

ANNEXURE - F



D. K. PATEL'S

Tech-Line

CONSULTING ENGINEERS

A-16, 'Sindhulith', Opp. Bharat Sahakar Bank, Makhmali Talao, L.B.S.Road, Thane (W),
Tel.: 2540 7805, 2540 5082 E-mail : techlineconsultants@gmail.com

P-8/SCAPES/LT. NO.15-01/2013
DATE :-

ANNEXURE - F
CERTIFICATE OF EARTHQUAKE STABILITY

1) PROPOSAL :- PROPOSED BUILDINGS ON PLOT BEARING OLD S. NO. 47/2,
NEW S. NO. 53/2, OLD S. NO. 47/3, NEW S. NO. 53/3 AT
VILLAGE MOGARPADA, SECTOR-VI, TAL. & DIST. THANE

2) NAME OF OWNER :- BHAKTI CORPORATION

3) NAME OF ARCHITECT :- SCAPES ARCHITECTS
GUPTE COTTAGE, OPP. BHAKTI MANDIR
PANCHPAKHADI, THANE (W),
PH. 25385855
E-MAIL : scapes@indiatimes.com



4) NAME OF STRUCTURAL ENGINEER :- TECH-LINE CONSULTANTS ENGINEERS
A-16, 'SINDHUTIRTH',
OPP. BHARAT SAHAKARI BANK,
MAKHMALI TALAO, L.B.S. ROAD,
THANE (W).
PH. 25407805 / 25405082
E-MAIL : techlineconsultants@gmail.com

I hereby certified that the structural design and construction of the intended work shall be in conformity with the provision of IS 1893- (part 1): 2002, IS 13920:1993 for earthquake resistant design of structural ductile detailing of reinforced concrete structure subjected to seismic forces & IS 4326:1993 for earthquake resistant design and construction of building.

Yours faithfully,

Thane Tech-Line
Signature

D. K. PATEL
T. M. C. LIC NO. 704

एनए-२
वर्क नं. १०/२०१४
६९ / १०४



26/11/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दम्न क्रमांक : 9610/2014

नोंदणी :

Regn.63m

गावाचे नाव . 1) मोघरपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2999200
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2197650
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :मदनिका नं. 304, माळा नं: 3 रा,बिल्डिंग नं ए, इमारतीचे नाव: भक्ती पलं, ब्लॉक नं: मोघरपाडा, रोड : ठाणे, इतर माहिती: क्षेत्र 37.91 चौ मी कार्पेट((Survey Number : OLD SARVE NO 47/2,3 NEW SARVE 53/2,3 ;))
(5) क्षेत्रफळ	1) 37.91 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे-नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे भक्ती कॉर्पोरेशन तर्फे मागीदार प्रकाश-टी सावला दय:-60; पत्ता:-प्लॉट नं: ऑफिस नं.4, माळा नं: तळमजला, इमारतीचे-नाव: चित्ततोष अपार्टमेंट, ब्लॉक नं: वीर सावरकर मार्ग, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AALFB6893K
(8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिता-नितीन मुसगे वय:-31; पत्ता:-प्लॉट नं: 172, माळा नं: -, इमारतीचे नाव: एकता संघ चाळ, ब्लॉक नं: डबले नगर, रोड नं: लोकमान्य नगर पाडा नं 3 ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-BJAPS3054A 2): नाव:-नितीन गुलाबराव मुसगे वय:-32; पत्ता:-प्लॉट नं: 172, माळा नं: -, इमारतीचे नाव: एकता संघ चाळ, ब्लॉक नं: डबले नगर, रोड नं: लोकमान्य नगर पाडा नं 3 ठाणे, .. पिन कोड:-400606 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	25/11/2014
(10) दस्त नोंदणी केल्याचा दिनांक	26/11/2014
(11) अनुक्रमांक, खंड व पृष्ठ	9610/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनामाठी विचार, त घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक, ठाणे क्र.२

iSarita v1.3.0

Received agreement copy.

Quage
30/11/14

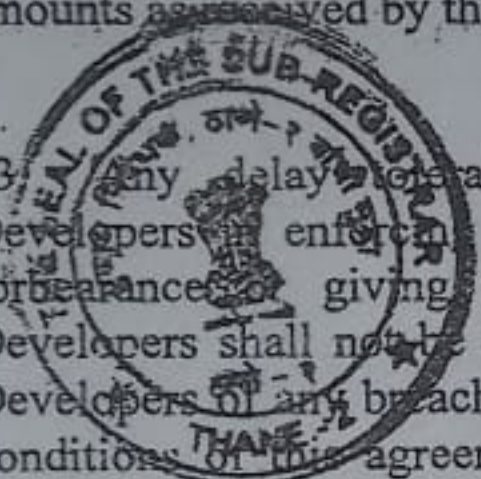


66. Any notice to any party hereto in connection with this Agreement shall be in writing and shall be sent to such party's contact details first set out above. Each party shall inform the other party in writing of any changes in his/its contact details. Notices shall be deemed to have been properly given, if sent through registered letter, courier service, personal delivery or facsimile date of service of a notice delivered personally, by courier service or registered letter shall be the actual date of such delivery. Date of service facsimile notice shall be the business day after sending of such facsimile.

62. Any amount paid by the Purchaser directly or through any family members / his company towards the installment of the said flat shall be treated as received from the Purchaser and the Purchaser shall obtain the confirmation from such member who has paid on behalf of the Purchaser. If Purchaser fails to produce such letter, then the Developers shall not be held responsible for the same, nor responsible for refund of the said amounts as received by the Developers.

63. Any delay or indulgence shown by the Developers in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the Developers shall not be construed as a waiver on part of the Developers 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 Developers.

64. The Purchaser shall indemnify and keep indemnified the Developers and hold the Developers harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by the Developers directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of the Developers under this Agreement; (b) any breach and/or default by the Purchaser in the performance of any and/or all of his obligations under this agreement; (c) any injury to any property(ies) or persons(s); or death of person(s); or damages to any property(ies) howsoever arising related to the use and/or occupation of the said flat and directly or indirectly as a result of the negligence, act and/or omission of the Purchaser or his agents, servants, tenants, guests, invitees and/or any person or entity under his/its control; and (d) Purchaser's non-compliance with any of the Restrictions regarding the use and/or occupation of the said flat.

	
दस्तावेज क्रमांक	१०७/२०१४
दिनांक	१२/१२/१४

107/

11/12/14

(1) MRS. ANITA NITIN MUSAGE

(2) MR. NITIN GULABRAO MUSAGE

having his/her/its/their address at S/O EKTA SANGH CHAWL,
ROOM NO. 172, DAWALE NAGAR, LOKMANYA NAGAR,
PADA No. 3, THANE (W), 400606

hereinafter referred to as the 'PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include 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 meanings assigned to them.

