



REAL ESTATE SERVICES

11/4, Vijay Vilas, Behind Mucchala 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 (pavli)

530/7207-

पावती

Original/Duplicate

Wednesday, May 24, 2023

नोंदणी क्र.: 39म

12:20 PM

Regn.: 39M

पावती क्र.: 7603 दिनांक: 24/05/2023

वात्राने मूल कावेयन

वस्तुसंज्ञाना अनुसंधान दिनांक 12-7207-2023

वस्तुसंज्ञाना प्रकार: करारनामा

वाचन करणाऱ्याचे नाव: राकेश प्रकाश कदम , .

नोंदणी फी

₹. 30000.00

वस्तु हाताळणी फी

₹. 600.00

पृष्ठांची संख्या: 30

एकूण

₹. 30600.00

आपणाम मूल वस्तु, थरनेल प्रिंट, यूर्सा-२ अंदाजे

12:38 PM ह्या वेळी मिळेल.

ISRTHANE 12

श्री. सुरेश निंबडके वर्ग-२

ठाणे क्र. 92

वात्राने मूल्य: ₹. 4703153/-

मोबादना ₹. 4200000/-

थरनेल मालाचे मूल्य: ₹. 520300/-

1) वेरवाना प्रकार: DHC - इम ₹. 600/-

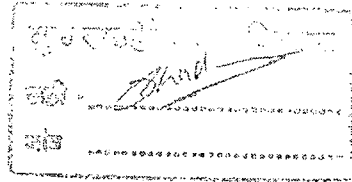
डीडी/घननिशाने ऑर्डर क्रमांक: 2405202300003 दिनांक: 24/05/2023

वेरवाने नाव व पत्ता:

2) वेरवाना प्रकार: eChallan वस्तु: ₹. 30000/-

डीडी/घननिशाने ऑर्डर क्रमांक: MH002407696202324M दिनांक: 23/05/2023

वेरवाने नाव व पत्ता:





5367207

इतर भावती

Original/Duplicate

Wednesday, 24 May 2023 1:45 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7613 दिनांक: 24/05/2023

माग्याचे नाव: खाबिसार

दस्तावेजाचा अंकीकरण क्र. 12-7207-2023

दस्तावेजाचा प्रकार: जमरनामा

मादर करभाष्याचे नाव: राकेश प्रकाश कदम

वर्ष: २०२३

दस्त हाताळणी फी
पृष्ठांची संख्या: 4

₹. 80.00

एकूण

₹ 80.00

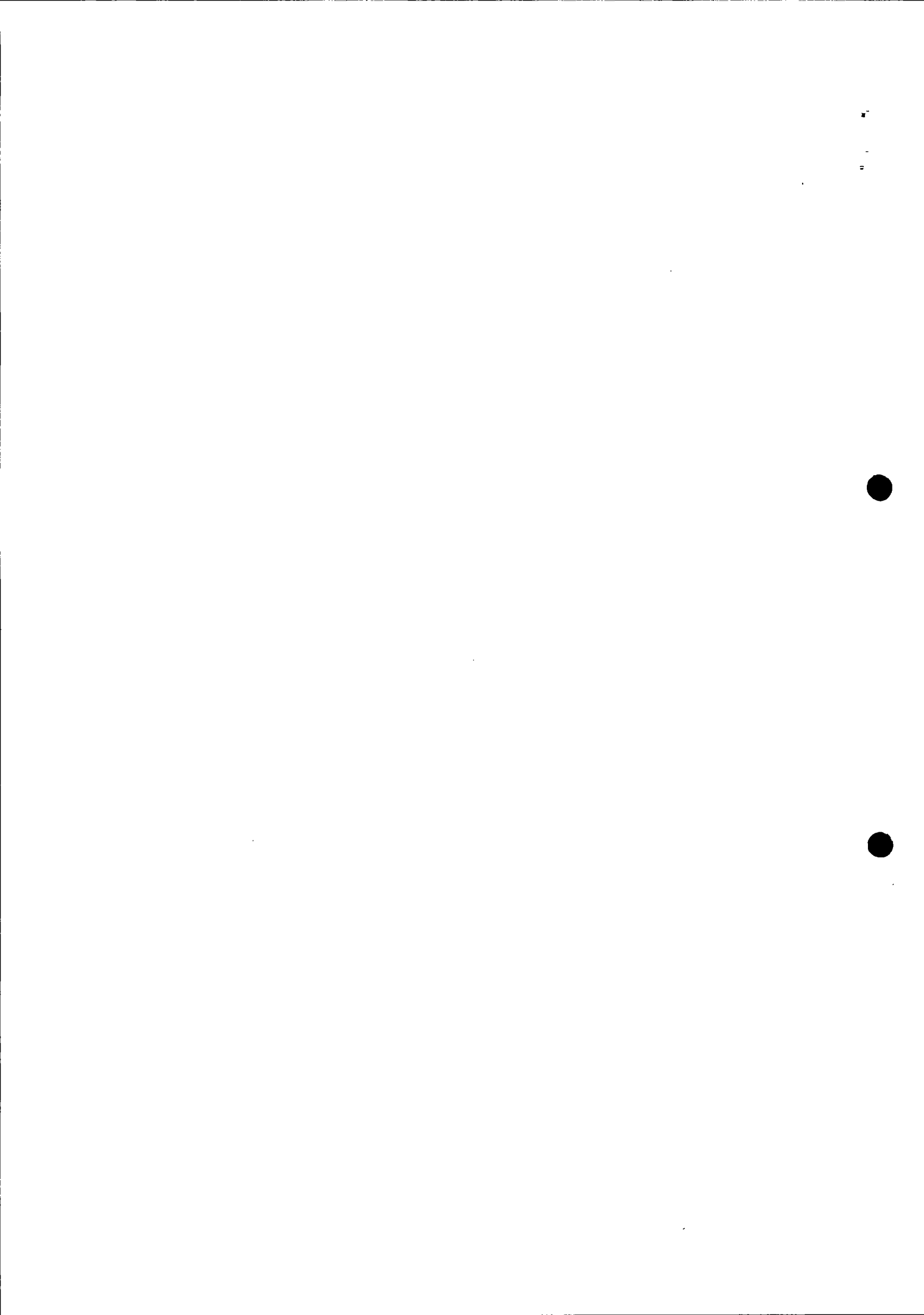
BR/ANE12

1); वेतनाचा प्रकार: DHC रकम: ₹. 80-

नोंदणी क्र.: 39म संदर्भ क्र.: 2406202308715 दिनांक: 24/05/2023

विक्रेते नाव व पत्ता.

> डाह बुझवण निर्बंधक वर्ग-२
ठाणे क्र. १२



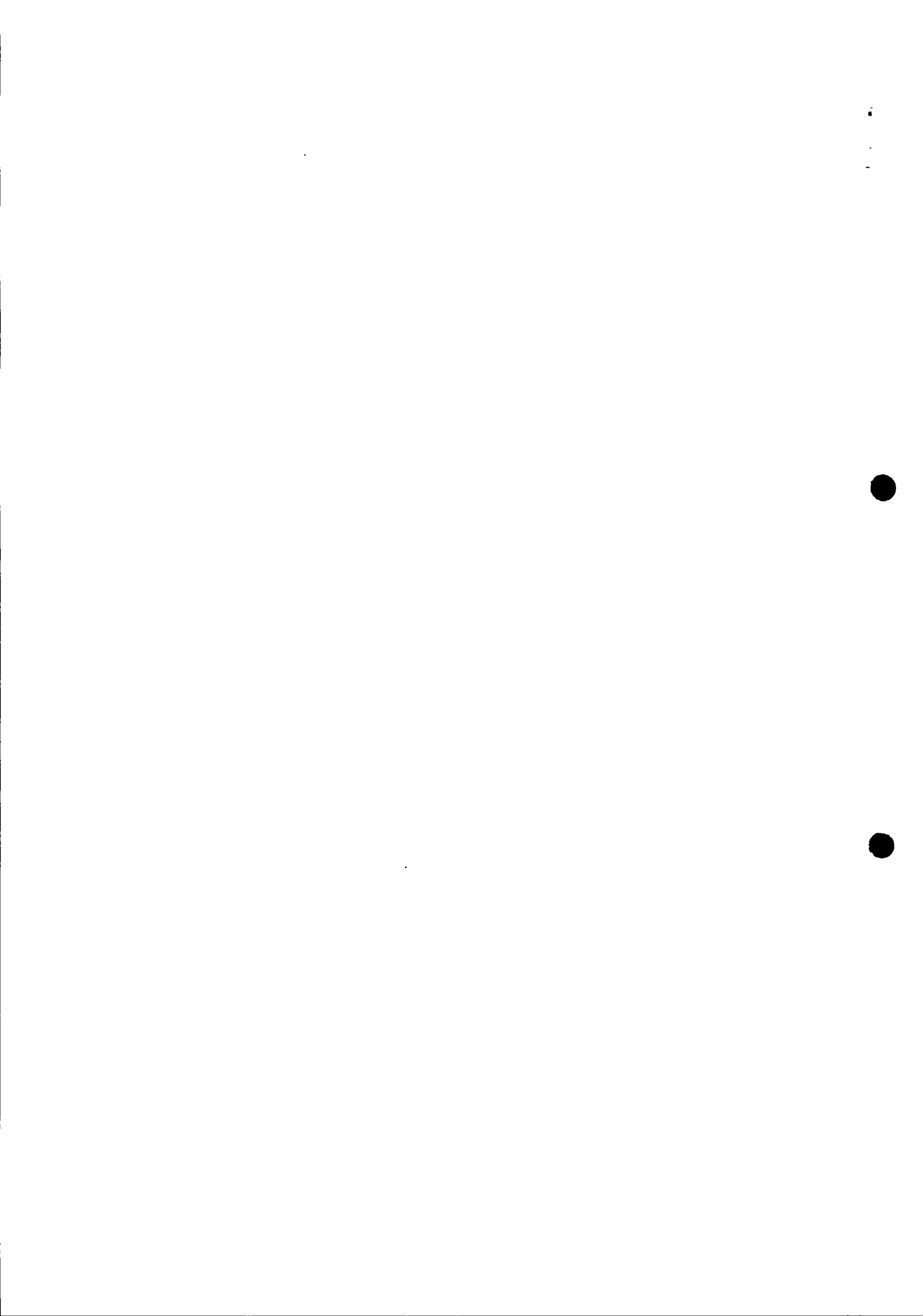


sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAKESH PRAKASH KADAM	eChallan	001003752023052413180	MHC02467564202324E	49300 00	SD	0001316811202324	24/05/2023
2	RAKESH PRAKASH KADAM	eChallan	0300617207352300120	MHC02467566202324M	260000 00	SD	0001316820202324	24/05/2023
3		DHC		24052023000003	600	RF	24052023000003D	24/05/2023
4	RAKESH PRAKASH KADAM	eChallan		MHC02407846202324M	30000	RF	0001316820202324	24/05/2023

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









CHALLAN
MTR Form Number-6



GRN	MH002407690202324M	BARCODE	[Barcode]		Date	23/05/2023-01:01:39	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AZNPKG186J			
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			Full Name	RAKESH PRAKASH KADAM			
Location	THANE							
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 501 5TH FLOOR BLDG NO E2			
Account Head Details		Amount in Rs.	Premises/Building					
0030046401	Stamp Duty	2,90,000.00	Road/Street	UNNATHI WOODS PHASE V G B ROAD KAVESAR				
0030053301	Registration Fee	9,10,000.00	Area/Locality	THANE				
			Town/City/District					
			PIN	4 0 0 0 1 5				
			Remarks (If Any)	PAN: AZNPKG186R-Section: 11 Name: ABHIJEET ASHOK VITRNEKAR-CA=1000000				
		Amount In	Words	Three Lakh Ten Thousand Rupees Only				
Total		3,10,000.00	Words					
Payment Details			FOR USE IN RECEIVING BANK					
PUNJAB NATIONAL BANK								
Cheque/DD Details			Bank CIN	Ref. No.	03006172023052300120 230523M430850			
Cheque/DD No.			Bank Date	RBI Date	23/05/2023-11:58:14 Not Verified with RBI			
Name of Bank			Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8369177704

अभूत चलान किंवा दुय्यत्रा विषयक कार्यालयाला जोदणी करावयाच्या दस्तऐवजी लागू आहे. नोदणी व करावयाच्या दस्तऐवजी बदल चजान लागू नाही.

6206/23

2 38







CHALLAN
MTR Form Number-6



GRN	MH002487564202324E	BARCODE	[Barcode]		Date	24/05/2023-11:25:02	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)					
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AZCPK3188J				
Location	THANE			Full Name	RAKESH PRAKASH KADAM				
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 501 5TH FLOOR BLDG NO E2				
Account Head Details		Amount In Rs.	Premises/Building						
0030046401	Stamp Duty	49300.00	Road/Street	UNNATHI WOODS PHASE V G B ROAD KAVESAR					
			Area/Locality	THANE					
			Town/City/District						
			Pin	4	0	0	6	0	7
			Remarks (If Any)						
			PAN2-AJGPA2969R-SecondPartyName=ABHIJEET ASHOK						
			VERNEKAR-CA=4200000						
			Amount In	Forty Nine Thousand Three Hundred Rupees Only					
Total	49300.00		Words						
Payment Details			FOR USE IN RECEIVING BANK						
IDBI BANK									
Cheque/DD Details			Bank CIN	Ref. No.	69 01532023052413180		2809757426		
Cheque/DD No.			Bank Date	RBI Date	24-05-2023-11-26-23		Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				

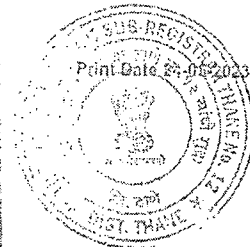
Department ID :

NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

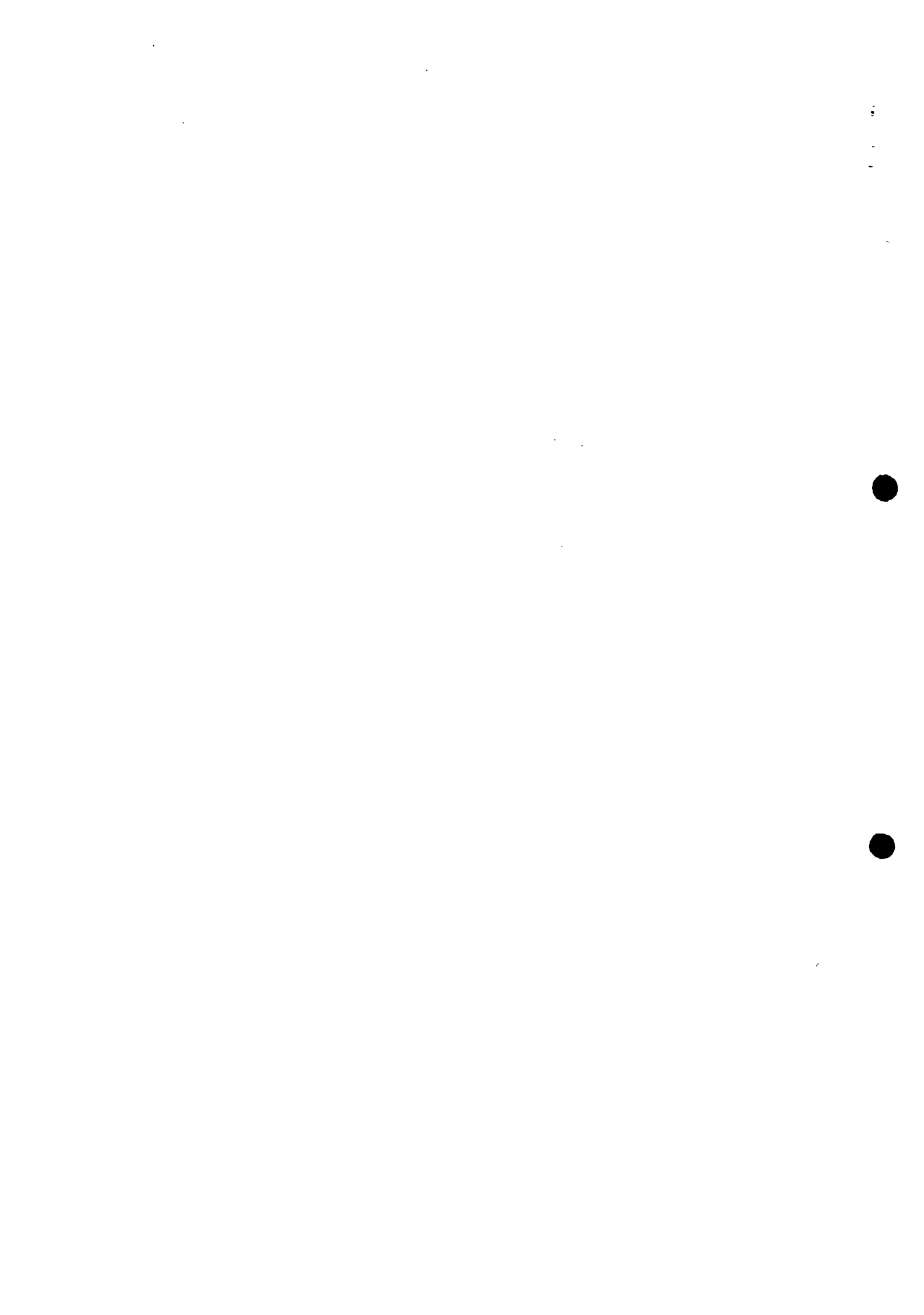
Mobile No. : 8369177704

यादत चालान केवल दुकान निदेशक कार्यालयत मोटणी कयारकरत दरतजारी नाम अहे . मोटणी क कयारकरत दरतजारी शरर चालान नाम काहे।

[Signature]	
दरत क्र. 6206/2023	
2	38



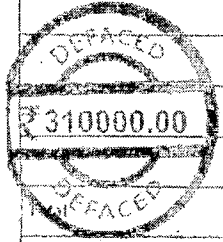
Print Date: 24-05-2023 11:26:34



CHALLAN
MTR Form Number-6



GRN	MH002467696202304M	BARCODE	[Barcode]		Date	23/05/2023-01:01:39	Form ID	252
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No (if Applicable)		42CPK1151		
Office Name THN2_THANE 2 JOINT SUB REGISTRAR				Full Name		RAKESH PRAKASH KADAM		
Location THANE				Premises/Building		FLAT NO 501 5TH FLOOR BLDG NO E2		
Year 2023-2024 One Time				Road/Street		UNNATI WOODS PHASE V G B POAD		
Account Head Details				Area/Locality		THANE		
0870016401 Stamp Duty				Town/City/District				
0030063301 Registration Fee				PIN		4 0 0 8 1 5		
				Remarks (If Any)		PAN#42CPK1151-SecondPart,Name#ABHIJEET ASHOK VERNEKAR-CA#4000000		
				Amount In Words		Three Lakh Ten Thousand Rupees Only		
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref No.	03006170023052300120	23052304430050	
Cheque/DD No.				Bank Date	RBI Date	23/05/2023-11:56:14	Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scr No. Date		Not Verified with Scroll		

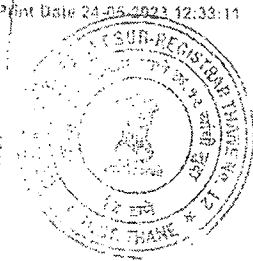


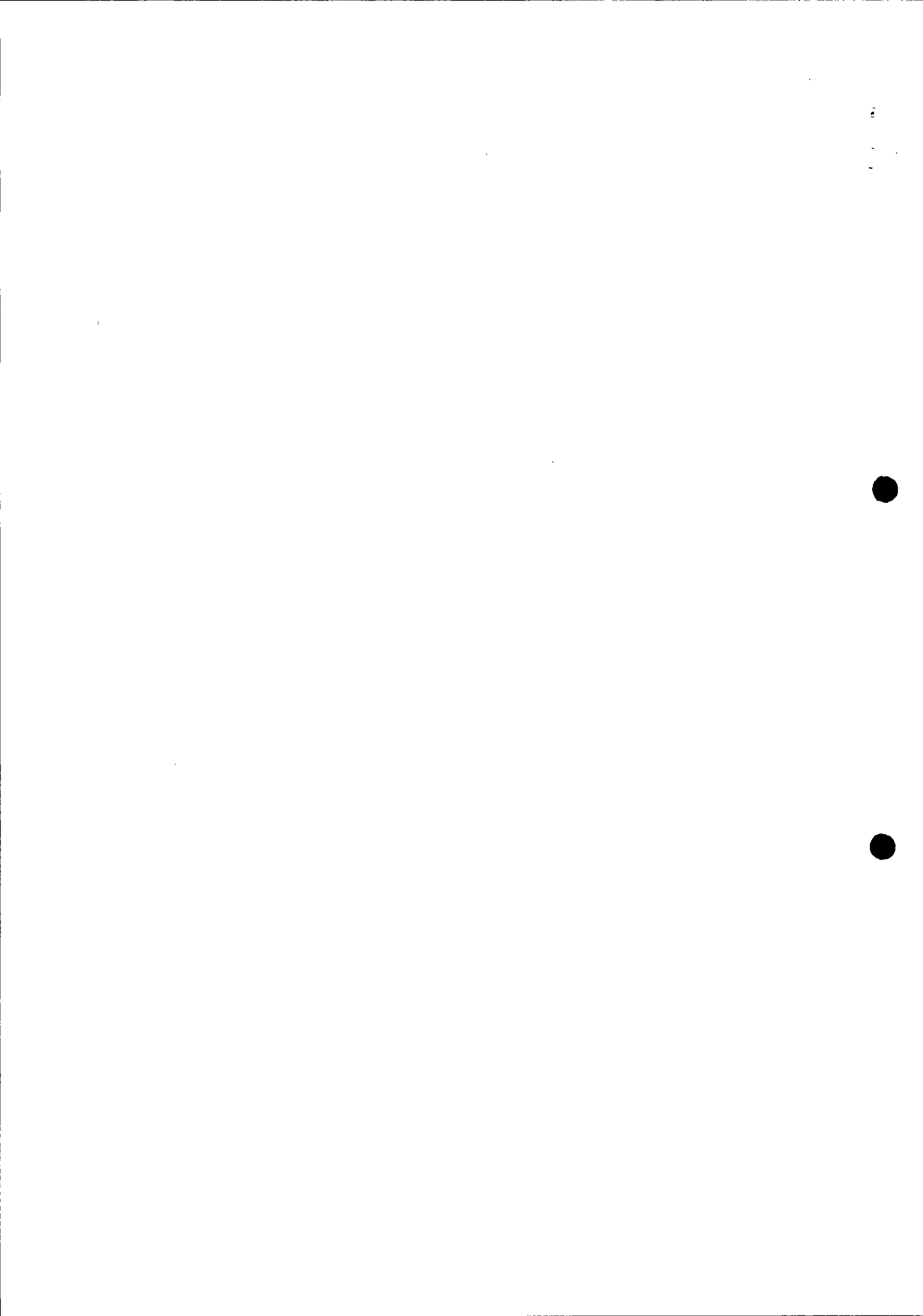
Department ID : _____ Mobile No. : 8368177704
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 धरणी: ही चाली गृह दस्तावेजांसाठी नमूद कार्यालयीन कार्यासाठी (अथवा नमूद कार्यालयीन कार्यासाठी) वैध आहे. नमूद कार्यालयीन कार्यासाठी (अथवा नमूद कार्यालयीन कार्यासाठी) वैध नाही.

Challan Defacement Details:

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-530-7207	000131682020242	24/05/2023-12:20:44	IGR540	30000.00
2	(S)-530-7207	0001316820202324	24/05/2023-12:20:44	IGR540	280000.00
Total Defacement Amount					3,10,000.00

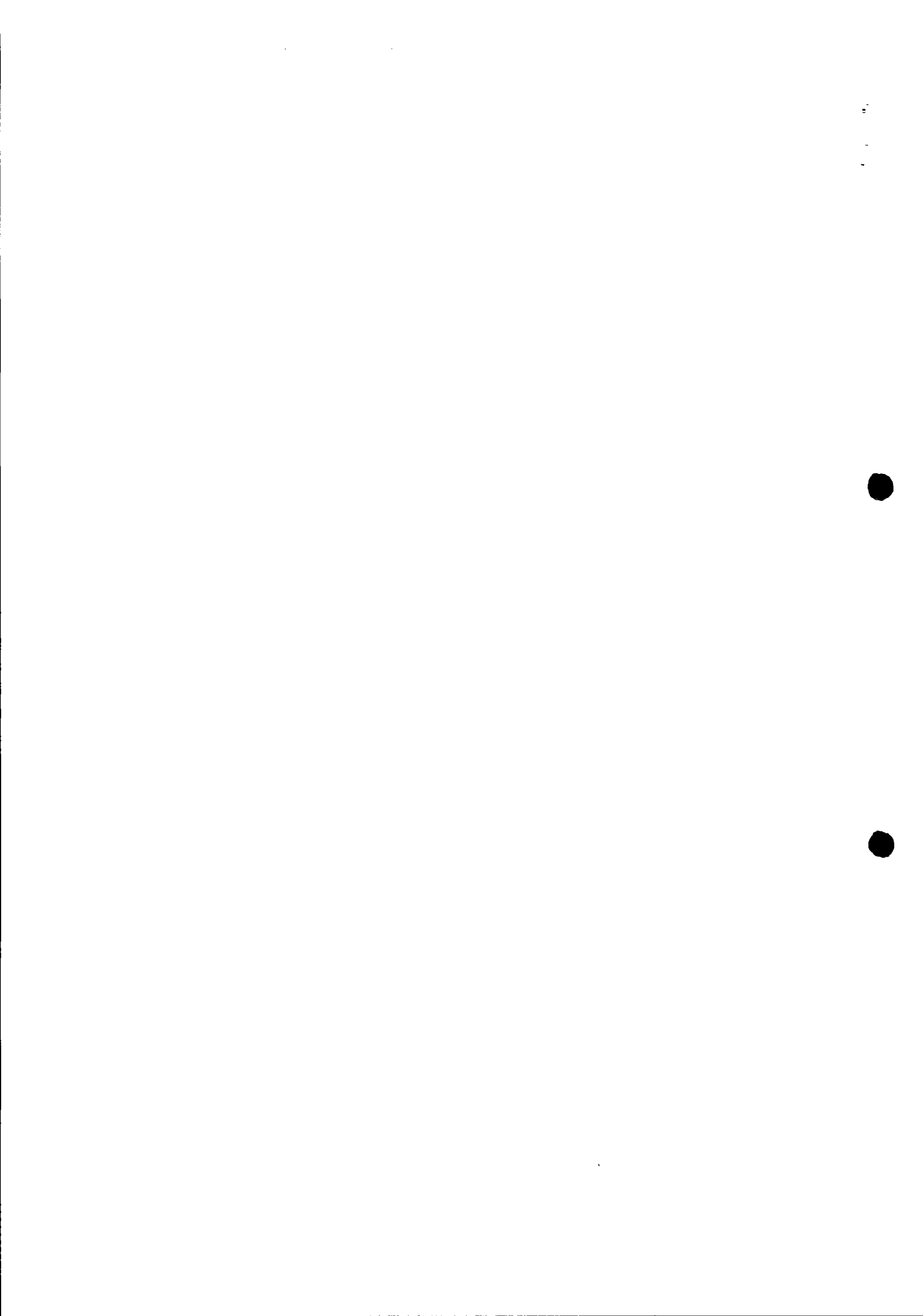
Handwritten notes and signatures in a box, including the number 6206 and a signature.











AGREEMENT FOR SALE

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

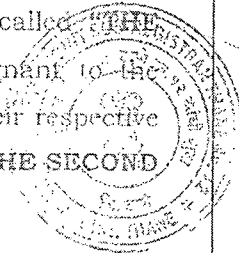
BETWEEN

MR. ABRIJEET 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 repugnant 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. Road, Kasarvadavali, Thane (W) - 400615, & B1 - 2707, Sarova Complex, Samata Nagar, Nr. Sai Baba Mandir, Kandivali (E), Mumbai - 400101, hereinafter called "THE TRANSFEREES" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns] THE PARTY OF THE SECOND PART.

24/05/2023
38



[Signature]

[TRANSFEROR]

[Signature]

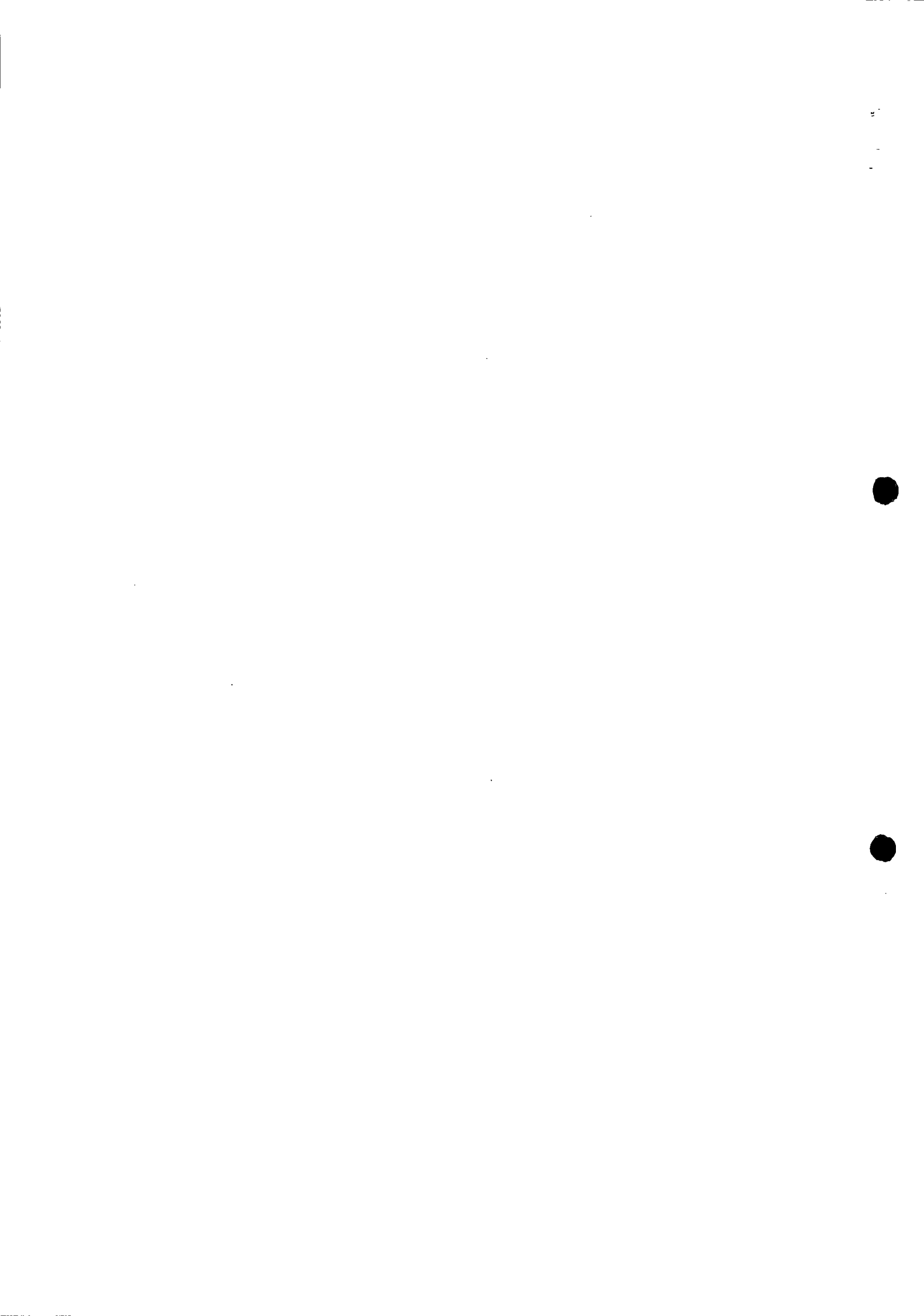
[TRANSFEREE]

[Signature]

[TRANSFEREE]

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[TRANSFEREE]



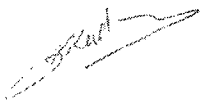
WHEREAS by virtue of a Registered article of **AGREEMENT FOR SALE** dated 6th day of May 2009 [Registered with the Sub-Registrar of Thane at Doc. No. TNN- 2 - 3616/2009, on dated 07/05/2009] executed between M/S. **UNNATHI ESTATES**, having office at Unnathi Garden, Oop. Ma Niketan, Pokharan Road No. 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**".

