलाज्यक संभारक नगर 'रवना अहर विकास येकना स्थारक नगर 'रवना अहर विकास येकना स्थारक नगर 'रवना क्षिण्य कर्मा क्षिण्य कर्मा कर्म कर्मा कर्मा कर्मा कर्मा कर्मा कर्मा कर्मा कर्मा कर्मा कर्मा कर्म कर्मा कर्म कर्म कर्म कर्म कर्म कर्म कर्म कर्म
Flice No.
ffice Stamp. Pstimus
Executive Engineer Municipal Corporation, the city of Thane.
भवा नकाशानुसार वांधकाय न करणें तसेष्ठ विकास निवंत्रण निवमस्वर्शनुसार आवश्यक त्या परकारणों न घेटा वांधकाय वावर करणें, महाराष्ट्र प्रदेशिक व नगर रवन अधिनिक्तार्थ करून ५२
जारत ३ दर्जे केंद्र रा ५,०००/- ५३ होऊ राजनी

क्षर छोट होएएक छुठ होए क्षित्रकार किहाँदराष्ट्री छांग हार र्रुकेट ड्रम्ट एरमिशना स्थार हाएशार वा आस्त्राक्ष्या एकामी लेड्डे न्यूजार कराहा कंगरी छीनीमर पदछ रानं एजार होष्णुक पिर्माम विनिनेमर म्डूकापापडी नगमूर ः १ ामर नमाह एंग्न्स ३००५/१/६१ कांन्डी ३००५/१६ .क नका (हाम ठ हिलाए पास्त क़ा फ़िक्ट) -(००१९.ठ मक़्क़ कि किर्माम मिटिनाक मिरू दिग्गर उक्त मिर्म विमाहनुस. ८९ क्षिप्तः आर्ष्यं क्षांप्रणं कांत्राक्रवि ज्ञाग

क्षि वार्ष धिएछाञ्च रूपमम मूर्चर प्रजुम क्रिमित फ्योग्सकार किलार प्रगति सिप्ट एष्टाप्सी विस्तर एन प्रतास नाम्परक नियम वरत कार्याक विकास कारमा वास्तिनीर वरस संस्था कराकान्यक एंड रातकार तिरंक्ति नाइड तिर्द्धन्छी आएं कालमंध उक्ताका कावस नाजान्य रिक्रांकेपु एक्टियान एक्टियानाकरम एक्टी किशार नाक्नमंद्र नर्कम विकालक मित्र ए ३००९/९/९६ कांन्डी न इज्ञणमर न्क्ट ,र्रुक्षाण किडी पिज्जाकाफ केन्नंद प्राप्ती नंगड कप्ट ०.९९.० रिपा .स. १६ र मार्थनः प्रजिनिधीर एक निवाधाद्मर ५२म नमुष्याकान्त्री प्रजादशह ३५३मः . १९ . छर्ठ हाए जिएएड्नेस्ट एस्ट संघण्टक जिएएट

उच्चाय्याम्य हिम्म्स इ मधनी निवित्त १३१९ मधनी (विष्याकास विकर्षश्याकी ह न्त्रक निवित्तमाङ कारीला प्राप्तिक अर हो असे करण्याम चुकेल तर महाराष्ट्र जमीन महमुल (जमीनीच्या संपाठलसीत्रम एंगठ करोग मध्यालक कांछ एक्षाम्त्रीय क्य शास्त्र कांम्ठी कि प्रत करंग्स एक लड़ा नारमा एतिनीम एए५ नंछ साकान्द्री एट एकी लंभ५ किंग नाम्युर नुमए कान्द्री ाष्ट संहरपुरु रुपाठ कामार्गाय किर्नाह प्राप्ती विमिन्त प्राप्त संक्रिक कियातृम्ध ः ०१ . छोड्ड नोएणनमः विक्रामध्य जिल्लाक कारणहरू उठद विकायप्र वि माएनके न विकाय

क्तारायः निकाक विद्यासन्तरः प्रजीतिकः प्रती कि एत लिक्स ततार त्रीप्रविद्याः विकासिकः ामर किर्माकर्म हाम .स्त्रीम किर्क नाम्रुम साम्प्रक प्रमा विसमन्त्रिय निर्द प्राप्ती व्यक्तिस्य пек निम्भक्र निष्पादनुस्र तिरकानक फ्रिके क्य नुप्प कांत्री फ्राएरीस ए . र्रुजीय र्न्डांस (म्र्स्ट्रेंग्डी लर्नीजम नर्गार) प्रांट

रुकाम कितामी रंगमर फिकीएड काएक फिक्स कर्मा मिकक मिएकर्न . लंगर कराकाचं प्रविकास प्राप्त र किवासी क्रिकास क्रिकास क्रिकार क्रिक

ाएण त्यमात्वारोह संस् विग्र तकानीएप्राप्त प्रदेशम एसी (संदिष्ट) सिन्ध्य विष्राह्मस हिप्राप्णत्य प्रसावित दुमारत किंवा कांगतेक्षे काम (अंसल्यास) त्याच्या बांधकामास मुरुवात

. एम हुन्छ द्वारकारम क्लार एक्ष्मे एक्ष्मम एक्ष्मेद्वीएड त्यादाकम के मात्रध्यंक त्रदीतिगर (स.३

. रुत्रीए ल्डांस रुक्म मारुज़ंछ एनी हो। इस एसीहरू छोणमर एन्जीएड जायक लिनडांगुर उन् . इंगर. किलार. त्रांपण्डं गिम्नाव्यप दि धिम्नवी १४०९क मात्रायांक प्रमाद्धं र्तारः १एकत्रहं गिमर १९००व जडीनी नाशका प्रजिनाम इ फकी णिए नाध्वरणा अभावतिका क्रिया हुन

क्रके वाहर है पिरक छिल्क साछ एक नाछिली क्रिके क्रीकि विकास प्रीप प्रवास डाकरारी इतकर इनस्र कियन करमानुसित्र प्रथम कर्की एककी छन्तक नकाप धिनिर फ्लिकेंड इपन ध्यमिक्रेनम ग्लीस्ट नाएकार का इक्रिय कि निरुक्त क्रियाकुरू तरार रात लग्म विन्याता अनुवाशाही सक्ता भूखंड विकायवाचा असेल किया सानी इतर प्रकार विल्ववाट

ानकाल उपक्रमणे संसिद्ध विमानमांक विनिधिक एन नीक्ष देशक निर्माकवी सिक्त मिनिय ताराहः एंगीसः , रेडीमः किकं तस्तीकवि एंग्डांकडाक कांगमः प्राथमा प्राथमा प्राथम कांग न्मुग्य छिप्ता प्राप्ताहर्कार ए निम्ह कि निरुक नकामीर काम क पिण्यंस किछिप्र पर्छ निरुक् तिमान मित्रमें (व) जिल्ले मुंबव पीक राउए सिन तिमाक प्रवेश सिप्तर प्रवेश महाव महावामा

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(८८ एउट्ट र्नाप्प्रीऽड प्रगष्ट क्रिनिमीक न्तरग्रापट क्रिनिशम्ह एन मिल किएक उपाठ मामिशिक्किकीली किनाव्य क्षिक स्वाक्त क्रिकेस प्रथा नद्रकारता भा विकारणिक एम्ड ।ानाए क्याम्ड शिक्षर । छर्की ।पाम विमानायक The Forth fine was intrine us note fine rives क्कि शिक्त कि हिंदिति एक प्रिकार कि एक विकास कि विकास कि में के प्रमाण किस्मिल प्रदर्भ (मंडेह) मिनक विशाहन्स

The Hard Figure The Train of the Things Portion for the Comment of A 10 6 9-063 ftr/yttc . \$ Fig 28-266 ामुक्षराहि <u>ए।श</u>िक , ट 11/15 00-6055). रम्या खालील क्षेत्र प्रहरूद्वमक्षीक काहर जीक मामर गटाकर माठाक प्रतम लहिक केलीएरएरात्रा तानुन्त्र, प्रजीतः लिखेत सबस तिल्ला अपीवर क्रियो MONTH THIE OO OOK 3 ERS 985 F.F. F. FISTE णिठ प्रमंगक न्दीम जिप्तायक्षमा चिठ हानंछ णिठ हो हा प्रमंगक .ए लिटीए क्राक्षम मापानंह हि , पंछाए भिक्षमीकारी तरूर एक प्रमाद प्रान्तकारीक प्रजानाह तारक्क प्रजीन ईकाड्नार एगठ निकासीहन्नी एक्न्फ ४४ मन्नक छ ३३१९ मणनिशीर न्एक्स नामेर इग्एकम काफ फिर एन

ट्याम्होमक १४ प्रकार्भकरूर थितिएक होन्डिं प्राप्त श्रीर १७१४ अस्ति असीर १म्पन्यीप हास्प्रमु ाह 'रठाकम एकांक' किनीडे निग्छ प्राजेस्स सिरंट स्ट०९९९९०९.डी सिक एक एगीस

िन्छ प्रचार एएकामी गिमाडरम विएएएक प्रमाद जिम्मेद राष्ट्री ए साइतीर एउंगार एडका .मि.पंट ००-००४,३ हांड लिनिनिमिरः प्रजीकानाम सम्मगस न्वरिम १४६ म.म. न्वरिष्टं गंगर प्रमण्या -र्जिंग किनाप्कुलात (चार किनोप्रकली (चार सीम प्यार सी. पत्य इ.स. इ.स. क्या कार्ने .१५ उक्ताओंक मण महार . कि शिक्ताअमुखकु छोष लोडाम ज्ञान मारातांत कि फिफ फ्ल

> हममित्र जिस्ति १००९/६९/६९ . ही क्रांष्ट प्राडिस्स ामाम्प्रीयार लिक्स ' ळाळम एकाक' कमीर ग्रामिष्ट १००९/११/०१ .डी

कान्डी ६०१९ ३-प्रारमम्प्रीमनी क्ला अस्टित का एकार लाहेक चांप्र कार की कारीस प्रतिपारनी फर

कान्त्री ५६२ प्रारमम्पानम्पाह री४ तलाम्नामामः क ह्म लडिक एष्ट्राष्ट्र (मजामंत्रम्) तलाए एनामामः (२ poos/06/35.5

४८) हार नासनारमार्गिक किवा किवान परवाना है. कि मिर्क होता है है कि किवान होता है है है है है है है है है है है २००९/८९१३ ही भ्रह जाहममा हे इंदिम्होक्कामिलामिलाह क (३ ६००९/३/३९ काम्ज १८९१-पासमाप्० - महाद्यामहामुक्त्वाचार्यामण्डाम् क (६ - ६००८/३१७८.जे ०९६९ प्रास्ताय १०९-मककार्गिरेत्य्यदेतिसम्पृष्ट् त (६ ०००९/९९१८ डी ९९२ प्राक्ष्म्यामिक साल्मपन्ती हार्ल्य ०९ मणडममणुष्ट्रहागिरीमिल्गुण्यः स (९ ६००९/१/४१ डी १६ पास्मण्यासन्तर र एतद्रियमिल्गुष्ट

. क तारुष्टाउ लिटक डंगड़ लिठ म्लजुंग रिगान लिउ रितवसीए महस व रितवसीक्नादी पगार (र

कान्द्री २०/२२६ रिटा/इक्षाक्तामित .ता लाहरस् निरक्षित लहिक र्वाष्ट्र प्लित पाठलसीवत (इ . किर छिक्ति २००९/११/७ क्रांम्डी छोष्ट छित्ती क्ष गाँउ ६.स होर

को जोने मेर्स कार्य प्रदेश को कुळमुळाच्या है। साम मन व्यवस्था से कार्य प्रदेशक मेर्स मेर्स है।

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णिट स्ति १५ रम्भाक .१५ क्रीडाए ब्रायम महास्याह महिल

णिठ भिक्छीकार्ग (हंत प्रामकुशं-)

कर्क हमीगर्न

. ल्येंगर कप्रकम्धंक फिंड मानमार किनीडम प्रमित क्रिक्स कराकम्यक रक्षां क्रांसिम्सरं व एरक माकांक एमर केंक उम्म एउम प्रदेश रउस मूमर किंक क रहम मिलाइ एक्स ०५ महत्व है ३७१९ डिएक एएडि हिमार लामक डिमान ऐस मिल क्तिमार्थः एक-१८६००२/४/४८कोन्धे १८९९ आधामा/०९-मणकामगुष्टकशास्त्रिमिनगणः व (५ ०००६/६६/इ. डी ६९२ पारमाण्यिक मारमान्त्री काष्ट्रमान्०६ मण्डणसण्डळ्टालिडीमिलणुः क्र (१ एडोह लडेक होए एएड मिल्कुम रिमान एएड , रिकायीफ मक्षम व शिकावीकाली एमर ्हड्

हाए स्पष्टिक्टक एड्र माळासह ।जार सिर्स व लिवियर हाए स्पष्टिक्ट लिवाड किए प्रिमितिहर গ্রিচনিকৈ উচনত দুর্গ দলক ত 3396 দছনীবীত ক্লন্ত্যপূদ্দ কার্থনিয়ে স্থায়নদ র বিশ্লান্তন্তি ्रह्मिय किर्क प्रम्कृष्ट विपयन्त

एडनी काष्ट्रणप्रशास क किएर्डकप्रुमीणा किमार संक्रिय एड:सम्बद्धाः स्टिमार संक्रियः त्रिमः पार्णत्र एपिम्ही एष्ट ६ तिरुठकारः हांडम्पीए प्रयह्नाडम् सः हारिकपः विप्रधादन्तः . ३९

किएं जाए कि रह लिनियर लिन्हें स्तर रहुएं एटलः एक्टिक्ट एटले हिरीर एस लिए रुमेस किर्छ रिमारम्भ विषयास्त्रीकारी किस्सारणक रूडरू छठी क्षिमारणका पर रिस हा। इन मिक फिरक रुठारूप विमाणंक छि। है एको इन मिक रिगाप पर गिनिग्यंक महिष्याञ्चार मिपासर फिल्लाका छरजीगर मकुनुष्यावातम एक्नेक एक्ट्रेम छोटिए । ४१

Hesp 3 ecopens as their mide Z Caseginorment was the character ec एक (स्कंड संश्क्रक) कि निर्माण (हाम प्रमाश सहत संड के मकार उपवाप कियोग्याकेम्स किराएपाठी किए विषयात्रास ०९ ह्मम्ह हायोह फ्राफ्कम्ह एवं लिनिह ज्ञाणकप्र ध्रिक्रम्ह त्रिर्माणक जाग्रमक त्रियन्नालेक रुन्द्र क्ष्मिक जानमर किं एन एकप्राम इ मणनीडीस किलीएएए प्रीप्त मणनीडीस तथान्यमा १९. हिलंही हो परवानारी मुंबई कुळवीडबाट व जान्तिमा १४१९ मध्नितिक्ष १९६