- i. The singular wherever used shall include plural and vice-versa.
- ii. The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

WHEREAS :

a) One Shri Hendrya Thakrya Thakur was the owner of and inter alia seized and possessed of &/or otherwise well and sufficiently entitled to all those pieces and parcels of the land bearing ~~Old Survey No.47, New Survey No.53, Hissa No.2~~ admeasuring 780 sq.mtrs. and Old Survey No.47, New Survey No.53, Hissa No.3 admeasuring 1210 sq.mtrs., totally admeasuring 1990 sq.mtrs. or thereabout, situate, lying and being at Village Mogharpada, Taluka & District Thane (hereinafter collectively referred to as 'the said property') and more particularly described in the Schedule hereunder written and shown in red colour boundary line on the plan annexed hereto and marked as 'Annexure A' ;

b) The said Shri Hendrya Thakrya Thakur died intestate on 15/07/1981 leaving behind him his only son Shri Rajaram Hendrya Thakur (hereinafter referred to as 'the said Rajaram') as his only legal heir in accordance with the provisions of Hindu Succession Act 1956 by which he was governed at the time of his death;

c) By a Development Agreement dated 04/03/2003 (hereinafter referred to as "the said Agreement") made and executed between Shri Anil Madhukar Wavekar and Shri Avinash Anil Wavekar (hereinafter collectively referred to as



Handwritten signatures and initials at the bottom of the page, including a signature that appears to be 'Anil' and another that appears to be 'Avinash'.

plus Three upper floors and Building No.C comprising of Stilt plus Two (Part) upper floors as well as elevated garden and podium parking upon the said property.

v) By a Deed of Sale/Transfer of Transferable Development Rights dated 25/06/2013 (hereinafter referred to as 'the said TDR Agreement') made and executed between M/s. Gaurav Land Corporation therein referred to as the Transferors of the one part and the Developers therein referred to as the Transferees of the other part, the Transferors therein granted, sold, transferred, conveyed, assigned and assured unto the Transferees therein and the Transferees therein purchased and acquired from the Transferors therein TDR to the extent of 780 sq. mtrs. equivalent to 8396 sq. ft. more particularly described in the Third Schedule thereunder written out of 9080 sq. mtrs. issued by the Corporation under DRC bearing No. Reservation 153, Folio No.TDR/6/Park Res.3/68/2008/TDR/SECTOR VI dated 18/12/2012 (hereinafter referred to as 'the said TDR') together with the rights and obligations upon the Transferees therein to use the said TDR as per the provisions of the D.C. Regulations 1994 and upon the consideration and upon the terms and conditions contained therein. The said TDR Agreement is registered with the Sub Registrar of Assurances at Thane under Sr.No.5192/13 of 25/06/2013.

v) The Developers submitted revised plans in respect of the said property to the Corporation for its approval and the same has been sanctioned by the Corporation vide amended Sanction-cum-Commencement Certificate bearing V.P. No. S06 / 0035 / 09 / TMC / TDD / 0987/13 dated 30/10/2013 in respect of Building No.A comprising of Stilt + 7th Upper Floor & Building No.B comprising of 4th to 7th Upper Floors. A copy whereof is hereto annexed and marked as Annexure 'D1'. The Developers have utilised and consumed the FSI of the said DRC No.153(RES.) while obtaining the aforesaid approval.

x) The Developers have represented to the Purchaser that:

i) The Developers intend to purchase/bring additional TDR in the Form of FSI to be consumed and utilized on the said property so as to construct Building No.C also comprising of Stilt plus Seven upper floors in accordance with the plans that shall be sanctioned by the Corporation from time to time.

ii) A copy of the layout of the entire said property intended to be developed by the Developers is annexed hereto and marked as Annexure "E".

plus Three upper floors and Building No.C comprising of Stilt plus Two (Part) upper floors as well as elevated garden and podium parking upon the said property.

v) By a Deed of Sale/Transfer of Transferable Development Rights dated 25/06/2013 (hereinafter referred to as 'the said TDR Agreement') made and executed between M/s. Gaurav Land Corporation therein referred to as the Transferors of the one part and the Developers therein referred to as the Transferees of the other part, the Transferors therein granted, sold, transferred, conveyed, assigned and assured unto the Transferees therein and the Transferees therein purchased and acquired from the Transferors therein TDR to the extent of 780 sq. mtrs. equivalent to 8396 sq. ft. more particularly described in the Third Schedule thereunder written out of 9080 sq. mtrs. issued by the Corporation under DRC bearing No. Reservation 153, Folio No.TDR/6/Park Res.3/68/2008/TDR/SECTOR VI dated 18/12/2012 (hereinafter referred to as 'the said TDR') together with the rights and obligations upon the Transferees therein to use the said TDR as per the provisions of the D.C. Regulations 1994 and upon the consideration and upon the terms and conditions contained therein. The said TDR Agreement is registered with the Sub Registrar of Assurances at Thane under Sr.No.5192/13 of 25/06/2013.

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ii) A copy of the layout of the entire said property intended to be developed by the Developers is annexed hereto and marked as Annexure "E".

३. अशा परवानगी देणाऱ्या प्राधिकार्याकडून अशा भूखंडाची किंवा त्याचे जे फोणतेही उपभूखंड करण्या बाबत मंजूरी निकाती असेल त्या उपभूखंडाची धाणणी पोट विभागणी करता कामा नये.

४. अनुशासनाधी व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान ठोडल अशा रीतीने अशा जमीनीत रस्तो, गटारे, यरीरे बांधून आणि (ब) भूमापन विभाग कडून अशा भूखंडाची मोजणी व त्याचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासुन एक वर्षाच्या आत मंजूर आराखड्या प्रमाणेच फाटकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुशासनाधी व्यक्तीस असा भूखंड विकायाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लायायची असेल तर अशा अनुशासनाधी व्यक्तीने तो भूखंड या आदेशात आणि सनदीमधे नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्कादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या सोबत जोडलेल्या स्याळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केलेल्या प्रमाणे इतरथा जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यात आलेली आहे. सदर भूखंडातील नकाशात दर्शिलेल्या प्रमाणेच उभारित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

दअ) प्रस्तावित बांधकाम हे नकाशात दर्शिलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.

७. प्रस्तावित इमारत किंवा फोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुशासनाधी व्यक्तीने (अटीचे) ठाणे महानगरपालिका यांची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी निळविणे हे अशा व्यक्तीवर बांधनकारक असेल.

८. अनुशासनाधी व्यक्तीने सोबत जोडलेल्या नकाशात दर्शिलेल्याप्रमाणे सीमांतिक मोकळे अंतर (ओपन स्पेस) सोडले पाहिजे. ठाणे महानगरपालिकेच्या पत्रातील सर्व अटी व शर्ती अनुशासनाधी व्यक्तीने पाळिल्या.

९. या आदेशाच्या दिनांका पासुन एक वर्षाच्या काळावधीत अनुशासनाधी व्यक्तीने अशा जमीनीच्या विनाशकारी प्रयोजनाधी बांधकाम करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा काळावधी वाढविण्यात आला असून तर तो गोठ अलाहिदा. अनुशासनाधी व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यात यावी अल्ल्याचे समजण्यांत येईल.

१०. अनुशासनाधी व्यक्तीने अशा जमीनीचे विनाश शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासुन सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाठ्या मार्फत ठाणे महसूलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसूल (जमीनीच्या वापरातील बदल व विनाशशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुशासनाधी पात्र ठरेल.