AND WHEREAS **MR. ABHIJEET ASHOK VERNEKAR** the **PURCHASER** therein, [the **TRANSFEROR** herein] has made the entire payment of consideration to the said M/S. **UNNATHI ESTATES** of such being on and thereupon **MR. ABHIJEET ASHOK VERNEKAR** the **PURCHASER** therein, [the **TRANSFEROR** herein] has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS **MR. ABHIJEET ASHOK VERNEKAR** the **PURCHASER** 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



[TRANSFEROR]



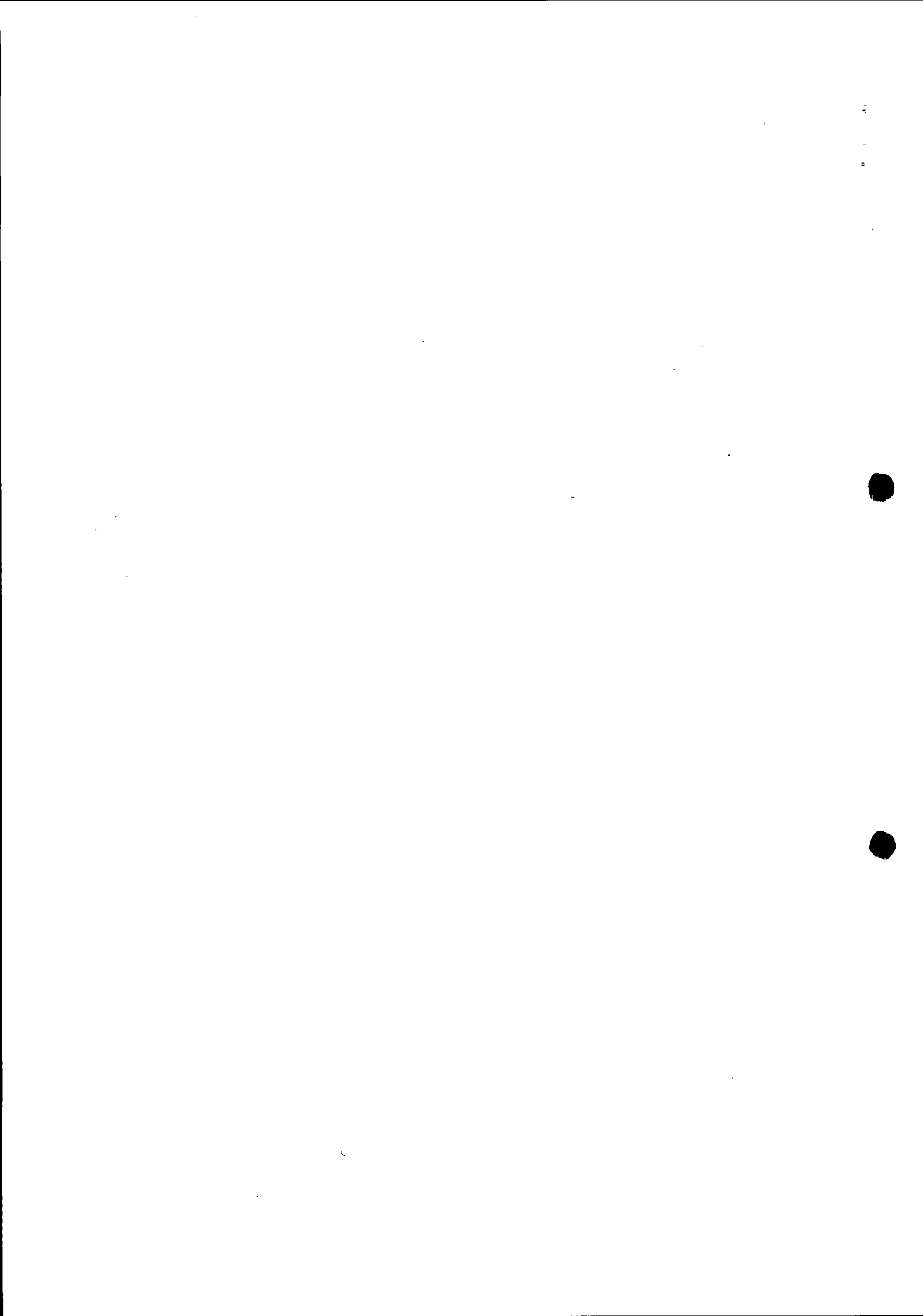
[TRANSFEROR]



[TRANSFEROR]



[TRANSFEROR]



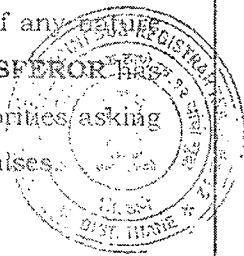
the said premises and has absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the TRANSFEROR out of his own interest has decided to sell the aforesaid premises 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 lawful 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.
- C) There are no attachments or prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charges and/or is not 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.
- E) The TRANSFEROR has paid all the necessary charges of any 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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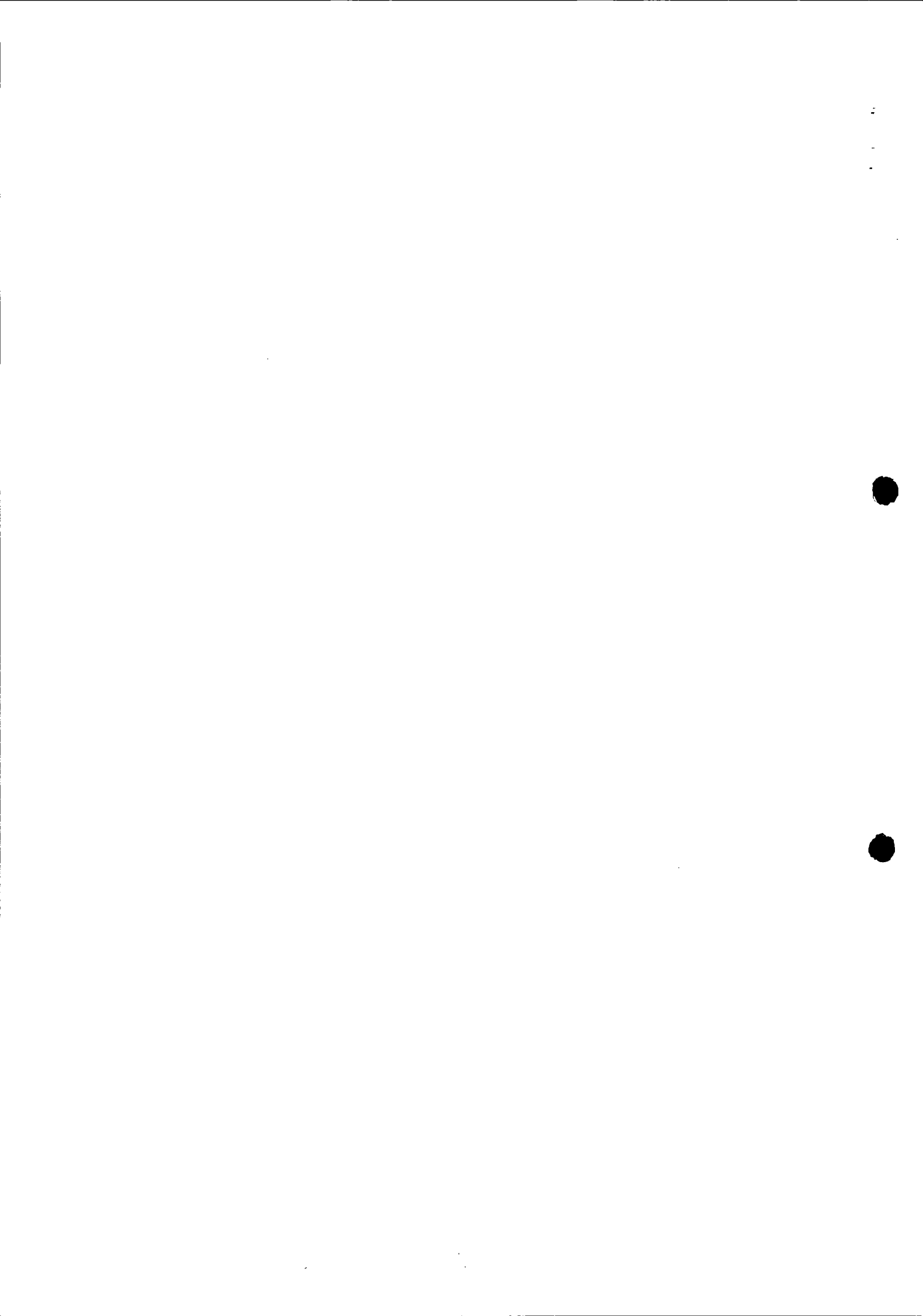



[TRANSFEROR]


[TRANSFEREE]


[TRANSFEREE]


[TRANSFEREE]

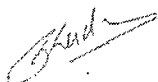


- F) The **TRANSFEROR** in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy or any other rights of the like nature in the said premises and has not dealt with or disposed of the said premises in any manner whatsoever.
- G) 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.
- I) The **TRANSFEROR** is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other statute from disposing of the said premises or any part thereof in the manner stated in this agreement.
- J) The **TRANSFEROR** has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions stated herein in favour of the **TRANSFEREES** and the **TRANSFEROR** has all the right, title and interest to enter into this agreement with the **TRANSFEREES** on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid 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].



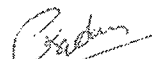
[TRANSFEROR]



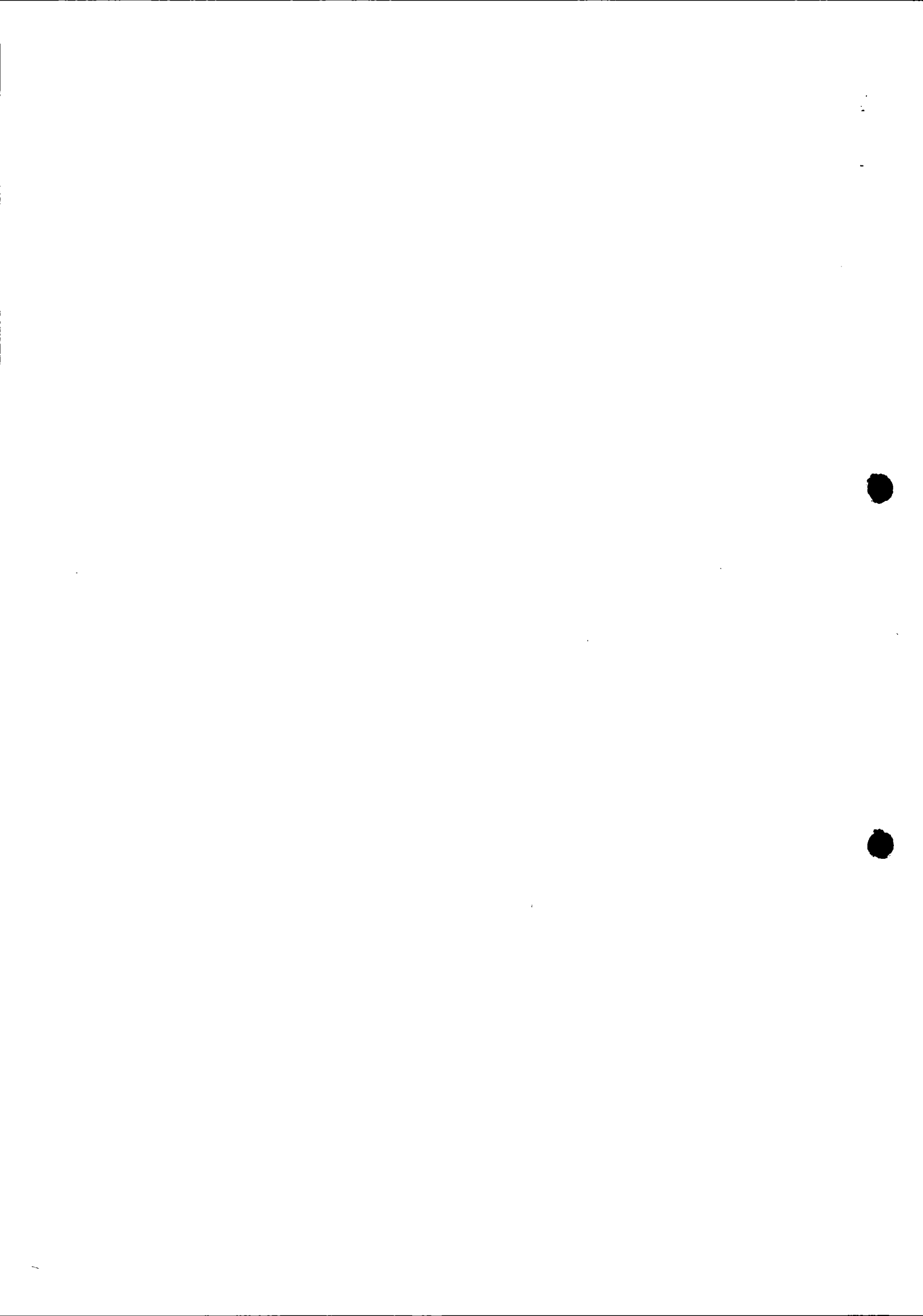
[TRANSFEE]



[TRANSFEREE]



[TRANSFEREE]



AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing as follows :

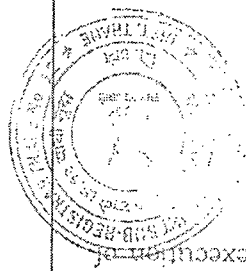
AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

1. The TRANSFEROR hereby agrees to sell, assign and transfer and the TRANSFERREES hereby agree to purchase and acquire the right, title and interest in and upon the said premises bearing Flat No. S01, admeasuring 385 Sq. Feet. [Carpet] area on 5th Floor, of the Building No. B2, 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 Kavasar, lying, being and situated at Ghodbunder Road, Kavasar, Thane (W), within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, as and for a LUMP-SUM PRICE/CONSIDERATION of Rs. 42,00,000/- [Rupees Forty Two Lakhs Only] along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the SCHEDULE hereunder written.

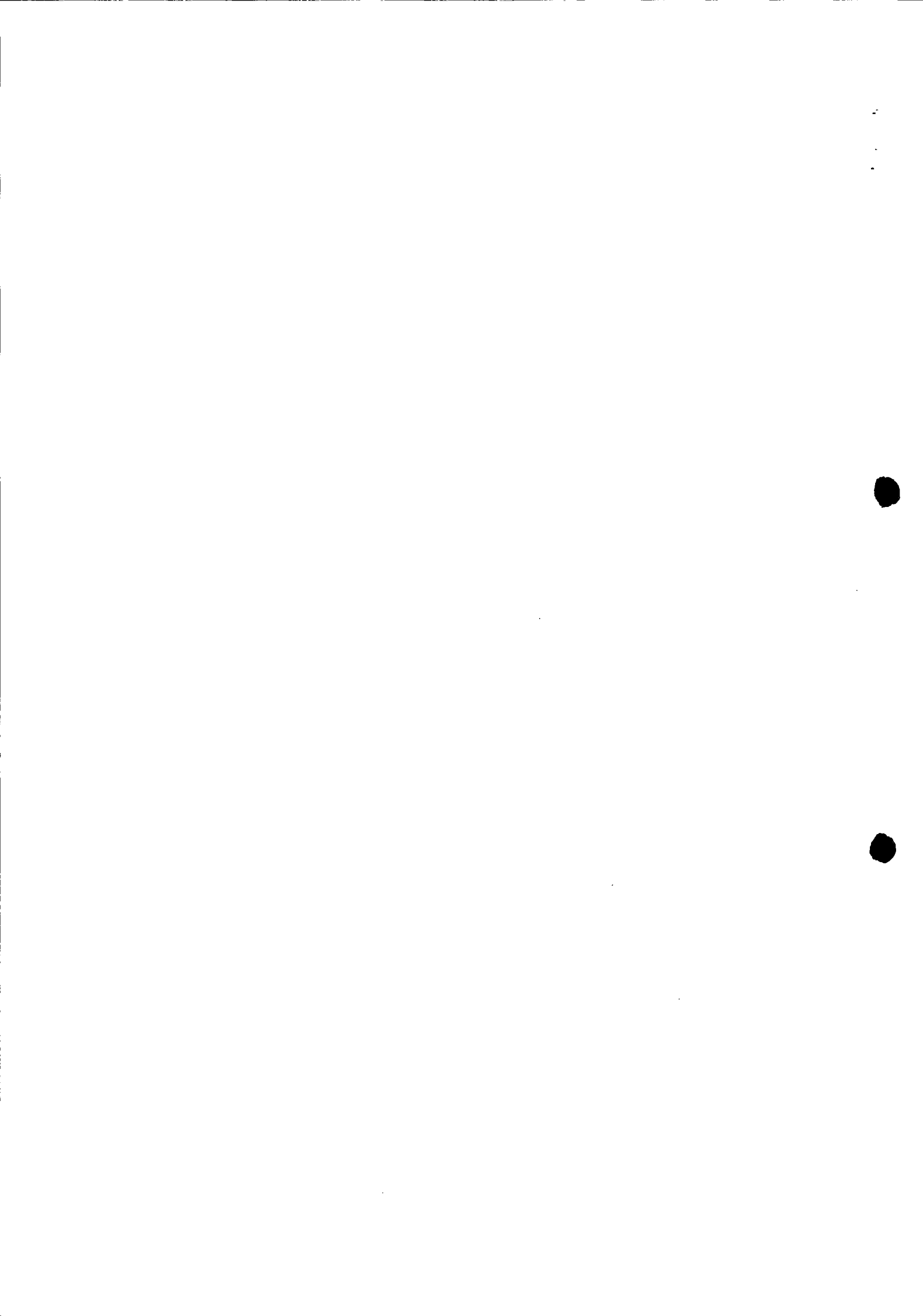
2. The TRANSFERREES has agreed to pay to TRANSFEROR LUMP-SUM PRICE/CONSIDERATION of Rs. 42,00,000/- [Rupees Forty Two Lakhs Only] in the following manner:

a) Rs. 51,000/- [Rupees Fifty One Thousand Only] by NEFT NO. SBIN22311436876 Dated 24/04/2023 Drawn on STATE BANK OF INDIA, towards the payment as TOKEN MONEY before execution of this Agreement.

90	32
62000000	
42000000	



[TRANSFEROR] [TRANSFEROR] [TRANSFEROR] [TRANSFEROR]



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, towards the payment AS A FURTHER PART PAYMENT before execution 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 45 days from handing over Mortgage NOC from Society, all Original Documents and other related paper from the TRANSFEROR to TRANSFEREES by obtaining loan ANY BANK / financial institution from the any bank / financial institution.

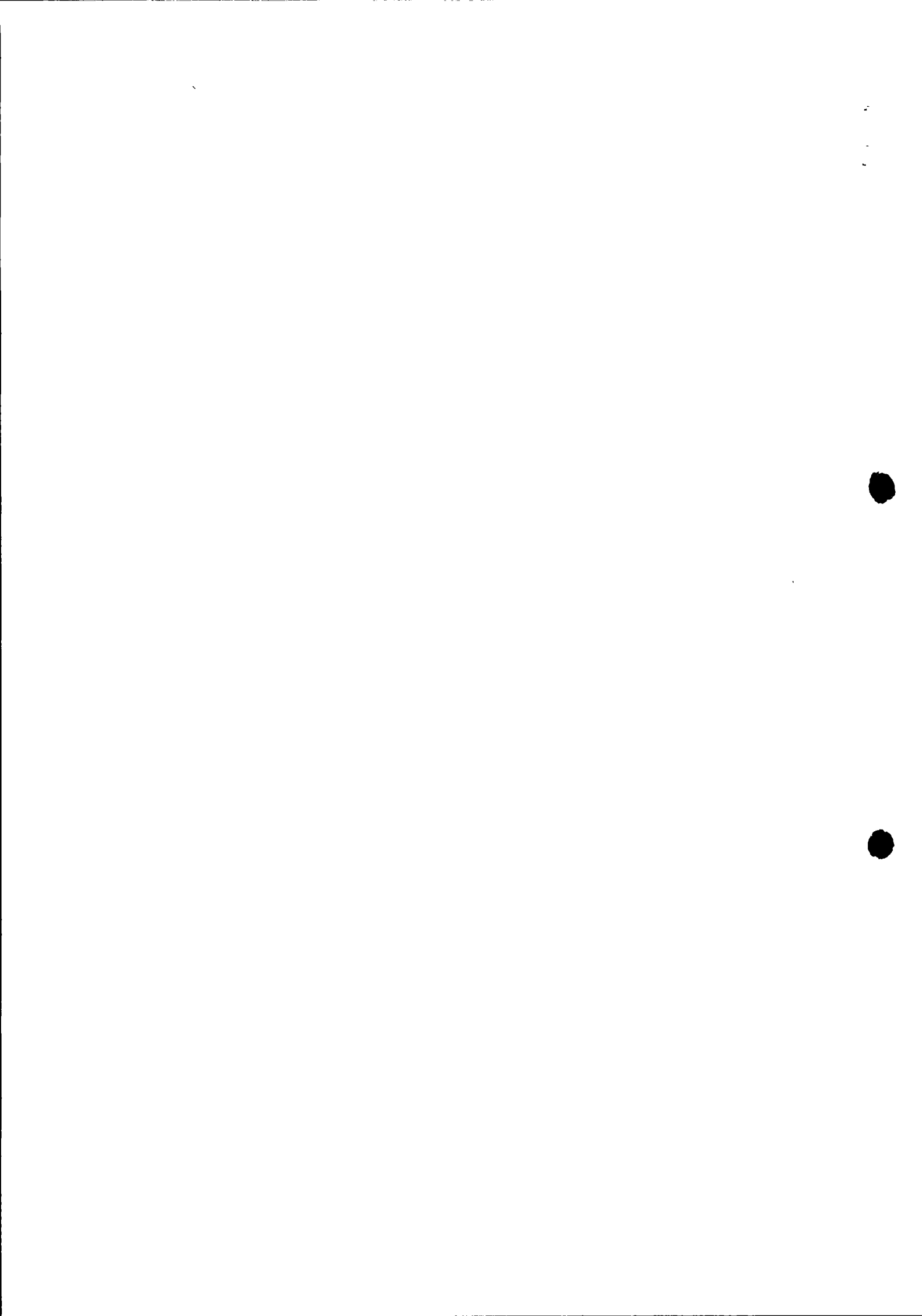
However, if the TRANSFEREES are unable to pay full and final payment as stipulated period mentioned above then the TRANSFEREES will be liable to pay to TRANSFEROR interest @18% PER ANNUM on the balance payment upto grace period further 15 days, after that the TRANSFEREES will be unable to pay full and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

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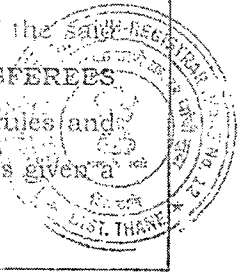
[TRANSFEROR]



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.

3. 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 whereon 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 have no claim, right, title, 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 indemnified from all the liabilities and / or claim against the said premises.
6. The TRANSFEROR and TRANSFEREES shall make necessary application as contemplated in the society's bye - law no. 38 [a]. The TRANSFEROR will also give the necessary resignation of the membership, in order to effect the legal transfer of the said premises and also the share certificate, in the name of TRANSFEREES and obtain the necessary sanction as per the bye laws, rules and regulations of the society. Accordingly the TRANSFEROR has given a

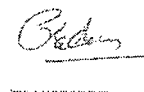
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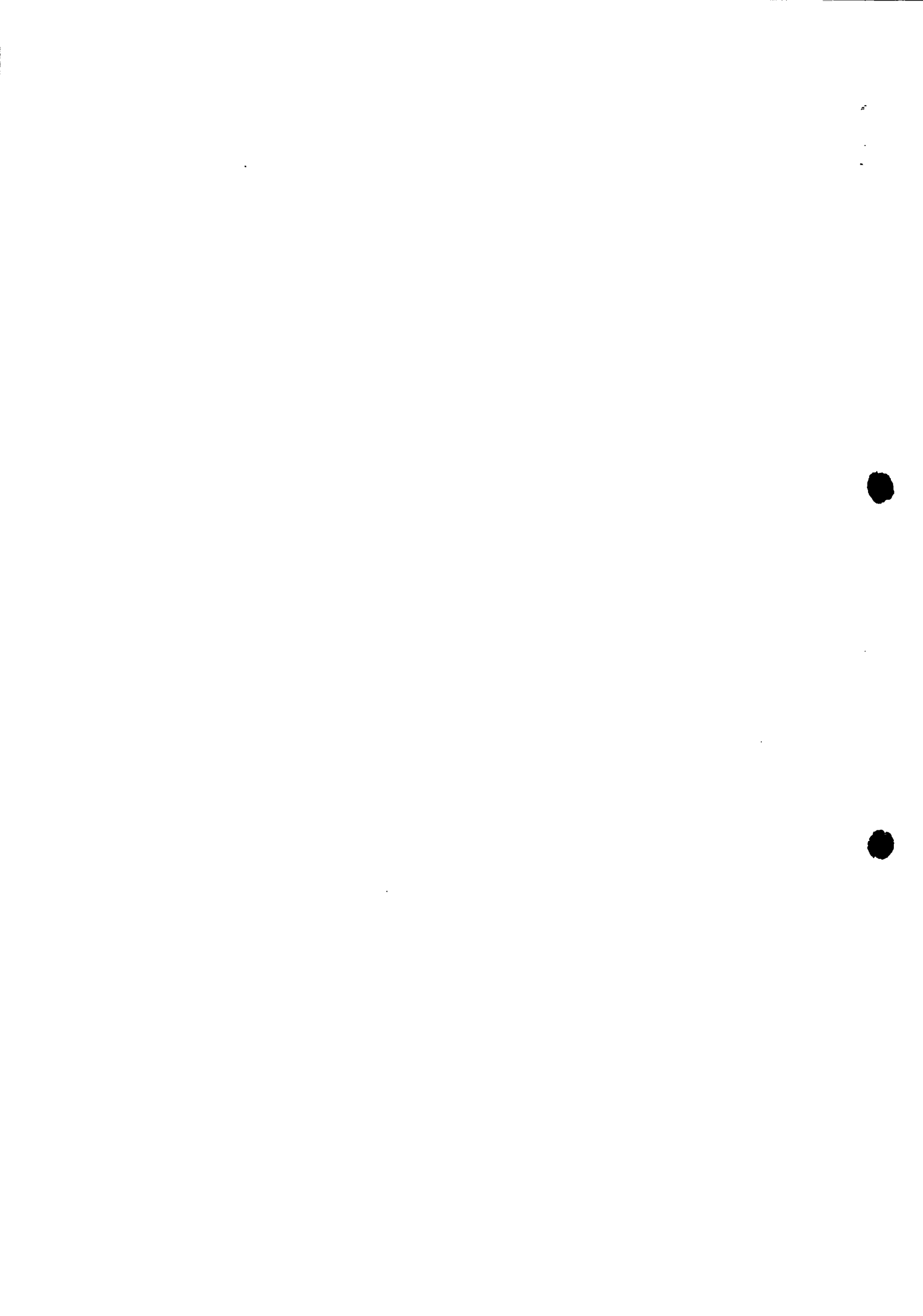



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notice under bye - law no. 38 [a] to the society of his intention to transfer the said premises and seeking no objection for such transfer along with the consent of the TRANSFEREES.

7. THE TRANSFER FEES OF THE SOCIETY SHALL BE BORNE BY THE TRANSFEROR AND THE TRANSFEREES IN EQUAL PROPORTIONS.
8. The TRANSFEROR shall make an application for transfer of shares under bye - law no. 38 [e] [i]. The TRANSFEROR and TRANSFEREES shall also make application for transfer of membership and for induction the TRANSFEREES as member under bye - law no. 38 [e] [ii]. The TRANSFEROR shall also hand over his previous agreement, allotment letter, last annual finance charges receipt, last electricity bill and other records and items to the title 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 regulations 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 co-operation in that regard.

11. The TRANSFEREES, after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises ~~for the same is/fit for occupation and use~~ and the TRANSFEREES can hold the same by virtue and to the use and benefit for themselves, their heirs, Executors, Successors for ~~and without~~ any claim charges interest demand or lien of the TRANSFEROR or any person on him behalf or who may claim through him or in trust for him, subject only on the part of the TRANSFEREES to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation, or co-operative society in respect of the said premises.


[TRANSFEROR]


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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.

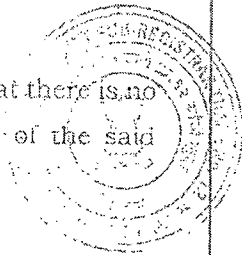
13. The **TRANSFEROR** further declares that he has full right and absolute authority to enter into this agreement and that he has not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or he may be prevented 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 litigation pending in any court of law in respect of the said premises.

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[TRANSFEREES]


[TRANSFEREES]


[TRANSFEREES]

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 of stamp duty, certification fees, and the charges of this agreement, 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 Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

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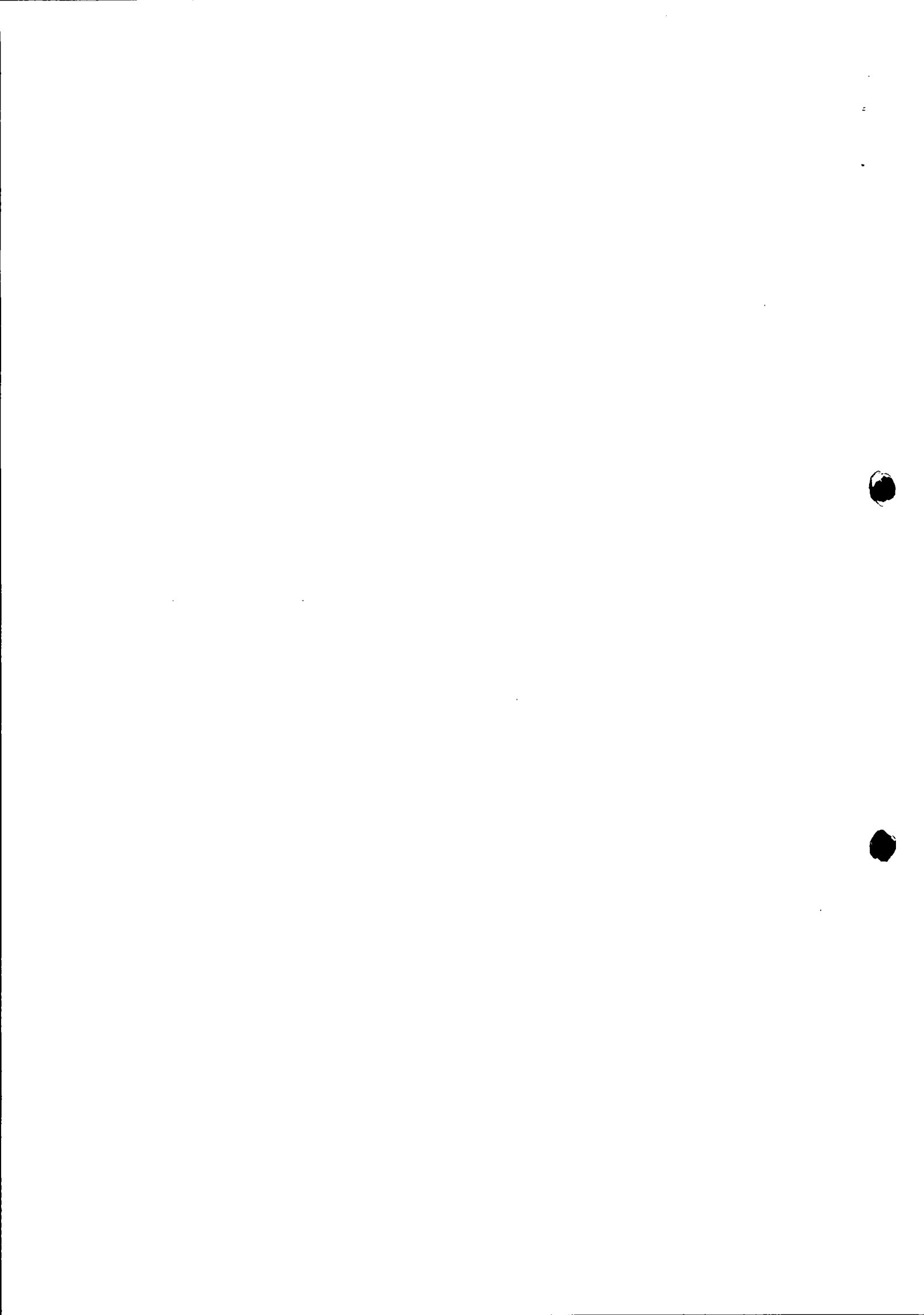


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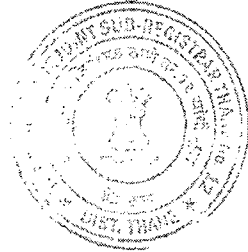
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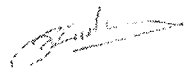
: : SCHEDULE ABOVE REFERRED TO : :

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, 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.