নতক দৃদ্রদ দৃত্য কিচেক্ড দিলনুসম দিদি দুহুকনিগজ সিংহালুদে ঠন্ত চেলাং চিল্টা

ामाष्ट्रकं स्कृतकं सार्क काष्ट्रपत्रकं कडिएरकं तिति किंठी विषयकाड स्कृतकं मात्रायकं किंकी त्यास्ट्र एकारणाठ किम्बीएएफ लड्डार्स की एकी किम्बी एकछा एकछा न्ह्रास समार् किल्लास्ट लिले त्राक्ष्य जिल्लाकां क्रमिन्ने उन्होंनीही रत रुनिय जाता ताप्रक्ष्य रामा विपायकां क्रमि उन्होंने

ए छउठछी डिक्रुरत फर्की रुस्स्य ज्ञास नाम्प्रदेश संस्था प्रदेश एको नपाम् विनिर्णक स्तार 1300 मिरेट क्षेत्रक क्षितिक क्षिति कार्यः स्ट्रेन्सः विशेषक छत्र (१९ ट्रांक स्ट्रिक क्षेत्रक

नाकात प्रजाराजेम्स इंछप् किंदी निमर किर रात्ताचन्द्रम विचाजास विवास हंड क्रम्स रुड़ेक प्रजीति कि साध-क्राधीकार्जी एकाएणठ किई तर्फ ह । एक सिरमाश एड कईठ हाए सिरमाश

निकानमंद्र एक निवासकृष्ट एसर विकासक्ष्य एकामक्ष्मीयोर सक्ट सायक्रक स्थानक स्थानक विमायहम्स छोतिह विम्पार्थक किरोतिह एन्क्रिकं उपून हेक्सीक्रेस्म ग्लीस स्वाहंशस ए .स.५९

निम कंप्रकारोड़ साप्त क्ष्ये प्राचीमम सिंह केम लिमारज्ञास क्रान्ति म्कर्ड म्हक इन्स् क्या नाष्ट्रमुम एक्किडी एउम छाए छिन्नुम्छ न्योगा १,१९९ मधनी (विष्प्रकाछ किर्माद्रप्राची **६** रूउठ राष्ट्रमात फ्रांनिमिर्फ) रामुख्य नामेत प्राप्तावम नीकाव सिद्धाद्वन्य लिकालक प्रज्ञाप्न्त्रीम कुण सुमाम तलास्त्री प्रज्ञाप्त्रकं स्ताप्त सरमाण तेकसंद्रमधी प्रज्ञीनीसह एर

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फाइ .स्री .त. ,राभित सामे फ़्कमुखतार पत्रधारक श्री. राजन बाहेतकर

६००५/१/५१ कांम्झ . १९ - आहमग्रामकाकाश्व.सं.डीग्रडी/किनगृष्ट .क प्रदेशक नियम्बीयन्य एक (१ -: ाना

क्ष १६ ३००६/६/६१ कांम्झ । एनंष इकाईग्रह महाद्र १६ कमायहप्रामाधमूळकु लिशिए द्वाहम मात्राताए १६ (६

क्ष्मास स्थाता आसीत हुई मानक हे निवस १३०१ मा स्थात स्थातिक

.झार किके किंग्डी फिलोह्म रुपिक क्षिक किंग्स म्लक क्षिम हमिज्ञाह काबत १४८ र.फ णिमप्राफ फि. कि कि ११.०१३ हिंद छोताछ कि पार केछ रह , मि.कि ४४.১९९ हाई न्त्रीनाधाणक्षत्राध एकिंक .मि.कि ०१.१०९६ हाई न्त्रीनाधाण्कः ीम. कि oo.ooध्र इन्धि प्लमूग विमास ९१\७ विमासान्नीनाछ कि ईसर क्षि छन्छ। कांम्जी ,४४১६/विविधिऽ(मिमण्रजी\रथ\र००६.मि.कि (धक्क माकखंक र्स्किनाप मानाइम विषठ फ़ाहिंद जिविस १४९ म.म जिडिए प्रमिनक किम निर्ध प्रकार्जाक महार . प्रिः कमायरमम्प्रकामुळकु निाष्ट किशाप द्वाराम मानानाः । प्रिः पित्रायन

म्मानम्बर्केट के (क्षेत्र) मारुक घंघनाट ६०/१/१९ कांनडी ,१९-गारमण् इर जिस क्षांयुक्त केष्ट्रीनी गिमप्राजिताय हिंश गणनाय ज्वाक ताक, क्षेत्राप्ट क रम्भर कामम क रम्भर काम है ह०/१/११ कामभ्र छक्त काम ,रिंड रुके छोड़ा स्वान १४/८१ कान्डी ह्मणण्डल ११) है हिस्सा अस्ति होने एपाछ लिक्षि प्रम्किक सिम नाफ निर्मण लिक्ष प्राप्त माप्राकांद्र कि

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र्ने ६ ००० पर जिल्हाधिकारी व संदान ग्राधिक वाणे नागरी संकुलन, ठाणे.

अतिरिक्त क्षेत्राबाबत नांगरी जमीन कमाल घारणा कायदयाचे कलम ९ व सदग्या निकाल आज दिनांक २७ /४/२००६ रोजी माइ्या अपर जिल्हाधिकारी द सक्षम प्राधिकारी ८५(को ४०)४० (अरुपा शिंदे) शिक्ष्यानिशी दिला असून संबंधितांना कळाविण्यांत यादा. (१) नुसार कार्यवाही करणेत यावी.

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ठाणे नागरी संकुलन व बहन्मुंबई नागरी

संकुलना सभोवतालील ८ कि भि प्राप्ति

उक्त प्रकरणी विवरणपत्रधारक हे ७४८४.७९ चौ.मी. क्षेत्र आतिरिक्त सदरचे क्षेत्र खालील स.नं.मधून संपादन करण्यात येत आहे सोबत परिशिष्ट "अ" सादर केले आहे.

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लंडाम क्रांकर साझनात्राह्म : क्रायनामिन क्र मिक्स ३० खानी निष्ये मुख्ड क्रिक्स २०११ मियन समारी जमान कमान (धार्या व विमियमन) अधिनयम

. मि. कि १६.४००४ हो निर्मान में में . • 986,fr9£5.在.环 . काठ सही . 16 , रुप्तर्वाक ः किम्

८००९\२०\०५ कांन्डी म्रजीन् र) या कार्यातवाची आपणास दिलेली कारणे दाखवा ००७९/८२/६ कांम्झ २८२२ -: आर.मग्र०९-मग्रक

उन्हों 5 , क्षिए किंग्रह स्प्रम्थाय किंग्यं ए क्षिए ए क्षिए हैं , क्षिए हैं किंग्यं केंग्रह किंगाछ , जिम र्तिक पिए म्लक कृष्ट मक इंस्प्यांट ठंडीयमठाक ठाउँडी वर्षण , जिम तर म्कुडी हाएक प्रमाय विविध स्थापमास पिष्टक गर कार हो।। करनकनायामस नाकृत भारत केलेला सहित कारण साहर केलेला खुलामा वायरो टाखवा नेटिम मध्य मुद्राच्या युत्तरमां स्थाणे सात दिवसात माझ्याकडे सादर करणे आक्चपक होते. तथापि, आपण खुत्तरस अस्य संदर्भत प्रज्ञान हे. इ. सन्तर्य देण्यात आलेली ऋहे. सदर नेटिमच्या अनुपंगने आपला कराइ पित्रक तनावार धन तर्म तायक्ष क इत्र ानक्षि त्रकावनी सतवार क्रिकाना नृत्र अस्तराहणी करणे वंधनकारक अस्ताना, या अशि व शांति अनुपालन न आत्याव न्त्रक ननाम मुद्रकाणमास बीताष व डिस निविभागीय प्रूपमं ्डीम्ट फिर्क प्रूपमं क्रियं २००९/९९/५ कान्त्री ानर्धाप्र प्रियोक्प्य प्रमिनीक क्रजीधम्बद्ध प्रामृत् (P) .त १८३४ ,रियाक्ष्य

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क्ष. २ च्या आदेशान्यये विषेश भुखंड योजना व भुखंड एकत्रिकरणाचे आदेश ना.ज.क.धा रथगिती दिलेली आहे. योजना रद करण्याबाबतच्या आदेशास ना.ज.क.घा. अधिनियमाच्या कलम ३४ अन्वये अधिनियमाच्या कलम २०(२) अन्वये रद्ध केले आहेत. संदर्भित पत्र क्र. ३ नुसार शासनाने मंजुर करून भुखंड एकत्रिकरणाची परवानगी देण्यात आली आहे. ज्याअर्थी संदर्भित पत्र क्र. १ अन्वये अतिरिक्त क्षेत्रावर विषेश भुखंड योजना तसेच संदर्भित पत्र

संदर्भ:-१) योजना मंजुरी आदेश कमांक युलसी/ टीए/ एटीर्प नाजकघा-२ दि. १९/०७/२००७ ३) शासनाचे प्रत्र क. नाजक १००७/प्र.क.१४३(५०)/ र) या कार्यालयां योजना रह करण्याचे आदेश कतम-२०/एस.आर.:- ११२१ दि. 😽-१२-२००० व कलम२०/ एस.आर. ११२१ दि. २६/०३/२००७ क्र युएलसी/टिए/एटीपी/भुखंड विकास योजना/ मुखंड एकत्रिकरण आदेश दिनाक १८-०६-०३

विषय:- नागरी जमीन कमाल (धारणा व विनियमन) आधिनेयम १९७६ अंतर्गत कलम २० खालील विशेष योजनेखालील क्षेत्र ८००४.३५चो .भी. मीजे : कांबेसर, ता. जि. ठाणे. जमीनघारक :- श्री. शांताराम म्हादु पाटील, भुखंड विकास योजना रह करण्याच्या आदेशास

. मा. आयुक्त टाणे महानगरपलिकां, टाणे

यांना माश्त्रीसाठी व कार्यवाहीसाठी

मा. जिल्हाधिकारी, ठाणे.

मा. प्रधान संचिव, नगर विभाग, मंत्रालय, मुंबई -३२

स्तुविशास्त्र आर्च टाईप, अे-१०१, १०२, श्री सारिका अर्पा.,

शिवसागर समोर, पाचपांखाडी, ठाणे.

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24/10/02

V. P. I	No	2005/45	IMC/IDO_ <u>-14.5</u>	oate
			•	
To.	Shri	JITENDRA MUKADAM .		(Architect)
	Shri	RAJAN BANDELKAR FOR M/S LINE	IATHI ESTATE	
	Shri	SHANTARAM MAHADU PATIL		(Owner)
Sir.	With	reference to your application No. 1	9732 dated 31/06/07 for	r development grant o

- Commencement Certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry cut development work and or to erect building No. As above in village Kavesar Sector No. VI Ward No.....situated at Road/street 30 & 20 Mt, wide D.P. Road S.No. 249 H. No.......the development the Commencement Certificate is granted subject to the following
- 1) The land vacated in consequence of the enforcement of the set back lime 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 until occupancy permission has been granted.
- 3) The development Commencement Certificate shall remain valid for a period of one year Commencing from the date of its Issue.
- 4) This Commencement Certificate does not entitle you to develop the land, which does not
- जोता प्रमाणपत्रापूर्वी सुधारीत यु.एल.सी आदेश सादर करणे आवश्यक.
- वापर परवाऱ्या पूर्वी १२.०० मी. रुंदीचा रस्त्याचे डांबरीकरण करणे आवश्यक
- ७) ० काम सुरू करण्यापूर्वी स्ट्रॉर्म वॉटर ड्रेनेजबाबतचा नकारा ड्रेनेज विभागाकडून मंजुर करून घेऊन त्यानुसार काम केल्याचे प्रमाणपत्र वापर परवान्यापूर्वी सादर करावा.
- काम सुरू करण्यापूर्वी नियोजित बांधकामाची माहिती दर्शविणारा माहिती फलक जागेवर
- जोत्यापूर्वी ३०.०० मी. व तसेच २०.०० मी. रूंद डी. पी आरक्षणाखालील प्रस्तावित जमीनीचे बाधीत क्षेत्र ठाणे मह उतारे सादर करणे आवश्यक.
- १०) काम सुरू करण्यापूर्वी नियोजित इमारतीची संरचना है भूकप प्रवण क्षेत्रासाठी आय एस कोड अन्वये केट्याचे प्रमाणपत्र व त्यानुस् वापर परवान्यापूर्वी सादर करावा.

- १३) वापर परवान्यापूर्वी दक्ष, पाणी, ड्रेनेज विभागाचे नाहरकत दाखले सादर करावेत.
- १४) वार्पर परवान्यापवीं रेन वॉटर हार्वेस्टींगची तरतृद करावी.
- १५) वापर परवान्यापूर्वी सौर उर्जेव्दारे पाणी गरम करण्याची यंत्रणा बसवावी.
- वापर परवान्यापूर्वी उदवहन यंत्राबाबत सबंधीत शासकीय विभागाचा दाखला सादर करावा.
- यु.एल.सी. विभागाच्या आदेशातील अटी बंधनकारक आहेत.
- १८) भुखंडाच्या मालकीबाबत कोणताही वाद अथवा दावा निर्माण झाल्यास त्याचे निराकरण स्वातनीने करण्याची जबाबदरी विकासकर्ते यांची राहील त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही.

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



Yours faithfully.

State 201000 Executive Engineer Town Development Department Thane Municipal Corporation, The city of Thans.

Copy Tores and and a st. Co. Dy. Municipal Commissioner

E. E. (Encroachment)

रनुसार दसनदात गृह्य --

Competent Authority (U. L. C.) for sec. 20, 21 & 22

TILR for necessary correction in record of Land is affected by Road Widening / Reservation.

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निह असे सहा समस्यताकार हांब्र अख्यानास्ता हिसून वृषु

मार्चे मार्च कब्जेदार सद्दी सहस्य कुरू १७% कु १० ४ स.च. साम सहस्य स्वयं हर्ने इस स्वयं कुरू महिल्ला हार जिमिमीस कारकार मारका किमिमीस का १८७१३, १४४/२, १४४१ १८३० के १८६०३ किमिमीस

कर पाम्हाहण्डापक एक्किं काअाइ निरंध क्रायहणण्डकी गिण्स्का

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नमूद असल्याचे दिसून येते.