११. सदरहू आदेशाच्या दिनांकापासुन सदर अनुशासनाधीने त्या जमिनीच्या संबंधात दर चौ.मी. मागे ०-१९-८ रुपये दराने विनाश शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रमाणात अथवा त्यानंतर अंमलात येणारे विनाशेती दराने विनाशेती आकार देणे बांधनकारक राहिल. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निराळ्या दराने विनाश शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही. ६

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दस्ता	१० / २०१४
५५	१६५

25/11/15

hoardings and car parking spaces not allotted and the disposal thereof even after the full development of the said property. The Developers shall be liable to pay only the Municipal rates, taxes at actual in respect of the unsold premises, hoarding spaces and/or car parking spaces, terraces and the premises purchasers shall not demand any additional cost, charges and taxes from the Developers. At the discretion of the Developers, the Society which shall be formed shall admit the purchaser of the unsold premises from the Developers as members of such premises without charging any premium or any other extra payment. In such cases, the Society shall also not be entitled to charge any transfer premium upon execution of sale agreement by the Developers with such purchaser in respect of such unsold premises. In case, the Conveyance/Lease is executed in favour of the Co-operative Society before the disposal by the Developers of all the said premises then in such a case, the Developers shall join the Society as members holding such unsold premises and as and when such premises are sold to the persons of the choice and at the discretion of the Developers, the Co-operative Society shall admit as members, the Purchasers of such premises without charging any premium or any other extra payment and notwithstanding any dispute that may be existing between Developers and such Society. In the event such Co-operative Society refuses to admit the nominees of the Developers as Members of the said Society then in such event the Developers shall adopt legal proceedings with the Registrar of Co-operative Society and claim for cost from the Society by adopting legal proceedings in respect thereof. Pending such litigation the Developers and their nominees shall stop the payment of monthly outgoings payable to the Society in respect of the said premises.

(E) In the event of the Society formed and registered before the sale and disposal by the Developers of all the premises in the said Building as also before the completion of the construction of additional structures and/or sale and disposal of premises in the said Building on the said property, the powers and authority of the society or association formed of the purchaser's in the said Building and the Purchaser of other premises shall be subject to the powers of Developers in all the matters concerning as also of the additional structures and all amenities pertaining to the same. In particular, the Developers shall have absolute authority and control as regards any unsold premises and the sale thereof.

(F) The car parking space allotted herein is meant only for the purpose of the car parking and the same shall be subject to the final confirmation by the Society, Company, etc. which shall be ultimately formed of the premises purchasers.

दस्तावेज क्र. १५/२०१४

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M. M. M. S.

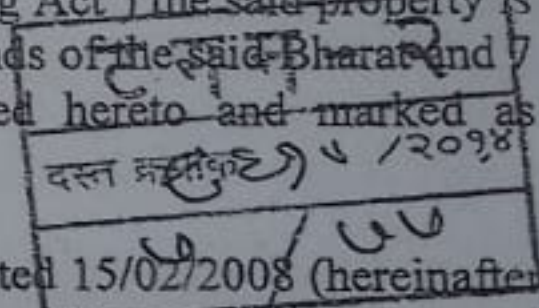
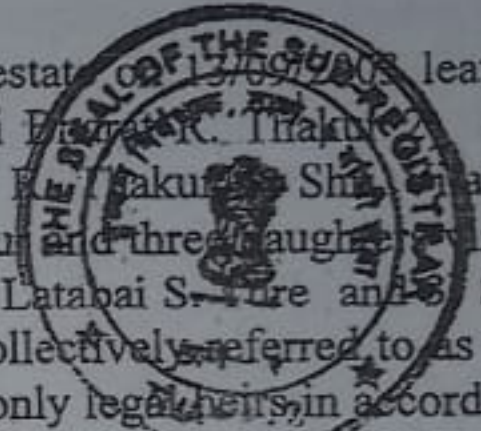
'the said Wavekars') therein referred to as the Developers of the one part and the said Rajaram and 8 others therein referred to as the Owners of the Other Part, the Owners therein agreed to entrust and grant development rights in respect of the said property to and in favour of the Developers therein at or for the consideration and upon the terms and conditions therein contained. The said Agreement is duly registered with the office of the Sub-Registrar of Assurances, Thane under Sr. No.1424/2003;

d) Pursuant to the said Agreement, the said Rajaram and 8 others executed Power of Attorney dtd. 04/03/2003 inter-alia appointed and constituted the said Wavekars as their constituted attorneys (hereinafter referred to as "the said POA") in order to enable them to do all acts, deeds, matters and things in respect of the said property as contained therein. The said POA is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No. 83/2003;

e) The said Rajaram died intestate on 13/09/2005 leaving behind him five sons viz. 1) Shri Bharat R. Thakur 2) Shri Kantilal R. Thakur 3) Shri Vijay R. Thakur 4) Shri Mahas R. Thakur 5) Shri Ramakant R. Thakur and three daughters viz. 1) Smt. Gulabbai G. Shinge, 2) Smt. Latabai S. Shinge and 3) Smt. Parvatibai S. Bhoir (hereinafter collectively referred to as "the said Bharat and 7 others") as his only legal heirs, in accordance with the provisions of the Hindu Succession Act, 1956 by which he was governed at the time of his death.

f) By ULC Order bearing No.ULC/TA/Te.No.7/Owale/SR-233 dated 18/03/2006 passed by the Addl. Collector & Competent Authority, Thane Urban Agglomeration under Sec. 8(4) of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as 'the Ceiling Act') the said property is declared as retainable land in the hands of the said Bharat and 7 others. A copy whereof is annexed hereto and marked as 'Annexure B';

g) By a Deed of Conveyance dated 15/02/2008 (hereinafter referred to as "the said First Deed") made and executed between the said Wavekars therein referred to as the Purchasers of one part and the said Bharat and 7 others therein referred to as the Vendors of the other Part, the Vendors therein sold, transferred and conveyed all their respective right, title, interest and claim whatsoever in respect of the said property to and in favour of the Purchasers therein at or for the consideration and upon the terms and conditions therein contained. The said First Deed is registered with the office of the Sub-Registrar of Assurances, Thane under Sr. No.1020/2008 on 18/02/2008;



Handwritten signatures and initials at the bottom of the page.

h) By virtue of the said First Deed, the said Wavekars became the joint owners of the said property and their names were mutated in the records of rights relating thereto;

i) By a Deed of Conveyance dated 26/05/2008 (hereinafter referred to as 'the said Second Deed') made and executed between the said Wavekars therein referred to as the Vendors of the one part and 1) Shri Nandkishor Shivnarayan Rathi as the Karta of Nandkishor Shivnarayan Rathi (HUF) and 2) Smt. Jyoti Nandkishor Rathi (hereinafter collectively referred to as "the said Rathi") therein referred to as the Purchasers of the Other Part, the Vendors therein sold, transferred and conveyed all their respective right, title, interest and claim whatsoever in respect of the said property to and in favour of the Purchasers therein at or for consideration and upon the terms and conditions therein contained. The said Second Deed is registered with the office of the Sub-Registrar of Assurances at Thane under Sr. No. 3116/2008 on 26/05/2008;

j) By virtue of the said Second Deed, the said Rathi became the joint owners of the said property and their names were mutated in the records of rights relating thereto;

k) The said Rathi through their Architects inter alia submitted building plans to the Municipal Corporation of City of Thane for its approval in respect of the said property which were duly sanctioned by the Thane Municipal Corporation (hereinafter referred to as "the said Corporation") Vide V.P.No.506/0035/09 TMC/DD/0051/09 dated 13/05/2009.

l) The Collector, Thane vide its order dated 13/05/2010 bearing No.Revenue/K-1/Te-1/NAP/SR-22/2010 granted Non Agricultural Permission in respect of the said property to the said Rathi upon the terms and conditions therein contained (hereinafter referred to as 'the said N.A. Order'). A copy whereof is annexed hereto and marked as Annexure 'C';

m) By a Deed of Conveyance dated 25/06/2010 (hereinafter referred to as "the said Third Deed") made and executed between the said Rathi therein referred to as the Vendors of the One Part and Kemna Exports Pvt. Ltd., a Company incorporated under the provisions of the Companies Act, 1956 (hereinafter referred to as 'the said Kemna') therein referred to as the Purchasers of the Other Part, the Vendors therein sold, transferred and conveyed all their collective as well as respective right, title, interest and claim whatsoever in respect of the said property to and in favour of the Purchasers therein at or for the consideration and upon the terms and conditions therein contained. The said Third Deed is registered with the office of the Sub-Registrar of Assurances at Thane under Sr. No.7050 on 29/06/2010.