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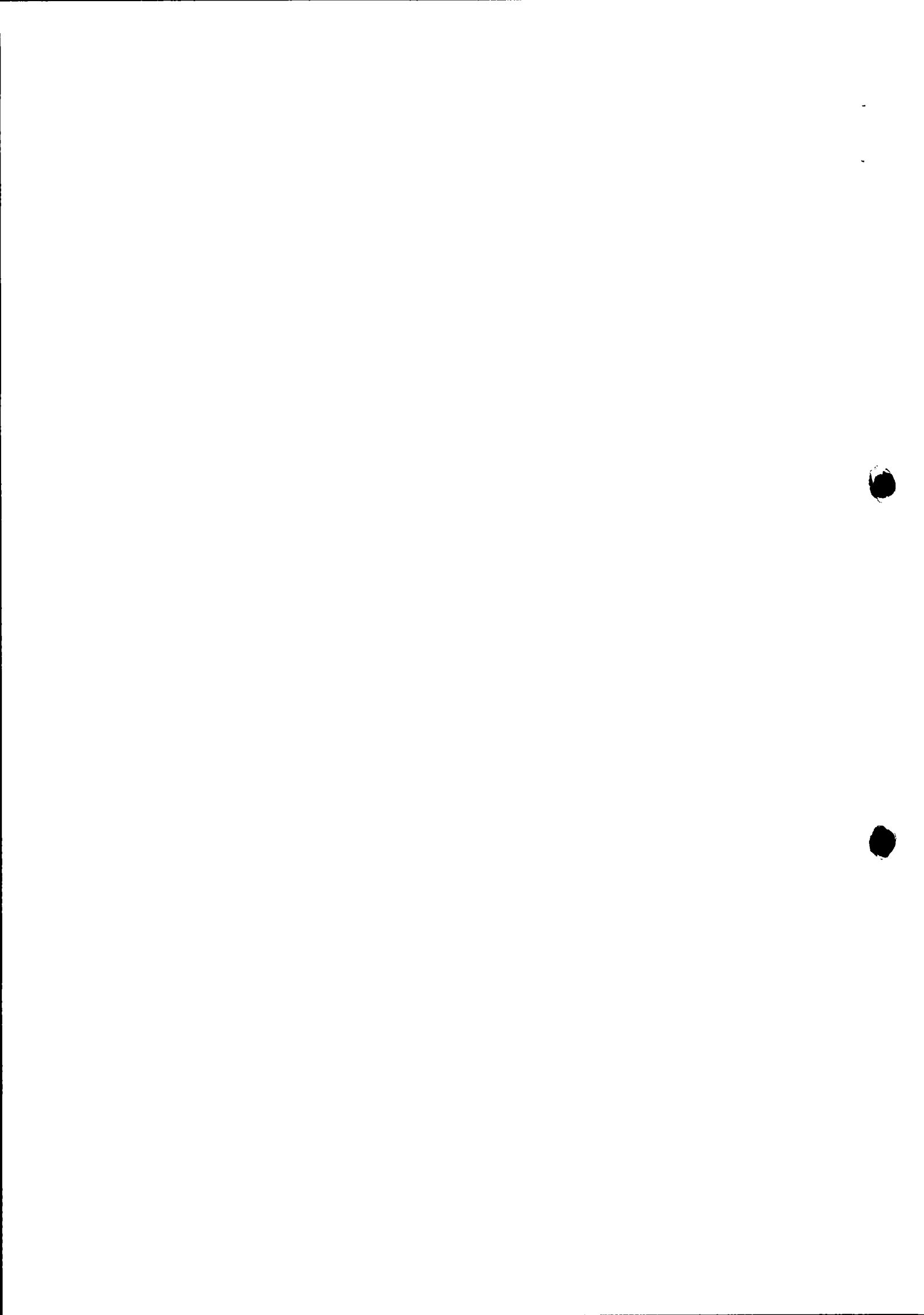



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[TRANSFEREE]


[TRANSFEREE]



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

SIGNED SEALED AND DELIVERED
By the Within named "TRANSFEROR"



MR. ABHIJET ASHOK VERNEKAR

in presence of

1] Bhupendra Raturi

2] Hemant Deshmukh



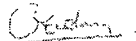
SIGNED SEALED AND DELIVERED
By the Within named "TRANSFEREES"



MR. RAKESH PRAKASH KADAM,



MRS. RUCHI ROSHAN PATANKAR

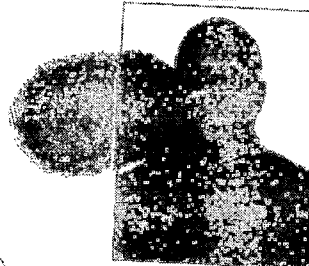
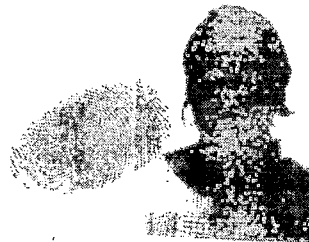


MR. PRAKASH GOVIND KADAM

in the presence of

1] Bhupendra Raturi

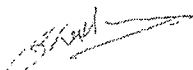
2] Hemant Deshmukh



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[TRANSFEROR]



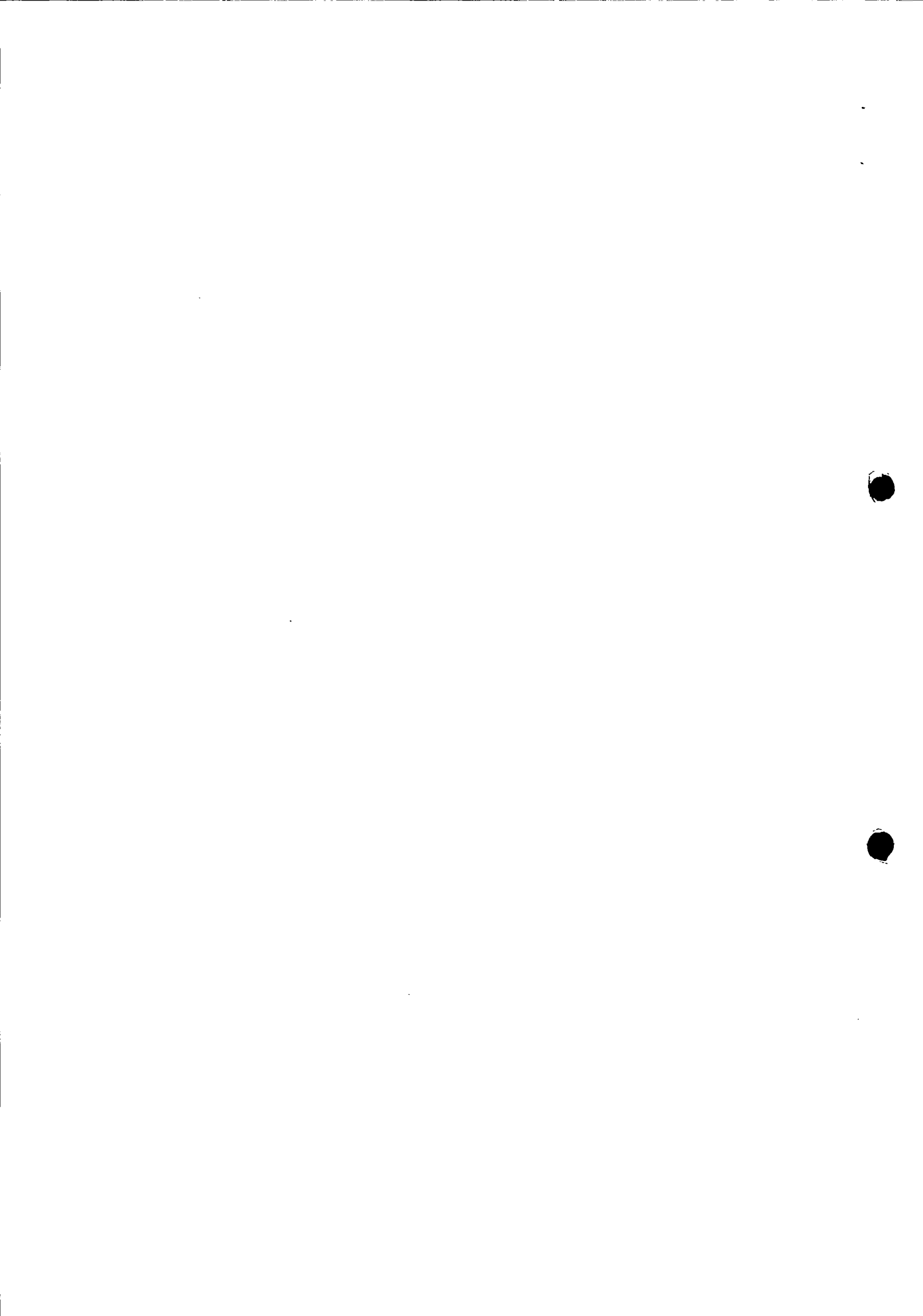
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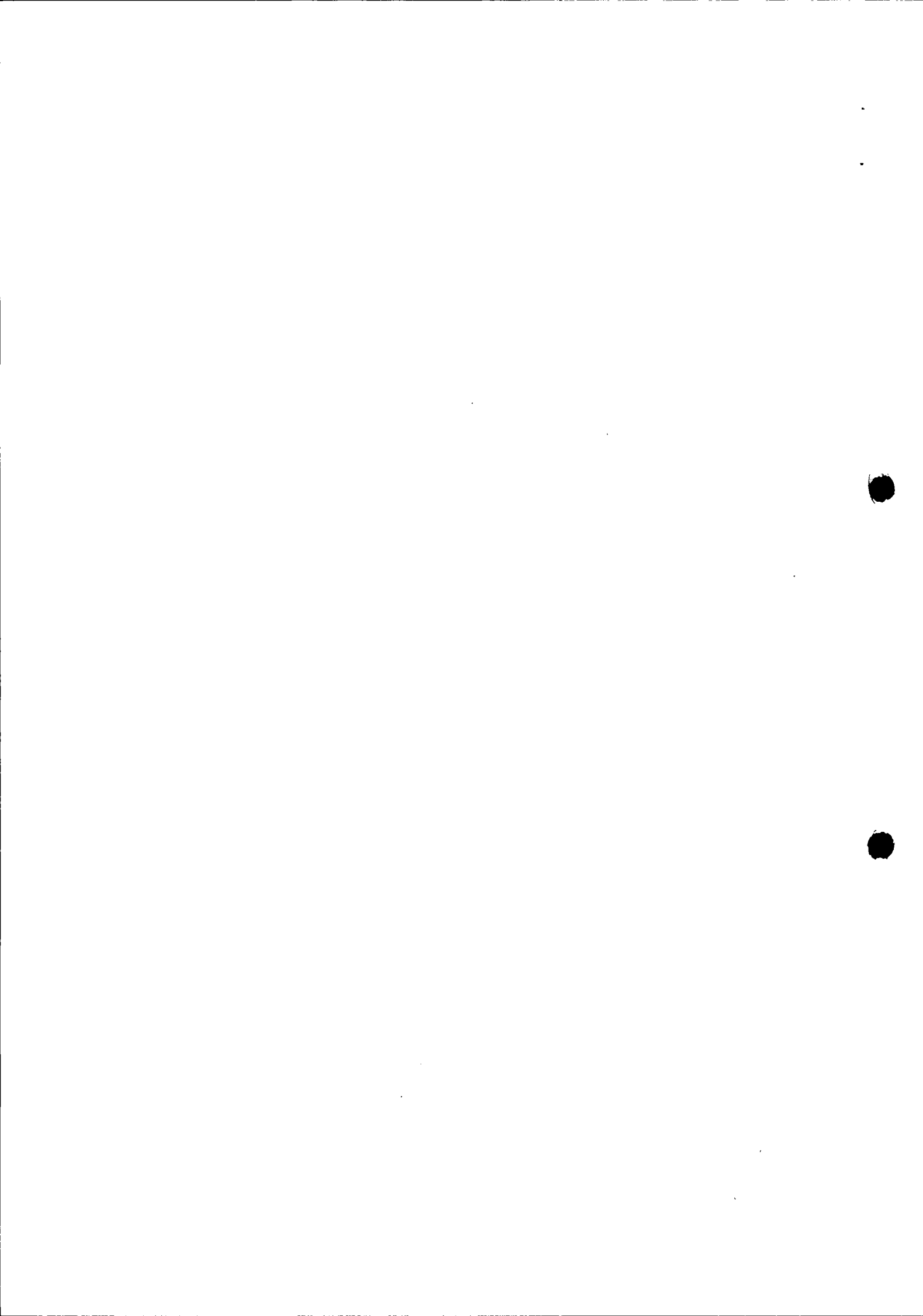


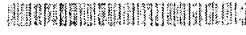
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Thursday, May 07, 2009
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पावती क्र. : 3726

मागारे नाव कलेश्वर

दिनांक 07/05/2009

दस्तावेजाचा अनुक्रमांक दर्तेवट - 03616 - 2000

दस्तावेजाचा प्रकार मालकी

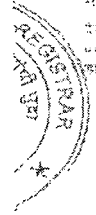
सादर करणाऱ्याचे नाव: अविनाश अण्णासाहेब पाटील

मौल्यी जी	12000.00
मकल (अ. 11(1)), मूढाक्याची मकल (अ. 11(2)),	1000.00
रज्यारा (अ. 12) व हस्ताधिकण (अ. 19) - एकत्रित जी (20)	4200.00
एकूण	17200.00

आपणास या दस्तऐवजाचा मूल्य 17200.00 रु. वरून मिळते.

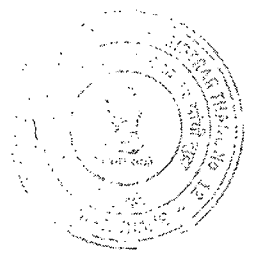
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महाराष्ट्र निबंधन विभाग

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मकलीस मूल्यांकन मूल्य 1000.00 रु.
मकलीस मूल्य 1000.00 रु.
एकूण मूल्य 17200.00 रु.
मकलीस मूल्य 1000.00 रु.



[Signature]

दस्तावेज क्र. 6206/09	
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सूची क्र.2

दुयम निबंधक : ठाणे २

23-05-2023

दस्त क्रमांक : 3616/2009

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नोंदणी

दिनांक

गावाचे नाव : कावेसर

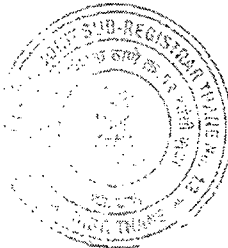
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	₹.1289700
(3) बाजारभाव(भाडेपट्टीगाच्या वाढितपट्टाकार आकारणी तऱ्हे वी. पट्टेदार ते नमुद करावे)	₹. 1262500
(4) भू-मापन घोटहिस्सा व सरकरमांक(असल्यास)	गावेचे नाव-इतर गावे-उपभागाचे नाव - गावाचे नाव : कावेसर (ठाणे महानगरपालिका), उपविभागाचे नाव - 1: 43 - 2B-1) रस्त्यापासून दूर असलेला भाग कावेसर गावातील वरील उपविभाग "अ" मधील (मिळकती वगळून उर्वरित सिटीएस/सर्वे क्रमांक (गावठाण) "सर्वे नं. 247 / 3, मदतिका क्र. 501, 5वा मजला, ई 2 बिल्डींग, उन्नती बुडस फेज-5, मौजे कावेसर, जो.बी.रोड, ठाणे
(5) क्षेत्रफळ	12.93 चौ मी क्षेत्रफळ
(6) आकारणी किंवा जुळी नोंदणी नसणे	
(7) दस्तऐवज करून देणा-या पक्षकारांचे संबन्धा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव.-M. उन्नती इन्स्टिट्यूटचे भागीदार श्री श्यामल मोदी यांचे कु.मु. श्री शरद आर. घुगे AABFU4030A -- वय:-30पत्ता:-पिन कोड:-पॅन नं:-
(8) दस्तऐवज करून देणा-या पक्षकारांचे किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2) नाव - अधिजीव गजोळ गेर्गेकर - - वय:-24पत्ता:-पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	06/05/2009
(10) दस्त नोंदणी केल्याचा दिनांक	07/05/2009
(11) अनुक्रमांक, खंड व पृष्ठ	3616/2009
(12) बाजारभावाप्रमाणे मुदतका रक्कम	1262500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	12830
(14) टीप	

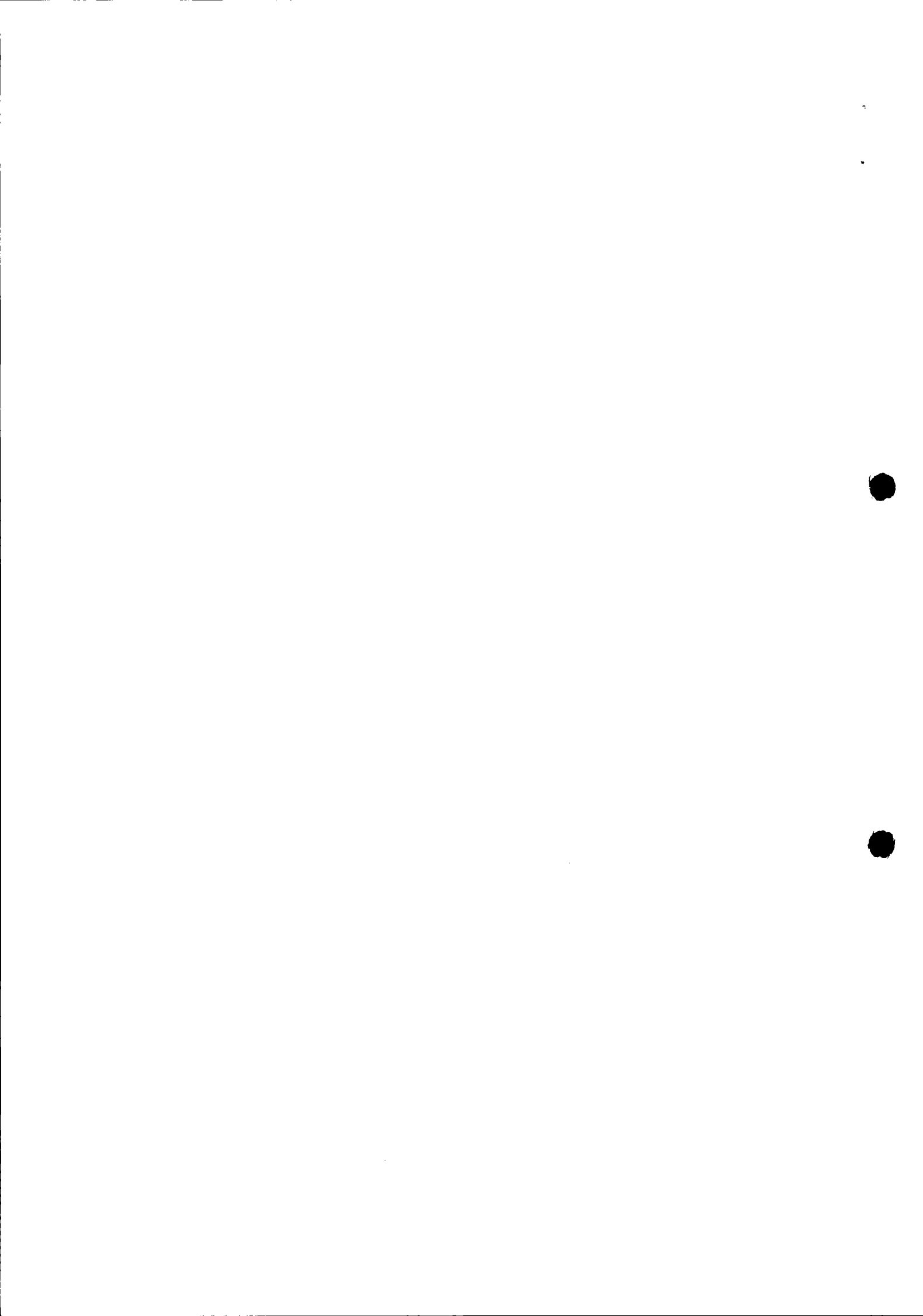
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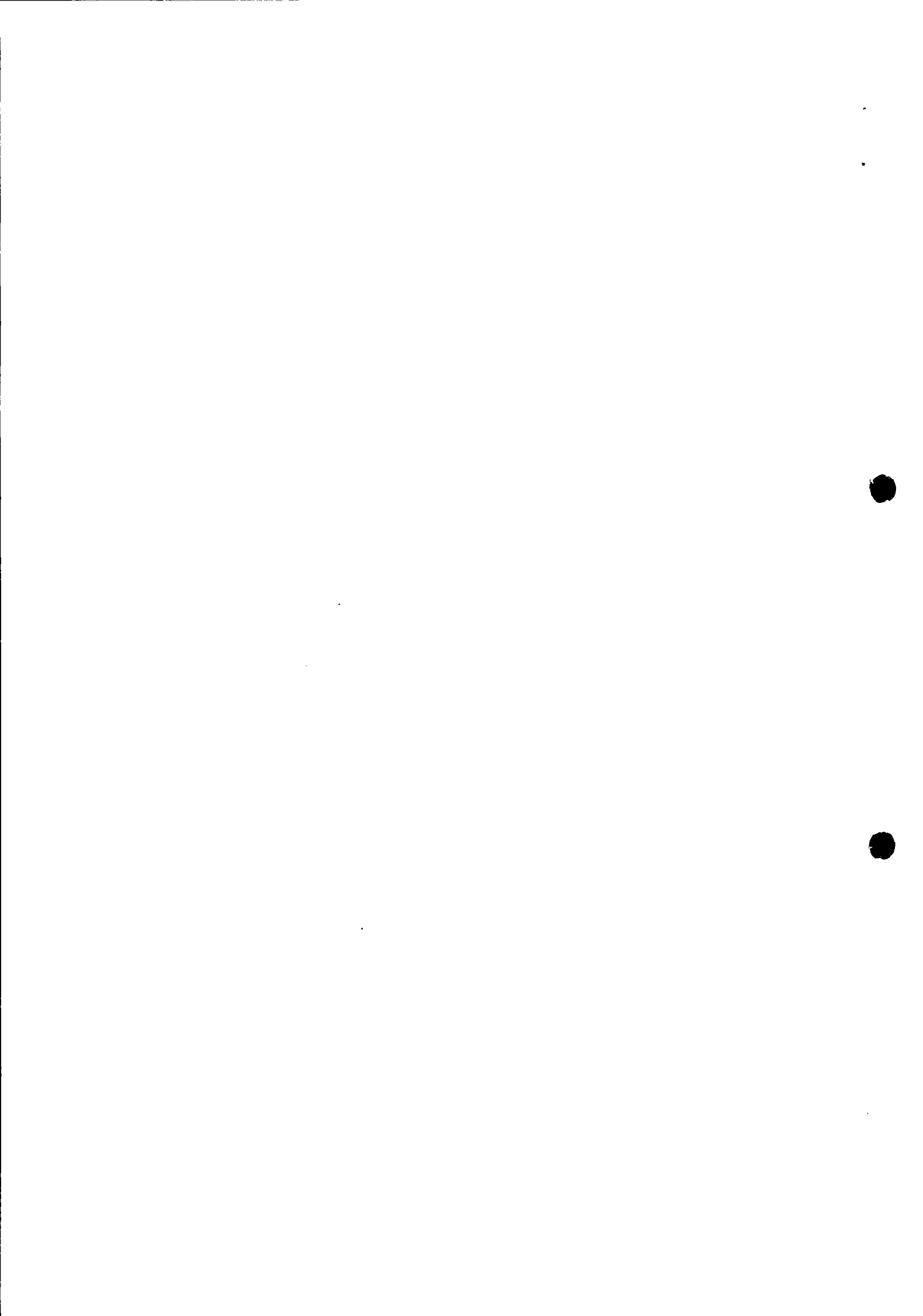
दिनांक 10/20/2023

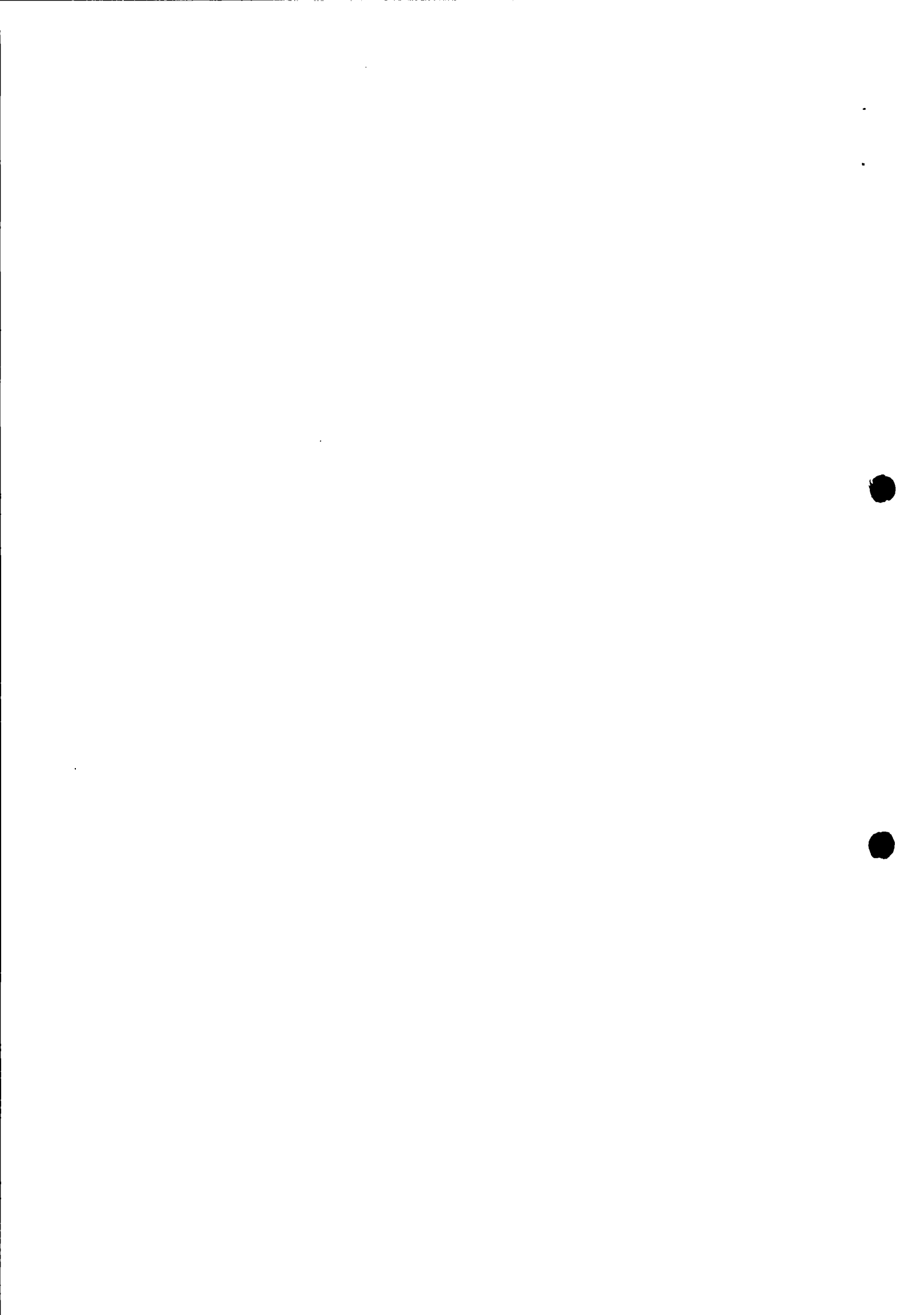
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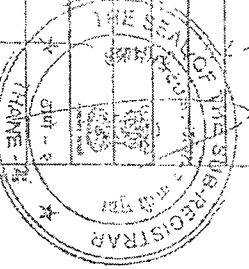
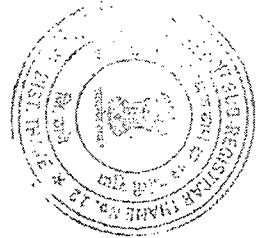
पु. सं. ३	पुस्तक संख्या	पुस्तक पत्रिका	पुस्तक पत्रिका
२.५	२५५५	२५५५	२५५५
पुस्तक संख्या	पुस्तक पत्रिका	पुस्तक पत्रिका	पुस्तक पत्रिका
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पुस्तक संख्या	पुस्तक पत्रिका	पुस्तक पत्रिका	पुस्तक पत्रिका
२.५	२५५५	२५५५	२५५५

पु. सं. ३	पुस्तक संख्या	पुस्तक पत्रिका	पुस्तक पत्रिका
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पुस्तक संख्या	पुस्तक पत्रिका	पुस्तक पत्रिका	पुस्तक पत्रिका
२.५	२५५५	२५५५	२५५५

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२६/१०८०
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विभागाध्यक्ष के नाम पर		विभागाध्यक्ष के नाम पर	
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२६	२६	२६	२६
२६	२६	२६	२६
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विभागाध्यक्ष के नाम पर		विभागाध्यक्ष के नाम पर	
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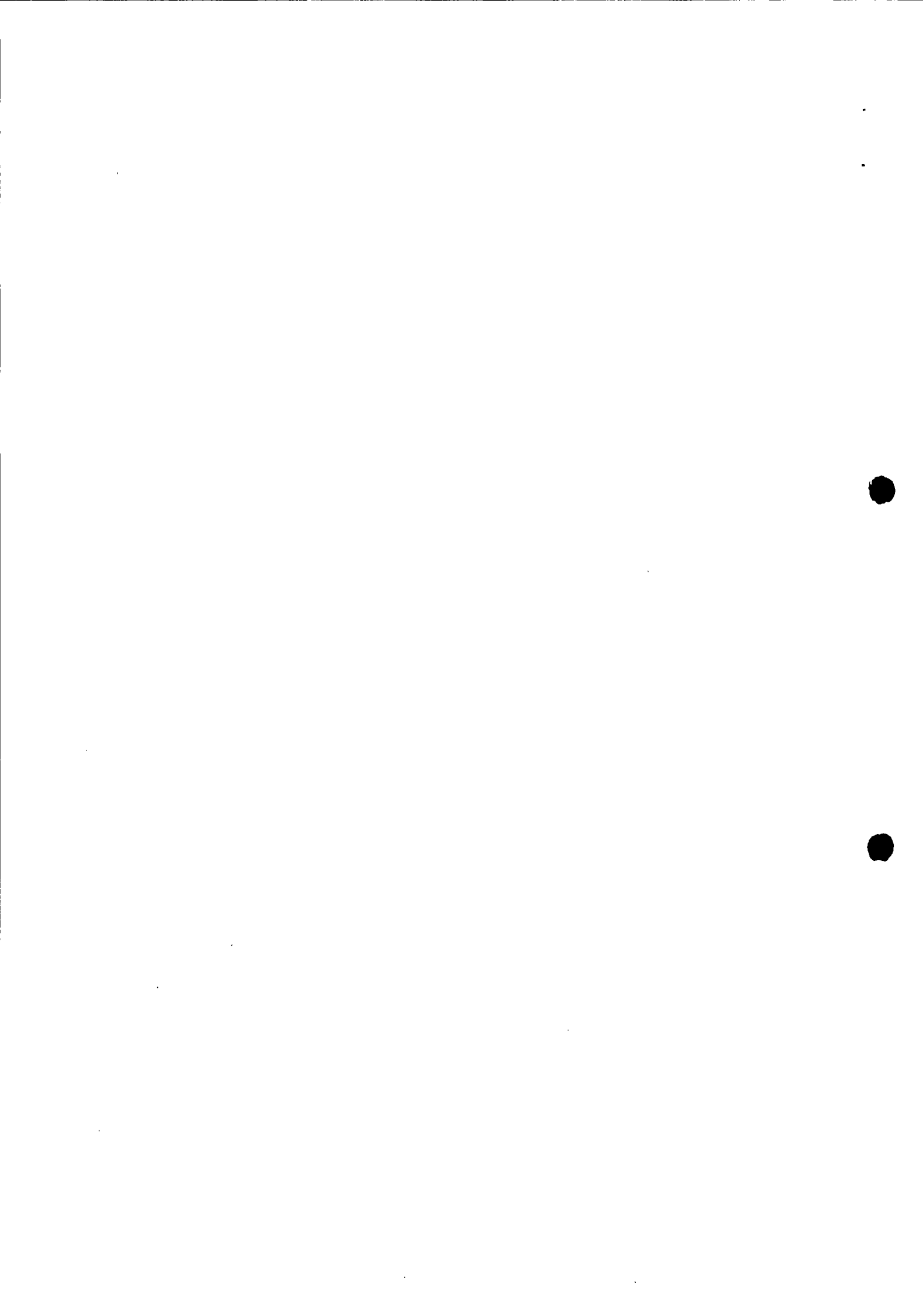