तामनामान कंग किए प्रमुक्त भी की ३ लिलानविषय मन्त्रके प्रमान डेक्ट्रिकारी व सत्रेम प्राधिकारी ताण नामारी संकुलन ताण व बृहन्युबर्द नामारी

अस्तियी/रिय्.न.३\अन्मविसर्।एस.आर.३३०

क्रांम्झ फारुकिस

2001/8/06

-: क्तिप व कांत्र कांक्राध ह्माण्डकी

उसदेश अभिन (कमाल दारणा व विनियम) अभिनियम १९७६ वे कलम ८(४)

णिह स्तात , किच्डम्प्राक ११ कार मार्ड्जाक मारणस कि रिधाक

कारास्वडवसी, ता.जि.डाक क्षी.जयराम माञ्चाक माउग्रह.रि

.क्राप्ट णिमप क्रिकाछ काशीयत क्रिक्सिक क्रिक्ट इपूम जारगणग्रम्भी .हेगार किके जाराष्ट्र किंग ३७.১.०९ कोम्डी स्पण्यम्भी फेन्सर (१) ३ माञ्क यांनी आपक्या द्यारण होनाति खालेल खालेल कानीच नामहे वस्ता हारणा

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नुपड्डा खालालभाषो आहे. होते. त्यानुसार परिरक्षण भूमायक व सहात्तमारा केवि कारक कार्याक का कुणावर्ग एक म्यापकि कारक कार्याक का कुणावर्ग कि कुणावर्ग का कुणावर्ग का कुणावर्ग कारक कार्याक का कुणावर्ग स्कारक स्थापक स्थापक स्थापक कुणावर्ग के कार्यान्य

निवरणपत्रधारकाचे धारणा क्षेत्रातून चना कराधि लागेल. नमीर प्रम मूण्ड्र , द्वास किक प्रशाम निष्ठ कराश्रहणण्ड्रा नाष्ट्रिकडी हिमास्तीरफाम आदेश पारीत करताना कोणत्वाही प्रकारचा हिस्सा मंजूर करण्यांत वेवू नथे अस क्स अपने वाबत आपने कापने प्राप्त कसम **६(१) के विवर्**गण हमान करने अपने कापने एते. असले तरी सदरची जीमन सामाईक असल्यामुक नाव लागले आहे. व्यावेकी सामाइक ित राष्ट्र हार कार कार करायहमाण्ड्रकी रिक्रम ६१/७ कि ६/३०.स.स

305/50, 333/8, 3/29, 20g 3/5/8 to 2/20f शनसाची नावे दाखत केली स.सं. १०५/८, ७६/२, ९३/२५, ९३/४५, ९४/४, लियह म्हरू मिक छार हात्रधम दिल क्रिया स्प्रा देसरे मुस्स स्प्रा हिस करा हेटमार 8) मुभाष शामचंद्र शकत, ५) लेता मुग्ग कार्त, ६) रजना प्रत्हाद शेरुक (५) तुर्माण , किटार इंग्लिय हैं समयंद्र राज्य, ३) अनार समयंद्र राउत, ३) मार्ग्य समयंद्र मगढ़ जिम्मालिक तिक्र मुस्स लिए काम हे कार ताम मागळा केट इंडमारीं के पड़िकाछ नामपा ६००६.५१.७१ कोन्झे ६६४.क जायप्र

१/३७.म. म किक नायाइ बार कांग्रज़क निर्म नक मिक बार कांग्रज़ ात्रीक मोड़ीन भग्ना कंकरीन भारतम् भारतिक जीविक भारता भारकाक माना मान्य क्षावाई याववं ताव्यं भारतियां भारतियां भारतः महवा भारतियां व्याप (इ. क्रिया स्ताम गमञ्जल (९. क्रियार गम्बन्धि साम (१ गिमप फ्रिनियर मपा प्राप्तिकार िनांछ नमूर निमाइ कथम एउपर किर्म होंग निवान एउपर विकास कार्याप . महा दिवडवा राफ्त, १) काळुराम दिवडवा राहत भयत असे दोन मुलग पास आहत. ाला हे सुनार अपने हे मुनार १० वर्षापूर्व मगत होलि असूर माम है किया । महमहो के पड़कार कारिश के १३.८.९५ कारिश के पड़कार के

五子,903/9 年 ांकर ज्ञान गोरा हाग १६ इस.क.क.क नक्यींडम निध्यमां गाँउ गाँउ भाग गाँउ होता है। राप्तः म माधानाम्यः किकं द्रकं दिगार्थक विष्कृष्तं निग्धं कतार साथ माधानाः छक् ाजा एक्कापार अहम राक्ष्म हैं। किया प्रमाप मालक अन्यान विक्रम प्राची विक्रम विकास विक्रम विकास विकास विकास विकास ाउंच्ये उक्कोंडींस मण् ५७.३.३१ मण् ४७.३.३१.१६ ३४.वह मारगुरे

असे स.स.२४७/३, ७ में, ६/२, २४४/५ मार्गान सक्त प्रेपलेला मुलगा जयराम काव्ह्राम राक्त हा एन्डाच चारम अहि ज्याहरू

<u>िह</u>

४४९९/६/३ म.स सह किक कछा । वास से में में १८/१ ruiter entes ter treis fallufas fin feine fair steden beite नारुतका है कर्म के उसे मार्काक मार्का के अपनी मिला काल कार्य के करा है क

त्राया सहाद, काळ्याम विवया के कंप्यायक काळ्याम प्रधान केल्याम मार्का केले काळा मार्के केले काण केले काळा मार्के केले काण केले केले काण केले केले काण केले उनियात आल आहे. धानजी शा जद्रों के दे की निविध्यात आह । इस वि अर्थ में मत्यांक क्रमीम स्वयंताड़ कि अरहें महीआधिर अरहें में है लिडेकिंक मामकी इंड्रेंच नीम ज़नाइमीकिम ६३.११.१६ छारीत ६००.क ज़कारी

म् १४६ म. में में किस्ते किस्ते विकल सेता स.म. १४४/ भ न्तर एष्ट्रक्झे म्यस्काक कार्याईफ ४२.११.१९.१७ २१२.वर प्रत्यप्त

२/४४६.म.म कर्क काया हार हाए हता एडवडी माञ्जाकि गिणकित एक सिक हार हाफ स्वविदेश मान्य भिष्टक नाय भिराप प्राप्त इंग्मार् हिं हैं हैं हैं हैं से संस्कृत

गण्डकंश मागकृ काळुगम दिवडवा रिस्कृत्त गाड़ीहिन्छ काळुगम दिवड्या काळूगम दिवडवा यातकीबाई काळुगम ક્/၈৪೬ माध्या क्ळाच नाव सगक्षेत कुळाचे नाव 44

झालवरून संगक्षित कुळ व सावे कुळाचीनाव दाखल केली असत ाष्ट्र ३४/१९११/६११८ किम्फेड.मे.हु नीत ३२.४.८.ता ४२४.क ग्राकप्रके

कन्त्रदाराच नाव काळवा दिवडवा ९/३.म. म. सेस्ट किकं तिम्बर्ट दिवाक ाध्यकार गामर १९/२/२९/मणीमीट मेड्र किकात हाएन ०,१९१/३१/११ १४३३ डांग कडिकांग गाह जाए जाए हें में ५१ एक मेंकि त्रास्तरी कहम इतिमाकपार विषय्पू १२,८१,१८,१६ अस्त पायम्क

१/७४९.मे.म सितमे घरंछ भूगो जाय किर्मारक 195ी ड्रेगर व स्थित आर 110 मार मार्ड भाउनवृष्टी लाजीवेगर नेही क्लेड्रि माप्ठाक इंग्रिकिमार मिन्निर्मेख १४.६.२९.१६ संस्ट्रेक मायम्बी

.इंगर कंप क्रिक्क तिरोधनी णिम्प्राजिताय हिंश गण्डाथ होय क्राधहागण्डकी ज़ार निगर मंगरक निर्मातन दिन्छ, भी कि ००.००ए किस्मक्तायाम किस प्रमेशन मिंग्गा क्रमक समीह शिपान क्रिपाना पड़र नपूर पह मार्थ क्रमक स्पाल ३ मिन-कावसर, ता वसह, जि.ला हे गाँउ बूंद मुंबई नीगी सकुलनाच

वरीत प्रमाणे ४ व्यव्की सज्ञान असल्याचे दिसून येते.

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निर्णाम् म्हीरूपार 13 ३०.९.०१ काम्ही नाम्जासह

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. किंग कंप कांचा अतिम कवाच समद्भन (१) चं आदेश पारीत करण्यांत केत आहेत.

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अहर सरम्या निकाल विवस्थापत्र धामक कामा कराहिण्या निकास

(0|4|0) निर्मात कार्या

श्री नगराम काळ्याम राज्य राज्यसम्बद्धवान





Thane urban Agglomeration, 2nd floor, Collector Office Building, Thane.

Date :- E 4 OCT 2007.

ORDER

Exemption Order granted under section 20 of the Urban Land (Ceiling and Regulation) Act,1976 incorporating Guidelines given by Judgement dated 30th January,1990 and 17th November,1995

Shri Jairam Kaluram Raut & Others holds surplus vacant land in excess of ceiling limit in Thane Urban Agglomeration is shown in Appendix.

AND WHEREAS, the said person Shri Jairam Kaluram Raut & Others has applied for grant of Exemption under section 20 of said Act as per Guidelines issued on 22rd August, 1986 and amended from time to time.

AND WHEREAS it is satisfied regarding the location of land, the purpose for which the said Excess land is being used and the scheme submitted by the said person for providing Site/services/core house and construction of tenements of different categories within a reasonable span of time, satisfied main object of creating housing stock and meets the requirements of terms and conditions laid down in the Government guideline, it is necessary in the public interest to consider the request of applicants/person under the provision of section 20 of the Urban Land (Ceiling and Regulation) Act, 1976.

NOW THEREFORE, in exercise of the power conferred by sub-section (1) of section 20 of the Said Act, after having recorded in writing the reasons for making this order. The Addl. Collector and Competent Authority is hereby pleased to exempt the said vacant excess land as mentioned in the schedule from the application of the provision of Chapter-III of the Act, subject to the following conditions:

- The said person shall get the layout, building plan and N.A. permission approved from concerned appropriate Authority.
- 2. The holder shall advertise the entire scheme within six months from the date of execution of the order in at least two local newspapers, giving full details of the scheme including a local flad setting price for tenements for plinth and camp area practical terms condition of allotment of tenements and accordance with Maharashtra Ownership Flat Act, 1963. He shall send copies of the advertisements to the Competent Authority within and week from date of publication of the Advertise ment.

3. (a) First 4000 Sq.mtrs. of land to Each shareholder should be will for the construction of tenements having plinth area of 50.4 Sq.Mtrs.

acknowledging acceptance of such application with its number shall be issued to the applicants and number given to the applicant in the register shall be clearly indicated in the said receipt. Simultaneously a copy of the application with its number shall be sent by the builder to the "Monitoring Committee"

- 5. The said person / Developer shall commence construction of tenements within a period of One year from the date of this exemption order and shall complete the construction work within three years failing which the exemption shall stand withdrawn. If part of land is utilized and part remains unutilized, then the land under such incomplete buildings along with land appurtenant there at will attract provision of chapter III of Urban Land (Ceiling and Regulation)Act, 1976.
- 6. Allotment under the scheme shall be on the basis of One Family-One Flat and the family shall include husband, wife and dependent minor unmarried children. A family which has one flat in any agglomeration within Maharashtra shall not be entitled to allotment, or acquisition by transfer of a flat under said scheme.
- 7. The number of Government nominess shall not exceed 5% of the total accommodation available in the said scheme and Government nominees shall belong to member of Weaker Section of Society. The reservation or allotment of accommodation for these Govt., nominees should be on prorata basis in respect of each completed building.

The quality of constructions shall not be inferior to the specifications laid down in the guidelines of 22nd August 1986. The quality of construction shall be subject to building regulations of the local Authorities and subject to such other conditions as may be imposed by the Municipal Corporation/ Municipal Council/Local Planning Authority/Town Planning Authority and other statutory bodies.

The said person shall not transfer the exempted lands (with or without building thereon) or any part thereof to any other person, except for purpose of mortgage in favour of any financial institution specified in sub-section (1) of section 19 of the Act, for raising finance for the purpose of construction of any one or all the tenements mentioned above.

The area required to be kept open according to the D.C.Rulesy and a Building regulation of concerned Municipal Corporation/Municipal Council / Town Planning and other statutory regulation shall always be kept open. This part of the land shall not be used for any construction what so ever, even if there is change in F.S.I. in future, permitting additional construction.

स्त क्रमक्त १३००८ ५५ १३००८

under section 20 format Jairam Kaluram Rout (rlew)

new under section 20 format Jairam Kaluram Rout (new)





be lawful for the State Government, or the Additional Collector and Competent Authority or any person specifically authority said by the State Government in this behalf to enter on land, so allowed to be retained for the purpose of construction of tenements/providing sites and services / core houses to inspect and check the developments construction and disposal of the tenements.

The exemption granted under section 20 of said Act shall be deemed to have been withdrawn for such vacant land which have not been built upon, as and when such exempted lands are required for any Government organization in public interest.

- The State Government and Competent Authority reserves the rights to alter any of the condition prescribed herein.
- The committee formed according to circular dated 16/01/1996 shall have power to scrutinize all relevant documents and give appropriate direction to the Builder and the applicant regarding allotments of tenements constructed for the Weaker Section of society.
- Tenements reserved for Government nominees shall be maintained by the developer till the final allotment and execution of the agreement. A transfer or sale of a tenement reserved for Government's nominees shall amount to criminal breach of trust and a person responsible for this would be liable for criminal prosecution.
- If at any time Competent Authority or the State Government has noticed that there is breach of any of these conditions mentioned in this order, it shall be lawful for Competent Authority or State Government to withdraw the exemption order from the date specified in such order.

Provided that before making such order, Competent Authority or State Government shall give reasonable opportunity to the person whose lands are so exempted for making representation against the proposed withdrawal. When such exemption is withdrawn or deemed to be withdrawn for the breach of condition, the Provision of chapter-III of the said Act shall apply to such lands as if the land had not been exempted under this order and Longetent Authority or State Government would empowered to redure such land with building thereon under the provision at marion 100 Line U.L.(C. & R.)Act, 1976.

The future change if velopment Plans willobe binding on Developer/ Land owner Developer is the F.St. of D.P. Road on land under scheme with uethas to surrender 5% your up area in the form of tenements a per Govt. Rules & as per find approval of Municipal Corporation.

of the land owner are transferred to other developers without permission of the Competent Authority. In the event of such transfer present developer as well as original land owner and successor will be liable for prosecution under U.I. (C. & R.)Act.1976 and prevailing rules.

It shall lawful for Competent Authority to prosecute the person who at any time furnishes false document and mis-representation of the facts and follows fraudulent practices in respect of this scheme.

The said person / Developer shall obtain necessary N.O.C. form C.R.Z. Authority & Environment Authority asper rules & regulations if applicable

The zoning for area under exemption is as per sanctioned Development plan of Mira Bhayander Municipal Corporation & Thane Municipal Corporation

The buildable reservation included in the scheme shall be handedover free of cost to the M.B.M.C. / T..M.C. before appraval of Payout Plans / Commencement Certificate.

SCHEDULE

1 Name & Address of the person Shri Jairam Kaluram Raut & Others holding land

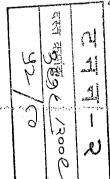
C/o. Shri Rajan N. Bandelkar (POA). Unnati Garden, Pokharan Road No.2, Thane (West)

2. Inward No. and date of application

: No. 791, Dt.07/04/2007

3. Name of the Urban Agglomeration in which Exemption is sought situated

: Thane Urban Agglomeration. & 8Km's Peripheral area of Bruhan Mumbai Urban Agglomeration.