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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 DEVELOPERS M/s. BHAKTI CORPORATION

through their partners

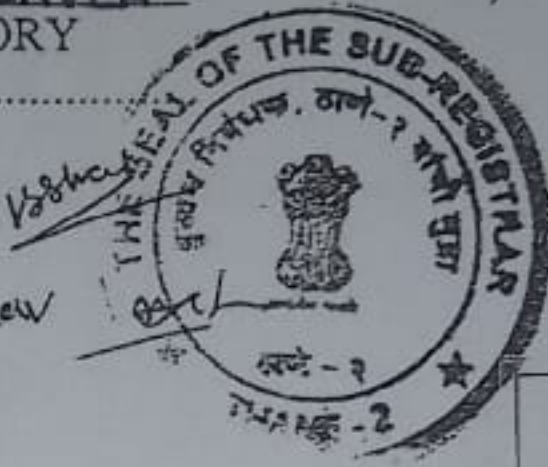
1) SHRI PRAKASH T. SAVLA

AUTHORISED SIGNATORY

in the presence of

1. VARUN SHAH

2. Mahendra Jadhav



P/Pr



SIGNED, SEALED AND DELIVERED by the within named Purchaser

1) MRS. ANITA NITIN MUSAGE

PAN: BTAPS3054A

2) MR NITIN GULABRAO MUSAGE

PAN: AQIPM3376M

in the presence of

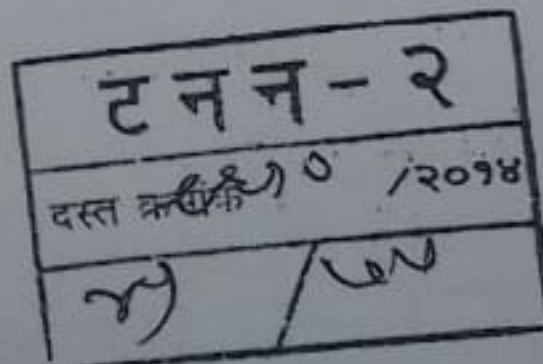
1. VARUN SHAH

2. Mahendra Jadhav

Musage



N. Musage



n) By virtue of the said Third Deed, the said Kemna became the owners of the said property and their names were mutated in the records of rights relating thereto;

o) By a Deed of Conveyance dated 25/07/2012 (hereinafter referred to as 'the said Fourth Deed') made and executed between the said Kemna therein referred to as the Vendor of the One Part and the Developers herein therein referred to as the Purchasers of the Other Part, the Vendor therein sold, transferred and conveyed all its right, title, interest and claim whatsoever in respect of the said property to and in favour of the Purchasers therein at or for the consideration and upon the terms and conditions therein contained. The said Fourth Deed is registered with the office of the Sub-Registrar of Assurances at Thane under Sr. No.7508 on 06/08/2012;

p) By virtue of the said Fourth Deed, the Developers are absolutely seized and possessed of and/or otherwise sufficiently entitled to the said Property and their names have been mutated in the records of rights relating thereto;

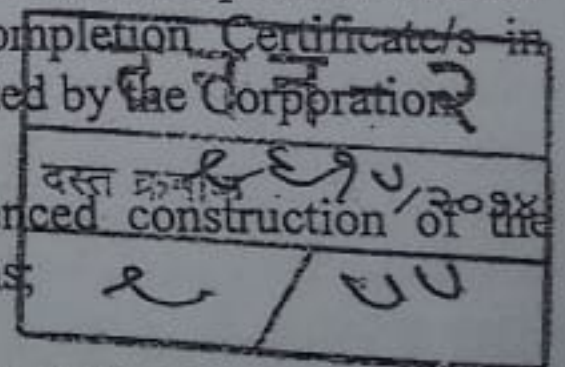
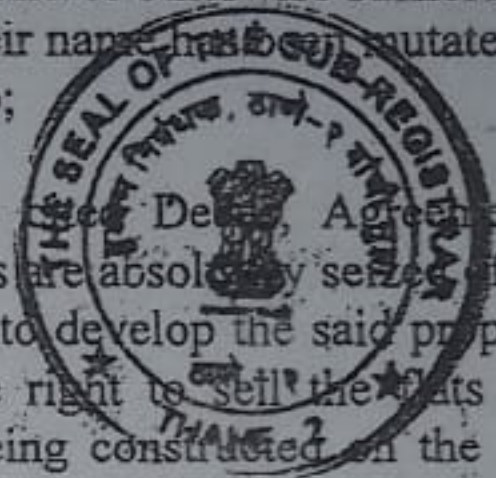
q) In pursuance of the above Deed, Agreements, Power of Attorneys, the Developers are absolutely seized of the said property and are also entitled to develop the said property and have also sole and exclusive right to sell the flats and premises in the buildings to be/being constructed on the said property and to enter into agreement/s with the purchaser and to receive the sale price in respect thereof;

r) The Developers through their Architects have inter alia submitted amended building plans to the said Corporation for its approval in respect of the said property which have been duly sanctioned and Commencement Certificate has also been granted by the said Corporation vide amended V.P.No.S06/0035/09 TMC/ TDD /0694/12 dated 20/10/2012. A copy whereof is annexed hereto and marked as Annexure 'D';

s) While sanctioning the plans the Corporation has laid down certain terms, conditions and restrictions which are to be observed and performed by the Developers while developing the said property and upon due observance and performance of which only the Occupation and Completion Certificate/s in respect of the Buildings shall be granted by the Corporation;

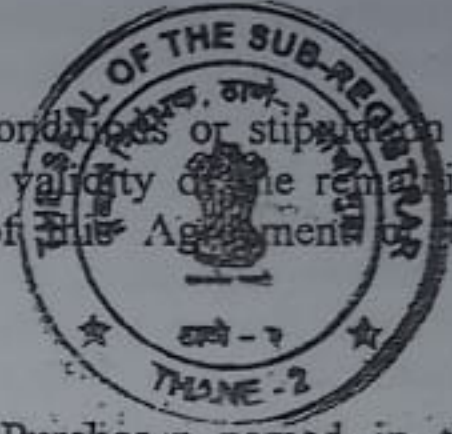
t) The Developers have commenced construction of the Buildings in accordance with the plans;

u) As per the sanctioned plans, the Developers are entitled to construct 3 buildings, viz. Building No.A comprising of Stilt plus Seven upper floors and Building No.B comprising of Stilt



65. This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Developers, any agent, employee or representative of the Developers or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations; provided to the Purchaser or made available for the Purchaser's viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous agreements concerning the said flat between the parties hereto.

66. The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.



67. If there is more than one Purchaser named in this Agreement, all obligations hereunder of such Purchaser/s shall be joint and several.