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२६/१०८०

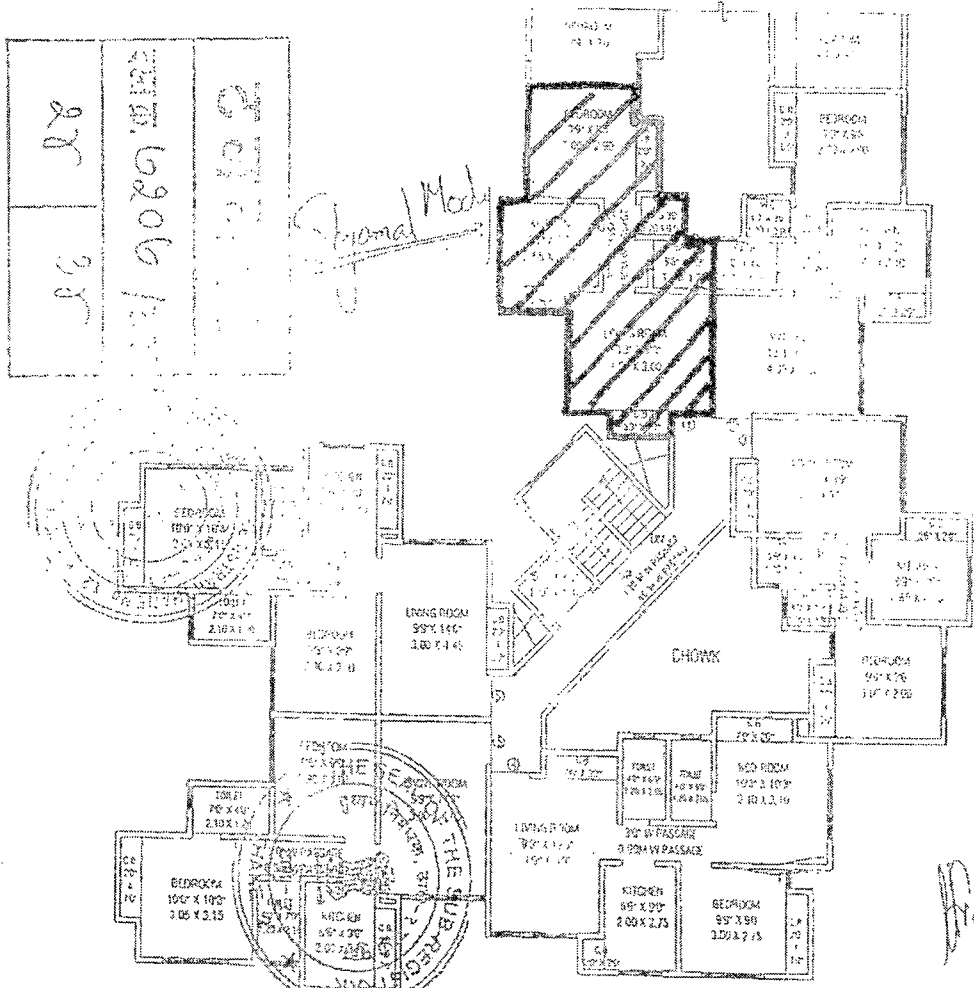
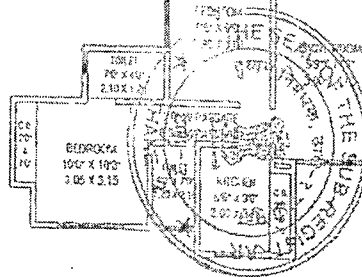
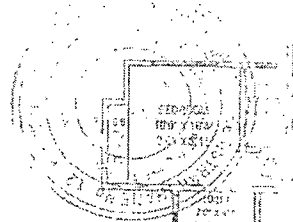
२६/१०८०



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 1. 20/10/2018
 2. 20/10/2018
 3. 20/10/2018

26 28
 20/10/2018
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Personal Mod



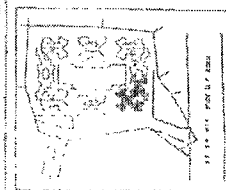
20/10
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TYPICAL FLOOR PLAN (1ST TO 7TH)

UNNATHI WOODS

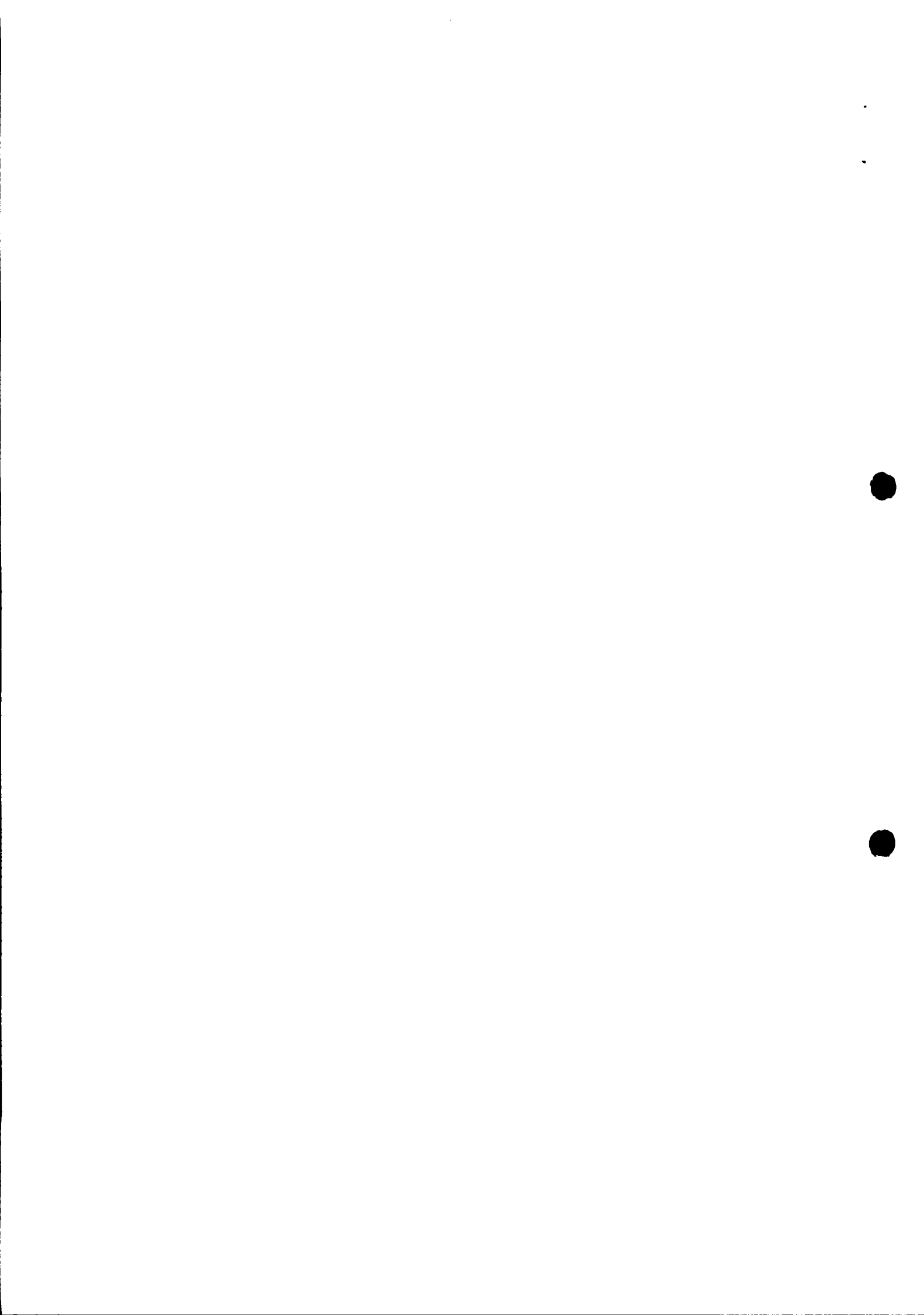
TYPICAL FLOOR PLAN
 PHASE V BLDG E2
 (ST +7)

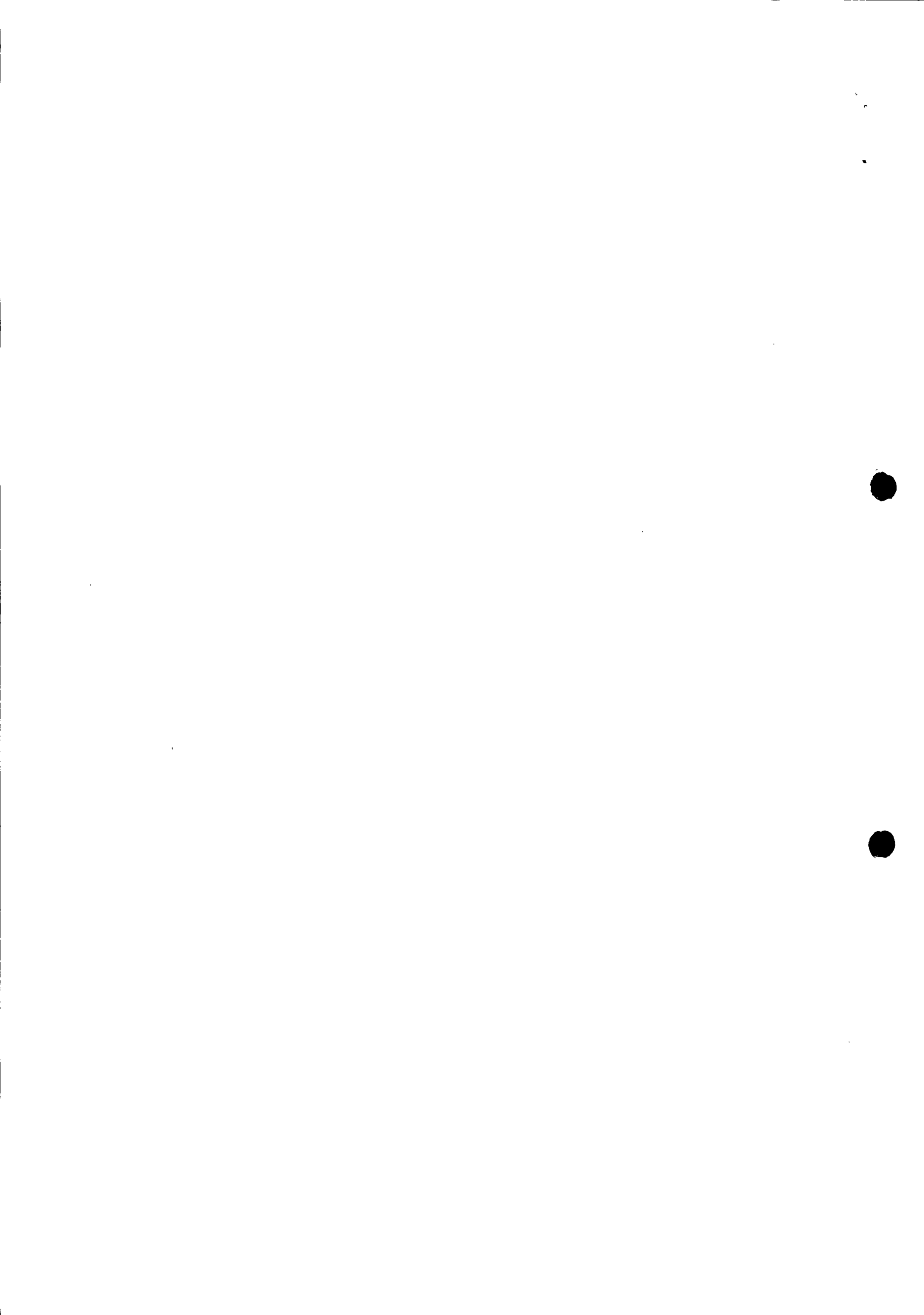


KEY PLAN

FLAT NO	501
FLOOR NO	5TH
BLDG NO	E-2

DEVELOPER
 MYS UNNATHI ESTATE
 UNNATHI GARDEN
 OFF. BLDG. NO. 100/100/100/100
 PHASE (V) - UNIT 5





गुण निवेदन

क्र. ३०१०३

बरेली जिल्ला अदालत

Case No. 30103/2020
U.P.

दिनांक: २०२०

पत्र: उत्तरांचल

बरेली जिल्ला अदालत

बरेली जिल्ला अदालत

बरेली जिल्ला अदालत

बरेली जिल्ला अदालत

दिनांक: २०२०

दिनांक: २०२०

दिनांक: २०२०

दिनांक: २०२०

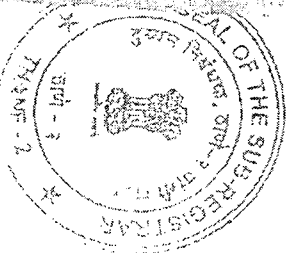
दिनांक: २०२०

दिनांक: २०२०



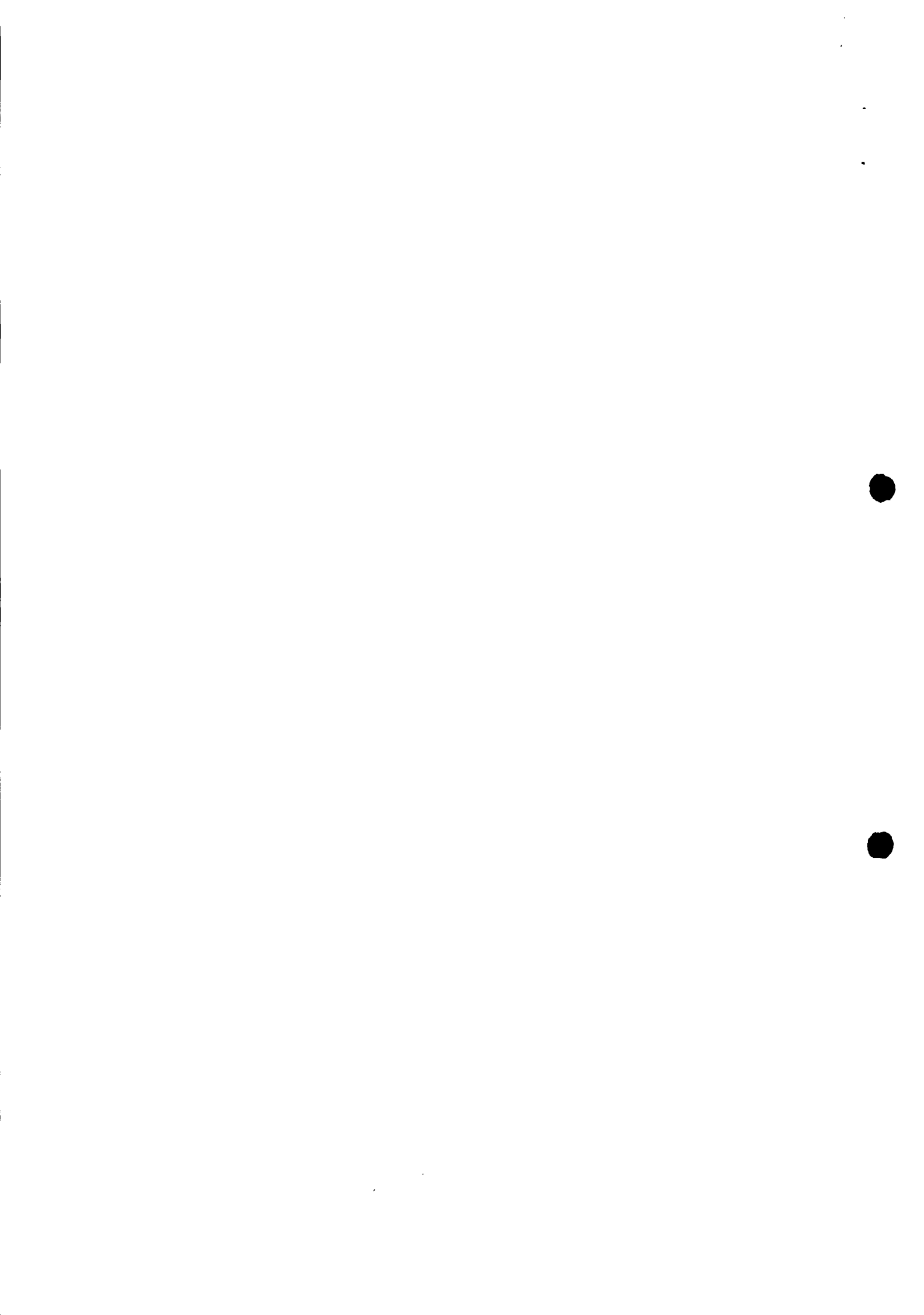
S. R. Gangotri

बरेली जिल्ला अदालत



क्र. ३०१०३	२६	२२
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THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate

Building No. A (St - 7th floor) B, C, D - (Crpt. + 7th floor)
E1, E2, E3, E4, U5, E6 - (8th + 7th floor) & Club House (G - 1st Floor) only

Ref. No. 2813/2011 Date 28/3/2011

In order to certify that the building at
Gr. Floor, Nakshatra Heritage, Hindu Colony,
Brahmin Soc., Naupada, Thane (w)
has been constructed in accordance with the provisions of the
Municipal Corporation Act, 1947 and the Building Regulation, 1960.

Subject: Occupancy Certificate for Building No. A (St - 7th floor) B, C, D

Ref. No. 2813/2011

Your request No. 2813 dated 15/10/2010

Sir,

The part/full development work has been completed in accordance with the provisions of the Building Regulation, 1960.

As above situated at Gr. Floor, Nakshatra Heritage, Hindu Colony, Brahmin Soc., Naupada, Thane (w) under the supervision of a Licensed Surveyor or a Licensed Structural Engineer/Supervisor License No. CA/2010/15 may be occupied subject to following conditions:

S.No. 2473 & 249 of the Building Regulation, 1960.

1. The building shall be used for the purpose for which it is approved.
2. The building shall be used for the purpose for which it is approved.
3. The building shall be used for the purpose for which it is approved.
4. The building shall be used for the purpose for which it is approved.

As per certificated completion plan is returned herewith.

Office No. 2813/2011
Municipal Corporation, Thane
Office Stamp



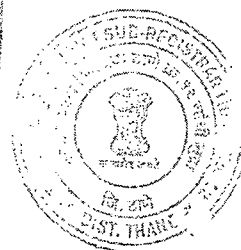
Yours faithfully

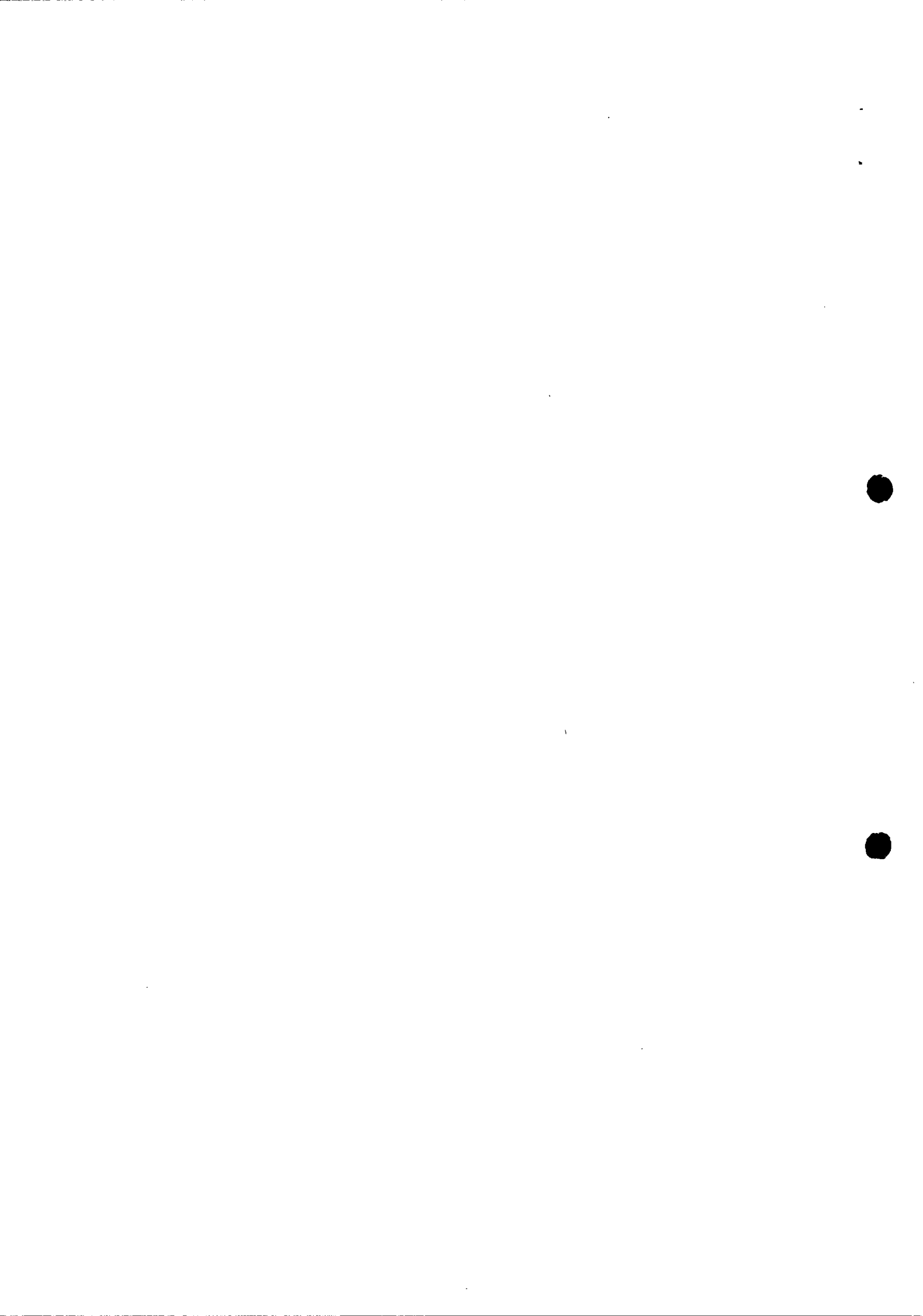
[Signature]

Asst. Director of Town Planning
Municipal Corporation of
the city of Thane.

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E.E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Compliance Officer TMC

6206/11	
26	38





Share Certificate No. UWS/E/105 Member's Regn. No. E2/501 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,
KAVESAR VILL, V/O SARASHATI SCHOOL, G.B. ROAD, THANE - 400615
(Registered under the M. C. S. Act, 1960)

Regn. No. TNA(TNA)/HSG/(TC)/25943/Year 2014 Date 09/01/2014

This is to certify that SHRISRI/MS. ARVITEJ A. VERNEKAR

is the Registered Holder of TEN fully paid up shares of Rs. FIFTY

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 Common Seal of the said society at

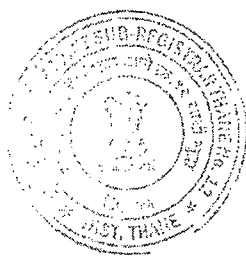
THANE this 13th day of AUG. 2017

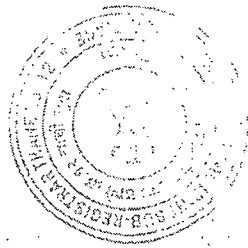

Secretary


Chairman


Treasurer

८८८९२	
६२०६/२०१७	
२८	३४





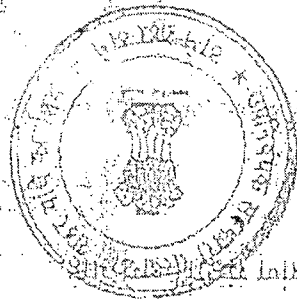
೨೨	೬೦
೨೦/೧೦೮೦	
೨೦ ೨೨ ೨೨	

ಇದೇ ಕೆಳಗೆ ಉಪ-ನಿರ್ದೇಶನ

ಪರಿಶೀಲನೆ

(ನಿರ್ದೇಶನ)

Handwritten signature/initials



೨೦೨೨/೧೦/೨೦ - ನಿರ್ದೇಶನ

ನಿರ್ದೇಶನ

ಅಧೀನದಲ್ಲಿರುವ ಎಲ್ಲಾ ಆರೋಗ್ಯ ಕೇಂದ್ರಗಳಲ್ಲಿ, ಹಾಗೂ ಇತರ ಸಂಬಂಧಿಸಿದ ಸಂಸ್ಥೆಗಳಲ್ಲಿ

ವಿವಿಧ ರೀತಿಯಲ್ಲಿ ಕಾರ್ಯಕ್ರಮಗಳನ್ನು (ಒಂಟಿ) ನಿರೀಕ್ಷಿಸಿ ಕಾರ್ಯನಿರ್ವಹಿಸುವಂತೆ

ನಿರ್ದೇಶನ ೨೦೨೨/೧೦/೨೦ ನಲ್ಲಿ ವಿವರಿಸಿರುವ (ಒಂಟಿ)/ನಿರ್ದೇಶನ (ಅಧೀನ) ಅನ್ವಯ

ನಿರ್ದೇಶನ (ಒಂಟಿ) ನಿರ್ದೇಶನ (ಒಂಟಿ) ನಿರ್ದೇಶನ (ಒಂಟಿ) ನಿರ್ದೇಶನ (ಒಂಟಿ)

ಇದೇ ಕೆಳಗೆ (ಒಂಟಿ) ನಿರ್ದೇಶನ (ಒಂಟಿ) ನಿರ್ದೇಶನ (ಒಂಟಿ) ನಿರ್ದೇಶನ (ಒಂಟಿ)

ನಿರ್ದೇಶನ (ಒಂಟಿ) ನಿರ್ದೇಶನ (ಒಂಟಿ) ನಿರ್ದೇಶನ (ಒಂಟಿ) ನಿರ್ದೇಶನ (ಒಂಟಿ)

೨೦೨೨/೧೦/೨೦ ನಿರ್ದೇಶನ (ಒಂಟಿ) ನಿರ್ದೇಶನ (ಒಂಟಿ) ನಿರ್ದೇಶನ (ಒಂಟಿ)

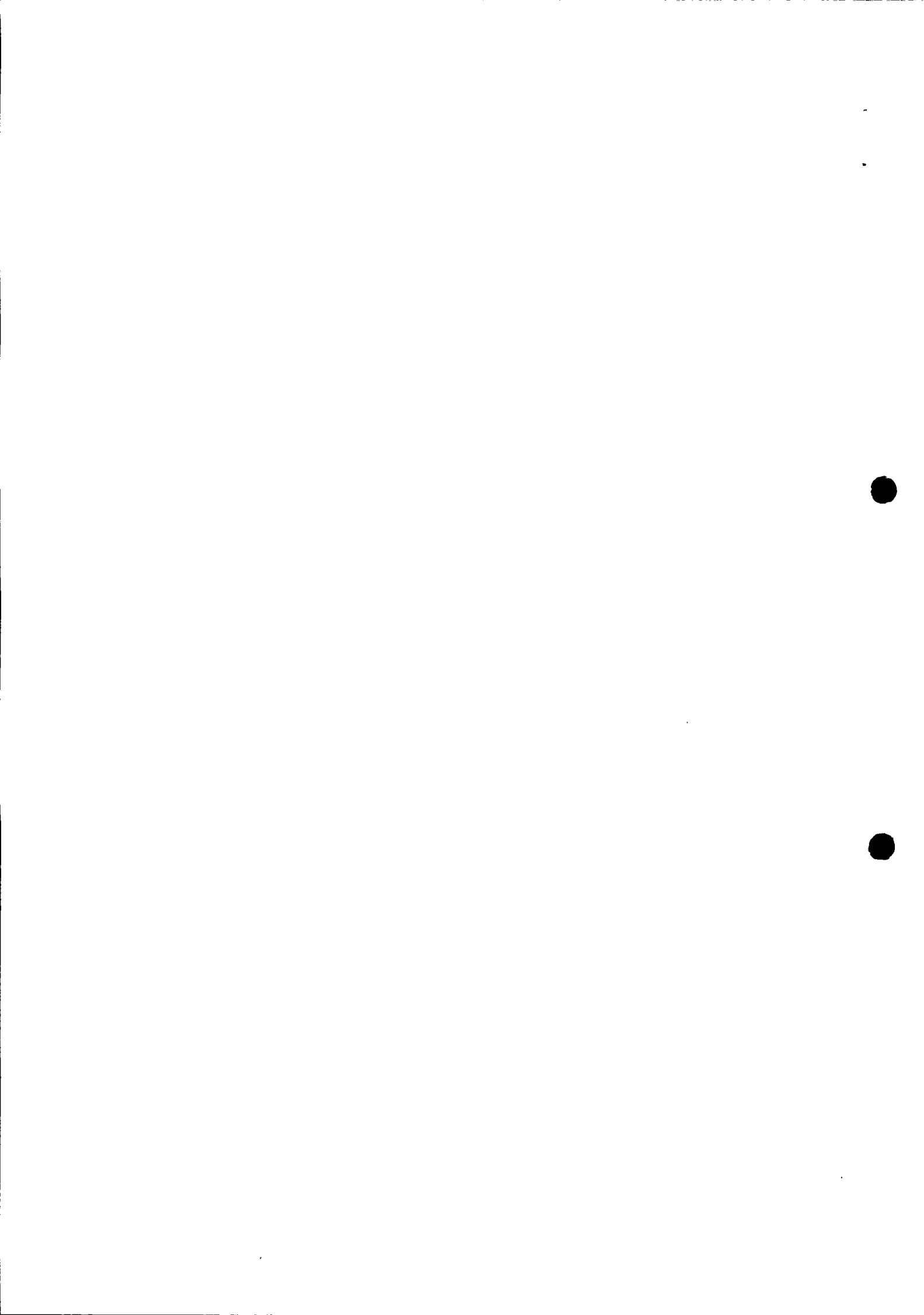
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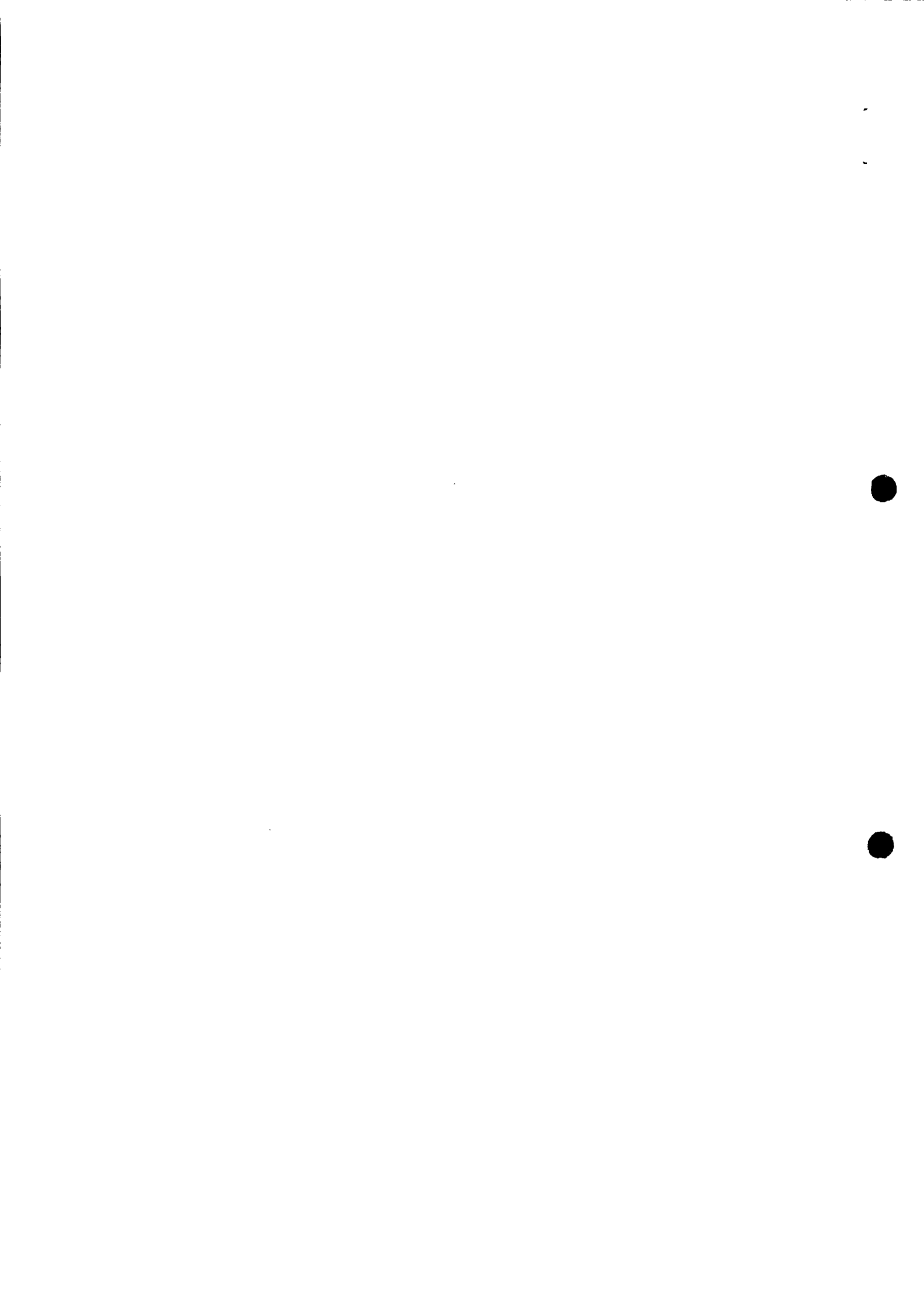
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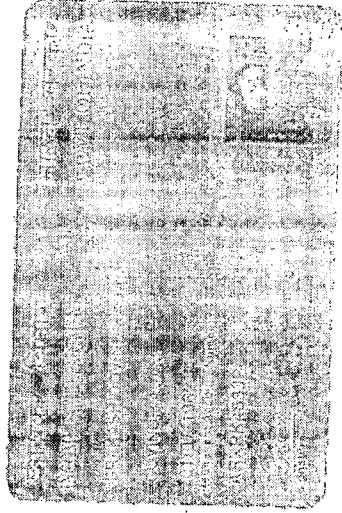
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ನಿರ್ದೇಶನ (ಒಂಟಿ)