Description of the property for which Exemption is sought.

> a)District/ Taluka/ village

: Thane/Thane : Kavesar

b)S.No./ H.No.247/3

:6330.00 sq.mtrs.

c) Total Surplus area in Sq. Mtrs.

: 4294.25 sq. mtrs.

d) Land to be retained as per Circular, Dated 11/8/1989

e) Total area under scheme

: 6330.00 sq. mtrs.

and internal road

: 644.14 sq.mtrs.

i) Net buildable area under scheme

: 3650.11 sq. mtrs.

j) Built-up area to be sold to

Government nominees at fixed rate

: 184.30 sq. mtrs.

(Including Road FSI)

k) Buildable land to be surrender to Government free of cost

5. Total number of tenements to constructed :

Tenements up to 40 Sq. mtrs.

: 93 Tenements

6. No. of Tenements to be sold to Government:

Tenements up to 40 Sq. mtrs.

: 05 Tenements

Subject to approval of building plans, from Thane Municipal

Corporation Thane

Additional Authority Trane Urban Agglomeration Thane.

To,

Shri Jairam Kallaram Raur & Others Clo. Shri Rajan M. Randelkar (POA) Unnati Garden, Pokharan Road No.2, Thane (West)

Copy Submitted to the

1) Prin Secretary, Urban Development Department, Mantralaya, Mumbai.

2) The Commissioner, Thanc Municipal Corporation, Thane for information and request not to issued Occupation Certificate unless N.O.C. regarding handing over tenements to Govt.is issued by this office to scheme holder.

Copy forwarded to the,

- 1) Tahasildar Thane ULC, T.No...07
- √2) Sub-Registar- Thane
 - 3) Select file

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new under section 20 format Jairam Kaluram Rout (fæw)

Annexure

१३) नागर परवान्यापूर्व वृक्ष, याणी व इनेज विमानाचन मह

. क्रिंग्स्ट ब्र्रूग्रेफ क्रिंग्डर्गिंग्ड अर्जेट हर्ग क्रिंग्याच्या अर्थाट (५१

, किक्सप्र गणहांचे किएएएक मगर गियम राउदेह अर्थर किमाध्नाकाम उमार (६९

. हार १ राजन स्थान होने स्थान संबंधित शासकी किमाना हार स्थान साद र स्थान

. महोस्ट कमकम्प्रक छिर छातेगरहास्या आदेशनास्य करो कंपनकम्पर अहित.

विमध्यक निष्काम् एएकारने विष्यं साम्नाह प्योमनी छात्र एछहर त्राव त्रिमार्गक प्रवाद्यकाम एकाउछेपू (३१

नंबास ज्ञार अञ्चलका कालीक्षात्र होता होता होता है। यह स्वाय काल होता है।

हड क्षाप्त क्षीरचक्की महरेते सम्हि स्कृति कृत्या । अस्तानुक्तं स्वासीय । अस्तान् अस्ति । と出るとは

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Your's faithfully,

V \ The City of Thane. Municipal Corporation of wn Development Department, EXECUTIVE ENGINEER, 0000 BRS Office Stamp Office No.

3. Competent Authority (U.L.C.) 2. E.E. (Encroachment) 1. Dy. Municipal Commissioner - Zone. Copy to :-

4. TILR for necessary correction in record of For Sec. 20, 21 & 22 if required

Land is affected by Road, Widening / reservation.

STATE OF

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(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

VWENDED DEBMISSION/COMMENCEMENT CERTIFICATE

Date 23 m V. P. NO. 2005/45 -- TMC / TDD

Shri/Smt Jitendra Mukadam

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line shall form Part of the public street.

30.6. 10ml. wide D.P.Hd. S.No. / C.T.S. No. / F.P. No. S. No. 249

valid for a period of one year Commencing from the date of its issue.

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4) This permission does not eatile you to develop the land which does not vest in you.

3) The development permission / Commencement Certificate shall temain occupied or permitted to be used by any person until occupancy pennission has been granted.

2) No New building or part thereof shall be occupied or allowed to be

dubors.

the development permission \ the commencement certificate is granted subject to the following

Maharashta Regional and Town Planning Act, 1966 to carry out development work and or to effect building No. As Above in village Kavesar Sector No. VI Situated at Road/Street steps. 84.84

१०) वापरवरवान्यावृति R.C. विकस्तात कर्म

१) जोता प्रमाणपत्रापूर्वी मूख्डाच्या हर्रावर कुपण्डमम

. कण्याम क्रिक काम उसक ११/७

tited ubedaM matanada

Spaniaram Mahadu Patii (Owners)
Rajan Bandelkar For Ms. Unnathi Estate (P.O.A.II.)

permission / grant of Commencement certificate under section 45 & 69 of the With reference to your application No. 40997 dated 17/12/2008

THANE MUNICIPAL CORPORATION, THANE

Marit Bldg. No. F 1: F2 St. + 70 is.	100
Plant Blug No. F (2 F2 St.) + 1045 Blug No. F3, St. + 6 Fk., Blug No. F4, F5, F6 :- St. + 1 Fks.	<i>7</i> 5
Bldg. No. E4, E5, E6.:- St. + 1Fls.	(12.5

THANE MUNICIPAL CORPORATION, THANE

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

v p i	0. 2005/45 TMC / TDD 729 Date 10/2009	
То,	Shri/Smt. Jitendra Mukadam (Architect) Shri. Shantaram Mahadu Patil &	
	Shri. Jairam Kaluram Kaut (Owners) Shri. Rajan Bandelkar For M/s. Unnathi Estate (P.O.A. Holder)	

With reference to your application No. 45716 dated 15/01/2009 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. As above in village Kavesar Sector No. VI Situated at Road / Street 30 & 20mt, W. D.P.Rd. S.No. / C.T.S. No. / F.P. No. S.No. 249 & 247/3.

the development permission / the commencement certificate is granted subject to the following

- 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) This permission does not entitle you to develop the land which does not vest in you.
- ч) प्लॉट А करीता स्वारीत बंधकाम प्रमाणपत्र दि.प्र.चे. २००५/४५ टीएमसी/टीडीडी/६०५ दिनांक २३/१२/२००८ पद्मील अटी आपणांस वंघनकारक राहतील.
- ६) सी.सी. पूर्वी अकृषिक प्रवानगी सादर करणे आवश्यक.
- ७) सी.सी. पूर्वी कमीत कमी क्षित्र ७०० मी संदीचा अंतर्गत रस्ता WBM पदतीने करणे आवश्यक.
- ८) काम सुरु करण्यापूर्वी ब्हार्म वॉटर इनेजबारकांचा चकाला इनेज विभागाकहून मंजूर करून घेऊन त्यानुसार काफ

केल्याचे प्रमाणपत्र वापर परवान्यापूर्वी साट करावी है १) काम सुरु करण्यापूर्व निर्मेशिक बांधका पीनी माहिती नेस्पेन क्रकाहेती फलक जागेवर लावावा.

WARNING: PLEASE NOTE THAT THE PEVELOT MENT IN CONTRACENTION OF THE APPROVED PLANS AMENITATO COGNASIBLE OFFENCEDUNISHABLE UNDER THE MAHARASHTRA PECTOPALAND TWON

Office No Office Stamp

the city of, Thane,

Municipal Corproation of



- ११) काप सुरु करण्यापूर्वी नियोजित इमारतीची संरचना हो भूकंप प्रवण क्षेत्रासाठी संवंधित आय.एस. कोड अन्दये केल्याचे प्रमाणपत्र व त्यानुसार काम केल्याचे प्रमाणपत्र जोत्यापूर्वी व वापरपरवान्यापूर्वी सादर करावा.
- १२) जोता प्रमाणपत्रापूर्वी भूखंडाच्या हद्दीवर कंपण भित बांघणे आवश्यक.
- १३) वापर परवान्यापूर्वी R.G. विकसीत करावे
- १४) वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाचे नाहरकत दाखले सादर करावे.
- १५) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंगची तरतुद करावी.
- १६) वापरपरवाऱ्यापर्वी सौर उर्जेद्वारे पाणी गरम करण्याची यंत्रणा बसवावी.
- १७) वापग्पस्वान्यापूर्वी उट्वहन यंत्राबाबत संबंधित शासकीय विभागाचा दाखला सादर करावा.
- १८) यु.ल.सी. विमागाच्या आदेशातील अटी वयनकारक आहेत.
- १९) भूखंडाच्या मालकोबाबत कोणताही वाद अथवा दावा निर्माण झाल्यास त्याचे निराकरण स्वखचनि करण्याची जबाबदारी विकासकर्ते यांची राहील त्यास ठाणे महानगरपालिका जबाबदार राहणार नाहो.

Office No. Office Stam Date Issued ک کا Copy to :-1. Dy. Municipal Commissioner - Zone. 2. E.E. (Encroachment) زير For Sec.20, 21 & 22 if required

Your's faithfully.

& Luces EXECUTIVE ENGINEER. Town Development Department. Municipal Corporation of The City of Thanc.

ं स्वार बांधवता । अस्य अपेर

ाः व्यवस्थानम्

- 3. Competent Authority (U.L.C.)

ार विस्तर संवर्भक या 4. TILR for necessary correction in record of अवस्थान केल का अवस्थान का असाह अहाराहरू Land is affected by Road, Widening / reserveitons क सामा कार्य अधिकार कार असम अस्

Annexure 'P'

. हमारतीचा वापरावस्त जामनीचा वापर उरविकात मेहेल. ामारु १५६३ भगर पाराशीयक्रोकमी रीप्नाकम क्षिक सामास निविध्य १११ मुकाप्नांय रिव होत्रवधीकुराही डेगरूकांध्य द्विप्तार्णक उत्तर फांफ कप्रामड् विश्व क्विये पाम द्विपतार्थक क्विये एको हिम्स संभा अभिन स्थाप क्षार होगा । एको छान्छ होगा । अभि साम होगा । तीक्ताइत्रम् म्हायपुरक व्यविष्ट विकालांग्य एक क्वितिमिक क्रव्य व्यविष्ट क्विमान्त्रयांक क्रव्य क्वित्री ाणीरः तक्तिकान्द्र क्रीकाक व प्रणव क्रिमिक्ट तथर (र्निडेव) र्निकव्य क्षियाक्ट्रिक

तीणपादनी र्जाए किलास किल्लाप्रक आकृत्या का स्त्रीस निकास क्षित्रक अध्याप त्रिर्ह्मांक रू हंग्छ । एवं कि उन्हें सहस्र महत्काय-। किमीय । प्र-गार्फ सिमाकाय । स्था

.र्फत मिक् फाम अध्देश स्ति है दिग्राज्ञाणिक विनिधिक एक कोग्र ड्रांक किर्क क्रमीकड़ी स्थिक कि सिक्कि प्रस्थ लीक किरीप किर्क क्रमीकर्ध रिएम्किनेक प्रणिएए एष्ट्राध्यमार मूहम नार एष्ट्रांक कर स्माप रिमा ाष्ट्राष्ट्रीय ए निमेर ि नरक नकांमी कांभ क विष्युंस किरहे छे छ । नगममूर (छ) लीगर न्यूगंछ रिध्य शंडार, किन तिनीनर ॥१४८ निकी अथर क्रिके नागमम

हांछ ई एउट छन्नि माछ मात काछनिश एजीन्दे क्रीएम्से हांछ लीए पिछ उछनेनी राक्ष फर किया अशारिया अशा १४वर्ग किया अशा अशा अधार क्षांत्र कर्म ध्यमिक मिर भारतार प्राप्त कार्या भारतार है। इस्ते में स्वाप किया है। उग्वर्कारी राक्य रुपड़ निरंधः एक्से रुक्तिः एगण्यक्यी डांक्ष्रः ग्रासः स्रीतम्ब होगारहुन्धः ः

रुक्शम मारकारांक ानवी हाई क्रीकि क्रिका प्राथमित एक्कीइड काष्टाकन स्वीतडकपूर उटक जीए िक्तार काण्यई तिमावरम दि धिष्टवी प्रण्यक माकायांच प्रवाहिश्व किंक प्रक्रक विमय प्राप्त प्रजीमी जाधकम प्रमित्राम् एक्वी ग्लीस जाप्रद्यमास रुक्त प्रमिनमा प्र

. फंट क्रिक्ट क्रांच्या स्था क्रिक्ट क्रिक क्रिक्ट क्रिक क्र

. जिम्ह क्राक्नणं अक्षिणं अक्षिणं है किशिकारी विनागम कि क्ष्यमार कि विगण прозантавию फंट डिगंष किन्तीएरम्पात्रम विष्ठ (र्निडेप्ट) निक्रिष्ठ डिगामहिष्ट हिणायण्ड कारज्युः मामाक्यांक ।फ्रांफ (माफ्रमस्) माक दिर्तार्णक एक्वी कामह क्ष्मीक्रम

. द्विशाप निक्रमित (सर्माज्ञिक्ष निम्मियम मर्गाए) रकार रुकाम कातामि विषाम प्राम्नकीहरू भाषाकर प्रजिन्हिक कामि सिकाम विषामहरूभ

्कृत्रहेर प्रापण्यमम र्वाप्यमध्य भिग्न प्राप्यक प्रकारक इड्ड गिलाव्य विकारम स्थापण प्रमाणकार विकार हिंगिकार दिवासहिन्छ उन्होंगिकार उनीर कि एवं किस्ट कानाहर होग्याक्ष किस्ट स्मा किर्रिकर हाम रिश्रीए फिर्क नाएकमु साएकरक उनाए किस्मान्स्पेन किर उपनी प्रानिमिष्ट ा अनुसाच्या दिसाव्या प्रिताच्या कार्याच्या कार्याच्या कार्याच्या अनुसासाक्ष्य व्यवसान अनुसास स्माह्य E CE

> २००९/१/१६ .डी फांफ एंगड ,६ .नं डांड एएडाएं ,म्डेगर निम्हट प्रक्षीर्थि ,फ्रम्जेंड्रांक . में नहार क्षेत्र भारताम क्रिक्ट में के के के के अधीदार और साम्यान मार्थ

्र-०/१११-मात्मप्रपिष्णम्प्र,१-५/१-क्ष्मिन्नम् क ।१न्नार मिष्नामाक छोडेकड्

१९७-िहिडिरिपिमप्रिटि/४४/२००६ .ह.मि.हि.क हण लडिकर्ष्टांग किलीमप्राप्तात्रम पिछ ७००९/४/०१ . ही ०११-जार. अण्यामा १४-. म. ५/७५/थि। हे. १०/४/२०७० णिठ मान्युम जिपाम र्गाठ जिन्मधीए भिक्मधीए मान्नम व जिन्मधीक्रमी जम्मर ३००६/१/५१ जी

काण्डार शिकांट । एक्टी १००६/६/६१ .डी प्रांच पीक आस्तान मिम्भिक लिप्टि ' मिम्भि ' किनिई फिक्ति १००१/१/११ कांम्झी १००९/९/०१ कांम्ञी