68. The Purchaser hereby agrees and confirms that any liability, tax, duties or impositions including service tax, works contract tax, VAT, L.B.T., etc. related to the construction on the said property and/or any activity whatsoever related to the said flat shall be due and payable by the Purchaser on a pro rata basis. The Developers shall have the right and be entitled to recover such amounts proportionately or otherwise if required by the law from the Purchaser and the Developers' decision in respect of the same shall be final and binding to the Purchaser.

दस्तावेज क्रम (15) 5 / 2018

69. All disputes or differences whatsoever which shall at any time hereafter (whether during the continuance of this Agreement or upon or after its discharge or determination) arise between the parties hereto or the respective heirs, legal representatives, successors-in-title, transferred and assign (as the case may be touching or concerning this Agreement or its construction or effect or as to the rights, duties, obligations, responsibilities or liabilities of the parties hereto or any of them under or by virtue of this Agreement or otherwise or as to any other matter in any way connected with or arising out of or in relation to the subject matter of this Agreement, shall be referred to arbitration in accordance with the subject to the

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8(4) of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as 'the Ceiling Act') the said property is declared as retainable land in the hands of said Shri Bharat and 7 others;

7) pursuant to the said Agreement, the said Shri Bharat and 7 others executed a Deed of Conveyance dated 15/02/2008 (hereinafter referred to as "the said First Deed") in favour of 1) Shri Anil Madhukar Wavekar and 2) Shri Avinash Anil Wavekar whereunder the said Bharat in respect of the said property at or for the consideration and upon the terms and conditions therein contained. The said First Deed is registered with the office of the Sub-Registrar of Assurances at Thane under Sr. No. 1020/2008 on 18/02/2008;

8) by virtue of the said First Deed, the said Shri Anil Madhukar Wavekar and Shri Avinash Anil Wavekar became joint owners of the said property and their names were mutated in the records of rights relating thereto vide M.E. No.241;

9) by a Deed of Conveyance dated 26/05/2008 (hereinafter referred to as 'the said Second Deed') made and executed between 1) Shri Anil Madhukar Wavekar and 2) Shri Avinash Anil Wavekar therein referred to as the Vendors of the one part and 1) Shri Nandkishor Shivnarayan Rathi, as the Karta of Nandkishor Shivnarayan Rathi (HUF) and 2) Smt. Jyoti Nandkishor Rathi (hereinafter collectively referred to as "the said Rathi") therein referred to as the Purchasers of the Other Part, the Vendors therein sold, transferred and conveyed all their respective right, title, interest and claim whatsoever in respect of the said property to and in favour of the Purchasers therein at or for consideration and upon the terms and conditions therein contained. The said Second Deed is registered with the office of the Sub-Registrar of Assurances at Thane under Sr. No.3116/2008 on 26/05/2008;

10) by virtue of the said Second Deed, the said Rathi became the owners of the said property and their names were mutated in the records of rights relating thereto vide M.E. No.284;

11) The said Rathi through their Architects inter alia submitted the plans to the Municipal Corporation of City of Thane for its approval in respect of the said property which were duly sanctioned by the Municipal Corporation of the city of Thane and referred to as "the said Corporation") vide V.P.No.S06/0035/09 TMC/TE dated 13/01/09.

12) The Collector, Thane vide its order dated 13/05/2010 bearing No. Revenue/K-1/Te-1/NAP/SR-22/2010 granted Non Agricultural Permission in respect of the said property to the said Rathi upon the terms and conditions therein contained.

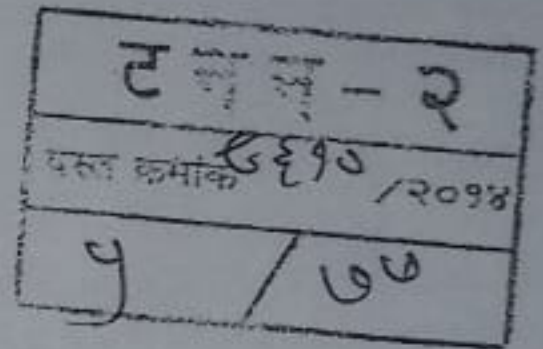


13) by a Deed of Conveyance dated 25/06/2010 (hereinafter referred to as 'the said Third Deed') made and executed between the said Rathi therein referred to as the Vendors of the One Part and Kemna Exports Pvt. Ltd., a Company incorporated under the provisions of the Companies Act, 1956 (hereinafter referred to as 'the said Kemna') therein referred to as the Purchasers of the Other Part, the Vendors therein sold, transferred and conveyed all their collective as well as respective right, title, interest and claim whatsoever in respect of the said property to and in favour of the Purchasers therein at or for the consideration and upon the terms and conditions therein contained. The said Third Deed is registered with the office of the Sub-Registrar of Assurances at Thane under Sr. No.7050 on 29/06/2010.

14) by virtue of the said Third Deed, the said Kemna became the owners of the said property and their names were mutated in the records of rights relating thereto vide M.E. No.379;

15) the said Kemna vide resolution dated 2nd April 2012, passed in the meeting of its Board of Directors decided to sell and convey the said property to you and vide the said resolution, Mr. Ram K. Makhecha was authorized to sign all the papers, documents, agreements related to the said property;

16) by a Deed of Conveyance dated 25/07/2012 (hereinafter referred to as 'the said Fourth Deed') made and executed between the said Kemna therein referred to as the Vendor of the One Part and yourselves therein referred to as the Purchasers of the Other Part, the Vendor therein sold, transferred and conveyed all its right, title, interest and claim whatsoever in respect of the said property to and in favour of the Purchasers therein at or for the consideration and



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at THANE this 25th day of NOVEMBER, 2014 BETWEEN M/s. BHAKTI CORPORATION, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 and having their office at 4, Chittatosh Apartment, V.S. Marg, Thane (W), 400 601, hereinafter referred to as "the DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm, M/s. Bhakti Corporation, the survivor or survivors of them and the respective heirs, executors and administrators of such last survivor) of the **One Part;**

AND

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M. N. N. N.

ANNEXURE - D

Certificate No. 001212



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

BLDG. NO. A - ST. + 7TH FL., BLDG. NO. B - ST. + 3RD FL. & BLDG. NO. C. ST. + 2ND (PART) FL.

V. P. NO. SOS/03/3109 TMC / TDD 06/2012 Date: 20/01/12
To, Shri/Smt. M/s. Scarping(Saifude) (Applicant)

Gupte cottage, Panchpakhadi, Thane (w)
Shri M/S. Bhakti Corporation (Owners)
Mr. P. T. Sawla & N. V. Patil (Developers)

With reference to your application No. 472 for development permission / grant of commencement certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 for carrying out development work and or to erect building No. As above in Village Chandrapur Taluka Thane District Thane situated at Road/Street G.B. Road S.No. / C.S. S.No. / F.P.



- 1) The land is located in consequence of the enforcement of the Part of the present street
- 2) No New building or part thereof shall be allowed to be occupied or permitted to be occupied in the area of the street
- 3) The development is permitted in accordance with the provisions of the valid form permit of one year Commencement certificate issued to you
- 4) This permit is valid for a period of one year from the date of issue of this permit in you
- 5) जोता व वापस घेण्याबाबतची नोंद घ्यावी. १८९२ आणि ४३६२ मधील मुकदमा नुसार आवश्यक तसे नोंद घ्यावी आवश्यक.