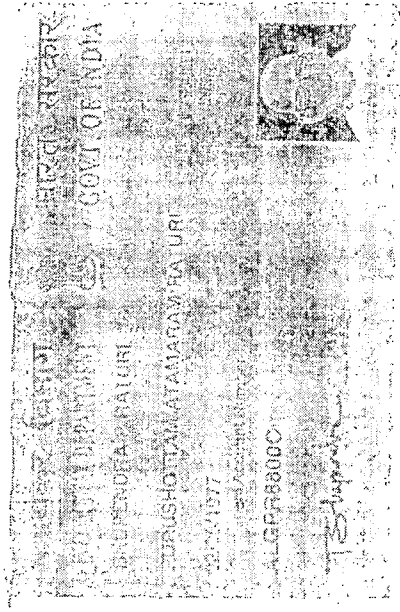




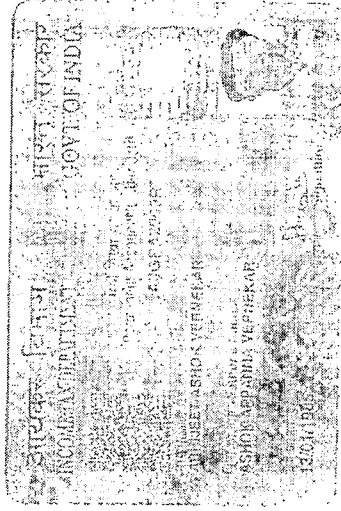




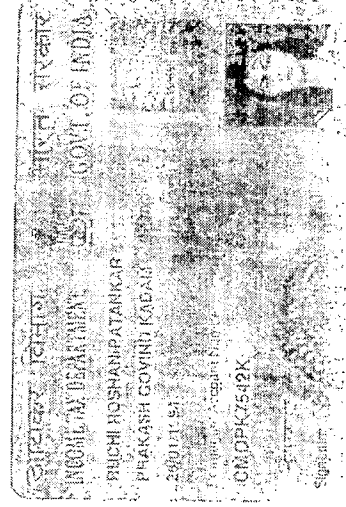
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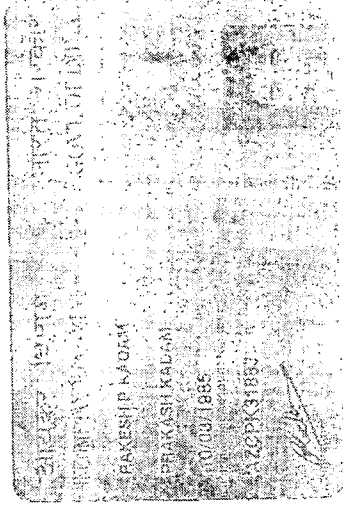
Prakash



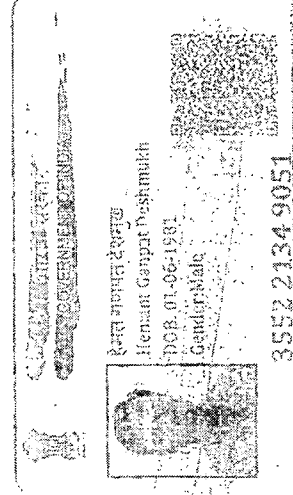
Prakash



Prakash



Prakash



Prakash

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531/7207

बुधवार 24 मे 2023 12:21 मं.

रत्न प्रमाणिका नाम-1

रत्न 12 39/38
रत्न क्र. 7207/2023

रत्न क्रमांक: रत्न12 /7207/2023

याचारा मूल्य रु. 47,03,153/-

मंजूरता रु. 42,00,000/-

मरचेचे मूल्यांक शुल्क: रु.3,29,300/-

दु. नि. मज. दु. नि. रत्न12 यांचे कार्यालय

पावली:7603

पावली दिनांक: 24/05/2023

अ. क्र. 7207 वर दि.24-05-2023

याचाराकाराचे नाव: रामेश प्रकाश बरम

वेळी 12:17 मं. या, जमन पत्ता

मंजुरी रक्कम

= 30000.00

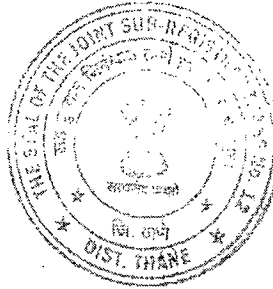
रत्न याचाराची फी

रु. 600.00

पुस्तकी मूल्य: 30

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रत्न जमन कार्यालयची मजरी



पविता - 76/3

जागापत्र - 4

58-मी-88/-

30 वरुण क्षेत्र

मूल्य - 30600.00

(Handwritten signature)
SRITHANE12
सह दुख्यम निबंधक वर्ग-2
ठाणे क्र. 92
हस्ताक्षर प्रमाण: कोरनामा

(Handwritten signature)
SRITHANE12
सह दुख्यम निबंधक वर्ग-2
ठाणे क्र. 92

मूलांक शुल्क: (एक) कोणत्याही महत्त्वाच्या निवेदनाच्या बद्दीत किंवा त्यानंतर अर्थातच कोणत्याही कटक क्षेत्राच्या बद्दीत किंवा उप-मज (दोन) मध्ये तमच व किंवा कोणत्याही नागरी क्षेत्रात

दिनांक: 24 / 05 / 2023 12:17:46 PM ची वेळ: (कार्यालय)

दिनांक: 24 / 05 / 2023 12:18:32 PM ची वेळ: (पी)

मजरी कार्यालयीन कामांसाठी कोणत्याही महत्त्वाच्या निवेदनाच्या बद्दीत किंवा त्यानंतर अर्थातच कोणत्याही कटक क्षेत्राच्या बद्दीत किंवा उप-मज (दोन) मध्ये तमच व किंवा कोणत्याही नागरी क्षेत्रात

दिनांक देणारा

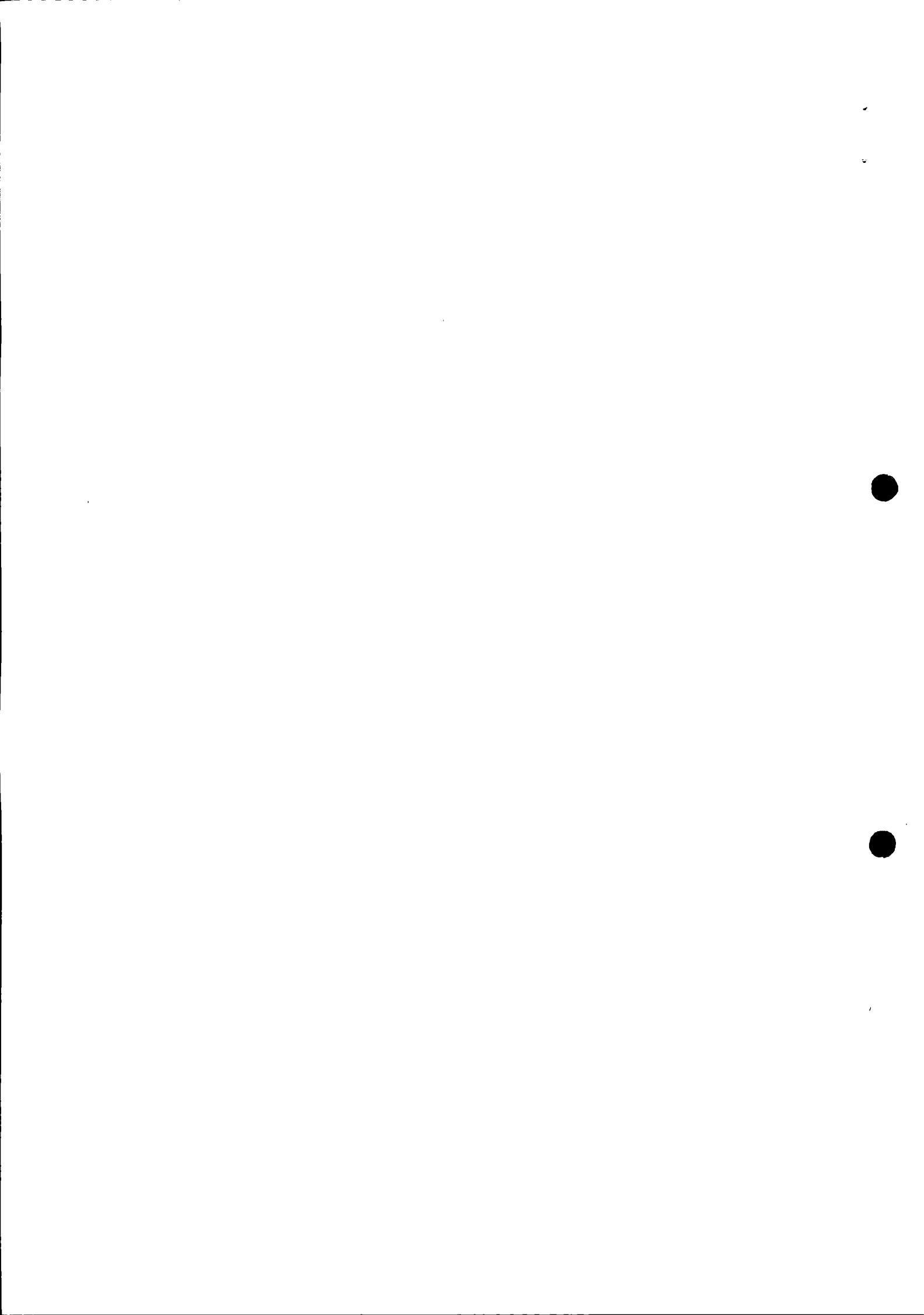
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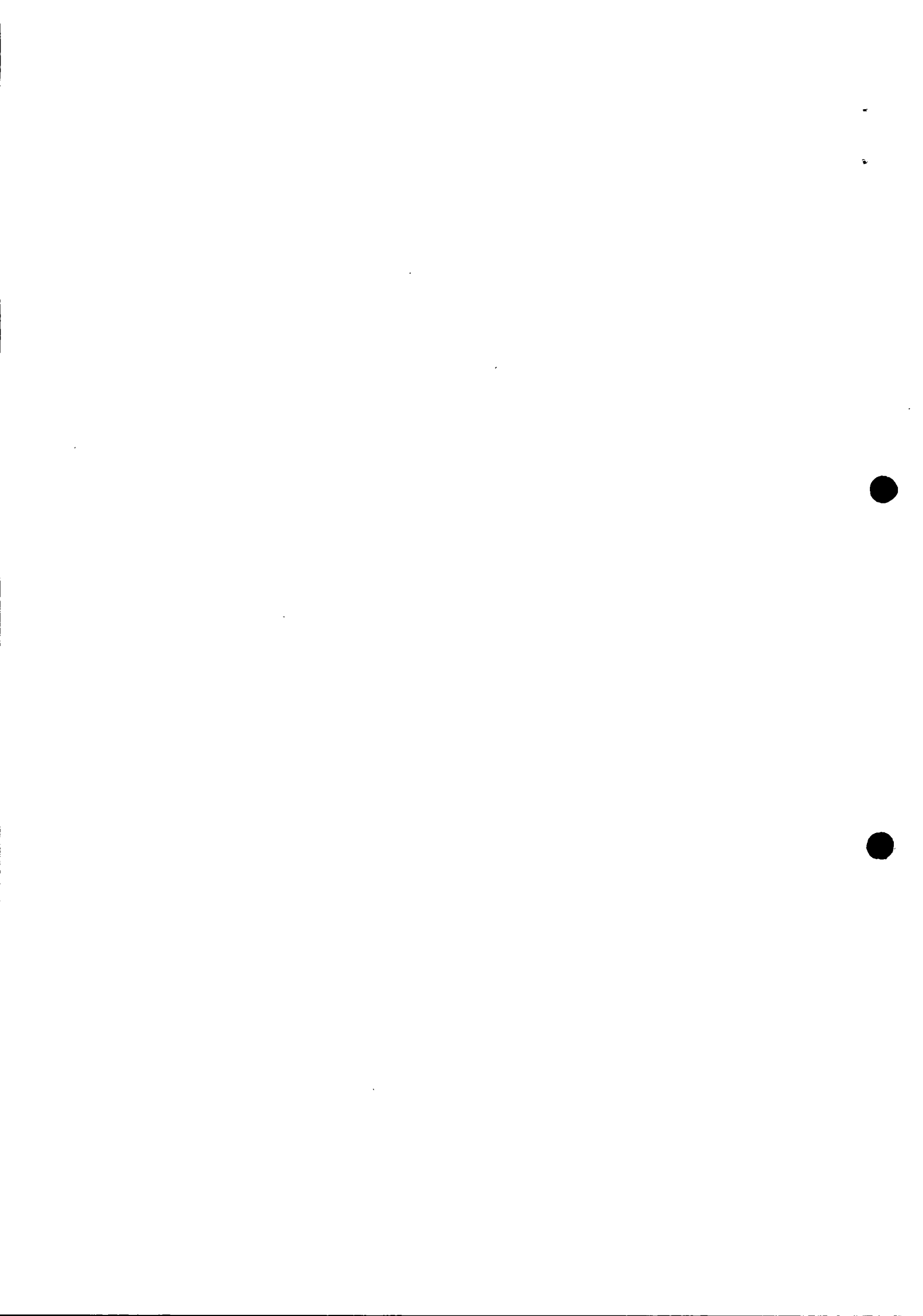
दिनांक देणारा

1) *(Handwritten signature)*

2) *(Handwritten signature)*

3) *(Handwritten signature)*





Sl. No.	Purchaser Name	Type	Participant ID/Vendor ID	Reference	Amount	At	Debit Number	Date
1	RAKESH PRAKASH KADAM	eChallan	03006172923052300120	MH002407696202324M	49300.00	SD	0001316820202324	24/05/2023
2	RAKESH PRAKASH KADAM	eChallan	03006172923052300120	MH002407696202324M	280000.00	SD	0001316820202324	24/05/2023
3		DHC		2405202300003	600	RF	2405202300003D	24/05/2023
4	RAKESH PRAKASH KADAM	eChallan		MH002407696202324M	30000	RF	0001316820202324	24/05/2023

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

7207 /2023.


Your Rights as Peg Grant

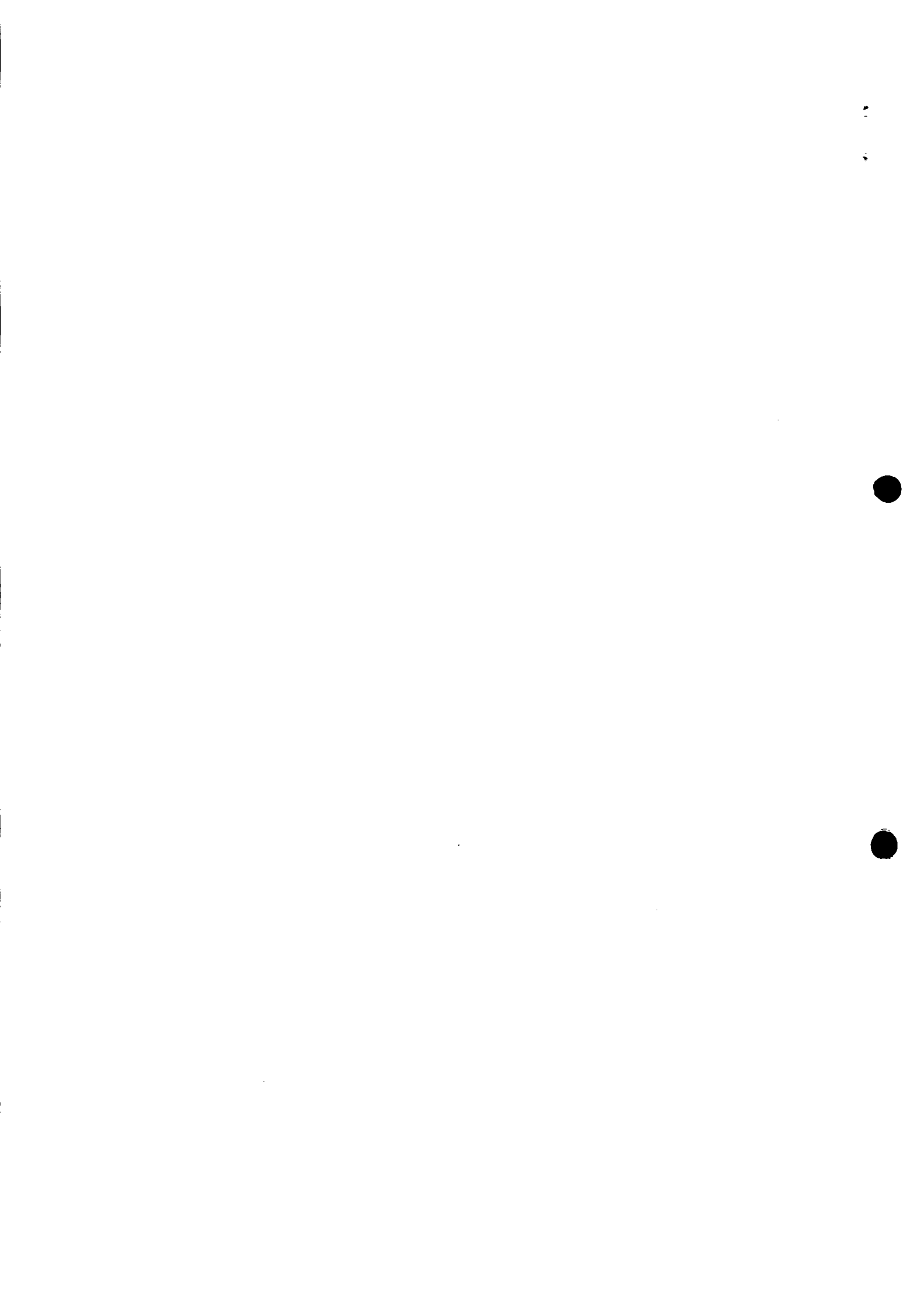
1. Only Certified Document is valid and is to be downloaded in pages in a folder after scanning
2. Certified Document is to be used only

6206	
दस्तावेज क्र. 6206	
38	38



प्रमाणित करण्यात येते की,
दस्तावेज क्र. 6206 / 2023 मध्ये
..... 38 पाने आहेत
सदर दस्तऐवज पुरतक क्र. 9) पर नोंदला


सदर पुरतक निबंधक ठाणे क्र. 92
दि. 28/05/2023



E2-501



Thursday, May 07, 2009
10:37:14 AM

Original
नोंदणी 39 म.
Regn. 39/M

पावती

पावती क्र. : 3726

दिनांक 07/05/2009

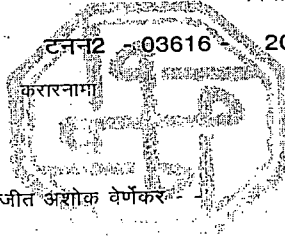
गावाचे नाव कोवेसर

दस्तऐवजाचा अनुक्रमांक

टनन2 - 03616 - 2009

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: अभिजीत अशोक वेर्णेकर

नोंदणी फी

:- 12630.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (80)

:- 1600.00

एकूण रु. 14230.00

आपणास हा दस्त अंदाजे 10:51AM ह्या वेळेस मिळेल

सह दु.नि.उ.ग. 2

बाजार मूल्य: 1262500 रु. मोबदला: 1239700 रु.

भरलेले मुद्रांक शुल्क: 45800 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: NKGSB CO OP BANK LTD. NAUPADA THANE;

डीडी/घनाकर्ष क्रमांक: 724045; रकम: 12630 रु.; दिनांक: 04/05/2009



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बतवारावात/Party Copy
दिनांक कलराची 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

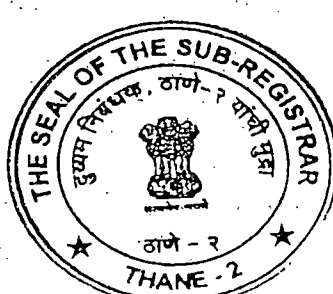
शाखा / ठाणे दिनांक 28/04/09
Date
मुद्रक शुल्क ₹. 45800
Stamp Duty
सेवा आकारणी शुल्क ₹. 10
Service Charges
(Incl. Tax)
एकूण ₹. 45810
Total

दस्तावेजांची संख्या / No. of Documents
अप्री सचे / Amount / Value of Goods
₹. 45800
₹. 10
₹. 45810
मुद्रक शुल्क भरण्याची वेळ / Date of Stamp duty payment
Name & Address of Stamp duty payee
M/s. Unnathi Estates
₹. 45800
₹. 10
₹. 45810

सोबतचा परतकार्ड भरणे / Name of counterparty
M/s. Unnathi Estates
बतवारावात/उद्योग संस्था / Purpose of transaction
Agreement for Sale
शुल्काचे सस / Payment Details
रोट / डीडी / बतवारावात
Cash / DD / Cheque No. if any 55600
बँकेचे नांव
Drawn on Bank State Bank of India
शाखा / Branch Thane

मुद्रक केवळ दस्तऐवज देण्यात येताना ही पातळी आपणो जावयाक
आहे. / This counterfoil has to be presented at the
time of delivery of stamped documents

रेखापाल अधिकार्याची सही
Cashier Authorised Signatory
Franching No.



त न न - २
दस्त क्रमांक ९१९ / २००९
१ / २

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane this 6th day of May, in the Christian Year Two Thousand Nine BETWEEN 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

Shyamal Mody *Henetes*

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

The North Kanara G.S.B. Co-op. Bank Ltd., Thane Branch, Rautnak Towers, Bajji Prabhhu Deshpande Marg, Naupada, Thane(W) 400 602. D-5/STP(V)/C.R. 1042/01/05/1296 to 99

₹. 45,800/- (Rupees Forty Five thousand Eight Hundred Only)
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AND **MR. ABHIJEET ASHOK VERNEKAR** having their address at **C - 603, Omkareshwar" 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;

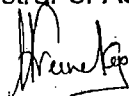
The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

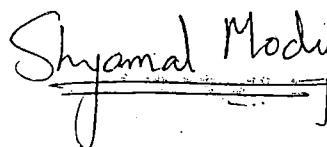
WHEREAS one Shri Shantaram Mahadu Patil (hereinafter referred to as 'the said First Owner') has acquired the land bearing Survey No.249, admeasuring 6400 sq. mtrs., situate, lying and being at Village Kavesar Tal. & Dist. Thane and more particularly described Firstly in the First Schedule hereunder written (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 Owner to amalgamate the said First property with the plots mentioned therein subject to the conditions contained therein. A copy whereof is annexed hereto and marked as **Annexure 'B'**;

AND WHEREAS by an Agreement dated 26/04/2002 (hereinafter referred to as 'the said Agreement dated 26/04/2002') 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 said First Owner & 9 others 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/TATE.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'**;

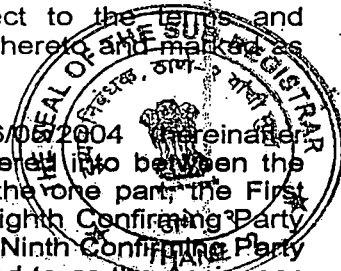
AND WHEREAS by an Agreement dated 03/04/2003 (hereinafter referred to as 'the said Agreement dated 03/04/2003') between M/s. Vijay Land Development Corporation, a partnership firm registered under the provisions of the Partnership Act, 1932 (hereinafter referred to as 'the said VLDC') therein referred 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/TAW.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/KUVV.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 terms and conditions contained therein. A copy whereof is annexed hereto and marked as **Annexure 'E'**;

AND WHEREAS by an Agreement dated 26/06/2004 (hereinafter referred to as 'the said First Agreement') made and entered into 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'**;

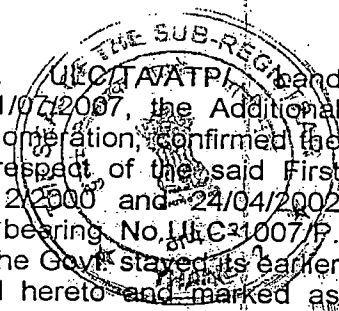
AND WHEREAS by Order No.ULC/TA/TE.NO.4/KAVESAR /SR-35 dated 27/04/2006, the Addl. Collector & Competent Authority, Thane Urban Agglomeration under Sec.33 of the Ceiling Act, declared the Owners No.1 as Surplus land holder to the extent of 7484.79 sq. mtrs. out of his total holdings which includes portion 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. ULC/TA/ATP/Land 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 02/12/2000 and 24/04/2002 respectively on the basis of the Government Letter bearing No.ULC-31007/P. No.143(49)/ULC Act-2 dated 18/07/2007 where under the Govt stayed its 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;

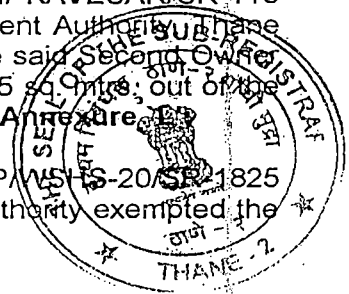
AND WHEREAS in pursuance of the said Second Agreement, the said Second Owner & 21 others also executed Power Of Attorney of even date (hereinafter referred to as 'the said Second POA') in favour of the persons nominated by the Promoters to enable them to carry out all acts, deeds, matters and things 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 Authority Thane Urban Agglomeration under Sec.8 (4) of the Ceiling Act, the said Second Owner was declared as surplus land holder to the extent of 4294.25 sq. mtrs. out of the said Second property. A copy whereof is annexed hereto as Annexure 'L'.

AND WHEREAS by Order bearing No.ULC/TA/ATP/WSHS-20/SR-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;

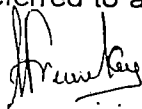
AND WHEREAS the said Ambibai died in or about 1989, leaving behind her (1) Shri Gajanan Ramdas Shinge, (2) Kumar Dinesh Gajanan Shinge, (3) Smt. Manisha Waman Patil (Nee Miss Manisha Gajanan Shinge), (4) Smt. Usha Tajaji Patil (Nee Miss Usha Gajanan Shinge), (5) Smt. Asha Karamchand Shinge (Nee Miss 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;

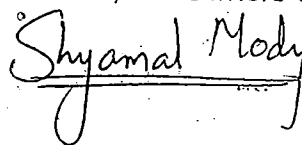
AND WHEREAS in the above premises the Third Owners became the owners of the said Third and the said Fourth Property;

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;

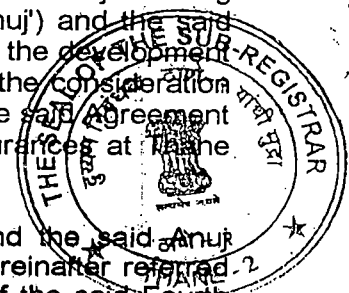
AND WHEREAS by another Development Agreement dated 09/03/1989 (hereinafter referred to as 'the said Development Agreement dated 09/03/1989'), the said Ambibai and the said Third Owners granted to the M/s. Anuj Housing Development Pvt. Ltd., (hereinafter referred to as 'the said Anuj') and the said Anuj 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 Anuj entered into a Supplemental Agreement dated 17/03/1994 (hereinafter 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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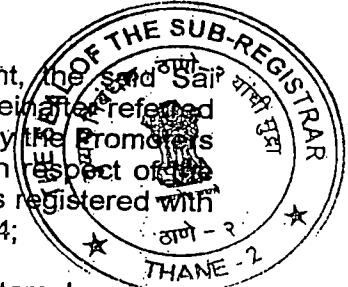
between the said Third Owners and the said Anuj, the parties thereto cancelled the said Development Agreement dated 09/03/1989 and the said Supplemental Agreement;

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 Sai executed a Substituted Power of Attorney dated 11/10/2004 (hereinafter referred to as 'the said Fourth 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 Fourth Property. The said Fourth POA is registered 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 **Annexure 'O'**.

AND WHEREAS 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 Second property subject to the terms and conditions therein contained. A copy whereof is annexed hereto and marked as **Annexure 'P'**.

AND WHEREAS the Commencement Certificate No. V. P. No. 2005/45/TMC/ TDD/6 dated 02/04/2009 has also been granted by the Corporation 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

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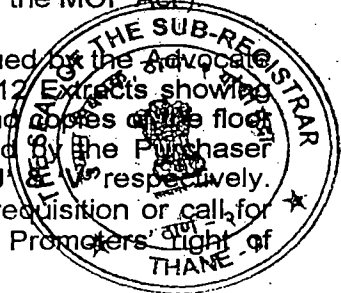
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sanctioned as Stilt plus 6 upper floors and additional six floors on the building which is presently sanctioned as Stilt plus one upper floor as marked and shown on the map annexed hereto as Annexure 'R'. The Promoters hereby reserve their rights to 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 well 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 copies of the floor plans and specifications of the flat agreed to be purchased by the Purchaser have been annexed hereto and marked as Annexure 'T', 'U' & 'V' 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' right 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 IV & 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;

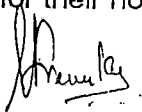
AND WHEREAS relying upon the said application and agreement, the Promoters have agreed to sell to the Purchaser the said flat at the price and on the terms and conditions hereinafter appearing;

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:-

1. The Promoters shall construct the said 10 buildings on the said property. This agreement relates to Building No. E 2 consisting of Stilt 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 purpose of meeting any requisition, objection or requirement of the concerned Authorities. The Purchaser shall not object to the aforesaid and hereby grants irrevocable 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, then and in such event, the Promoters shall obtain consent of the Purchaser in writing PROVIDED ALWAYS that the Promoters shall have fullest liberty to make 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.