१००९/९/१९ कांन्झ हर विष इगाश्वीहुमा हमाइतीय कि १००९/१/१९ .झ किन्झी निरंध प्राइस्टिस

.ह्रास अने केलेसा आहे. नीम्नाक्रम किछण्यक प्रमण थान्यां मार्गाम अन्यां मार्गाम विद्यान क्ष्मां कर्न कर्म कि कि 00-0553 हाँ३ कितिनिमक क्रियम इ/७४५ म.म स्रिधं उप्रकाक - विमि स्रितिमाणकात पिछ क्तिमारुकार्त पिछ मिष्ट , मं इति एपछर्ग ,मडेल किहर सम्पीहि ,प्रकार्काच .नप्र नाग .कि आजीपार केडडेस्ट्र किहर में .मृ.कृ विशेष कतार मारकूक माराण कि ,मिस एक

.डिाम् किलाइ छाए इकामनोष्टाक एष प्रावक्तिकम्त्र विकिर्णक हिन्दम् प्रधाप किन्नि किनिन्नी काप्रविक्त काहमन्तृ एष े नामनि ' क्रिनिई मिंग्र प्रक्रिक किर्ण १००९/२/६१ ही छीए एट गिक्त

प्रमाण क्षेत्रक मार्थ किस्ता भीति स्थानिक स्थानिक स्थान क्ष्या मार्थ स्थान स्था स्थान स्थान स्थान स्थान स्थान स्थान स्थान स्थान स्थान स्थान स्थ कियास च ४२४-४५ और में मिलाक व स.न. १४६५३/१मोर के इ३०-०० औ.मी. वैकी . मि.कि वर-४६०६ होई के ए जोर जिल्लामा मिलका किए ए वे हो १०१४-१६ वी.मी. (मृ-जॉल्)१४६ . म. में ई हाआपार लिंग्डी फिलें मांक्यांक केमार में ४ अंपरक्रमार लिंगियिपट ानां कि. की .ात उत्तरी क्यार माठ्यांक माठ्यांक माठ्यां राज्या राज्यां राज्या क्तर म्कक प्रणा प्रांत्रकारीक फिलिक होएक हडीमी ईकाफ्रांप पिछ गिकामीकारी कि अर्थी आता महाराष्ट्र जमीन महमुख अधिनियम १९६६ चे कलम ४४ अन्वये

TRAP88-288 ० ३. महाविदयालय आरक्षण . 50-5E (नि.कि. ००-०६६३ स्पि.)

.作.作 >>-9e/? 688-13 · .संर.अस्. इ

Ø) 8 Se Co 17 N

्रिम्भीकेर हाए मिराकरण करणेची जंबाबरारी अर्जरार धांची राहीत. च सदरचे आदेश रह बाहल उरणेस १६. सदरच्या जागेसंदर्भत भीषणात कोणताही प्रकारचा वाद उद्भवित्यास त्याचे सर्वरची

मनित्री अवस्वात अजदार गांचेवर राहित. छ छड़ेदि इर रिम्तावरप निर्दम्बी रोडरहम मिनाद म्हुरबाध डिकि निहाम निर्म्द्री प्रारमाप्रतीय - अपर मिनाड़ नमन्तर विदेश दिल्ला दिक्ष सिए ए डिप्ट जिनाइमास्तीय प्रमा अविज्ञाः कप्रकारण अनुसार क्षेत्र का किए वेस अनुसार अनुसार के अनुसार हो। त्रभंदार धानन क्षित्राणाच्या मालको हक्काबाब्त जानेवर येणेवाधिक साथ असलेबाब्त

जवाबदारी अर्जदार सांचेतर राहील व दिलेली बिनशेती परावाना रह समजजेत घेहेल. ि में एक प्रत्याङ्ग क्षिमित्र स्था क्षिक काष्ट्रीय कोकंधायमक अध्यक्षण १४६

.म्जीभा क्राक्ष्मक क्राक्ष्मक राहतील. हें. हे स्पर्मानम्मान्या महान्त्र १००१/६/०१ हे स्व

रड्ड मारुखंड जार सिए ए लितिहर हाए मांग्यपुरू लिखाड छन्। एएएउस रिडिब्र्स फेन्स

इन् मन्त्र के मुश्रा मधनीवीर तन्त्राधन कारीकार प्राधन है विवावहरूप मार्क्स कांश्रुरित होड़ ड्रेडफ ।जार म्फक लड़क प्रथम मामकांग्रंक मार्क्स माकांग्रंक मार्का म्हिरीहोक गायक मारुवांक हिर्चिक होंग किह्यामहम विक्र मिय द्वासाहरू .. . ५५

जनकृत्रिकाशकार मूल्म न्त्रदेक विष्ण किसीमग्रममात्रम णिष्ठ निष्ण श्रीषाकृष्ट . १६

इ८/२००९ (भारतीय स्टेंट केंक्कडील चलन क. ०९१) हि. १७/३/२००९ अन्ययं सरकार क ननम निक्रमाधक लडेकड़ (हाम मधीको प्रिनंत प्राच्ड ।इम कान का उ गियर)

-\, १६६, ३०,१ म्द्रका कामकामीक कामकाकां प्रमानिक सिंध प्रदेश .४. ०९ (भारतीय स्टेट चेकेकडील चलन क. ८५) हि. १७/३/२००९ अन्तर्भे सरकार जमा केली आहे.

१००९/११ क्र म्लड (फर्डे मोइइन्क) एक त्रिकांग्ड (हाम प्रक्रिगर्डमं १९मा आस्तु तास उ हो। -\र'धः' अ.त सक्छा उपनाप गान्तिण्यास किर्माश्यानी सिंग विमान्स्य .us

नावतीत त्यारू होतील. त्या उपबंधाच्या अधिन असेल. ाफ्रोंबाव क्रावेद्धम एन्छ ।प्यान्परका प्रवेषट विक्रीम्पर निरामाक विकार्णक रुष्ट्र ।प्रकेष्ट

ьпячіс ідоб пу пезуня, з наявіну появінунь торіви выпернів प्राप्तात्रम ,४४२१ मधनीवीस नामिकति छ जारुडीरुळक् ड्रेप्ट्रेस गिनारूप हि जिल्हों

.स्जून वसूत करन वेज्याचा अधिकार असेत. वंगाया किया प्राप्ते आलेला क्या अनुतायाही कामील हुन जनीन महसुलाचा उक्ताको म्क्राक मात्र जायगढ़ महद्यार प्रीत प्रकी विक्राणकाउ म्क्राक पाकार्यक किसी कामड़ गिर्ध े ालाव-क्रवर्केन्ट्रें ।प्रनावणाड् क्रिक ,लर्मर क्रमंत्र विकी विदे १९५२दी हाव-क्रवीहरूकी ।प्रनावणाड रोक्षेत्र स्थापन स्यापन स्थापन स्यापन स्थापन कार क्यांक्रम् प्रजीनीवी रत कांमर कांक्यक प्रगव वामाक्यांच कियी व्यक्तिमान् ाप्रत्या क्रमाया क्या प्रात्या स्वात्याच्या वर्गाचन्त्रत्याय स्वाय-असय क्रिया परवृद्य प्रायन्त्रत्याचा

मुसहर के विकास किसीका नामें के प्रमा विमानिक जी है। से स्वाप स्वाप साथ साथ है। मनद करा क्रम भीत या आदेशातील सर्व असी समाप्रिक्ट करने त्यास क्रमुस्हारक असंत ठ फरण होग्याच्या क्ष्मिक्य क्षित्रम मिल्क द्वाप्तात्रम सिकक विवासम्भ होण्यानाक क्ष्म तामनुम्म फर्निकी क्षित्र क्ष्मिक्य स्थित १३११ मध्ये (विप्राव्याय किर्नाहराणी ए . जमीनीमा काम्प्रीए का मार्ग मार्ग मार्ग क्यांना हिमान क्यांना का

करेल असा दंड आणि आकारणी मरहनानंतर उन्हीं क्यांने सिक्स मृतदंड अनुसारान्तर का

क्रिक्ष मक्षित । जाक है।

क्ष एकामधेनीवीर कह मारूर्क नवन्त्रह निकिष्ट

करण्याची व्यवस्था केली पाहित्रे. एउन्हें काष्णप्रशंभ र किक्कान्त्रीणम किमार होरुक क्यानम् क्रिमी क्रा हित आणहि ग्रामिनी गाय व तिककार तारमिय प्राप्तिक स्वीता व गाय हिता है।

उनीर क्षि उन क्रिक्स किन्धे न्वक जूटम शिक्स कामडाकर्म किसी क्षिम शक्ष लिक क्षिस िक्रिक्ष विमाध्यम किंग्रि-क्रिकीक्रुमी किंमायण्डेक छठछान् ग्रस्की क्षिप्राध्यक्षण प्रम विद्रुष्ट हाम फ्रिंस ामाक ात्रारक रूडकार्क जिलार्थक धिम ति कर्की धम तमाक तत्राय उस द्वितिर्णाक निशाधाद्वास प्रतिशाम । प्राचित्र प्रकृतिकास प्रविद्यास । प्रतिकास प्राचित्र अनुसाधाद्वास । प्रतिशास विद्यास ।

हिस् नाम्न किम्मीम्नाइम कबीकृष्ट म्नांच त्रियास्नुम्द च लईषे नाम्यमम ३५) एउनस् कालावधीत अनुसाधीने अशा जमीनीवर आवश्यक ती इमारत बांधती पाहिजं. अन्यया भदरह

१४. सदर जमीनीया विगरशेतक वापरास प्रांस मेराय केतिया विग्राहम प्रमुद्ध कर्म . फड़ेर प्राप्तक करन कार ग्राकास्त्र कितस्त्रीक क्सन करन

ञूमः धिमार्डेनम ग्लीस नाएर्डास ए जाम्नाककार्यः एकाती स्ट्रेष्ट म्कुडास ककार्यः क्रिसी

. ड्रीफ़ क्रिक् सम्ह ममा क्रमफ २००१/६*ः !* कांम्ट्री (इ.).क मनष्ट मिटिककेंड 554 ग्रिशम),१००९/५० .क मनष्ट (हाम धिमार प्राप्ट १३. सदर जागेची अती तातहीयां मोजणां की एककर के ए०७००'- (अधरी हं. दहा

.होत प्राप्ट हांक्क हांसक्वी जीए दि ईवर किएकारू लामम मूर्यस तर्जुम विविध्य वाक्वीण्यकाध किर्लंड प्रमधी न्याउ वाध्याप्ती विविध्य वाज प्रत ालार त्रांकरक कड़क प्रमुक्त द्वाकार्यक प्राप्ता कार्यस्त्रीय ग्रास स्वाप्त कराकारक एंड जाकार तिहम्बी नाउड़ तिहम्बी जाएं कालमर उत्ताम छाउर निराम विक्रिय व्यक्तिमा ामें. मार्ग ०-२९-० हम्म हम्में हम्में स्वाह स्वाह स्वाह स्वाह स्वाह हम्प्र १-७६-० साम अस् रइ हाएकंस प्रज्ञीनिक एक निर्देशायादृष्ट रइस नमुगमकांस्टी पाजीर्देशय द्रुरहम

, ह्यां हाए हिल्लाहरू हा एस साम्प्रक दिल्ला का का का है। र्ष्ट्रस्ट ३ मधनी लागिर १३११ मधनी (रिष्प्रात्मार किर्मार्शमाची व लडक लिशिश्माव रिप्पोनिस्क) लमुद्रम न्मिक ज्राप्तवम रत छक्ट्र माण्यक मेर कि रक क्रिया रेडीक्ट मांगव्यमिक णिष्ठ क्रमम प्रधालत कार क्राफ्तीम कर र्मफ क्रांस्डी कि रह स्क्रिस क्रिक

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688 25

. (डाइ-ह्न. ५५) (ग्रह भिक्छी।इन्ह्य -*t*5#

क्ताक्रमधंड र्ण्य गिम्नाण्डम विगयनोथाक गर साध्नाड्ड रिगयग्रक मारुखांड सर्शरीतेष्राहर्ष Trum-true states deputed trades yer retay evolutioners rue as spr- finishe twish bolie of bivos blip rete file-el virgiet tribis

(Regulation No. 3 & 24) SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENTCERTIFICATE For plot 'B' only

V. P. NOTMC: TDD E Date 21x105
To, Sl. Sint. Jitendra Mukadam (Architect) Shri. Shantaram Mahadu Patil &
Shri Jairam Kaluram Raut (Owners) Shri Rajan Bandelkar för M/S Unnathi Estate (P.O.A.H)

With reference to your application No. 57601 dated 23/03/2009 for development permission i grant of Commencement certificate under section 45 & 69 of the Maharasitta Regional andflown Planning Act, 1966 to carry out development work and or to erect building No. As Above fi village Kavesar Sector No. VI Situated at Road / Street 30.00 m. D. P. Rind S. No. / C.T.S. No. / F.P. No. S.No. 249 & 247/3

the development permission / the commencement certificate is granted subject to the following

- 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) This permission does not entitle you to develop the land which does not vest in you.
- ५) प्लॉट \Lambda करीता सुधारीत बांघकाम प्रमाणपत्र वि.प्र.न. २००५/४५ टीएमसी/टीडीडी/६०५ दि. २३/१२/०८ मधील अटी अपणास बंबनकारक राहतील.
- ६) जाना प्रारापपापूर्वी कमीत कमी १२.०० मी रूदीचा अंतर्गत रस्ता WBM पघ्दतीने करणे आवश्यक.
- ७) काम सरू करण्यापूर्वी स्ट्रॉम वॉटर डेनेजबादतचा नकाशा डेनेज विभागाकद्दन मंजूर करून घेउन त्यानुसार काम केल्याचे प्रमाणपत्र वापर परवान्यापूर्वी सादर करावा.
- ८) काम गुरू करण्यापूर्वी नियोजीत बांधकामाची माहिती दर्शविणारा माहिती फलक जागेवर लावावा.
- ९) जोता प्रमाणपत्रापूर्वी ३०.०० मी रूंद डी.पी. रस्त्याखालील क्षेत्र ठामपाच्या नावे केलेल ७/१२ उतार सादर करणे आवश्यक.

WARNING: PLEASE NOTE THAT THE CONTRAVENTION OF THE APPROVIDENT AMOUNTS TO COGNASIBLE OFFENCE PUNIS UNDER THE MAHAKASHARA REGIONAL

अन्वये केल्याचे प्रमाणपत्र व त्यानसार काम केत्याचे प्रमाणपत्र जान्यापतीः

- ११) जोता प्रमाणपत्रापूर्वी भूखंडाच्या हद्दीवर कंपण भित बांघणे आवश्यक.
- १२) वापर परवान्यापूर्वी आर.जी विकसीत करावे.
- १३) वापर परवान्यापूर्वी वृक्ष, पाणी व इंनेज विभागांवे नहरकत दाखले सादर करावे.
- १४) वापर परवान्यापुर्वी रेन वॉटर हार्वेस्टिंगची तरतुद करार्वा.
- १५) वापर परवान्यापुर्वी सौर उर्जेहार पाणी गरम करण्याची यंत्रणा वसवावी
- १६) वापर परवान्यापूर्वी उदवाहन यंजवाबत संबंधित शासकीय विभागाना टाखला सादर करावा
- १७) यु एल.सी. विभागाच्या आदेशातील अटी वंधनकारक आहेत.
- १८) पुखंडाच्या मासकीवावत क्रेणताही वाद अथवा दावा निर्माण झाल्याम त्याचे निराकरण स्वखर्चीन करण्याची जबाबदारी विकासकर्ते यांची राहील त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही

Office No. Office Stamp Date Issued

Copy to :-

1. Dy. Municipal Commissioner - Zone.

Land is affected by Road, Widening / reservation.