- 6) जोत्यापूर्वी कुंपण भिंतीचे बांधकाम करणे आवश्यक.
- 7) भूखंडाच्या मालकी बाबत व हद्दीबाबत वार निर्माण झाल्यास त्यास सर्वस्वी विकसक./ जमीन मालक जबाबदार राहतील. ठणे महानगर पालिका जबाबदार सहकार नाही.
- 8) वापर परवान्यापर्यंत माहिती फलक ठेवणे आवश्यक.

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

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Order No. _____
Office Stamp _____
Date _____
Signed _____

Municipal Corporation of
Thane
(P.T.C)

२०. अनु.प्राप्ती यांनी विंगरशेतकी आकारणीच्या पाचपट रक्कम रुपये १,९७१/- (अक्षरी रु.एक हजार नऊशे एकाहत्तर मात्र) रुपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून इयत्दील चलन क्र.२६०/१० (पारतीय स्टेट बँक शाखा ठाणे चलन क्र.७६६/१०) दि. १३/०५/१० अन्यये सरकार जमा केली आहे.

२१. अनु.प्राप्ती यांनी ठाणे महानगरपालिका यांचेकडील भंजूर नकाशावरदुकुमच बांधकाम केले पाहिजे.

२२. अनु.प्राप्ती यांनी ठाणे महानगरपालिका यांचे कडिल बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम क्षेत्र्यास अगर बांधकामा मध्ये बदल करून जादा चटर्क्षेत्र निर्देशांक यापरल्यास अनु.प्राप्ती हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्यये फौजदारी स्वरुपाचा गुन्हा घाबल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

२३. या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनु.प्राप्ती यांचेवर राहिल. आणि पिण्याच्या पाण्याची सोय झाली आहे किवा कसे या बाबत खात्री झाल्याशिवाय ठाणे महानगरपालिकेने संबंधित विकासकास इमारत बांधण्यास परवाना देऊ नये.

२४. जागेच्या भुसंपादनाबाबत भविष्यात काही प्रश्न निर्माण झाल्यास संपादन क्षेत्र सीडुन देणे हे अनु.प्राप्तीवर बांधकामक राहिल.

२५. अर्जदार यांनी जोत्याच्या बांधकामासाठी माती उत्खननाच्या अनु.प्राप्तने स्वामित्वपनाची रक्कम रु.५३,६२५/- (अक्षरी रु.एककाचन्न हजार सहाशे पंचवीस रुपये मात्र) इकडील कार्यालयाचे चलन क्र. ५४/२०१० (पारतीय स्टेट बँक शाखा ठाणे चलन क्र.७७४/२०१०) दि.३३/०५/२०१० अन्यये सरकार जमा केली आहे.

२६. अर्जदार यांनी जागेच्या मालकी हक्काबाबत जागेवर येणेजाणेसाठी रस्ता असलेबाबत, रादर जागेबाबत कोणत्याही न्यायालयांत दावा प्रलंबित नसलेबाबत इत्यादी बाबत प्रतिज्ञालेख दि.३८/०२/२०१०रोजी दिलेला आहे. सदर प्रतिज्ञालेखातील सर्व अटी व शर्ती अनु.प्राप्तीवर बांधकामक इकडील सध्या प्रतिज्ञापत्रातील अटी व शर्ती शिक्की गुक्काही अटीचे उल्लंघन झालेस दिलेली परवानगी रद्द केली जाई.

२७. अर्जदार यांनी जागेच्या मालकी हक्काबाबत जागेवर येणेजाणेसाठी रस्ता असलेबाबत, रादर जागेबाबत कोणत्याही न्यायालयांत दावा प्रलंबित नसलेबाबत इत्यादी बाबत प्रतिज्ञालेख दि.३८/०२/२०१०रोजी दिलेला आहे. सदर प्रतिज्ञालेखातील सर्व अटी व शर्ती अनु.प्राप्तीवर बांधकामक इकडील सध्या प्रतिज्ञापत्रातील अटी व शर्ती शिक्की गुक्काही अटीचे उल्लंघन झालेस दिलेली परवानगी रद्द केली जाई.

२८. अर्जदाराने अर्जदार केली जाणाऱ्या विभागात समाविष्ट असल्यास खारलॅन्ड विभागाची विकास दिनगती परवानगी अर्जासोबतच समाविष्ट येईल.

२९. ठाणे महानगरपालिकेने बांधकाम परवानगी दिली असून त्यानुसार सदरच्या आराखड्यांना मंजुरी देणेत आली आहे. तथापि अतिम मंजुरी आराखड्यात वापरात बदल झाल्यास त्यानुसार सुधारित आदेश पारित करून घेणे अनु.प्राप्ती / अर्जदार / विकासक यांचेवर बांधकामक राहिल.

सही/-

(ए. एल. ज-हाड)
अधिकारी ठाणे

प्रति,
श्री.नंदकिशोर एस रांठी व ज्योती नंदकिशोर रांठी
टा.१०१अ, रुनवाल टॉवर्स, ए.बी.एस. मार्ग मुंबई मुंबई ०८०

निगमित केले

एन न - २
दस्ता नं. ६९१० / २०१४
५६ / ७७

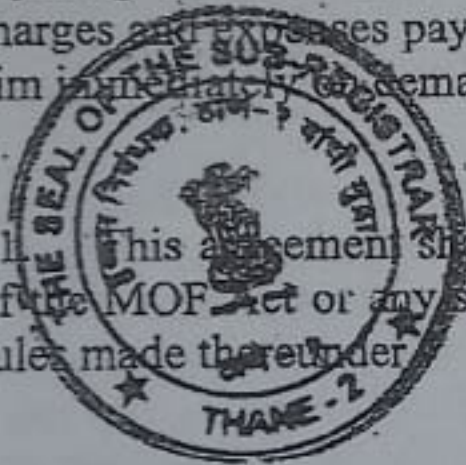


अधिकारी ठाणे करिता १३१५११०

provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The reference shall be made to only one arbitrator nominated by the Developers. The award of the arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be held in Thane only.

70. 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 Developers as well as the entire professional costs of the attorneys-at-law of the Developers 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 Developers shall not contribute anything towards such expenses. The share of such costs, charges and expenses payable by the Purchaser shall be paid by him immediately on demand.

71. This agreement shall always be subject to the provisions of the MOP Act or any similar Act enacted hereinafter and the rules made thereunder.



THE SCHEDULE HEREINABOVE REFERRED TO

ALL THOSE pieces and parcels of land bearing Old Survey No.47 Hissa No.2 and New Survey No. 53 Hissa No.2 admeasuring 780.00 sq. mtrs. and Old Survey No.47 Hissa No.3 and New Survey No. 53 Hissa No.3 admeasuring 1210.00 sq. mtrs or thereabout totally adm. 1990.00 sq.mtrs situate, lying and being at Village Mogharpada, Tal. & Dist. Thane within the limits of Thane Municipal Corporation.