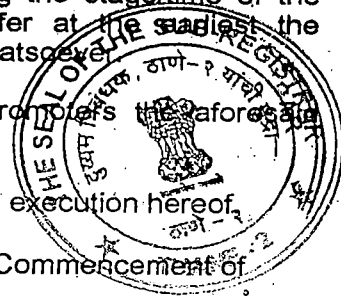
4. The Purchaser hereby agrees to acquire and purchase from Promoters and the Promoters hereby agree to sell to the Purchaser the Flat bearing No. 501, on the 5th floor in the Building No. E 2 (hereinafter referred to as 'the said Building') of Unnathi Woods PHASE ~~W/V~~ having carpet area of 385 sq. 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 earliest the possession of the said flat and/or for any other reason whatsoever.

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

- | | | |
|----|----------------|---|
| a) | Rs. 2,47,940/- | (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 1 st slab. |
| e) | Rs. 86,779/- | (7%) on or before casting of 2 nd slab. |
| f) | Rs. 86,779/- | (7%) on or before casting of 3 rd slab. |
| g) | Rs. 86,779/- | (7%) on or before casting of 4 th slab. |
| h) | Rs. 86,779/- | (7%) on or before casting of 5 th slab |

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- i) **Rs. 86,779/-** (7%) on or before casting of 6th slab.
- j) **Rs. 86,779/-** (7%) on or before casting of 7th slab.
- k) **Rs. 86,779/-** (7%) on or before casting of 8th slab.
- l) **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.
- o) **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 option either to terminate this Agreement or to charge interest at the rate of 24% per annum 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 rights 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 Purchaser 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 Agreement 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.

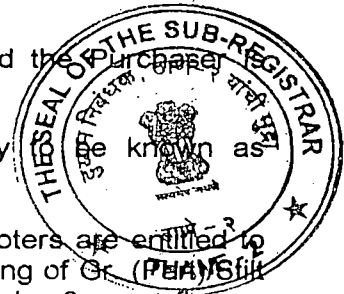
7. It is expressly agreed that the Purchaser shall be entitled to the common areas and facilities and amenities along with the said flat. However, the Purchaser has taken note of and has also agreed with the Promoters that the Promoters have right to use and enjoy at all times the facilities like all 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 Purchaser is aware 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 Gr. (Part) 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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6. It is expressly agreed that right of the Purchaser under this Agreement 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.

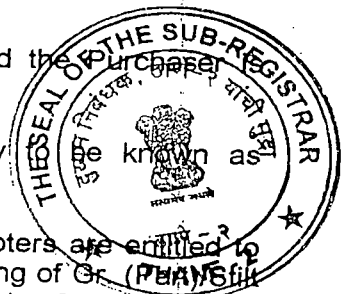
7. It is expressly agreed that the Purchaser shall be entitled to the common areas and facilities and amenities along with the said flat. However, the Purchaser has taken note of and has also agreed with the Promoters that the Promoters have right to use and enjoy at all times the facilities like all 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 Purchaser is aware 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 Gr. (Part) 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 Still 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;

e) they, at their option, may form one society in respect of all buildings or 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 each society and execute conveyance in respect of remaining area in favour of the Federal Society;

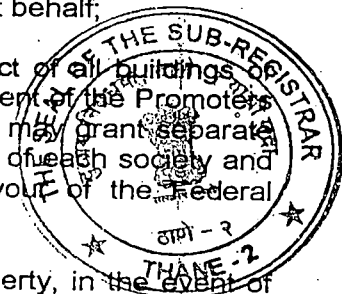
f) as the said property is being developed as one property, in the event of Promoters granting separate lease in respect of each building, it will not be possible to sub-divide the said properties, as such the Purchasers shall not be entitled to ask for sub-division of the said properties;

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;

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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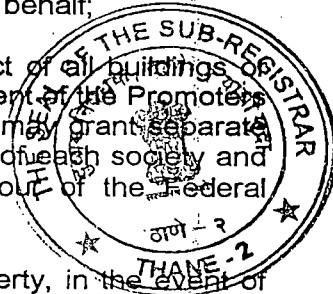
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sanctioned as Still plus one upper floor as marked and shown on the map annexed hereto as Annexure 'R' or else, the Promoters are entitled to use the said TDR in the said properties or in the proposed amalgamated plots. The Promoters hereby reserve 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;

e) they, at their option, may form one society in respect of all buildings or 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 each society and execute conveyance in respect of remaining area in favour of the Federal Society;



f) as the said property is being developed as one property, in the event 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;

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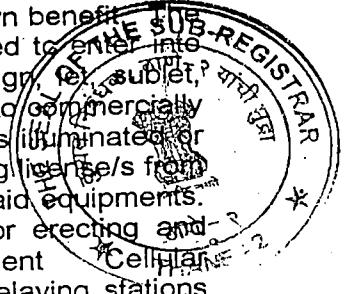
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premises on the ground floor or additional floors on the building/s constructed by them or by constructing one or more separate building/s on the said property. The Promoters shall be entitled to use/consume the aforesaid additional F.S.I. till the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

i) 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;

j) 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 portions of the building/terrace for erecting and installing Cellular 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. Promoters and/or the Assignees of the said right shall be entitled to enter into appropriate agreements with any person of their choice to assign, license, lease, permit, sale, transfer of right to use such rights or to commercially exploit all such rights including the right to put up any hoarding/s illuminated or neon Signs or the communication equipment. the persons holding license/s 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 erecting and constructing and installing Communication equipment Cellular 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.

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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 10% annum from the date of the receipt of such amount till payment. If 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 extent of the amount due to the Purchaser.

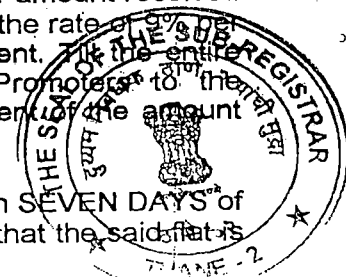
14. The Purchaser shall take possession of the said flat within **SEVEN DAYS** of the Promoters informing in writing to the Purchaser intimating that the said flat is ready for use and occupation.

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.

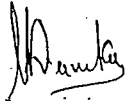
17. The Purchaser shall pay / deposit with the Promoters on or before taking the possession of the said flat the following amounts:--

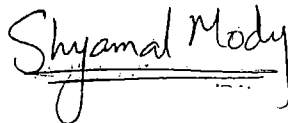
- a) Rs. 350/- for the Entrance Fees as well as Share Application Money.
- b) Rs. 9,702/- for one year advance deposit for provisional/tentative maintenance charges.

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 enclosure premium & MSEB charges till the Purchaser takes the possession of the said flat from the Promoters, then in such event, such differential amount (i.e. amount increase by the Concerned Authority) shall be borne & paid by the Purchaser.

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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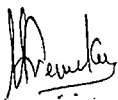
and incidental to the management and maintenance of the said property and the said building. Until the Society/Limited Company is formed and the said property and the said building transferred to it, the Purchaser shall pay to the Promoters such proportionate share of outgoings as may be determined. 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:-

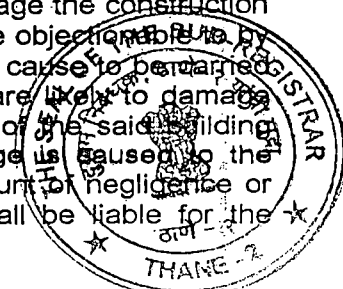
a) To maintain the said flat at Purchaser's own cost in good tenantable repair and condition from the date on which the possession of the said flat is taken and shall not do or suffer to be done anything in or to the said building or to the staircase or any passages or other areas which may be against 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, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said building or storing of goods which are objectionable to the concerned local or other authority and shall not carry or cause to be carried 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 building including entrance of the building and in case any damage is caused to the building or any other premises or any part thereof on account of negligence 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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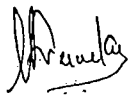


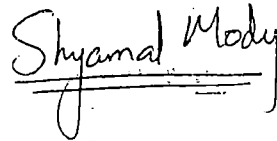
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- d) Not to demolish or cause to be demolished the said flat or any part thereof, nor at any time make or cause to be made any additions or alterations of whatever nature in or to the said flat or any part thereof, nor any alteration in the elevation 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 tenable 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 etc in writing.
- i) The Purchaser shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the premises therein and for the observance and performance of the building rules, regulations and by-laws for the time being of the concerned local authority and of Government and other 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 purpose of repairing any part of the said building and or the said flat.

21. 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 Co-operative Society for the time being in force.

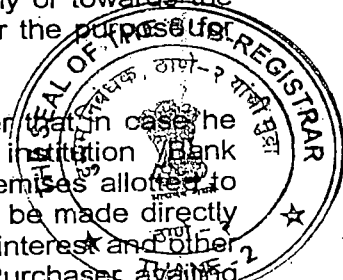
25. The Promoters shall maintain a separate account of sums received by them from the Purchaser as advance or deposit, sums received on account of the share capital for the formation of the Society or a Company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

26. It is expressly agreed and undertaken by the Purchaser that in case he desires to obtain/borrow housing loan from any financial institution /Bank /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 over to the 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.

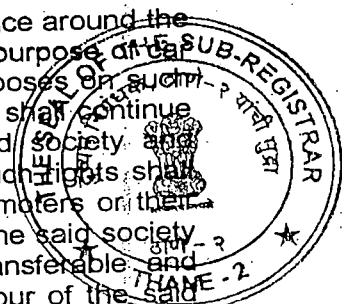
29. The Promoters shall if necessary become members of the said society in respect of their right and benefits conferred /reserved herein or otherwise. If the Promoters transfer, assign and dispose off such rights and benefits at any time to anybody, the assignee, transferee and/or the buyers thereof 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.

31. The Promoters have reserved the right to give the open space around the building & space under the stilt if any in the said property for the purpose of parking, garage, hoardings, sign boards and/or for any other purposes on such terms and conditions as the Promoters may desire. The said right shall continue to subsist even after the said property are leased to the said society. Conveyances of buildings executed and the clause containing such rights shall be 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 /federal body in consideration of such right which will be transferable and 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

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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).

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34. 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 property 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 objection whatsoever. It is specifically confirmed agreed and declared by the Purchaser 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 said society and execution of Leases and/or Conveyances in favour of the said 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 said society/federal body.

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.

Abhijeet A. Vernekar

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36. 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

37. The Promoters shall always have sole right to get benefit of additional FSI 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 storeys 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.

38. The Purchaser hereby expressly agrees and covenants with the Promoters that in the event of all Floors (or the wings) of the said proposed 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 on the said property as they may desire in their absolute discretion without any interference or objection or dispute by the Purchaser.

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

40. The Purchaser is fully aware of the provisions of the amended 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 /or under payment of stamp duty by the purchaser.



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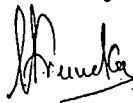
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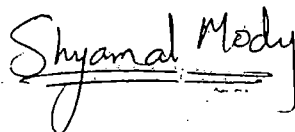
41. The price herein is based on the present ruling market price as of materials, labour and services. It is expressly agreed between the parties hereto that in the event of the cost of construction of the said buildings increasing by more than 10% percentage by reason of the escalation in the cost of 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.

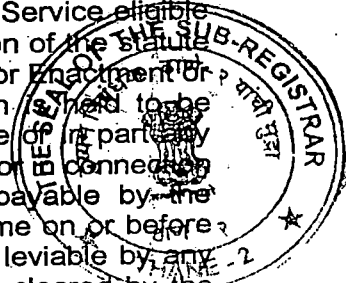
42. The Purchaser hereby agrees that in the event of any amount is payable by way of premium or deposit to the Corporation or to the State Government towards betterment charges or development charges or any other tax or charges or payment of a similar nature becoming payable by the Promoters in respect 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, stair-cases, 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.

44. 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 statute by the revenue authorities or any amendment of the Constitution or Enactment or Amendment of any other law Central or State, this transaction is held to be eligible to tax as a Sale or Service or otherwise, either as whole or in part or any inputs or materials or equipment used or supplied in execution of or in connection with this transaction are eligible to tax, the same shall be payable 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 or 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.

45. 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.

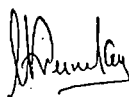
THE FIRST SCHEDULE ABOVE REFERRED TO:

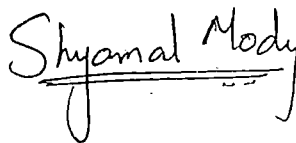
Firstly: ALL THAT piece or parcel of land bearing Survey No.249, admeasuring 6400 sq. mtrs. or thereabout situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration District & Sub District Thane and within the local limits of the Municipal Corporation of the City of Thane.

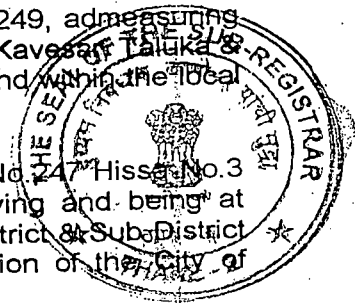
Secondly: ALL THAT piece or parcel of land bearing Survey No. 247 Hissa No.3 admeasuring about 6330 sq. mtrs. or thereabout situate, lying and being at Village Kavesar, Taluka & Dist. Thane, in the Registration District & Sub District Thane and within the local limits of the Municipal Corporation of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

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.







पत्र - २
दस्तावेज क्र. ३६६/२००८
२६/५०

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)

by the within named Promoters)

M/S. UNNATHI ESTATES)

through it's Partners.)

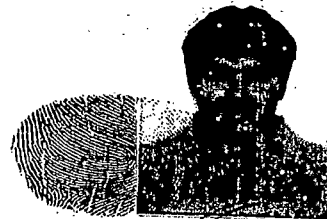
1) SHRI Shyamal V. Mody)

in the presence of

FOR UNNATHI ESTATES

Shyamal Mody
PARTNER/AUTHORISED SIGNATORY

1. Sunil Kulkarni
2. Rohit A. Vernekar



SIGNED, SEALED AND DELIVERED)

by the within named Purchasers)

1. **Mr. ABHIJEET ASHOK VERNEKAR**)

in the presence of

1. Sunil Kulkarni
2. Rohit A. Vernekar

Abhijeet



RECEIPT
=====

ट न प - २
वस्त क्रमांक 3996/200e
20/50

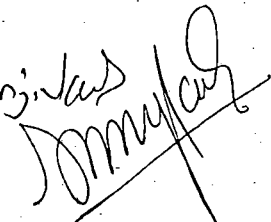
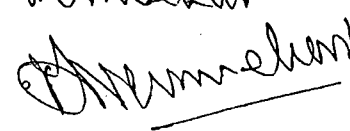
Received of and from the within named Purchaser, a sum of Rs. 50,000/-
(Rupees Fifty Thousand Only) in ~~cash~~ / by cheque being the amount
of earnest/part payment payable by the purchaser to us.

Cash / Cheque No. 667644 Dated 27/03/2009

Drawn on ICICI Bank Ltd. Branch. Ghatkopar (W), Mumbai.

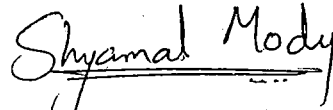
(subject to realisation of cheque).

Witnesses

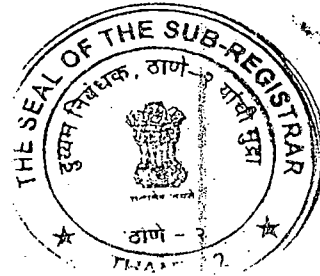
1. Sunil Karanjikar

2. Prakash Venkatesh


WE SAY RECEIVED

For M/S. UNNATHI ESTATES



PARTNER/AUTHORISED SIGNATORY





Office of the Additional Collector,
Competent Authority,
Thane Urban Agglomeration,
Collectorate Bldg., 2nd floor,
Thane.

Date: 21/2/00

ORDER UNDER SECTION 20(1) (a)

WHEREAS: Shri/Smt./M/s. Shantaram Mahadevi Patil

of Village Kaveranar 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.

1. 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 providing plots on the said land in the following manner:

Sr. No.	Actual plot area of exempted land (1)	Area (size) (2)	No. of plots (3)
1.	33.33% = 2060.32 sq. mtrs.	upto 100 sq. mtrs.	20
2.	33.33% = 2060.32 sq. mtrs.	upto 200 sq. mtrs.	9
3.	33.33% = 2060.31 sq. mtrs.	upto 500 sq. mtrs.	4
	100.00% = 6180.95 sq. mtrs.		



The said person shall first handover 30% of the land after excluding 1184000.00 sq. mtrs. each i.e. 2176.379 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 be 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.

4. 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 said person 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. Guidelines dt. 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 period 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 conditions 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 person, if he / she or any member of his/her family also owns a flat or plot in the Thane Urban Agglomeration & 8 K.M.S. Peripherial Area of Greater Bombay and he/she shall obtain from the intending purchasers an affidavit to this effect.

9. 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 upon in accordance with the terms and conditions of this exempted-order. It shall then be lawful for the land holders to transfer either the whole or some part of the built up properties

3333/1000
20/100
21/100
22/100

Annexure 'A'

land along with the building to the purchasers without having to obtain the State Government's permission.

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.

14. The said person shall advertise the entire scheme within one year from date of this exemption/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 under scheme submitted on surplus land by him/her to any group of purchasers intending to propose 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 condition prescribed herein.

18. Additional Collector & Competent Authority reserves the rights to revoke the exemption granted for the entire land or part thereof, if land is required for public purpose.

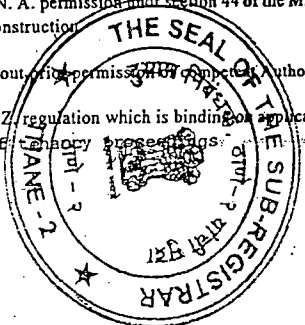
19. This order shall come into fore after handing over developed portion of land to be surrendered to Government free from all documents.

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

21. No. Plot shall be amalgamated without the permission of competent authority.

22. Subject to providing Access & C.R.Z. regulation which is binding on applicant.

23. Subject to verification of authority.



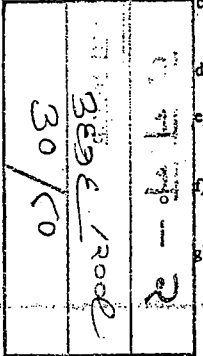
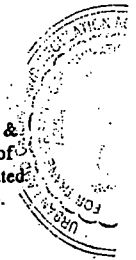
...4/-

SCHEDULE

Details regarding applicant and the vacant land possesses by

Shri. / Smt. Shantaram Mahadu Patil for which exemption 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. Ahmednagar.
- 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 & 8 K. M. s, Peripheral Area of Greater Bombay (Land situated within 8 K.M.s. Peripheral).
- 5. Description of property for which exemption is sought :
 - a) i) District : Thane.
 - ii) Taluka : Thane.
 - iii) Village : Kavesar
 - iv) S. No. /C.T. No. : 238 pt. 239pt. 249.
- b) Total Area of the holding : 12470.00 sq.mtr.
- c) Total surplus/probable surplus area in sq. mtrs. : 10757.50 sq.mtr.
- d) Total area under scheme : 10757.50 sq.mtr.
- e) Land to be retained as per circular dt. 11.8.89 : 500.00 sq.mtr.
- f) Area under reservation if any : Road - 1212.50 sq.mtr.
Collage- 337.50 sq.mtr.
- g) Land to be handed over to Govt. with frontage and access roads before commencement of the scheme (30% / 50%) : 2178.75 sq.mtr.



...5/-

i) Area under Internal Road & open space in the scheme : 15% I.R. 1236.18
 10% I.R. 824.12
 2060.30

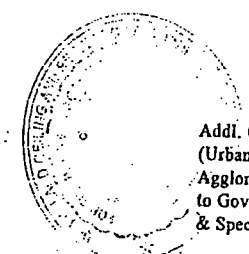
j) Net area available for scheme (after deducting) : 6180.95 sq.mtr.

k) Total No. of plots to be developed

size of plots	No. of plots
a) upto 100 sq. mtrs.	20
b) upto 250 sq. mtrs.	9
c) upto 500 sq. mtrs.	4

subject to the approval of Layout / Building plans

Form Thane Municipal Corporation / Council.



001-
 Addl. Collector & Competent Authority
 (Urban Land Ceiling) Thane Urban
 Agglomeration, Ex. Office Deputy Secretary
 to Government in Housing
 & Special Assistance Department.

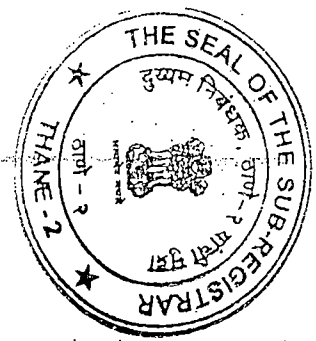
To, Shri. Shantaram Mahadu Patil
 At. Post. Kavensal.
 Ta. Dist Thane.

Copy submitted by: 3/11/07
 Copy received: 2/11/07
 Copy submitted: 2/11/07
 Compared by: [Signature]
 75/-
 75/-

Copy submitted to
 The Secretary, Housing & Special Assistance Department
 Mantralaya, Bombay-32. Mumbai. 32

- Copy forwarded with compliments to -
1. The Chief Officer / City Engineer Thane. Municipal Corporation / Council 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.
 3. Office copy.

39 / CO
 3/11/07
 3/11/07
 3/11/07



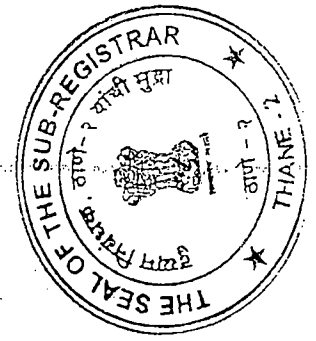
Annexure 'B'

Handwritten notes and stamps at the top left, including a circular official stamp and some illegible text.

Handwritten notes and a signature in the middle left section.

Main body of handwritten text, appearing to be a list or schedule of items, with some numbers and dates.

३११-२	३२९६/२००८	३२/००
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Small handwritten text at the bottom left, possibly a date or reference number.

Small handwritten text at the bottom center, possibly a signature or name.

स.नं. २४९ वाबत श्री.नरेश एस.खेतवानी यांना कुळमुखत्यारपत्र दिले आहे. ते सादर केले आहे. त्यांनाही दिनांक २७/१२/२००२ रोजी लेखी खुलासा सादर केला आहे की, स.नं.२४९ विकास करणेकामी मला विवरणपत्रधारक शांताराम पाटील यांनी कुळमुखत्यारपत्र दिले आहे तरी (८) चे आदेश मिळवणेस विनंती आहे.

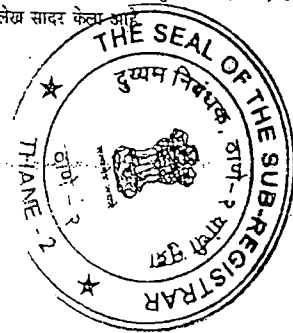
स.नं. २४९ वाबत श्री.नरेश एस.खेतवानी यांना कुळमुखत्यारपत्र दिले आहे. ते सादर केले आहे. त्यांनाही दिनांक २७/१२/२००२ रोजी लेखी खुलासा सादर केला आहे की, स.नं.२४९ विकास करणेकामी मला विवरणपत्रधारक शांताराम पाटील यांनी कुळमुखत्यारपत्र दिले आहे तरी (८) चे आदेश मिळवणेस विनंती आहे.

स.नं. २३९ कुळमुखत्यारपत्र धीरज पी.शहा यांनी दिनांक २१/१२/२००२ ला लेखी पत्र सादर केले आहे. त्यात त्यांनी असे नमूद केले आहे की, स.नं.२३९ चे कुळमुखत्यारपत्र शांताराम पाटील यांनी मला दिले आहे. नरेश खेतवानी यांना (८) चे आदेश देण्यासाठी त्यांना संमती देत आहे. त्यानुसार विवरणपत्रधारकांचा व इतर दोन संयुक्त संमतिपत्रावरून नरेश खेतवानी यांचा जबाब प्रकरणी समाविष्ट केलेला आहे. तो पुढीलप्रमाणे स.नं.२३८ श्री.महेंद्र शहा व स.नं. २३९ धीरज पी.शहा यांनी कार्यालयास जबाब देणेबाबत संमतीपत्र दिले आहे. ते सादर केले आहे. आपली (८) ची नोटीस मान्य नाही. कारण स.नं. २६३/३, २४७/५ हरित पट्ट्यात समाविष्ट असून त्यास नागरी जमिन कमाल धारणा अधिनियमाच्या तरतुदी लागू होत नाहीत. तसेच त्यांचा मुलगा सजान आहे. तरी त्याला एक हिस्सा देऊन (८) चे आदेश पारित करावेत. याबाबत कोणाचीही हरकत असल्यास मी सर्वस्वी जबाबदार आहे.

६/- ज्याअर्थी प्रकरणी विवरणपत्रधारक यांनी समाविष्ट केलेले कागदपत्र अवलोकन करून घ्यावेत. त्यांचे वस्तुस्थिती निदर्शनास येते.
१. स.नं. २३९ चे, फेरफार क्र.१०४७ दिनांक १०/१/६६ अवलोकन करता उपरोक्त जमिनीस विवरणपत्रधारक शांताराम महादू पाटील हे कुळ होते.

२. फेरफार क्र.१३२० अवलोकन करता स.नं. २४७/५ च २६३/३ या जमिनीचा कुळकासदा कलम ३२ ग प्रमाणे किंमत १२७६ ठरविलेली आहे. त्यामुळे शांताराम महादू मढवी यांचे नांव उपरोक्त जमिनीस कळवेंदार सदर. सादर केले आहे.

श्री.शांताराम महादू मढवी व विवरणपत्रधारक शांताराम महादू पाटील (मढवी) ही एकच व्यक्ती असलेबाबत विवरणपत्रधारक यांनी सत्यप्रतिज्ञालेख सादर केला आहे.



30/10
3826/1002
30/10

तदनुसर अपर तहसिलदार व शेतजमिन न्यायाधिकरण यांचेकडील आदेश क्र.३२ ग/४१/२००२ दिनांक १७/९/२००२ वरून इतर हक्कातील नांव कमी करून कळवेंदार सदरी दाखल केले आहे. फेरफार क्र.१९९२.

३२ ग प्रमाणे ठरविलेली किंमत १.८.६६५०/- भरलेवरून ३२ ग दाखला दिलेबाबत फेरफार क्र.१९९५ वरून दिसून येते.

विषयांकित स.नं. च्या जमिनी हया बी.एम.आर.पी.बी. १९७३ नुसार गहिवस विभागात समाविष्ट आहेत. तसेच वरील जमिनी वडिलोपार्जित असल्याने प्रकृती प्रारंभदिनी १७/२/७६ रोजी व्यक्ती सजान आहेत त्यांना हिस्से मंजूर करणेत येत आहे. विवरणपत्रधारकांनी सादर केलेले वयाचे पुरावे खालीलप्रमाणे आहेत.

अ.क्र.	नांव	प्रारंभदिनी वय १७/२/७६	वयाचा पुरावा	विवरणपत्र धारकाशी नाते
१	कु.शांताराम महादू पाटील	५९	मतदार यादी	स्वतः
२	श्री.गुरुनाथ शांताराम पाटील	१९	—	—
३	दमयंती शांताराम पाटील	वयाचे पुरावे नाहीत	—	—
४	चंद्रकांत शांताराम पाटील	—	—	—

सादर केलेले पुरावे अवलोकन करता विवरणपत्रधारक स्वतःचे मुलगाच्या दोन व्यक्ती प्रारंभदिनी सजान आहेत.

मीज-कावेसर हे गांव बृहन्मुंबई नागरी समुदासभोवतालील ८ कि.मि. क्षेत्रात अंतर्भूत असल्याने त्या गावासाठी नागरी जमिन कमाल धरणेची मर्यादा प्रत्येक भागधारकास ५००-०० चौ.मि. असल्याने ५०० X २ = १०००-०० चौ.मि. क्षेत्र राखून ठेवण्यांत येत आहे. विवरणपत्र धारकाच्या धारणा क्षेत्राचा तपशिल खालीलप्रमाणे निरधारित करणेत येत आहे.

- विवरणपत्र धारकाचे एकूण धारणा क्षेत्र १६२३८.०० चौ.मि.
- हरित क्षेत्र २६६०-०० चौ.मि.
- रस्त्याव्हातील क्षेत्र १४१२.७५ चौ.मि.
- बांधकामा खातील क्षेत्र १०८-०० चौ.मि.



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

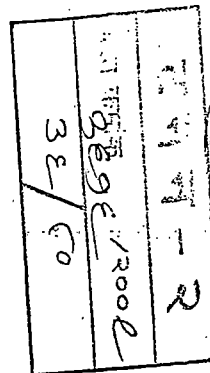
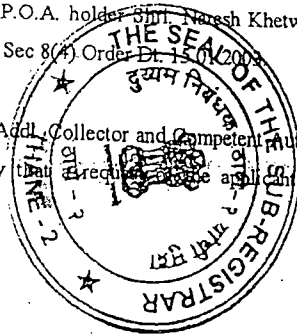
1. This office Sec -20 orders No. ULC/TP/W.S.H.S.20/S.R.- 1121 Dated - 02/12/2000.
2. Sec - 8(4) order No. ULC/TA/T. No. 4/Kavesar/S.R. 35, Dt. 15.01.2003.
3. Application of P.O.A. holder Shri. Naresh Khetwani, Dt. 11.02.2003.

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 Shri. Naresh Khetwani requested to revise Schedule a per the Sec 8(4) Order Dt. 15/01/2003.

And Whereas Addl. Collector and Competent Authority, Thane is satisfied on the scrutiny that a request to revise application needs to be



COPY
 Rs. 30/-
 Rs. 7/-
 Rs. 30/-
 श्री. केशव
 तहसिलदार
 ठाणे नागरी संकुलन, ठाणे

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.

8/11/07
 (B. D. SANAP)
 Addl. Collector & Competent Authority,
 Thane Urban Agglomeration, Thane



To,
 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 :

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

Copy forwarded with compliments to,

1. 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

Annexure 'D'

SAUNCTION OF DEVELOPMENT.
PERMISSION
Bldg. A1, A2, A3 : - Sult + 7

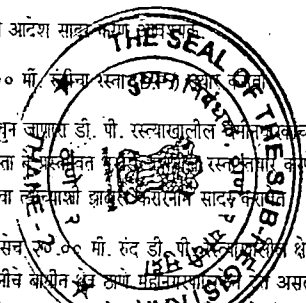
V. F. No. 2095/45 TMC/TDD 2844 Date 26/10/05

To, Shri SANDEEP PRABHU (For M/s. Saakaar) (Architect)
Shri RAJAN BANDELKAR FOR M/S UNNATHI ESTATE (P.O.A.H.)
Shri SHANTARAM MAHADU PATIL (Owner)

Sir,
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.
- 5) सी.सी. पूर्वी अकृषिक परवानगी सादर करणी.
- 6) सी.सी. पूर्वी सुधारित यु.एल.सी. आदेश सादर करणी.
- 7) सी.सी. पूर्वी कमीत कमी १२.०० मी. रुंदीचा रस्ता सादर करणी.
- 8) सी.सी. पूर्वी प्रस्तावित जमीनीमधुन जाणारा डी. पी. रस्त्याखालील कोणत्या नाहरकत दाखल्यासनीन अस्तित्वातील रस्ता अस्तित्वात राखणी व बांधणी व बांधीत धारकांचा नाहरकत दाखला अथवा रस्त्यासाठी धारकांनी सादर करावा.
- 9) सी.सी. पूर्वी ३०.०० मी. व तसेच २०.०० मी. रुंद डी. पी. रस्त्याखालील क्षेत्र व कॉलेज आरक्षणाखालील प्रस्तावित जमीनीचे बांधीत क्षेत्र आणि मंडळमार्गावरील असल्याबाबतचे नोंदणीकृत घोषणापत्र सादर करणे आवश्यक व जोत्यापूर्वी सादर करणे आणि मंडळनगरपालिकेच्या नावे कॅन्वले ७/१२ उतारे सादर करणे आवश्यक.
- १०) काम सुरू करण्यापूर्वी स्टॉर्म वॉटर ड्रेनेजबाबतचा नकाशा ड्रेनेज विभागाकडून मंजूर करून घेऊन त्यानुसार काम केल्याचे प्रमाणपत्र वापर परवान्यापूर्वी सादर करावा.



30/10
30/10/2005
2-11-2

Received
[Signature]

Office No. _____
Office Stamp. _____
Date: _____
Issued by: _____



Yours faithfully,
[Signature]
Executive Engineer
Municipal Corporation,
the city of Thane.