For Sec. 20, 21 & 22 if required

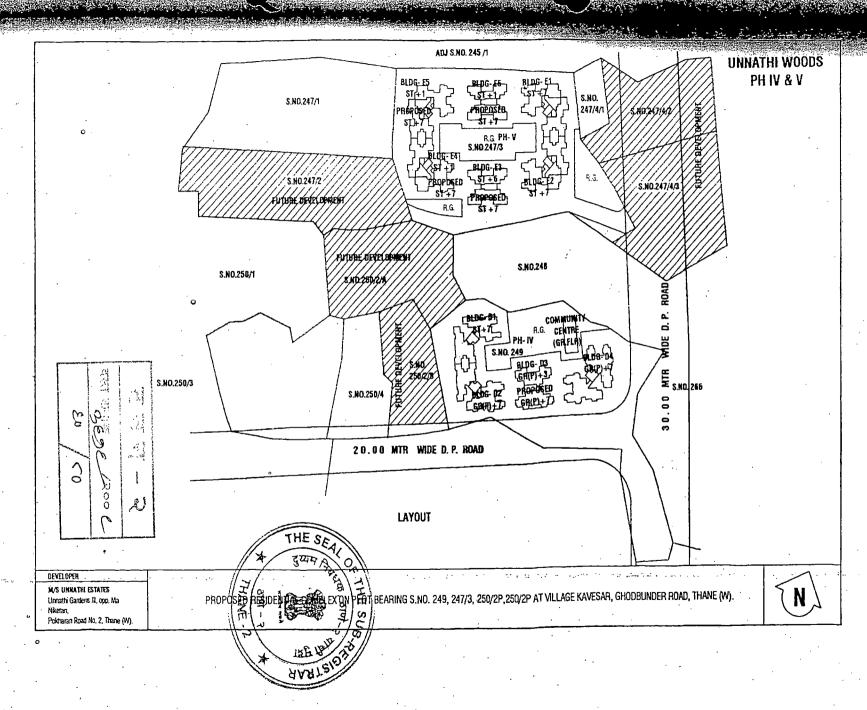
Your's faithfully,

Lace EXECUTIVE ENGINEER Town Development Department, Municipal Corporation of The City of Thane.

जोग्रधान

भवंजुर बजाधानुष्यार बोध्यक्षम न सहले बरोच विकास निक्षेत्रण किस्मायलीयकार आवश्यक हो। प्रकारणा व प्रेम संध्याण शहर आहे. बहागह प्राथितिक ३ नगर स्थल्य अधिर्मित्यमध्ये कारण १० ्रम्पणः राजनपाद पुरतः अप्रे. नामारी जण्मीन

2. E.E. (Encroachment) 3. Competent Authority (U.L.C.) 4. TILR for necessary correction in record of



"SANRAJ G. V. SCHEME-2, MULUND (E) 400 081. ◆ TEL: 6504 4758 ◆ 2163 4399 ◆ CELL: 98200 56799 ◆ E-MAIL: rdipnis2007@rediffmoil.com

Ref: 1565/CV/103

Date: 2009/04/03

TO WHOM SO EVER IT MAY CONCERN

1) Name of project: Unnathi woods Phase IV, V building type

D1,D2,D3, D4,E1,E2,E3,E4,E5,E6

(As per T.M.C. approval building type

A,B,C,D)

2) Name of Company:

Unnathi Estate S. No. 249,247/3

3) Land Details:4) T.M.C. approval details:

V.P. No. 2005/45/T.M.C./TDD/729

dated 10/02/2009

5) Address:

Kavesar, Thane

This is to confirm that structural design of above said buildings is done in accordance with IS 1893, IS 4326 and IS 13920 to resist seismic forces.

Thanking you.

THE SE TO Yours faithfully,

The C. Tipnis

Consulting Structural Engineer

M.C.G.M. Regn. No. STR/13

Annexure 'S'

Office: A/501, Raunak Towers, B. P. D. Lane, off Gokhale Road, Naupada, Thane (W) Pin-400 602.

to. M/S. UNNATHLESTATES.

Dear Sirs,

- At your request, I have investigated the title of
- I. At your request, I have investigated the title of 1) SHRI SHANTARAM MAHADU PATIL, 2) SMT MANDA SHANTARAM PATIL, 3) SHRI GURUNATH SHANTARAM PATIL, 4) SMT BHAMINI NAMDEO PATIL (nee MISS BHAMINI GURUNATH PATIL), 5) SMT KALPANA JAYANT PATIL (nee MISS KALPANA GURUNATH PATIL), 6) KUMAR YOGESH GURUNATH PATIL, 7) KUMAR BHUSHAN GURUNATH PATIL, 8) SMT PRABHAVATI GURUNATH PATIL, 9) SMT DAMAYANTI CHOTU GIRI AND 10) SMT CHANDRAKALA SANTOSH PATIL (hereinalier collectively referred to as 'the Owners') to the property described in the Schedule hereunder written;
- II. I have caused search to be taken at the office of the Sub Registrar of Assurances at Thane. I have perused the documents of title, declaration executed by you and Revenue Record.
- III. I have also issued Public Notice in respect of the property described in the Schedule hereunder written in Thane Vaibhav on 20/04/2007 and invited objections and/or claims from the persons having and/or claiming any share, right, title and interest in the property described therein. In pursuance of the said Public Notices, I haven't received any claims or objections in respect thereof.
- On perusal of the above, it appears that:
- (a) The Owners have acquired the land bearing Survey No.249, admeasuring about 6,400 sq. mtrs. or thereabout situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration District & Sub District Transfer referred to as 'the said property') and more particularly described in the School of the equator written under the provisions of Bombay Tenancy & Agricultural Fatter Agr. 208 percinafter referred to as 'the Tenancy Act');

W

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Can

(b) By Order bearing No.ULC/TA/SSH.S. A Talendary of the Addl. Collector Talendary and Addle Col

- (c) By an Order dated 24/04/2002 bearing No.ULC/TA/ATP/SECTION-20/S.R.-1121, the Addl. Collector and Competent Authority granted permission to the Owners to amalgamate the plots mentioned therein subject to the conditions contained therein.
- (d) By an Agreement dated 26/01.27.12 made between M/s. Shree Sai Enterprises, partnership firm registered under the provisions of the Partnership Act, 1932 (hereinafter referred to as 'the said Sai') therein referred to as the Developers of the one part and the Owners therein also referred to as the Owners of the other part, the Owners therein granted development rights for and in respect of the said property to the Developers therein at or for the consideration and upon the terms and conditions contained therein. The said Agreement is registered with the Sub Registrar of Assurances at Thane under Sr. No.1903/2002.
- (e) By ULC Order No.ULC/TA/TE.NO.4/KAVESAR/SR-10 dated 15/01/2003 passed by the Addl. Collector & Competent Authority, Thane Urban Agglomeration under Sec.8(4) of the Ceiling Act, the Owners were declared as Surplus land holder to the extent of 8004.35 sq. mtrs. out of his total holdings which includes portion of the said Property to the extent of 4107 sq. mtrs.
- (f) By an Agreement dated 03/04/2003 the said Sai with the consent and knowledge of the Owners agreed to grant development rights for and in respect of the said property together with the benefits and advantages of the said Agreement dated 26/04/2002 to Vijay Land Development Corporation, a registered Partnership Firm (hereinafter referred as the VLDC) at or for the consideration and upon the terms and conditions contained therein. The said Agreement dated 03/04/2003 is registered with the Sub Registrar of Assurances at Thane under Sr. No.2100/2003. The Owners also executed Power Of Attorney of even date in favour of the partners of VLDC to enable them to carry out all acts, deeds, matters and things in respect of the said Property: The said POA is registered with the Sub Registrar of Assurances at Thane under Sr. No.144.
- (g) By Corrigendum bearing No.ULC/TA/W.S.H.S.20/S.R. 1121 dated 24/04/2003, the Addl. Collector Thane & Competent Authority revised the Schedule annexed with the said Order dated 02/12/2000 subject to all other conditions of the said Order remain
- the Sub Divisional Officer, Thane, in accordance with the provisions of Section 43(1) of Tenancy Act, the Owner has been permitted to develop the said Property subject to the terms and conditions contained therein.
- (i) By an Agreement dated 26/05/2004 (hereinafter, referred to as the said at of for the consideration and upon the terms and conditions contained therein. The said

- In pursoance of the said Agreement, Shri Mahendra Shah, the partner of the VLDC executed a Substituted Power of Attorney dated 26/05/2004 in your favour to enable you to carry out all acts, deeds, matters and things in respect of the said Property. The said SPOA is registered with the Sub Registrar of Assurances at Thane under Sr. No.431.
- (V) The Corporation has sanctioned the plans in respect of the said property vide V. P. No.2005/45/TMC/TDD/2844 dated 26/10/2005.
- (VI) By Order No.Revenue/K-1/TE-1/NAP/SR-191/05 dated 12/01/2006, the Collector of Thane granted permission for Non-agricultural use in respect of the said property subject to the terms and conditions therein contained.
- (VII) By Order No.ULC/TA/TE.NO.4/KAVESAR/SR-35 dated 27/04/2006 the Addl. Collector & Competent Authority, Thane Urban Agglomeration under Sec.33 of the Ceiling Act, declared the Owners No.1 as Surplus landholder to the extent of 7484.79 sq. mtrs. out of his total holdings which includes portion of the said Property, by revising the surplus area declared under Order dated 15/01/2003 u/s 8(4) of the Ceiling Act subject to terms and conditions contained therein.
- (VIII) By order dated No.ULC/T.VATP/Land Development Scheme/Section 20/S.R.1121 dated 26/03/2007, the Additional Collector and Competent Authority, Thane Urban Agglomeration, in accordance with the Government Order, cancelled the exemption order as well as amalgamation permission in respect of the said property granted earlier vide its order dated 02/12/2000 and 24/04/2002 respectively.
- (IX) By order dated 21/07/2007 bearing No.ULC/TA/ATP/Land Development Scheme/Section 20/S.R.1121, the Additional Collector and Competent Authority, Thane Urban Agglomeration confirmed the earlier exemption and amalgamation permission in respect of the said property granted vide its earlier Order dated 02/12/2000 and 24/04/2002 respectively on the basis of the Government Letter bearing No. ULC-1007/P. No. 143(49)/ULC Act-2 dated 18/07/2007, where under, the Govt. stayed its earlier cancellation notification.

(X) The Commencement Certificate bearing WEP No. 205/45/TMC/TDD - 493 dated 24/10/2007 in respect of the said property has also been granted by the Corporation.

In view of the above, I hereby state and certify that it in opinion, subject to (a) terms and conditions of the above referred various orders passed under Ceiling Act, (b) the outcome of the final Order message the provencies orders & (c) what has been stated hereinabove, the titlerni the Chairs foobity is marketable and free from encumbrances:

ALL IIIAT piece or purcel of land bearing Survey No.249, Hissa No.

admeasuring 6.400 sq. mtrs. or thereabout situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration District & Sub District Thane and within the local limits of the Municipal Corporation of the city of Thane.

Dated this 25 th day of October, 2007.

Yours faithfully.

Advocate

B.Com. I.I.B. Advocate High Court

Office: A/501, Raunak Towers, B. P. D. Lane, off Gokhale Road, Naupada, Thane (W) Pin-400 602.

To, M/S. UNNATHI ESTATES

Dear Sirs.

- 1. This has reference to my Title Certificates dated 25th October, 2007 issued by me in respect of the property described in the Schedule hereunder written (hereinafter referred to as 'the said property').
- 2. This is to place on record that after issuing the said Certificate, you have furnished to me documents and papers including a Declaration dated 17th February, 2009 where under you have stated that after receiving the aforesaid Title Certificate, save and except the premises in the buildings to be/being constructed by you on the said property, you have neither sold or agreed to be sold to the prospective purchasers the said premises and you have not agreed &/or contracted or entered into an agreement for sale or lease of the said property or any part thereof to any person or persons and have also not created any mortgage, charge &r any other encumbrances on the said property or any part thereof. You have informed me that:
- a) the Government of Maharashtra had issued Government Resolutions dated 12th April, 2007 & 08th November, 2007 under the provisions of the Ceiling Act. One Mr. Mohan Mate filed Writ Petition No.5684/2007 against Principal Secretary, U.D. dept., Govt. of Maharashtra & others in the High Court of Judicature at Bombay, Nagpur Bench, Nagpur where under he had challenged the validity of Government Resolutions dated 12th April, 2007 & 08th November, 2007. By Order dated 14th August, 2008, the Hon'ble Division Bench is pleased to quash and set aside the said Government Resolutions dated 08th November, 2007 and till date the said Order dated 14th August, 2008 has not been challenged by the Govt. of Maharashtra.
- b) the Amended Compandement Certificate No. V. P. No. 2005/45/TMC/TDD/605 dated 23rd December, 2008 has also been granted by the Corporation in respect of the said property.

- I have caused searches to be taken at the office of the Sub Registrar of Assurances at Thane for the period 2007 & 2008.
- At your request, I hereby confirm that on the basis of the declaration submitted to me and subject to what has been stated hereinabove, the title of 1) SHRI SHANTARAM MAHADU PATIL, 2) SMT MANDA SHANTARAM PATIL, 3) SHRI GURUNATH SHANTARAM PATIL, 4) SMT BHAMINI NAMDEO PATIL (nee MISS BHAMINI GURUNATH PATIL), 5) SMT KALPANA JAYANT PATIL (nee MISS KALPANA GURUNATH PATIL), 6) KUMAR YOGESH GURUNATH PATIL, 7) KUMAR BHUSHAN GURUNATH PATIL 8) SMT PRABHAVATI GURUNATH PATIL, 9) SMT DAMAYANTI CHOTU GIRI AND 10) SMT CHANDRAKALA SANTOSH PATIL to the said property is marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land bearing Survey No.249, Hissa No.-, admeasuring 6,400 sq. mtrs. or thereabout situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration District & Sub District Thane and within the local limits of the Municipal Corporation of the city of Thane.

Dated this 17th day of February, 2009.

Vichwas VI. Kulkarni Advocate

Yours faithfully.

2005/262 CM 203

Office: A/501, Raunak Towers, B. P. D. Lane, off Gokhale Road, Naupada, Thane (W) Pin-400 602.