सं. नं-२	
दस्तावेज क्र. २५९६	१२०९४
म.	५५

[Handwritten signature]

[Handwritten signature]

- १) वृक्ष, पाणी व डेनेज विभागाचे नाहरकत प्रमाणपत्रे वापर परवान्यापूर्वी दाखल करणे आवश्यक.
- १०) वापर परवान्यापूर्वी खोला वॉटर हिटींग सिस्टीमची तरतुद करणे आवश्यक.
- ११) ज़ा.म.पा. बांधकामासाठी पाणी पुरवठा करणाऱ नाही.
- १२) रैन वॉटर हॉव्हेस्टिंगची तरतुद वापर परवान्यापूर्वी करणे आवश्यक.
- १३) वापर परवान्यापूर्वी उद्दवाहक यंत्राबाबतचा परवाना व अनुषंगी प्रमाणपत्र सादर करणे आवश्यक.
- १४) वेळोवेळी योग्य त्या शुल्कांचा भरणा करणे आवश्यक राहिल.
- १५) वापर परवान्यापूर्वी कॅपिटेशन फी चा भरणा करणे आवश्यक राहिल.



Yours faithfully

[Signature]
 Executive Engineer
 Municipal Corporation of
 Thane

शावधान

मंजूर नकश्यानुसार वांछकाम न करणे तसेच विकृत नियंत्रण नियमावलीनुसार आवश्यक त्या परवान्या, Office या काम वापरकरणा, मटेरिअल प्रादेशिक Office रचना अधिनियमाचे कल्पन पर अनुसार दुरुस्त नुहा आहे. नासली आलेली जाले ३ वर्षे कॅद व रु ५०००/- मुदत हाक शकता.



Copy to:

- 1) Collector to Thane
- 2) Dy. Mun. Commissioner, Zone _____ TMC
- 3) E.E. (Water works), TMC
- 4) Assessor, Tax Dept. TMC

दस्ता क्रमांक	६१०/२०१४
	MR / १०७

१२. सदर जागेची अती तातडीची मोजणी करून रकम रु. १५,०००/- (अक्षरी रकम रुपये पंधरा हजार मात्र) चलन क्र.२०७/२०१० (भारतीय स्टेट बँक शाखा ठाणे चलन क्र.७७८/२०१०) दिनांक १३/०५/२०१० अन्वये शासन जमा केली आहे.

१३. भूनापन विभागाकडून जमीनीची मोजणी करण्यात आल्यानंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच विंगरशेतकी आकारणी घात बदल करण्यात येईल.

१४. सदर जमीनीच्या विंगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून तीन वर्षांच्या कालावधीत अनुजाधीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेशा रद्द समजण्यात येईल. व अनुजाधाही घांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५. पुर्धीच मंजूर केलेल्या नकाराबाधरहकुम अगोदरच बांधलेल्या इमारतीत अनुजाधाहीने कोणतीही भर घालता कामा नये किंवा ती नव्या कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा मरीचे किंवा फेरबदलाचे नकारो मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुजाधाही व्यक्तीने अनुजाध्याच्या परिसरात असू शकणारे व वाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा विभाग उघडून घ्यावयाच्या केली पाहिजे.

१७. जमीनीच्या विंगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिना काळाने अनुजाधाही व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल) विंगरशेतकी आकारणी नियम १९६९ यातील अनुसूची घात्र मध्ये दिलेल्या नमुन्यात एक सनद करून घ्याव्याची आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीवरील कोणत्याही शर्तीचे अनुजाधाही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुजाधाही ज्या कोणत्याही शास्त्रीस पात्र ठरेल त्या शास्त्रीस बांधा न येऊ देता टाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा व्हड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा मूखंड अर्जादाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर विनिर्दिष्ट मुदतीच्या आत अशा रीतीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी टाण्याच्या जिल्हाधिका-याने निर्देश देणे शिधी संमत असेल. तसेच टाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रत्यर्थ आलेला खर्च अनुजाधाही व्यक्तीकडून जमीन महसूलाची धकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवडिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतीही उपबंध प्रकरणाच्या अन्वये संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल. ५

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दस्त क्र. ६९१० / २०१४

५५ / २२

11:03 AM

पावती

Original/Duplicate

Wednesday, November

26, 2014

11:03 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14258 दिनांक: 26/11/2014

गावाचे नाव: मोघरपाडा

दस्तऐवजाचा अनुक्रमांक: टनन2-9610-2014

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अनिता नितीन मुसगे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1540.00

पृष्ठांची संख्या: 77

एकूण:

रु. 31540.00

आपणास मूळ दस्त, खंवेनेल प्रिंट, सूची-२ व सीडी अंदाजे 11:16 AM ह्या वेळेत मिळेल. (2)

Joint Sub Registrar Thane 2

सय्यम निव्वेक, ठाणे क्र. २

बाजार मुल्य: रु. 2197650/-

मोबदला: रु. 2999200/-

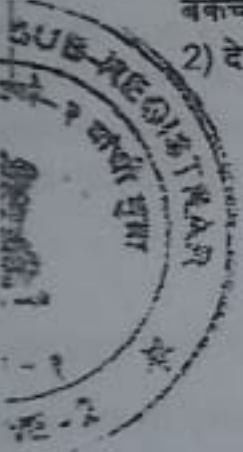
भरलेले मुद्रांक शुल्क: रु. 180000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

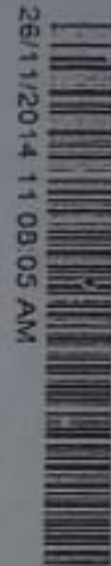
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004085973201415S दिनांक: 26/11/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1540/-



सय्यम
मूळ दस्त मिळाला



26/11/2014 11:09:05 AM

दस्त गोवारा भाग-2

 डान 2 २६/११/१४
 दस्त क्रमांक: 9610/2014

 डान क्रमांक : डान 2/9610/2014
 दस्ताचा प्रकार :- पारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	झापाचित्र	अंगठ्याचा ठसा
1	नाम: मे भक्ती कॉपरेशन वर्क प्रागीवार प्रकाश टी सावला पत्ता: प्लॉट नं. ऑफिस नं 4, माळा नं. लंकाजला, इमारतीचे नाव: विसर्तोष अपार्टमेंट, ब्लॉक नं: बीर मावरकर मार्ग, रोड नं. ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर: AALFB6893K	लिहून देणार वय :- 60 स्वावरी:- पिडो		
2	नाम: अनिता नितीन मुसणे पत्ता: प्लॉट नं: 172, माळा नं: -, इमारतीचे नाव: एकता संघ चाळ, ब्लॉक नं: डबले नगर, रोड नं: लोकमान्य नगर पाडा नं 3 ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर: BJAAPS3054A	लिहून देणार वय :- 31 स्वावरी:- K. Musone		
3	नाम: नितीन गुलाबराव मुसणे पत्ता: प्लॉट नं: 172, माळा नं: -, इमारतीचे नाव: एकता संघ चाळ, ब्लॉक नं: डबले नगर, रोड नं: लोकमान्य नगर पाडा नं 3 ठाणे, .. पॅन नंबर:	लिहून देणार वय :- 32 स्वावरी:- K. Musone		

वरील दस्तऐवज करन देणार तथाकथीत करारनामा चा दस्त ऐवज करन दिल्याचे कबुल करावा.
 शिका क्र.3 ची वेळ: 26 / 11 / 2014 10 : 59 : 42 AM

ओळख:-

खालील दस्तम असे निवेदीत करतात की ते दस्तऐवज करन देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- अनु क्र.
- पक्षकाराचे नाव व पत्ता
- 1 नाम: दिलीप की पालकर
वय: 40
पत्ता: जांभळी नाका ठाणे
पिन कोड: 400601
- 2 नाम: अनिल बाळवणकर -
वय: 30
पत्ता: जांभळी नाका ठाणे
पिन कोड: 400601