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

सावधान
पत्र नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमवलीनुसार आवश्यक त्या परवानगी न घेता बांधकाम सादर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अन्वयात दखलपत्र मुद्दल आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कॅड ट. न. ५०००/- पेढ होऊ शकते.

Annexure 'F'

दिनांक :- 21 JUNE 2007

आदेश

विषय :- नगरी जमीन कमाल (धारणा व विनियमन) अधिनियम १९७६ अंतर्गत कलम २० खालील विशेष मुखद विकास योजना रद्द करण्याच्या आदेशाचे स्थगितीबाबत...
जमीनधारक :- श्री. शांताराम खांदू पाटील,
मंजे : कावेसर, ता. वि. ठाणे.
सं.क्र. २३९९, २४४
योजनेखालील क्षेत्र ८००४.३५चौ.मी.

संदर्भ:- १) योजना मंजूरी आदेश क्रमांक मुलसी/ टीए/ एटीसी/ कलम-२०/एस.आर.- ११३१ दि. २२-१२-२००० व मुखद एकत्रिकरण आदेश दिनांक १८-०६-०३
२) या कार्यवाह्याबाबतच्या योजना रद्द करण्याचे आदेश क्र मुलसी/टीए/एटीसी/मुखद विकास योजना/ कलम२०/ एस.आर. ११३१ दि. २६/०३/२०००
३) शासनधे प्रत्र क्र. नाजक १००७/प्र.क्र.१४३(५०)/ नाजकया-२ दि. १९/०७/२००७

व्याख्या संदर्भित प्रत्र क्र. १ अन्वये अनिश्चित क्षेत्रावर विशेष मुखद योजना मंजूर करून मुखद एकत्रिकरणाची परवानगी देण्यात आली आहे. तसेच संदर्भित प्रत्र क्र. २ च्या आदेशान्वये विशेष मुखद योजना व मुखद एकत्रिकरणाचे आदेश ना.ज.क.धा अधिनियमाच्या कलम २०(२) अन्वये रद्द केले आहेत. संदर्भित प्रत्र क्र. ३ नुसार शासनाने योजना रद्द करण्याबाबतच्या आदेशास ना.ज.क.धा अधिनियमाच्या कलम ३४ अन्वये स्थगिती दिलेली आहे.

त्याअर्थात योजना रद्द करण्याचे आदेशास शासनाने ना.ज.क.धा अधिनियम १९७६ चे कलम ३४ अन्वये स्थगिती दिली असून मुखद योजना मंजूरीचे आदेश कायदा करण्यात येत आहेत. मंजूर योजना आदेशातील प्रत्र क्र. १ व २ मधील आदेश कायदा करण्यात येत आहेत.



पु. ५५ - २
3696/2006
20/52

प्रत
१. मा. प्रधान सचिव, नगर विभाग, मंत्रालय, मुंबई - ३२
२. मा. निरक्षरिका, ठाणे.
३. मा. आयुक्त ठाणे महानगरपालिका, ठाणे.
४. कार्यवाहिन दे. क्र. यांना माहितीसाठी व कार्यवाहीसाठी
वास्तुविभाग, आर्च टाईम, अ-१०१, १०२, श्री साहिका अर्प,
शिवसागर समोर, फावामंछाडी, ठाणे.

(Regulation No. 3 & 24)
**SANCTION OF DEVELOPMENT
 COMMENCEMENT CERTIFICATE**
 Bldg. A1, A2, A3 : Still + 7

V. P. No. 2005/45 TMC/TDD 493 Date 24/10/07

To, Shri JITENDRA MUKADAM (Architect)
 Shri RAJAN BANDEKAR FOR M/S INNATHI ESTATE (P.O.A.H.)
 Shri SHANTARAM MAHADU PATIL (Owner)

Sir,
 With reference to your application No. 19732 dated 31/06/07 for development grant of Commencement Certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1956 to carry out development work and 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 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 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 vest in you.

- 4) जोता प्रमाणपत्रापूर्वी सुधारित यु.एल.सी आदेश सादर करणे आवश्यक.
- ६) वापर परवान्या पूर्वी १२.०० मी. रुंदीचा रस्ताचे डांबरीकरण करणे आवश्यक.
- ७) काम सुरू करण्यापूर्वी स्टॉर्म वॉटर ड्रेनेजबाबतचा नकाशा ड्रेनेज विभागाकडून मंजूर करून घेऊन त्यानुसार काम केल्याचे प्रमाणपत्र वापर परवान्यापूर्वी सादर करावा.
- ८) काम सुरू करण्यापूर्वी नियोजित बांधकामाची माहिती दर्शविणारा माहिती फ्लक जागेवर लावावा.
- ९) जोत्यापूर्वी ३०.०० मी. व तसेच २०.०० मी. रुंद डों. पी. रस्ताच्या बाजूने व कॉलेज आरक्षणाखालील प्रस्तावित जमीनीचे बांधीत क्षेत्र ठाणे महानगरपालिकेच्या मात उतारे सादर करणे आवश्यक.
- १०) काम सुरू करण्यापूर्वी नियोजित इमारतीची संरचना ही भूकंप प्रवण क्षेत्रासाठी अतिवर्धित आय.एस. कोड अन्वये केल्याचे प्रमाणपत्र व त्यानुसार काम केल्याचे प्रमाणपत्र जोत्यापूर्वी वापर परवान्यापूर्वी सादर करावा.



2-442
 2007/1639
 (0) 72

- १२) वापर परवान्यापूर्वी R.G. विकसीत करावे.
- १३) वापर परवान्यापूर्वी वृक्ष, पाणी, ड्रेनेज विभागाचे नाहरकत दाखले सादर करावेत.
- १४) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंगची तरतूद करावी.
- १५) वापर परवान्यापूर्वी सौर उर्जेद्वारे पाणी गरम करण्याची यंत्रणा बसवावी.
- १६) वापर परवान्यापूर्वी उद्वहन यंत्राबाबत संबंधीत शासकीय विभागाचा दाखला सादर करावा.
- १७) यु.एल.सी. विभागाच्या आदेशातील अटी बंधनकारक आहेत.
- १८) भूखंडाच्या मालकीबाबत कोणताही वाद अथवा दावा निर्माण झाल्यास त्याचे निराकरण स्वखर्चाने करण्याची जबाबदारी विकासकर्ते यांची राहिल त्यास ठाणे महानगरपालिकेकडून जबाबदार राहणार नाही.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1956.

Yours faithfully,

Office No.

Office Stamp.

Date: सावधान
 Issued by: सावधान
 Copy To: सावधान



24/10/07
 Executive Engineer
 Town Development Department
 Thane Municipal Corporation,
 The city of Thane.

- 1) Dy. Municipal Commissioner - Zone
- 2) E. E. (Encroachment)
- 3) Competent Authority (U. L. C.) for sec. 20, 21 & 22
- 4) T.I.R for necessary correction in record of Land is affected by Road Widening / Reservation.

Annexure 'K'

नाम-काठमाडौं, वि.वा.प. के माते वरुण-सुन्दर नामा सङ्कलनाचे
 ८ कि.मि. पश्चिम क्षेत्र माते सुन्दर गावसाठी नामा जीमि कसमा लागू लागू आहे.
 मुद्राचे प्रत्येक माणानुसारसाठी १००.०० सी.मि. एवढी निवृत्ति करावी आनी आहे.
 निवृत्तपत्राचा प्रत्येक पत्राचा क्षेत्रात निवृत्ति करावी वर आहे.

पुढील प्रमाणे ४ व्यक्ती सगळ्या असावेच विधाने येती.

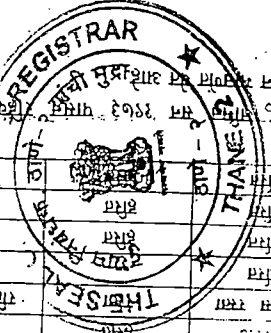
१	श्री.अनन्ना काळीस	पुढील	१०	मतेपत्र घ्यावी
२	श्री.कुशा अग्रवाल	पुढील	२५	साहेबाबा आळा
३	श्री.पुढील अग्रवाल	पुढील	२५	साहेबाबा आळा
४	श्री.सुधाकर अग्रवाल	पुढील	१०	मतेपत्र घ्यावी
५	श्री.मनीष अग्रवाल	पुढील	१३	मतेपत्र घ्यावी
६	श्री.मनीष अग्रवाल (विराभा शिशिकास सुधकर)	पुढील	२३	आळा साहेबाबा दाखला
७	श्री.अविनाश कुशा पुढील	पुढील	२	मतेपत्र घ्यावी
८	सुनीता कुशा पुढील	नाही	--	--
९	सुनीता पुढील	पुढील	--	--
१०	विनीता पुढील	पुढील	--	--
११	श्री.विक्रम सुधकर पुढील	पुढील	--	--
१२	श्री.गोविंद सुधकर पुढील	पुढील	--	--
१३	श्री.सुधी सुधकर पुढील	पुढील	--	--



२५ - २
 वसत क्र. २५७९६ / २००८
 २२ / ००

असावेच विधाने १०.२.०६ ही प्रमाणित आहे. म.स.२४८२/९

अ.क्र.	म.स./दि.न.	वी.प.आर.डी.	उत्तरित	१९७३	कालांतर १९८५	डी.पी.वा.प. १९९९
१	६/२	विधान	विधान	५	२४४/५	पत्र
२	५	विधान	विधान	५	२४४/५	पत्र
३	२४४/५	पत्र	पत्र	५	२४४/५	पत्र
४	१०३/१ क	विधान	विधान	५	२४४/५	पत्र
५	५३/२	विधान	विधान	५	२४४/५	पत्र
६	९७/३	विधान	विधान	५	२४४/५	पत्र
७	९७/३	विधान	विधान	५	२४४/५	पत्र
८	९७/४ अ	विधान	विधान	५	२४४/५	पत्र



मुद्राचे प्रमाणे खालिलप्रमाणे बदल करावेच विधाने येती.
 प्रकृती म.स.२४८२/९ अखालासोबत उक्त जीमिचा

क्षेत्र त्याचा जीमि उबाव समजून (४) व आदेश पारित करावेच वर आहे.
 त्यासाठी विधानप्रमाणे जीमि कसम (२) नोंदीस दिलेले उक्त
 आहे.
 हा जीमि उबाव समजून प्रकृती कसम (४) व आदेश पारित करावेच असे कळविले
 सहायक/सहायक आहे. सुंदर प्रकृती सुनाकाशीची आवश्चकता घाटव नाही. आसा
 विलक्षणाने असून सुंदर जीमि आसा कुठेहीहील इतर व्यक्ती
 नोंदीस हाकत घेऊन नोंदीस नमूद एक हिस्सा मान्य नाही सुंदर जीमि ही
 काढावी कसम (३) वी नोंदीस दिनांक २३.२.००६ रोजी देण्यात आली होती. सुंदर
 विधानप्रमाणे जीमि न.अ.क.वा. अखिलम १९७६ व कसम (१) व (२) वी
 वसाही उक्त प्रकृती विधानप्रमाणे नमूद जीमिबाबत

नसल्याने सावे लागू क्षेत्रात वसा करायला लागतील.
 निदेशाक ०.१० वसा करी असावेच नसा जीमिचा काढायला नमूद क्षेत्र
 म.स.६/२, १०३/१ क इत्या जीमि क्षेत्रात असावेच व सावा घडवू क्षेत्र





Office of the Addl. Collector
Competent Authority, Thane
Thane urban Agglomeration,
2nd floor, Collector Office Building,
Thane.

Date :- 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

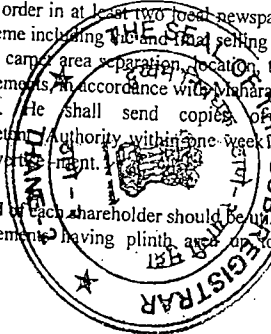
Shri Jairam Kaluram Raut & Others holds surplus vacant land in excess of ceiling limit in Thane Urban Agglomeration is shown in Appendix.

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 22nd 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 :

1. 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 the land and flat selling price for tenements for plinth and carpet area separation, location, terms condition of allotment of tenements in accordance with Maharashtra Ownership Flat Act, 1963. He shall send copies of the advertisements to the Competent Authority within one week from date of publication of the Advertisement.
3. (a) First 4000 Sq.mtrs. of land of each shareholder should be utilized for the construction of tenements having plinth area of no. 40 Sq.Mtrs.



applicants for the exemption shall be subject to inspection by appropriate authorities. Appropriate receipt 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 nominees 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.
8. The area required to be kept open according to the D.C.Rules, 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.



Annexure 'M'

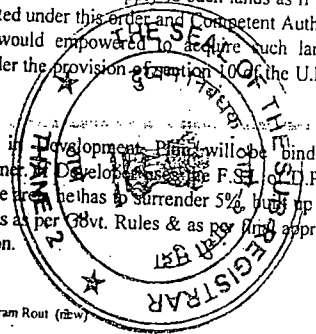
274-2	दस्तावेज क्र. 12000	59/CO
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- 12. It shall be lawful for the State Government, or the Additional Collector and Competent Authority or any person specifically authority said by the State Government in this behalf to enter on land, so allowed to 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.
- 13. 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.
- 14. The State Government and Competent Authority reserves the rights to alter any of the condition prescribed herein.
- 15. 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.
- 16. 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.
- 17. 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 Competent Authority or State Government would empowered to acquire such land with building thereon under the provision of section 100 of the U.L.(C. & R.)Act,1976.

- 18. The future change in Development Plans will be binding on Developer/ Land owner. In Developer's case F.S.D.P. Road on land under scheme he has to surrender 5% built up area in the form of tenements as per Govt. Rules & as per approval of Municipal Corporation.



- 19. If the developer has been withdrawn for such vacant land, the development rights 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.L.(C. & R.)Act,1976 and prevailing rules.
- 21. 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.
- 22. The said person / Developer shall obtain necessary N.O.C. form C.R.Z. Authority & Environment Authority as per rules & regulations if applicable
- 23. The zoning for area under exemption is as per sanctioned Development plan of Mira Bhayander Municipal Corporation & Thane Municipal Corporation.
- 24. The buildable reservation included in the scheme shall be handedover free of cost to the M.B.M.C. / T.M.C. before appraisal of layout Plans / Commencement Certificate.



SCHEDULE

- 1 Name & Address of the person holding land : Shri Jai Ram Kaluram Raut & Others
C/o. Shri Rajan N. Bandelkar (POA)
Unnati Garden, Pokhara 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.
- 4. Description of the property for which Exemption is sought.
 - a) District/ Taluka/ village : Thane/Thane
: Kavesar
 - b) S.No./ H.No.2473 : 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.

92/CO	2473-2	13002
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- h) Area under compulsory open space 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 (Including Road FSI) : 184.30 sq. mtrs.
 - k) Buildable land to be surrender to Government free of cost : --
5. Total number of tenements to constructed :
- I Tenements up to 40 Sq. mtrs. : 93 Tenements
6. No. of Tenements to be sold to Government :
- I Tenements up to 40 Sq. mtrs. : 05 Tenements



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



Address: Addl. Collector & Competent Authority
Thane Urban Agglomeration
Thane.

To,
Shri Jairam Kaluram Raut & Others
C/o. Shri Rajan N. Bhandekar (POA)
Unnati Garden, Pokharan Road No.2,
Thane (West)
Copy Submitted to the

- 1) Prin. Secretary, Urban Development Department, Mantralaya, Mumbai.
- 2) The Commissioner, Thane 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-Registrar- Thane
 - 3) Select file



रुत - २
५३/०

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 1 & 24)
**SANCTION OF DEVELOPMENT
 AMENDED PERMISSION / COMMENCEMENT CERTIFICATE**

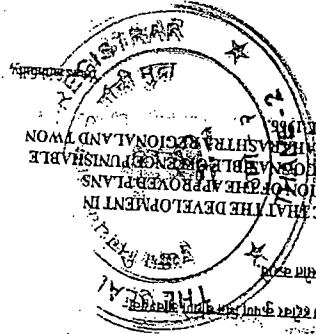
V.P. No. 2005/45 - TMC / TD
 Date 23/12/11
 To, Shri/Smt. Jitendra Mukadam
 (Architect)
 Smt. Shantaram Mahadu Patil
 (Owners)
 Rajan Bhandekar For M/s. Umahati Estate (P.O.A.II)

With reference to your application No. 40997 dated 17/12/2008 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. 45 Above in village Kaveras Sector No. VI Sited at Road / Street No. 2005/45, P.O. No. 249

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The permission is granted on the condition that you shall not develop the land which does not vest in you.
- 6) The permission is granted on the condition that you shall not develop the land which does not vest in you.
- 7) The permission is granted on the condition that you shall not develop the land which does not vest in you.
- 8) The permission is granted on the condition that you shall not develop the land which does not vest in you.
- 9) The permission is granted on the condition that you shall not develop the land which does not vest in you.
- 10) The permission is granted on the condition that you shall not develop the land which does not vest in you.

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- 9) The permission is granted on the condition that you shall not develop the land which does not vest in you.
- 10) The permission is granted on the condition that you shall not develop the land which does not vest in you.



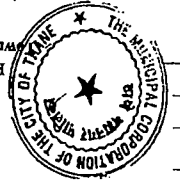
Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

Municipal Corporation of Thane
 P.T.O.

2005/45
 23/12/11

Copy to :-
 1. Dy. Municipal Commissioner - Zone
 2. E.E. (Encroachment)
 3. Competent Authority (U.L.C.)
 4. For Sec. 20, 21 & 22 if required
 5. TILR for necessary correction in record of Land is affected by Road, Widening / reservation.

Office No. _____
 Date _____
 Office Stamp _____
 Issued _____
 EXECUTIVE ENGINEER,
 Town Development Department,
 Municipal Corporation of
 The City of Thane.



Yours faithfully,

Annexure 'N'



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended **PERMISSION/COMMENCEMENT CERTIFICATE**

V. P. NO. 2005/45 - TMC / TDD / 729 Date 10/2/09

To, **Shri/Smt. Jitendra Mukadam** (Architect)
Shri. Shantaram Mahadu Patil &
Shri. Jairam Kaluram Kaur (Owners)
Shri. Rajan Bandekar 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 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 & 2473.

The development permission / the commencement certificate is granted subject to the following conditions.

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

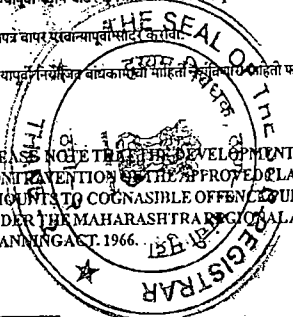
- 5) प्लॉट A करीता सुगरीत बंधकाम प्रमाणपत्र दि.प्र.नं. २००५/१६५ टोएमसी/टीडीडी/६०५ दिनांक २३/१२/२००८ मधील अटी आपणांस बंधनकारक राहतील.
- 6) सी.सी. पूर्वी अकृषिक प्लानिंगी सादर करणे आवश्यक.
- 7) सी.सी. पूर्वी क्रमांक क्र. १०० मी रुंदीचा अंतर्गत रस्ता WBM पध्दतीने करणे आवश्यक.
- 8) काम सुरु करण्यापूर्वी रीम वॉटर ड्रेनेज वाक्याचा नकारात्मक विभागाकडून मंजूर करून घेऊन त्यानुसार काम केल्याचे प्रमाणपत्र वापर परवान्यापूर्वी सादर करावे.
- 9) काम सुरु करण्यापूर्वी नियोजित बांधकामाच्या माहिती त्रुटीविषयी जाहीर फलक जागेवर लावावा.

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

Office No. _____
Office Stamp _____
Date _____
Issued _____

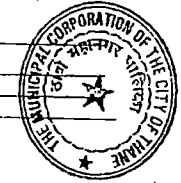
Yours faithfully,

Municipal Corporation of
the city of Thane.



रस्ता मधील
30 & 20 / Road
729 - 2
05 / FF

Office No. _____
Office Stamp _____
Date _____
Issued _____



Your's faithfully,

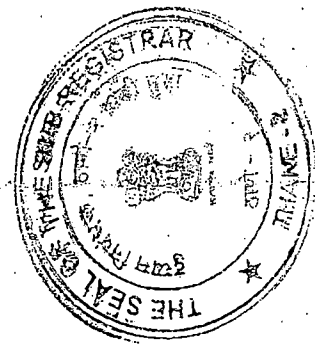
EXECUTIVE ENGINEER,
Town Development Department,
Municipal Corporation of
The City of Thane.

- Copy to :-
1. Dy. Municipal Commissioner - Zone.
 2. E.E. (Encroachment)
 3. Competent Authority (U.L.C.)
For Sec.20, 21 & 22 if required
 4. T.H.R for necessary correction in record of Land is affected by Road, Widening / reser...

- उतारे सादर करणे आवश्यक.
- ११) काम सुरु करण्यापूर्वी नियोजित इमारतीची संरचना ही भूकंप प्रवण क्षेत्रासाठी संबंधित आय.एन. कोड अन्वये केल्याचे प्रमाणपत्र व त्यानुसार काम केल्याचे प्रमाणपत्र जोत्यापूर्वी व वापरपरवान्यापूर्वी सादर करावे.
 - १२) जेता प्रमाणपत्रापूर्वी भूखंडाच्या हद्दीवर कुंपण भित बांधणे आवश्यक.
 - १३) वापर परवान्यापूर्वी R.G. विकसित करावे.
 - १४) वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाचे नाहरकत दाखले सादर करावे.
 - १५) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंगची तरतूद करावी.
 - १६) वापरपरवान्यापूर्वी सौर ऊर्जेद्वारे पाणी गरम करण्याची यंत्रणा बसवावी.
 - १७) वापरपरवान्यापूर्वी उर्वहन यंत्रणावत संबंधित शासकीय विभागाचा दाखला सादर करावा.
 - १८) यु.ल.सी. विभागाच्या आदेशातील अटी बंधनकारक आहेत.
 - १९) भूखंडाच्या पॉलिकोबावत कोणताही वाद अथवा दावा निर्माण झाल्यास त्याचे निराकरण स्वखर्चाने करण्याची जबाबदारी विकासकर्ते यांची राहिले त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही.

Annexure 'O'

२ - नम - २
 २००६/१९९९
 ६०/५८



17/12/09
 मजिस्ट्रेट
 (उप-निदेशक)

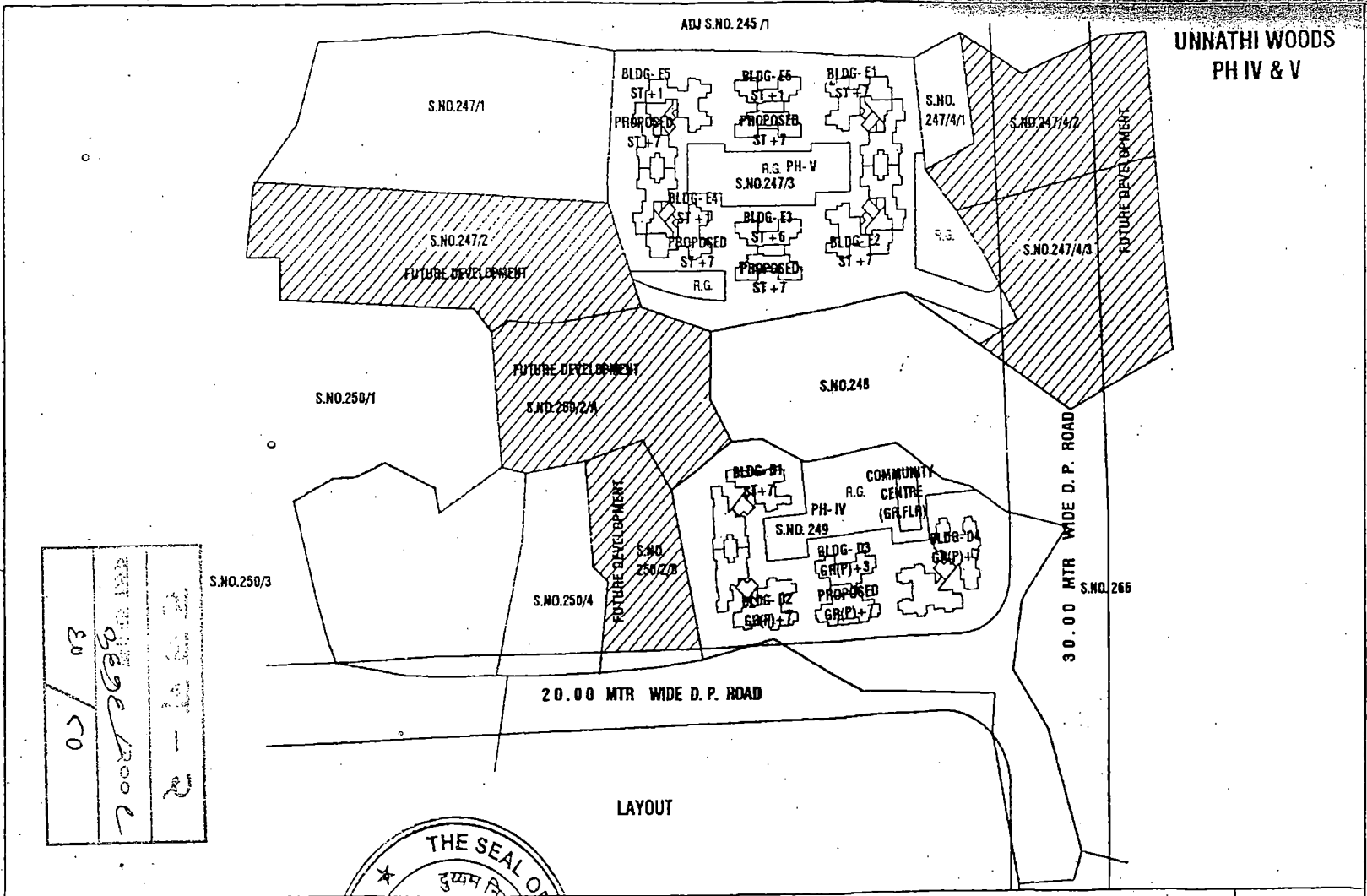


श्री. राजेश कुमार शर्मा
 श्री. राजेश कुमार शर्मा
 श्री. राजेश कुमार शर्मा

(५. ए. व. व. व. व.)
 मजिस्ट्रेट

मजिस्ट्रेट
 श्री. राजेश कुमार शर्मा
 श्री. राजेश कुमार शर्मा

**UNNATHI WOODS
PH IV & V**



03/03
 8896/2000
 2-10-22

THE SEAL OF THE SUB-REGISTRAR
 THANE - 2
 PROPOSED RESIDENTIAL EXHIBIT BEARING S.NO. 249, 247/3, 250/2P, 250/2P AT VILLAGE KAVESAR, GHODBUNDER ROAD, THANE (W).

DEVELOPER
 M/S UNNATHI ESTATES
 Unnathi Gardens II, opp. Ma
 Niketan,
 Pokhran Road No. 2, Thane (W).



Annexure 'R'



Ref: 1565/CV/103

Date: 2009/04/03

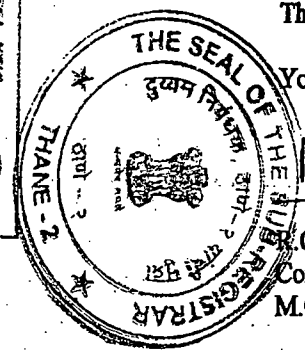
TO WHOM SO EVER IT MAY CONCERN

- 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
- 3) Land Details: S. No. 249, 247/3
- 4) T.M.C. approval details: V.P. No. 2005/45/T.M.C./TDD/729 dated 10/02/2009
- 5) Address: Kavesar, Thane

Annexure 'S'

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.

02/63	2007-03-08	2-1412
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Thanking you,
Yours faithfully,

[Signature]
R.C. Tipnis
Consulting Structural Engineer
M.C.G.M. Regn. No. STR/ 13

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

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. (hereinafter 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.

IV. 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 Thane (hereinafter referred to as 'the said property') and more particularly described in the Schedule hereunder written under the provisions of Bombay Tenancy & Agricultural Relations Act, 1948 (hereinafter referred to as 'the Tenancy Act');

(b) By Order bearing No.ULC/TA/W.S.H.S.20/S.R.1121 dated 24/04/2003, the Addl. Collector Thane & Competent Authority exempted the entire portion of the surplus vacant land out of the said property under the provisions of the

(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 26/04/2002 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.

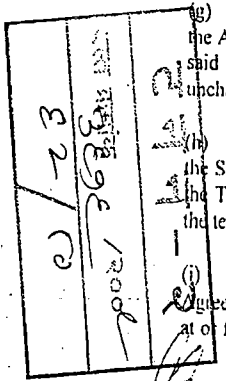
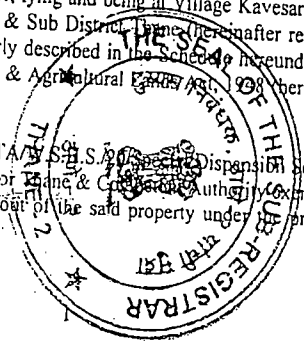
(e) By ULC Order No.ULC/TA/TE.NO.4/KAVESAR/SR-10 dated 15/01/2003 passed by the Addl. Collector & Competent Authority, Thane Urban Agglomeration under Sec.8(4) of the Ceiling Act, the Owners were declared as Surplus land holder to the extent of 8004.35 sq. mtrs. out of his total holdings which includes 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 to 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 unchanged.

(h) By Order bearing No.TD/6/KUVV.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 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 Agreement'), the said VLDC agreed to assign the irrevocable development rights to you at or for the consideration and upon the terms and conditions contained therein. The said



Annexure 'T'

Agreement is registered with the Sub Registrar of Assurances at Thane under Sr. No.3953/2004.

THE SCHEDULE

(j) In pursuance 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.

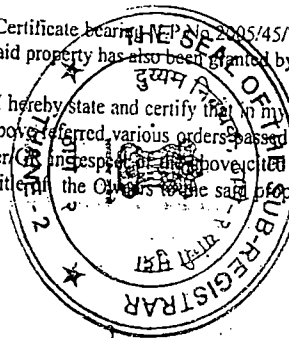
(VII) By Order No.ULC/TA/TE.NO.4/KAVESAR/SR-35 dated 27/04/2006 the Addl. Collector & Competent Authority, Thane Urban Agglomeration under Sec.33 of the Ceiling Act, declared the Owners No.1 as Surplus landholder to the extent of 7484.79 sq. mtrs. out of his total holdings which includes portion of the 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 V.P. No. 2005/45/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 in my opinion, subject to (a) terms and conditions of the above referred various orders passed under Ceiling Act, (b) the outcome of the final Order of the Collector of Thane in respect of the above cited orders & (c) what has been stated hereinabove, the title of the Owners to the said property is marketable and free from encumbrances.



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 25 th day of October, 2007.

Yours faithfully,

Vishwas M. Kulkarni
Advocate

27/10/07	1000	53/10
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Vishwas M. Kulkarni
B.Com. I.L.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 or 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 & 12th April, 2007 and till date the said Order dated 14th August, 2008 has not been challenged by the Govt. of Maharashtra.

b) the Amended Commencement Certificate V. P. No. 2005/AS/TMC/TDD/605 dated 23rd December, 2008 has also been granted by the Corporation in respect of the said property.



2009
17
Feb
2009

3. I have caused searches to be taken at the office of the Sub Registrar of Assurances at Thane for the period 2007 & 2008.

4. 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.

Yours faithfully,

Vishwas M. Kulkarni
Advocate

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. Rajashree 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. Vajjanti 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.

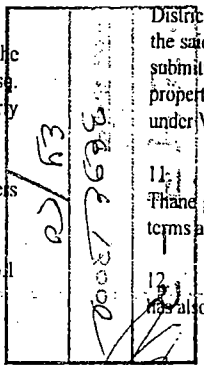
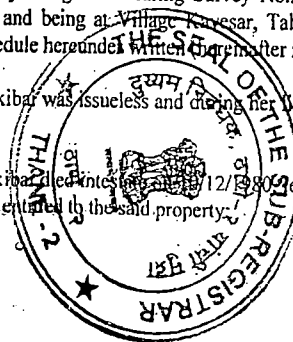
III. I have also issued Public Notice in respect of the said property described in Schedule hereunder written in Thane Vaibhav on 09/03/2007 & in Free Press Journal on 10/03/2007 and in Sakal on 11/03/2007 and invited objections and/or claims from the persons having and/or claiming any share, right, 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 sq. mtrs., situate, lying and being at Village Kavesar, Tal. & Dist. Thane and more particularly described in the Schedule hereunder written (hereinafter referred to as 'the said property');

2. The said Valkibai was issueless and during her lifetime she had adopted the said Owners No.1 as her son;

3. The said Valkibai died intestate on 12/12/1980 leaving behind her the said Owners No.1 as her only legal heir entitled to the said property.



sufficiently entitled to the said property. The said Owners No.2 to 22 are the heirs of 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.