To, M/S. UNNATHI ESTATES.

Dear Sirs.

- I. At your request, I have investigated the title of 1) Shri Jayram Kaluram Raut, 2) Shri Krishna Jayram Raut, 3) Smt. Jaywanti Krishna Raut, 4) Shri Avinash Krishna Raut, 5) Smt. Sandhya Avinash Raut, 6) Smt. Reshma Chandrakant Patil. 7) Smt. Rejashrec Neelkanth Phulore, 8) Kumari Sarita Krishna Raut, 9) Shri Pandharinath Jayram Raut, 10) Smt. Vasanti Pandharinath Raut, 11) Shri Sujit Pandharinath Raut, 12) Kumar Jitesh Pandharinath Raut, 13) Shri Madhukar Jayram Raut, 14) Smt. Vaijanti Madhukar Raut, 15) Kumar Vikas Madhukar Raut, 16) Kumar Yogesh Madhukar Raut, 17) Kumari Mayuri Madhukar Raut, 18) Shri Manohar Jayam Raut, 19) Smt. Jaymala Manohar Raut, 20) Kumar Vinay Manohar Raut, 21) Smt. Vijaya Shashikant Mhaskar, 22) Smt. Rupa Sainath Tangdi (hereinafter collectively referred to as 'the said Owners') to the property described in the Schedule hereunder written.
- II. I have caused searches to be taken at the office of the Sub Registrar of Assurances at Thane for the last 30 years. I have perused the documents of title, and Revenue Record.
- III. I have also issued Public Notice in respect of the said property described in Schedule hereunder written in Thane Vaibhav on 09/03/2007 & in Free Press Journal on 10/03/2007 and in Sakal on 11/03/2007 and invited objections and/or claims from the persons having and/or claiming any share, right, title and interest in the property described therein. In pursuance of the said Public Notices, I haven't received any claims or objections in respect thereof;
- IV. On perusal of the above, it appears that:
- 1. One Smt Valkibai Kaluram Raut (hereinafter referred to as 'the said Valkibai') was the owner of the property being land bearing Survey No.247 Hissa No.3, admeasuring 6330 samtrs., situate, lying and being at Village Karesar, Tal. & Dist. Thane and more particularly described in the Schedule hereunder Witten Engine the referred to as 'the said property');
- 2. The said Valkibar was ssueless and diving her Wetime she had adopted the said Owners No.1 as her son;
- 3. The said Valking ded interior 12/18803 caving behind her the said Owners No. as her only legal heir entailed the the said property:

sufficiently entitled to the said property. The said Owners No.1;

- 5. By an Agreement For Development dated 15/02/2006 (hereinafter referred to as 'the said Development Agreement') r/w Deed of Rectification dated 28/12/2008 (hereinafter referred to as 'the said Deed of Rectification') made and entered into between yourselves therein referred to as the Developers of the One Part and the said Owners therein referred to as the Owners of the Other Part, the Owners therein, agreed to grant to the Developers therein and the Developers therein agreed to acquire from the Owners therein the irrevocable development rights for and in respect of the said property at or for the consideration and upon the terms and conditions contained therein. The said Development Agreement and the said Deed of Rectification are registered with the Sub Registrar of Assurances at Thane under Sr. No.1154/2006 and Sr. No. 2072/2009 respectively;
- 6. In pursuance of the said Development Agreement, the said Owners also executed Power Of Attorney of even date (hereinafter referred to as the said POA') in favour of the persons nominated by you to enable you to carry out all acts, deeds, matters and things in respect of the development of the said property. The said POA is registered with the Sub Registrar of Assurances at Thane under Sr. No.151;
- 7. By ULC Order No.ULC/TA/TE.NO.4/ KAVESAR/SR-110 dated 10/04/2007 passed by the Addl. Collector & Competent Authority, Thane Urban Agglomeration under Sec.8 (4) of the Ceiling Act, the said Owners No.1 was declared as surplus land holder to the extent of 4294.25 sq. mtrs. out of the said property.
- 8. By Order bearing No.ULC/TA/ATP/WSHS-20/SR-1825 dated 04/10/2007, the Addl. Collector Thane Competent Authority exempted the said surplus vacant land out of the said property subject to the terms and conditions contained therein.
- 9. You have amalgamated the said property with land bearing Survey No.249, Survey No.250/2(p) and Survey No.250/2(p) situate, lying and being at village Kavesar, Taluka and District Thane. You have prior to the amalgamation, obtained approval of the plans in respect of the said land bearing Survey No.249 on 23/12/2008. After amalgamation as aforesaid, you have submitted the revised plans in respect of the amalgamated property which includes the said property to the Municipal Corporation of the city of Thane and the same has been sanctioned under V. P. No.2005/45/TMC/TDD/729 dated 10/02/2009.

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- 11 By Order No.Revenue/K-1/TE-1/NAP/SR-20/09 dated 17/03/2009, the Collector of Thane granted permission for Non-agricultural use in respect of the said property subject to the terms and conditions therein contained.
- The Commencement Certificate No. V. P. No. 2005/ 45/TMC/ TDD/6 dated 02/04/2009 also been granted by the Corporation in respect of the said amalgamated plots.

compliance of the terms & conditions contained in the above referred various orders and permissions & (b) what has been stated hereinabove, the title of the said Owners to the said property is marketable and free from encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

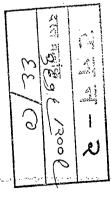
ALL THAT piece or parcel of land bearing S. No.247 H. No. 3 admeasuring about 6330 sq. mtrs. or thereabout situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration District & Sub District Thane and within the local limits of the Municipal Corporation of the city of Thane.

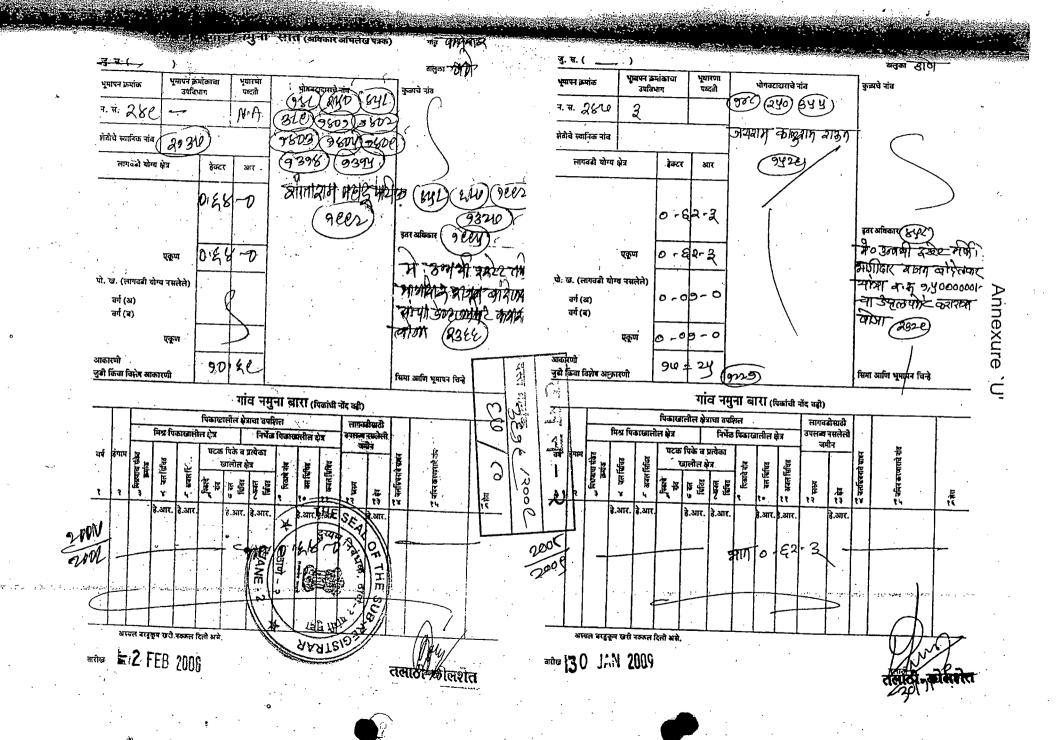
Dated this 1st April, 2009.

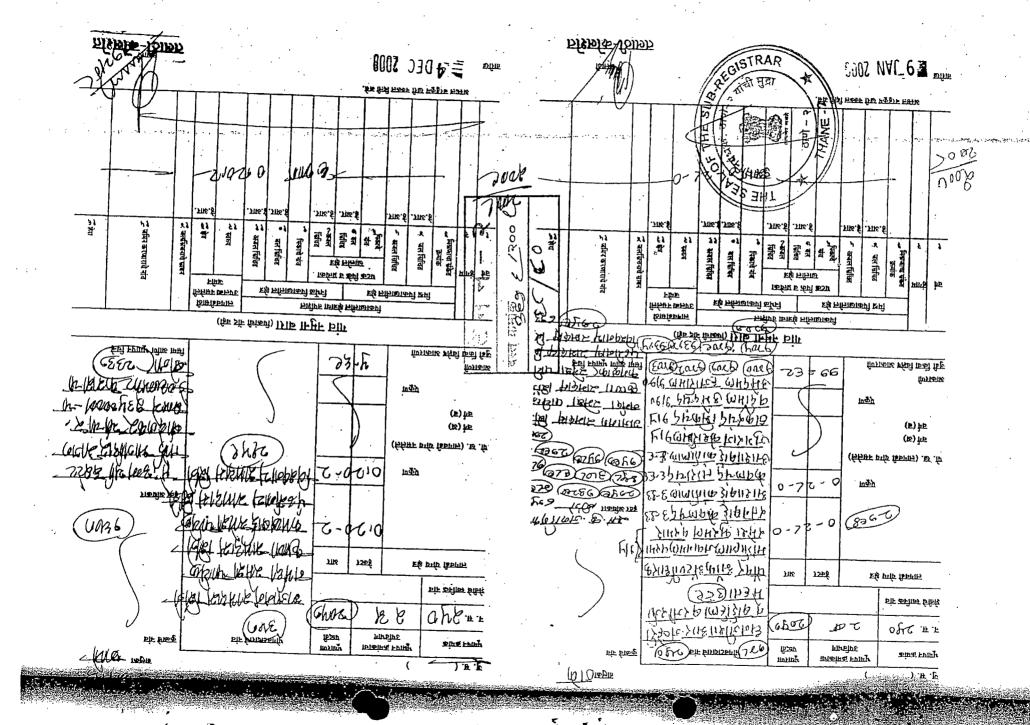
Yours faithfully

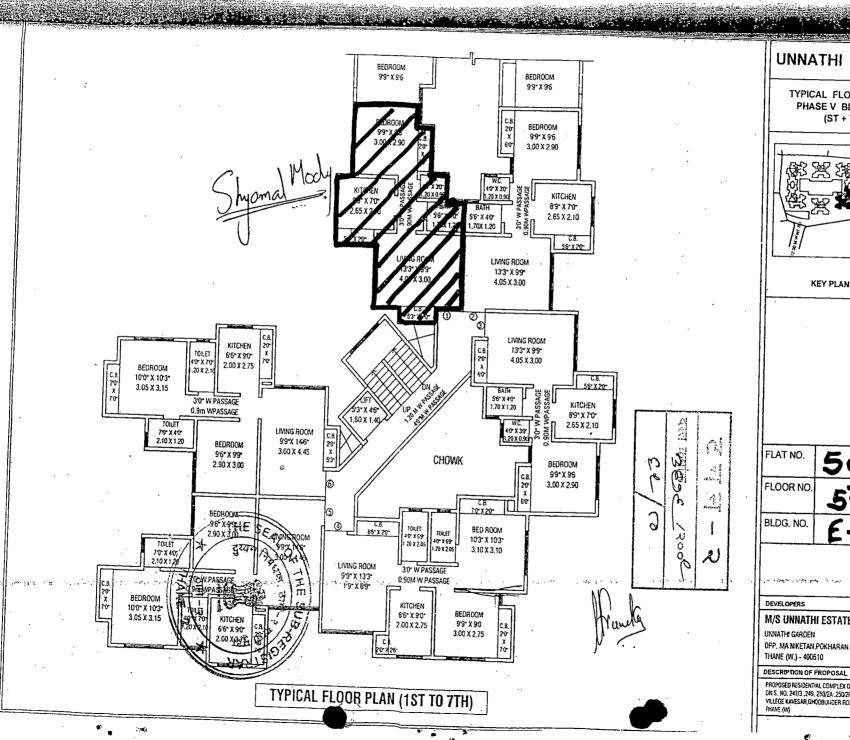
Vishwas M. Kulkarni Advocate





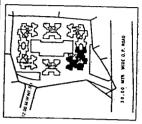






UNNATHI WOODS

TYPICAL FLOOR PLAN PHASE V BLDG. E2 (ST + 7)



KEY PLAN

FLAT NO.	50)
FLOOR NO.	5 ⁷ h
BLDG. NO.	E-2

M/S UNNATHI ESTATE

OPP. MA NIKETAN POKHARAN NO. 2

PROPOSED RESIDENTIAL COMPLEX OF UNNATHS WOODS. ON S. NO. 247/3 .249, 250/2A .250/2P AT VILLEGE KAVESAR, GHOOBUNDER ROAD.

ANNEXURE 'W'

A)	Building	:	R.C.C. earthquake resistant framed structure with overhead and Suction Tanks. Paving all around the building as required.
• В)	Flooring	:	Vitrified tiles in entire flat with 3" Skirting.
C)	Toilet	:	Toilets with concealed G I plumbing, & fitted with a good quality geyser & finished with good quality ceramic glazed tiles flooring & Dado up to 7' feet height in both W.C., Bathroom and Wash basin shall be of good quality.
D)	Kitchen Platform	:	Kitchen platform finished with Black granite & S. Sink of good quality.
E)	Wiring	:	Concealed wiring ELCB/ MCB board and minimum numbers of points fitted with good quality switches
F)	Windows	:	Powder coated aluminium section glass Windows with necessary accessories and fittings.
G)	Doors/Fra	me:	Door Frames will be of Sal wood for main door and bedroom. Rest for W. C. and Bathroom will be of Marble frame.
H]	Shutters	÷	Panel Shutter for Main door, Flush Shutter for bedrooms, Bakelite hardened Aluminium Shutters for W. C. and Bathroom with necessary accessories and fittings.
H)	Walls	:	Neeru finished wall with Good quality Distemper THE SUB Paints.
1)	Lift	:	Lift of any good make.
		: :	Munty Shyamal Mody MANE-2

ANNEXURE 'X'

The nature, extent and description of the "Common area and facilities" and of the "Limited Common areas and facilities" shall be as under: -

- a) Common areas and facilities:
 - Entrance lobby and foyer of the respective building will be for the benefit of all the flat purchasers of the each building;
 - II) The staircase and the lift of the respective building, including main landing is for the purpose of ingress an egress of the flat purchaser and visitors to such building but not for the purpose of storing or for recreation or residence or for sleeping;
 - III) Terrace above the top floor of the respective building will be used as an open terrace by the members owning flats in such building but not for putting up any construction or as a play areas or for pounding "Masala" or any such objectionable user.
- b) Limited Common Areas and Facilities:
 - i) Landing in front of the stairs on the floor on which the particular flat is located is a means of access to the flat and not for the purpose of storing or as recreation areas or for residence or for sleeping;
 - This landing is limited for the use of residents of the flat located on the particular floor and for visitors thereto, but is subject to means of access for reaching the other floors, available to all residents and visitors.