झापाचित्रे

अंगठ्याचा ठसा



स्वावरी

शिका क्र.4 ची वेळ: 26 / 11 / 2014 11 : 00 : 27 AM

शिका क्र.5 ची वेळ: 26 / 11 / 2014 11 : 00 : 38 AM नोंदणी पुस्तक 1 मध्ये

iSarita v1.3.0

सहकार शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार प्रवृत्ती

SECURED BANK & TREASURY RECEIPT (e-SBTR)

14052219543589

Bank/Branch: IBKL - 6910506/THANE - JAMBHALI NAKA
Pmt Txn id : 52583721 Stationery No: 14052219543589
Pmt Dt/Time : 25-NOV-2014@16:37:22 Print Dt/Time : 25-Nov-2014@18:20:08
ChallnIdNo: 69103332014112551482 GRAS GRN : MH0040859732014155
District : 1201-THANE Office Name : IGR114-THN2_THANE 2 JOI

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 1,80,000/- (Rs One, Eight Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Proprvblty: Immovable Consideration: R 29,99,200/-
Prop Descr : FLT NO 304, FLR 3, BLDG NO A, BHAKTI PEARL G B ROAD, MOGHARPADA, THANE, Maharashtra, 400607

Duty Payer: PAN-BJAPS3054A, MRS ANITA NITIN MUSAGE
Other Party: PAN-AALFB6893K, MS BHAKTI CORPORATION



Bank official Name & Signature

Ankur
गीता नायर/GEETA NAIR
ए.बी.एच./ABH SOL-495
EIN No. : 104279

पूजा एच. सोमनाथ/PUJA H. SOMNATH
सहायक प्रबंधक, ASOM
Emp Code 679593/SOL 495



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

PKR

Musage

M. Musage



दस्तावेज-२
दस्तावेज क्र. ६६१०/२०१४
७ / ७७

ANNEXURE - G

Vishwas M. Kulkarni

B.Com. LL.B.

Advocate High Court

Tel. No. 2540 88 29

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

To,
M/S. BHAKTI CORPORATION,
4, Chintitosh Apartment,
V. S. Marg,
Thane 400 601

Dear Sirs,

I. At your request, I have investigated your title in respect of land bearing Old Survey No.47, New Survey No.53, Hissa No.2, admeasuring 780.00 sq. mtrs. and Old Survey No.47 New Survey No.53 Hissa No.3 admeasuring 1210.00 sq. mtrs. or thereabout, situate, lying and being at Village Moghapada, Tal. & Dist. Thane (hereinafter collectively referred to as "the said property") and more particularly described in the Schedule hereunder written.

II. In the course of investigation of title, I have perused the documents of the title and related papers furnished to me relating to the said property. I have caused searches to be taken at the office of the Sub Registrar of Assurances at Thane for the period of last 30 years. I have also caused a paper notice to be published in daily Sakal and Thanevaibhav in its edition on 05/04/2012 and Free Press Journal in its edition on 08/04/2012 and invited objections from the public at large in respect of the said property and in response to the same, I have not received any objection till today.

III. On perusal of the papers, it appears that:

Hendrya alias Hender Thakrya Thakur was the owner of and inter alia seized and possessed by or otherwise well and sufficiently entitled to the said property;

the said Hendrya Thakrya Thakur died intestate on 15/07/1981 leaving behind him his only son Shri Rajaram Hendrya Thakur as his legal heir in accordance with the provisions of the Hindu Succession Act 1956 by which he was governed at the time of his death;

the said Development Agreement dated 04/03/2003 (hereinafter referred to as "the said Agreement") made and executed between 1) Shri Anil Madhukar Wavekar and Shri Avinash Anil Wavekar therein referred to as the Developers of one part and Shri Rajaram Hendrya Thakur and 8 others therein referred to as the Owners of the Other Part, the Owners therein agreed to entrust and grant development rights in respect of the said property to and in favour of the Developers therein at or for the consideration and upon the terms and conditions therein contained. The said Agreement is registered with the office of the Sub-Registrar of Assurances at Thane under Sr. No. 1424/2003;

4) pursuant to the said Agreement, Shri Rajaram Hendrya Thakur and others executed Power of Attorney dtd. 04/03/2003 inter-alia appointed and constituted Shri Anil Madhukar Wavekar and Shri Avinash Anil Wavekar as their constituted attorneys (hereinafter referred to as "the said POA") in order to enable them to do all acts, deeds, matters and things in respect of the said property as contained therein. The said POA is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No. 83/2003;

5) Shri Rajaram Hendrya Thakur died intestate on 13/09/2003 leaving behind him five sons viz. 1) Shri Bharat R. Thakur 2) Shri Kantilal R. Thakur 3) Shri Vijay R. Thakur 4) Shri Vilas R. Thakur 5) Shri Ramakant R. Thakur and three daughters viz. 1) Smt. Gulabbai G. Shinge, 2) Smt. Latabai S. Ture and 3) Smt. Parvathai S. Bhoir (hereinafter referred to as "the said Shri Bharat and 7 others") as his only legal heirs in accordance with the provisions of the Hindu Succession Act, 1956 by which he was governed at the time of his death.

6) by ULC Order bearing No.ULCTAT/c.No.7/Owale/SR-233 dated 18/03/2006 passed by the Addl. Collector & Competent Authority, Thane Urban Agglomeration under Sec.





26/11/2014

सूची क्र.2

दुज्यम निबंधक : सह दु.नि.ठाणे 2

दम्न क्रमांक : 9610/2014

नोंदणी :

Regn.63m

गावाचे नाव . 1) मोघरपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2999200
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2197650
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :मदनिका नं. 304, माळा नं: 3 रा,बिल्डिंग नं ए, इमारतीचे नाव: भक्ती पलं, ब्लॉक नं: मोघरपाडा, रोड : ठाणे, इतर माहिती: क्षेत्र 37.91 चौ मी कार्पेट((Survey Number : OLD SARVE NO 47/2,3 NEW SARVE 53/2,3 ;))
(5) क्षेत्रफळ	1) 37.91 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे-नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे भक्ती कॉर्पोरेशन तर्फे मागीदार प्रकाश-टी सावला दय:-60; पत्ता:-प्लॉट नं: ऑफिस नं.4, माळा नं: तळमजला, इमारतीचे-नाव: चित्ततोष अपार्टमेंट, ब्लॉक नं: वीर सावरकर मार्ग, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AALFB6893K
(8)दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिता-नितीन मुसगे वय:-31; पत्ता:-प्लॉट नं: 172, माळा नं: -, इमारतीचे नाव: एकता संघ चाळ, ब्लॉक नं: डबले नगर, रोड नं: लोकमान्य नगर पाडा नं 3 ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-BJAPS3054A 2): नाव:-नितीन गुलाबराव मुसगे वय:-32; पत्ता:-प्लॉट नं: 172, माळा नं: -, इमारतीचे नाव: एकता संघ चाळ, ब्लॉक नं: डबले नगर, रोड नं: लोकमान्य नगर पाडा नं 3 ठाणे, .. पिन कोड:-400606 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	25/11/2014
(10)दस्त नोंदणी केल्याचा दिनांक	26/11/2014
(11)अनुक्रमांक,खंड व पृष्ठ	9610/2014
(12)बाजारभावाप्रमाणे,मुद्रांक शुल्क	180000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनामाठी विचार,त घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुज्यम निबंधक, ठाणे क्र.२

Received agreement copy.

Quage
30/11/14