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.

12. The Commencement Certificate No. V. P. No. 2005/ 45/TMC/ TDD/6 dated 02/04/2009 has also been granted by the Corporation in respect of the said amalgamated plots.

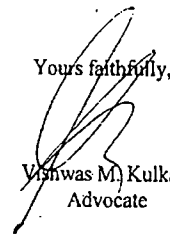
compliance of the terms & conditions contained in the above referred various orders and permissions & (b) what has been stated hereinabove, the title of the said Owners to the said property is marketable and free from encumbrances.

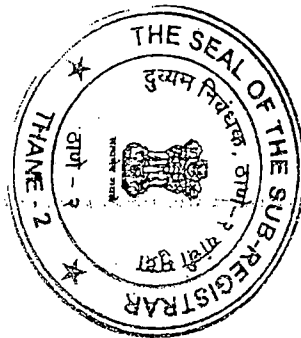
THE SCHEDULE ABOVE REFERRED TO:

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.

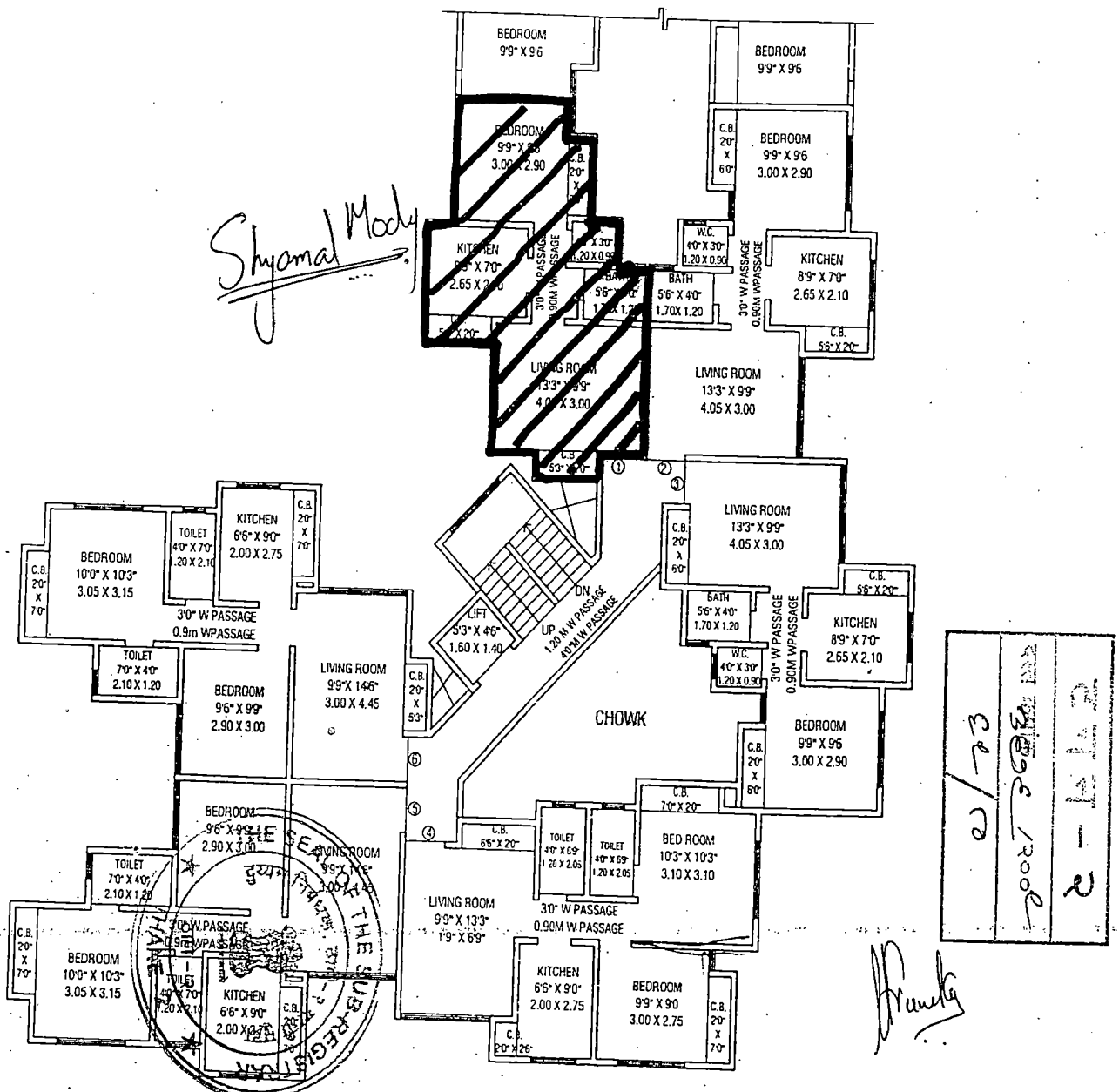
Yours faithfully,


Vishwas M. Kulkarni
Advocate



0/33	2009/1/1300	2-4-09
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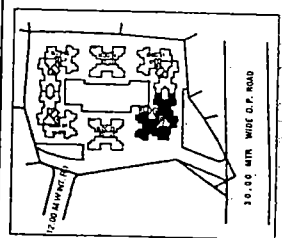
Shyamal Mody



TYPICAL FLOOR PLAN (1ST TO 7TH)

UNNATHI WOODS

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



KEY PLAN

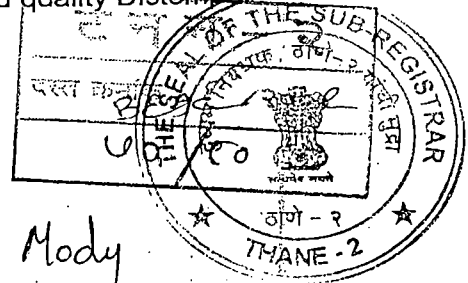
FLAT NO.	501
FLOOR NO.	5TH
BLDG. NO.	E-2

DEVELOPERS
M/S UNNATHI ESTATE
UNNATHI GARDEN
OPP. MA NIKETAN, POKHARAN NO. 2
THANE (W.) - 400610

DESCRIPTION OF PROPOSAL
PROPOSED RESIDENTIAL COMPLEX OF UNNATHI WOODS,
DN S. NO. 247/3, 249, 250/2A, 250/2P AT
VILLEGE KAVESAR, GHODBUNDER ROAD,
THANE (W)

ANNEXURE 'W'

- A) Building : R.C.C. earthquake resistant framed structure with overhead and Suction Tanks. Paving all around the building as required.
- B) 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. 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/Frame: 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 Paints.
- I) Lift : Lift of any good make.



Ramkrishna

Shyamal Mody

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 :

- I) 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 and 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;
- ii) 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:

- 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.

[Handwritten Signature]

Shyamal Madh...

2
3836/1000
09/00





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

शाखा / ठाणे Br. / THANE	दिनांक Date	14/01/09
मुद्रांक शुल्क Stamp Duty	रु. Rs.	500
सेवा आकारणी शुल्क Service Charges (Incl. Tax)	रु. Rs.	10
एकूण Total	रु. Rs.	510
दस्तऐवजांची संख्या / No. of Documents		1

अक्षरी रूपाने / Amount in words FIVE
hundred ten only
 मुद्रांक शुल्क भरणाऱ्याचे नांव व पत्ता
 Name & Address of stamp duty paying party
M/s Unnathi Estates

समोरच्या पक्षकाराचे नाव / Name of counter party

बवहाराचा उद्देशाचे कारण / Purpose of transaction

शुल्काचे स्वरूप / Payment Details :

रोख / डीडी / पनादेश क्र.
 Cash / DD / Cheque No. if any _____

बँकेचे नांव
 Drawn on Bank _____

शाखा / Branch _____

मुद्रांक देताने दस्तऐवज देण्यास येताना ही पावती जाणणे आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamped documents.

रोखपात
 Cashier

अधिकारपत्ती मधील
 Authorised Signatory

Franking No.

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I D) Shri.
 SHYAMAL VIJAY MODY, Indian Inhabitant, being partner of M/s Unnathi
 Estates, having my office at Unnathi Gardens, Opp. N. K. Niketan, Pókhra,
 Road NO. 2, Majiwade, Thane (W) 400 610, SEND GREEN COPIES TO
 WHEREAS I being partner of the aforesaid firm M/s. Unnathi Estates in
 independently already executed agreements for sale in respect of flat / premises
 of Unnathi Woods being constructed on the property described in the Schedule
 hereunder written and also I have independently execute agreements for sale,
 supplemental agreements, deed of cancellation, deed of confirmation,
 rectification & other documents related thereto in future.

Shyamal Mody



रु. 500/-
 93/10

Authorised Signatory
 THE NORTH KANARA G.S.B. CO-OP. BANK LTD., THANE BR.

STAMP DUTY
 R.0000500/-P85082

107548
 13-07
 JAN 14 2009

RS. 500/- (Rupees Five Hundred Only)

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 :-

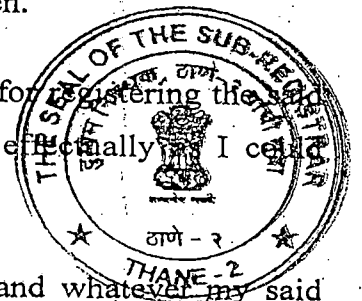
1. To appear for me and on my behalf before any Sub-Registrar of Assurances at Thane or any other officer of assurances in Thane, Mumbai or in India and to present and / or lodge for registration and to admit execution of any document or documents executed by me independently in respect of flat or premises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

Generally to do all things necessary or expedient for registering the said agreements, documents and writings as fully & effectually as I could myself 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

एनन - २
389/100
२४/१०



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

1. 
(Mr. Dalwankar)
- 2.

Shyamal Mody



SIGNED & ACCEPTED by the withinnamed]

1) Mr. Sharad R. Ghuge]

2) Mr. Sunil N. Karanjivkar]

Mr. Arvind V. Chipkar]

S. R. Ghuge
Sunil N. Karanjivkar
Arvind V. Chipkar

Arvind V. Chipkar

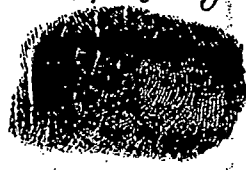
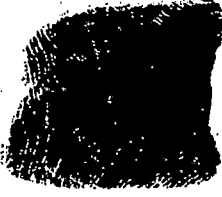


दस्तावेज - २
वस्तु क्रमांक ३६६६०६
६५ / ६०



1) Shyamal Mody

2) S. R. Ghuge



3) Shyamal Mody

3) R. Ghuge



टनन-२
दस्ता क्रमांक १६/२००६
७६/०

अनुक्रमांक : १३०/२००६

सदर सुरवापार पत्र आज दि. १८/३/२००६
श्री श्री बामराव विजय मोदी अज्ञान
सा. उच्चती गॅडिंग पोस्टर रोड, माणिके हाणे.

श्री शरद आर घुगे अज्ञान
सा. उच्चती गॅडिंग हाणे

श्री सुनिळ रम केशवजीकर अज्ञान
सा. उच्चती गॅडिंग हाणे

श्री अंबिका ठी चिपकर अज्ञान
सा. विठ्ठलार्के मुंबई



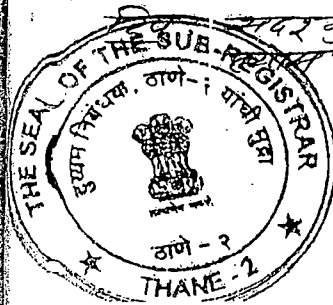
आंजी माझ्या समक्ष अर्धे कळणे दिले व
व्याख्या झाली ती विषयी श्री सुनिळ जाळवणकर
अज्ञान सा. टोळिका हाणे श्री अणेश पंढर
अज्ञान सा. कळवा हाणे हे माझी व्याजी परचित्ता
सुरवापार पत्र कळणे देण्याच्या कार्यक्रमा अज्ञानाची स्वाक्षरी
कुणात शुल्क ५००/- प्रमाणित की. : १००/-

Shyamal Mody

Shyamal Mody
सह दुय्यम निबंधक ठाणे क्र. २

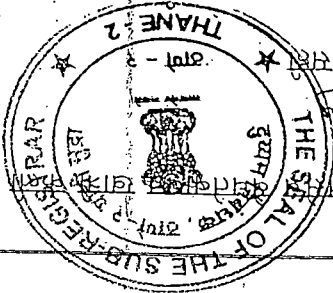


Shyamal Mody



सदर सुरवापार पत्र आज दि. १८/३/२००६
श्री श्री बामराव विजय मोदी अज्ञान
सा. उच्चती गॅडिंग पोस्टर रोड, माणिके हाणे.

Shyamal Mody
सह दुय्यम निबंधक ठाणे क्र. २



परचेसरे मदी
 २००८/२

मी सरर कुलमुखत्यार पत्राचे संघर्ष विषयी संपूर्ण चौकशी केली आहे ती

आहे.

कुलमुखत्यार पत्राचे धावणाने लिहून देणे
 २००८/२
 सही
 S. R. Gunge

२००८/२
२००८/२
२००८/२

दिनांक :

ठिकाण : ठाणे

मला जाणीव आहे.

युकीचे आव्हान आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षण मी पात्र राहिले नाही. कुलमुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कुली करण्यास मी पूर्णतः सक्षम आहे. सररचे कथन पात्रता झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यार पत्र रद्दबातल ठरलेले नाही. सररचे देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही, किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तीवैकी कोणीही नोंदणीस सरर केला आहे / निष्पादीत करून कर्तव्यबाब दिला आहे. सरर कुलमुखत्यार पत्र लिहून देणार यांना दिलेल्या कुलमुखत्यार पत्राच्या आधार मी सरर दस्त

दिनांक २८/०३/०८ रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या

आधारे मी सरर व इतर यांनी

आपली / श्री. श्यामल व्ही. शर्मा या शिक्षकाचा दस्त नोंदणीसाठी सरर करण्यात आला आहे. श्री /

करता की, इयम निबंधक ठाणे २ याचे

या द्वारे घोषित मी, श्री / श्रीमती / श्री सरर. आर. ए.डी.

कुलमुखत्यार पत्राचे धावणाने

PAYEE'S A/C. ONLY
NOT NEGOTIABLE

PAY-SLIP ISSUED A/C

Valid for Six months only

Date 04/05/2009

PAY The Sub Registrar Thane OR ORDER
RUPEES Twelve Thousand six Hundred Thirty only

IN PAYMENT OF
ON BEHALF OF Abhijeet A Vernekar

Rs. 12630/-

NKGSB
CO-OP. BANK LTD.
(Scheduled Bank)



एनकेजीएसबी
को-ऑप. बैंक लि.
(विद्युत #)

NAUPADA, THANE (WEST) - 400 602.

IFSC NKGS0000020

FOR **NKGSB** CO-OP. BANK LTD.

Minors *JV*
SUPERVISOR / JR. OFFICER MANAGER / INCHARGE

NOT OVER Rs. 12630/-

⑈ 724045⑈ 400086018⑈

12

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

PRAKASH A VERNEKAR
APPANNA GANPATH VERNEKAR
25/01/1945
Permanent Account Number
ABHPV5727F

Signature
Signature

ट न न - २
दस्त क्रमांक ६९ ए / २००८
७८८०

MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No. MH04 20070065325 DOI: 16-08-2007
Valid Till: 15-08-2027 (HT)

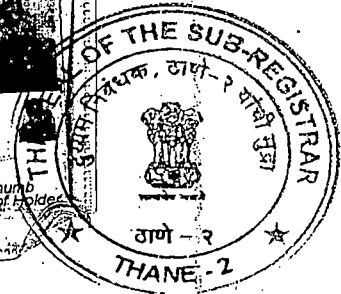
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOI
MCWG 16-08-2007

DOB: 01-03-1967 BG: Not

Name: SHANKAR B BERGAL
S/D/W of: BHIMRAO BERGAL
Add: SAI SHRADDHA CHAWL, BHUDHAJI NAGAR, KALWA, THANE.

PIN: 400 225
Signature & ID of Issuing Authority: MH04 2007225

Signature/Thumb Impression of Holder





2009 दुय्यम निबंधकः
13 मह दु.नि.ठाणे 2

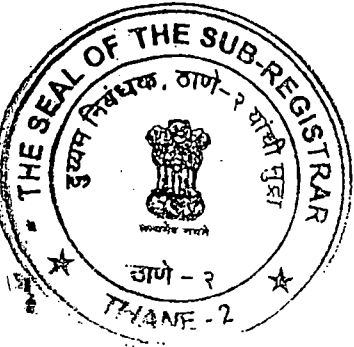
दस्त गोषवारा भाग-1

टनन2
दस्त क्र 3616/2009
७५०

क्रमांक : 3616/2009
प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
अ. अभिजीत अशोक वेणेकर - आ. घर/फ्लॅट नं. - ए. ली/रस्ता: - आरतीचे नाव: - आरत नं: - आ/वसाहत: - आर/गाव:ओमकारेश्वर सो., ठाणे लुका: - न: - न नम्बर: -	लिहून घेणार वय 24 सही <i>Hemant</i>		
आ. मे. उन्नती इस्टेटस् तर्फे भागीदार श्री श्यामल मोदी आ. कु.मु. श्री शरद आर. घुगे AABFU5037A - - आ. घर/फ्लॅट नं. - ए. ली/रस्ता: - आरतीचे नाव: - आरत नं: - आ/वसाहत: - आर/गाव:उन्नती गार्ड	लिहून देणार वय 30 सही <i>S. R. Ghuge</i>		

सह दुय्यम निबंधक ठाणे क्र. १





दस्त गोषवारा भाग - 2

टनन2

दस्त क्रमांक (3616/2009)

८०/८०

दस्त क्र. [टनन2-3616-2009] चा गोषवारा
बाजार मुल्य :1262500 मोबदला 1239700 भरलेले मुद्रांक शुल्क : 45800

पावती क्र.:3726 दिनांक:07/05/2009
पावतीचे वर्णन
नांव: अभिजीत अशोक वेर्णेकर - -

दस्त हजर केल्याचा दिनांक :07/05/2009 10:32 AM
निष्पादनाचा दिनांक : 06/05/2009
दस्त हजर करणा-याची सही :

12630 :नोंदणी फी
1600 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

14230: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 07/05/2009 10:32 AM
शिकका क्र. 2 ची वेळ : (फी) 07/05/2009 10:37 AM
शिकका क्र. 3 ची वेळ : (कबुली) 07/05/2009 10:37 AM
शिकका क्र. 4 ची वेळ : (ओळख) 07/05/2009 10:37 AM

दु. निबंधकाची सही, सह दु.नि.ठाणे 2

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

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) प्रकाश आप्पाना वेर्णेकर - - , घर/फ्लॉट नं -
गल्ली/रस्ता: -

ईमारतीचे नाव: -
ईमारत नं:-
पेठ/वसाहत: -
शहर/गाव:कळवा, ठाणे
तालुका: -
पिन: -



2) शंकर बेरगळ - - , घर/फ्लॉट नं -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: सदर
तालुका: -
पिन: -



प्रमाणित करणेत येते की या दस्तामध्चे
एकूण.....८०.....पाने आहेत.

सह दुय्यम निबंधक, ठाणे क्र.२

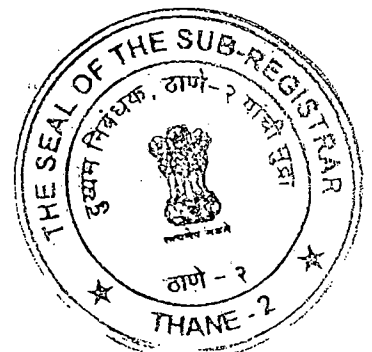
दु. निबंधकाची सही
सह दु.नि.ठाणे 2

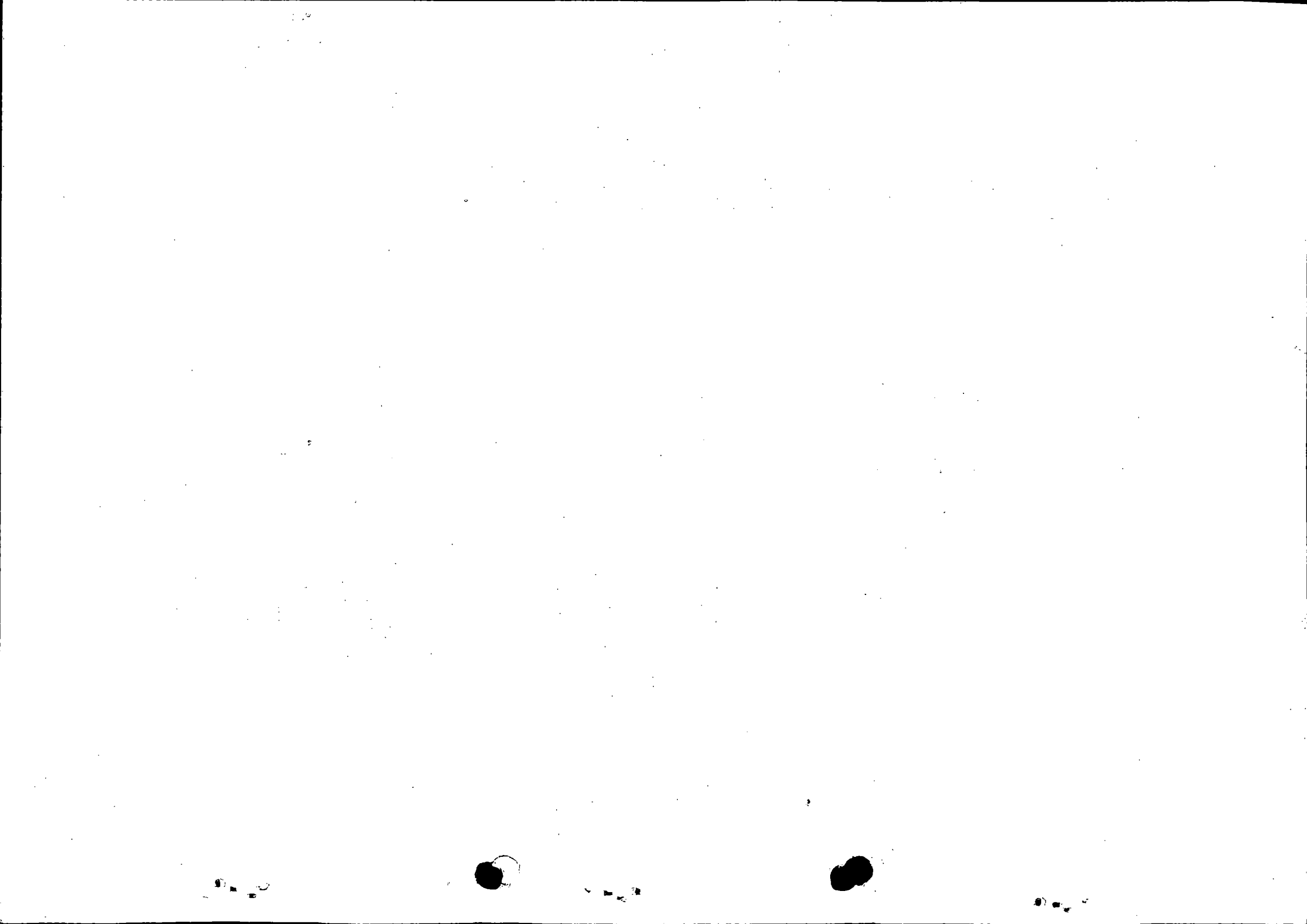
दुस्तक क्रमांक १०
३६१६ क्रमांकावर नोंदिला

एत. ए. सादम

सह दुय्यम निबंधक ठाणे क्र. २

पारीष ०० ... माहे ... ०५ ...







Certificate No. :- 464

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

Building No. A (St + 7th floor) B, C, D - (Gr.pt. + 7th floor)
E1, E2, E3, E4, E5, E6 (St + 7th floor) & Club House (Gr + 1st Floor) only

V.P. No. 2005/45 TMC/TDD / - 546 - Date 28/3/2011

To,
Jitendra Mukadam (Architect)
Gr. Floor, Nakshatra Heritage, Hindu Colony,
Brahmin Soc., Naupada, Thane (w)
M/s. Unnathi Estate

Sub - Occupation Certificate for Building No. A (St + 7th floor) B, C, D
(Gr.pt. + 7th floor) E1, E2, E3, E4, E5, E6 (St + 7th floor) & Club House (Gr + 1st Floor)

Ref. V.P. No. 2005/45 TMC/TDD/488 dated 26/03/2010

Your Letter No. 3474 dated 15/10/2010

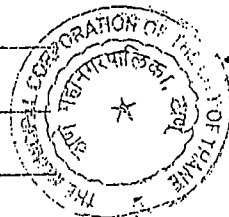
Sit,
The part / full development work / erection / re-erection / alteration in / of building / part building no.
As Above situated at Kavesar Road / Street Ghodbundli Taluqa Ward No. Sector
No VI S. No. / T.S. No. / F.P. No. As Belong Village Kavesar under the
supervision of Jitendra K. Mukadam licensed Surveyor / Engineer / Structural Engineer / Supervisor /
Architect / Licence No. CA/92/14751 may be occupied on the following conditions.

S.no. 247/3 & 249 at Village Kavesar

१. ठाणे महानगरपालिकेकडेन पिंपरीच्या विभागाच्या पुरवठा उपलब्धतेनुसार करण्यात येईल
२. पाणी पुरवठा व उद्देज विभागाकडेन प्रदत्त करण्यात आलेल्या नाहरकत दाखल्यातील अटी आपणावर बंधनकारक राहतील.
३. स्ट्रीम वॉटर ड्रेन व वृक्ष विभागाकडील नाहरकत दाखल्यातील अटी आपणावर बंधनकारक राहतील.
४. सोलार वॉटर योजना व उदवाहन यंत्रणा कार्यरित ठेवण्याची जबाबदारी आपणकर्त्यावर राहिल.

As set certificated completion plan is returned herewith.

Office No. 100
Office Stamp
Date: 28/3/2011
Copy to



Yours faithfully

Asst. Director of Town Planning
Municipal Corporation of
the city of Thane.

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



महाराष्ट्र शासन

नौदणीचे प्रमाणपत्र

क्रमांक दिवाण/ (दिवाण) / एकपुस्तकी (दिसी) / २०१४३/सन २०१४

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

उत्तमी बुडस ड को-ऑप हीरिंग सोसायटी लि.,

सर्वे नं २४७/३, विलेज कायंसर, सरस्वती शान्तिजवळ,

मच्छला पॉलिटेक्नीक कॉलेज सारो, घोंडवेंदर रोड, ठाणे (प) ता. जि. ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील कलम ३(१) अन्वये नोंदणी

क्रमांक दिवाण/ (दिवाण) / एकपुस्तकी (दिसी) / २०१४३/सन २०१४, दि. ०९/०२/२०१४ चे नोंदणीत

सहकारित आहे.

उपरोक्त अधिनियमाच्या कलम ४२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१

मधील नियम प्रमाण २०(१) अन्वये संस्थेचे वर्गीकरण "सहनिर्माण संस्था" असून उपवर्गीकरण

माध्यम सहभागीदारी सहनिर्माण संस्था असे आहे.



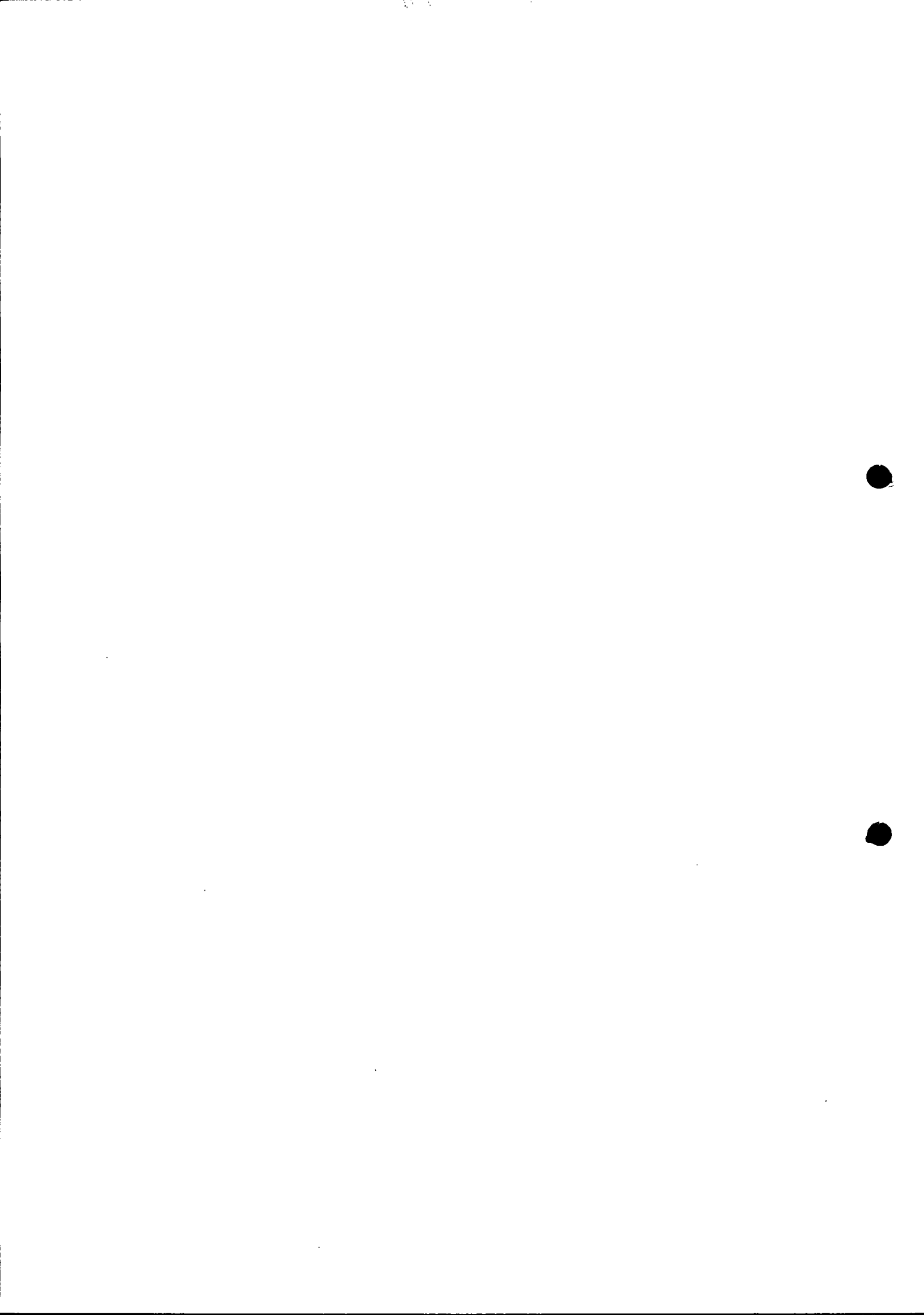
स्थळ :- ठाणे

दिनांक :- ०९/०२/२०१४

(प्रताप पाटील)

उपनिबंधक,

सहकारी संस्था, ठाणे शहर, ठाणे



Share Certificate No. UWS/E2/05 Member's Regn. No. E2/501 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,
WAVESAR VILL, No. SARASWATI SCHOOL, G.B. ROAD, THANE - 400615.
(Registered under the M. C. S. Act, 1960)

Regn. No. TNA/(TNA)/HSG/(TC)/25943/Year 2014

Date 09/01/2014

This is to certify that Shri/Smt./Ms. A. BHUJEEET A. VERNEKAR

is the Registered Holder of TEN fully paid up shares of Rs. FIFTY
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 Common Seal of the said society on at

THANE

this

13th

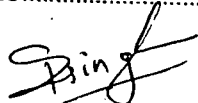
day of

AUG.

2017


Secretary


Chairman


Treasurer