Common Areas and facilities to be provided for the project:

U9/C0

- 1) Common Main Overhead tank (if any), pump, meter for the same
- 2) Common electric mains, water mains, meter.

3) Common Internal Roads, Street lights, Storm Water drains.

4) Common Garden area as approved by T.M.C.

Shyama

हवाली करावा. दस्तिपेवज खाली नाव विलेल्पा व्यक्तीच्या या कायालयात हेण्यात होईल. रीजी तयार होईल व दस्यप्रेचन. नोंदणीक्त ठाकेने पाठवली जाईल. 406 दक्षा .. इतर फी (मागील पानावरील) बाब के फিন্সিনি) (খ্য দলক) ।চকদ চাণ্যাদম क्लम ३४ अन्वये दंड-कलम २५ अन्वये णक्षीरित गव्की प्रशिष्ट (७३ र्त ४३ मरुक) रिगाइ फिकी छिकाः कि एकान निम्हार 1006 **क्रिंगिए)** कि क्रक्कि कि विष्ट्रिह :गिळमी ति णिमप्रकािका ाट्य स्थालकार्म किमिनियों लिलिसार व्यस्ट नादर करणाराचे नाव--अक्त्राचेनाचा प्रकार-2002 17/8/06 वस्ताऐनजाना|अजीना अनुक्रमोक 🕈 20 🛮 🗸 .क किम्म F6964 1922

संदूदरकर्ती

खातेदाराची प्रत / Party Copy दि नॉर्थ कॅनरा जी.एस.बी. को-ऑप. बँक लि. THE NORTH KANARA G.S.B. CO.OP. BANK LTD. (Scheduled Bank) Govt. of Mah. General Stamp office Licence No.

D-5/STP(V)/C.R. 1042/01/05/1296-1299 Dt 22-07-05 शासा / ठाणे दिनांक

14/6/109 Br. / THANE मुद्रांक शुल्क 500 Stamp Duty सेवा आकारणी शत्क Service Charges (Incl. Tax) एकुण 510

दस्तऐवजांची संस्या / No. of Documents

अक्षरी रुपये / Amount in words _ ि रे ४८. hundred ten

मुझंक शुल्क भरणाऱ्याचे नांव व पत्ता Name & Address of stamp duty paying party MIS unnathi Estates

समोरच्या पतकाराचे नाव / Name of counter party

व्यवहासच्या उद्देशाचे कारण / Purpose of transaction

शुस्काचे सरुप / Payment Details : रोख/डीडी / धनादेश क.

Cash / DD / Cheque No. if any_

बॅकेचे नांव

Drawn on Bank शासा / Branch

मुद्रांक केतेते दस्तारेवज वेण्यास वेताना ही पादती आणणे आवश्यव

आहे. / This counterfoil has to be presented at the time of delivery of stamped dopuments

रोखपात Cashier

Authorised Signatory

Franking No.

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POWER OF ATTORNEY

independently already Road NO. 2, Majiwade, having OT my partner (W) 400 610, SEND

MKSSE CO-OR EAWKLTD, Thane Br. AUTHORISED SIGNATURA

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Marg, Naupada, Thans (W) 400 652. Towers, Bajl Prabhu Deshpande Sent Lid., Thane Branch, Raunak The Horth Kanara G.S.B.Cc-op.

AND WHEREAS for the sake of convenience, I am granting present General Power of Attorney in favour of 1) Mr. Sharad R. Ghuge, 2) Mr. Sunil N. Karanjivkar & 3) Mr. Arvind V. Chipkar for the purpose mentioned hereinbelow.

NOW KNOW ALL MEN BY THESE PRESENTS that I Mr. Shyamal V. Mody, being partner of M/s. Unnathi Estates, do hereby nominate constitute and appoint 1) Mr. Sharad R. Ghuge, 2) Mr. Sunil N. Karanjivkar & 3) Mr. Arvind V. Chipkar to be our true and lawful attorneys for the purpose hereinafter appearing and to do jointly or severally all and/or any of the following acts, deeds, matters and things that is to say:-

Assurances at Thane or any other officer of assurances in Thane, Mumbai or in India and to present and / or lodge for registration and to admit execution of any document or documents executed by me independently in respect of flat or premises of Unnathi woods being constructed on the property described in the schedule hereunder written.

Generally to do all things necessary or expedient for register agreements, documents and writings as fully & effectually myselves do.

AND I DO HEREBY agree to ratify and confirm all and whatever my said attorneys shall lawfully do or purport to do or cause to be done by virtue of these presents.

Shyamal Mody

THE SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces of parcels of land bearing Survey Nos. 240/1, 2, 10, 11, 12, 13, 15, 242/1/1, 242/1/2, 244/3, 4, 5, 7, 13, 14, 15, 246, 247/1, 2, 3, 247/4/2, 247/4/3, 249, 250/1, 2, 3, 251/1, 2, 3, 4, 5, 6, 8, 9, 10, 11, & 252/3 situate, lying and being at Village Kavesar, Taluka & Dist. Thane, within the limits of the Municipal Corporation of the City of Thane, Registration District and Sub-District of Thane.

SIGNED, SEALED AND DELIVERED By

The withinnamed Executant

1) Mr. Shyamal Vijay Mody

in the presence of

mil Delwarker)

2.

GNED & ACCEPTED by the withinnamed

Mr. Sharad R. Ghuge

Mr. Sunil N. Karanjivkar

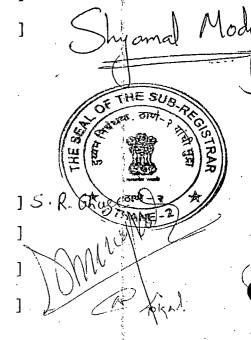
Mr. Arvind V. Chipkar

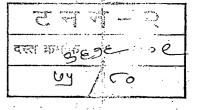


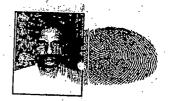


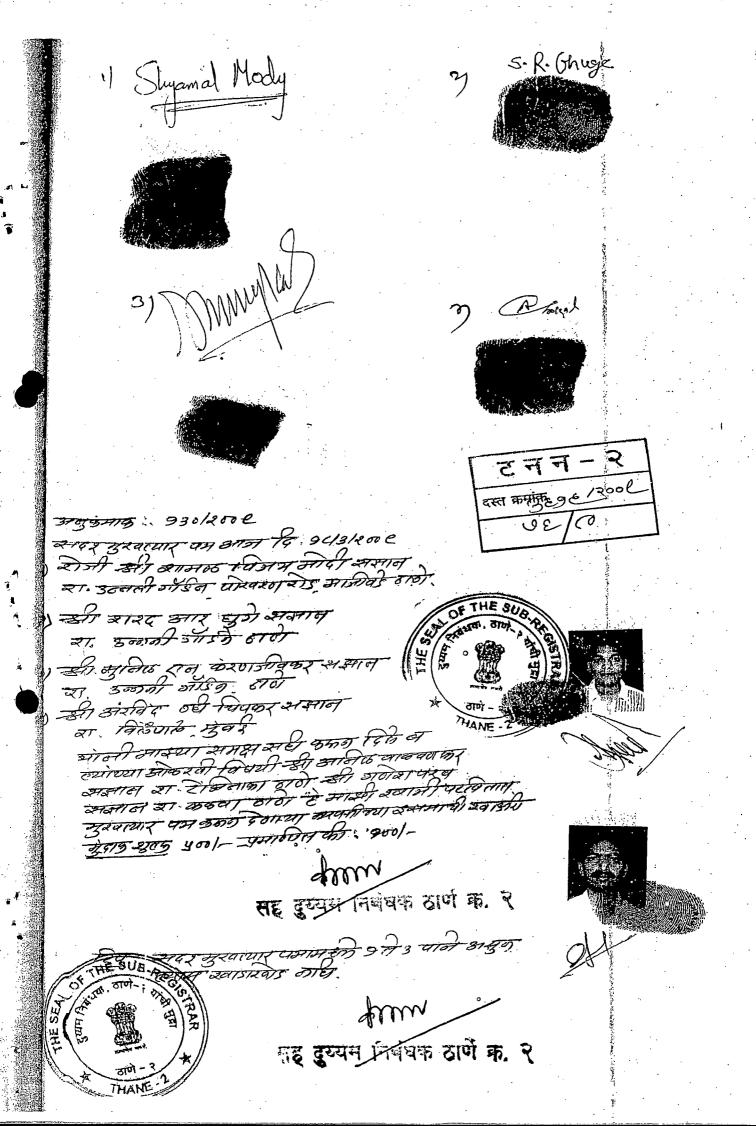












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र्गाएई महोली हमाएमिय मिहम प्राप्तक्रमिलक्

PAY-SLIP ISSUED A/C

Valid for Six months only

Date O4 05

PAY The Sub Registrar Thane

IN PAYMENT OF

ON BEHALF OF Abbiject A Vernekar

FOR NKGSB CO-OP BANK LTD.

एलकेजीएस्बी

NAUPADA, THANE (WEST) - 400 602.

IFSC NKGS0000020

NOT OVER RS. 12.630

724045# 4000B601B#

DOB: 01-03-196". B
Name :SHANKAR B BERGAL
S/DW Of BHIMRAO BERGAL,
Add :343 SHRADDIA CHAWL, BHUDHAJI MAGAR,
KALIWA, THANE.

PIN Signature & ID of MH04 2007225

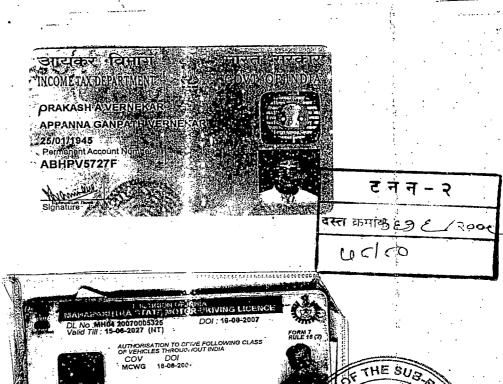
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SUPERVISOR | JR. OFFIC

MANAGER I INCHARGE

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म्मांक 👉

3616/2009

ग्र प्रकार: करारनामा

पक्षकाराचा प्रकार पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठचाचा ठसा

ा अभिजीत अशोक वेणेकर - -ा: घर/फ़लॅट नं: -ली/रस्ताः -

गरतीचे नावः -गरत नं: -ः/वसाहतः -

वयं सही

लिहून घेणार





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ावः मे. उन्नती इस्टेटस् तर्फे भागीदार श्री श्यामल मोदी ांचे कु.मु. श्री शरद आर. घुगे AABFU5037A - -

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S. R. Ghuge







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THE REPORT OF THE SERVICE SERV

दस्त गोषवारा भाग - 2

पावती क्र.:3726

पावतीचे वर्णन

दस्त क्रमांक (3616/2009)

दिनांक:07/05/2009

C0/C0

नांव: अभिजीत अशोक वेर्णेकर - -

दस्त क्र. [टनन2-3616-2009] चा गोषवारा

बाजार मुल्य :1262500 मोबदला 1239700 भरलेले मुद्रांक शुल्क : 45800

दस्त हजर केल्याचा दिनांक :07/05/2009 10:32 AM

निष्पादनाचा दिनांक : 06/05/2009

दस्त हजरं करणा-यांची सही :

दस्ताचा प्रकार :25) करारनामा

शिक्का क्र. 2 ची वेळ : (फ़ी) 07/05/2009 10:37 AM शिक्का क्र. 3 ची वेळ : (कबुली)-07/05/2009 10:37 AM शिक्का क्र. 4 ची वेळ : (ओळख) 07/05/2009 10:37 AM

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 07/05/2009 10:32 AM

दस्त नोंद केल्याचा दिनांक : 07/05/2009 10:38 AM

ओळख : खालील इसम असे निवेदीत करतात की, ते दरस्तारेवज करून देशा-याना व्यक्तीशः ओळखतीत ME WARE व त्यांची ओळख पटवितात.

1) प्रकाश आप्पाना वेर्णेकर- - ,घर/फ्लंट

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शहर/गांव:कळवा, ठी

तालुकाः -

पिन: -

2) शंकर बेरगळ- - ,घर/फ़लें

गल्ली/रस्ता: -

ईमारतीचे नावः -

ईमारत नं: -

पेठ/वसाहतः -

शहर/गाव: सदर

तालुका: -

पिन: -



दु. निबंधकाची सही

12630 :नोंदणी फी

:नक्कल (अ. 11(1)), पृष्टांकनाची 1600

नक्कल (आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

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द. निब्ध्रकाची सही, सह दु.नि.ठाणे 2

प्रमाणित करणेत येते की या दस्तामध्ये-एकूणं......(००.....पाने आहेत.

सह दुय्यम निबंधक, ठाणे क्र. २

स्तक कर्नाक 9 क्रमांकावर लेडिला एस. ए. साटम बह दुम्बम् निबंधक ठाणे क २

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Certificate No. :-



THANE MUNICIPAL CORPORATION, THANE (Regulation No. 37)

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सच् में २४।८/५, व्हिलंडा का वसर, रारखती शान्टाचळ. क्रन्य अपरादेश मारा है कि है कि है कि है कि लिए के लिए कि है कि लिए कि लिए हैं कि लिए हैं कि लिए हैं कि लिए है

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विनाक १५०९/७४/२०१४



(प्रताप पार्टीली अपनियं धन्हर

राहकारी प्रथा, टाण शहर, टाण

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Share Certificate No. UWS/EJ/OJS Member's Regn. No. EJ/SOJ No. of shares 10
SHARE CERTIFICATE
Unnathi woods E Co-op Hsg Soc. Ltd Regd No: TNA/(TNA)/HSG/(TC)/25943/Year 2014
(AUTHORISED SHARE CAPITAL OF RS. 500 DIVIDED INTO 10 SHARES OF RS. 50/- EACH)
UNNATHI WOODS E CO-OP HOUSING SOCIETY LTD. SURVEY NO. 247/3,
(Registered under the M. C. S. Act, 1960)
Regn. No. TNA/(TNA)/HS6/(TC)/25943/Year 2014 Date 09/01/2014
This is to certify that Shri/Smt,/ Ms. A BUIJEET A. VERNEKAR
is the Registered Holder of fully paid up shares of Rs. FIFTY
each numbered from 66j to 670 to both inclusive, in
UNNATHI WOODS E CO-OP HSG SOC. LTD.
subject to the Bye-laws of the said society.
ven under the Commom Seal of the said society errat
THANE this 13th day of AUG. 2017 Secretary Chairman Trace
Secretary Chairman Treasurer

