



Friday, February 15, 2008

11:38:06 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1566

दिनांक 15/02/2008

गावाचे नाव ठाणे

दस्तऐवजाचा अनुक्रमांक टनन2 - 01516 - 2008

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: रेश्मा हरीश नाईक

नोंदणी फी :-

14600.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (42) :-

840.00

एकूण रु.

15440.00

आपणास हा दस्त अंदाजे 11:52AM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दुय्यम निबंधक ठाणे क्र. २

बाजार मुल्य: 1011696 रु.

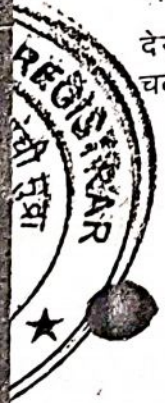
मोबदला: 1460000रु.

भरलेले मुद्रांक शुल्क: 55600 रु.

देयकाचा प्रकार : चलनाने;

चलन क्रमांक: 487; रक्कम: 14600 रु.; दिनांक: 14/02/2008

*Reshmi*





दस्तावेजांक व वर्ष: 1516/2008

Friday, February 15, 2008

11:40:28 AM

दुय्यम निबंधक: सह दु.नि.ठाणे 2

नोंदणी 63 म.

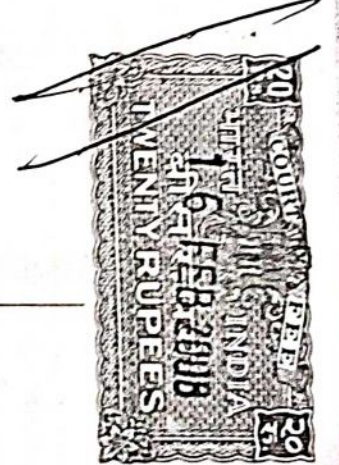
Regn. 63 m e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ठाणे

- (1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्ट्याच्या वावतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोवदला रू. 1,460,000.00 वा.भा. रू. 1,011,696.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: टिका नं. 13, सि.स.नं. 371-ए, 374, सदनिका क्र. 301, तिसरा मजला, गुरुप्रसाद, चरई, ठाणे
- (3) क्षेत्रफळ (1) 30.11 चौ.मी. विल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. स्वामी समर्थ असोसिएट्स लॉफ भागीदार श्री सौ. उमा विनायक पातकर - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: नौपाडा, ठाणे; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रेश्मा हरीश नाईक; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: डॉ. लाजरस रोड, ठाणे; तालुका: -; पिन: -; पॅन नम्बर: ABKPN5440J. (2) हरीश जट्टप्पा नाईक; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: वरील प्रमाणे; तालुका: -; पिन: -; पॅन नम्बर: ACGPN6744C.
- (7) दिनांक करून दिल्याचा 14/02/2008
- (8) नोंदणीचा 15/02/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 1516 /2008
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रू 55600.00
- (11) वाजारभावाप्रमाणे नोंदणी रू 14600.00
- (12) शेरा

सह दुय्यम निबंधक ठाणे क्र. २





129

14300

खतदारानी प्रत / Party copy

दि ठाणे जनता सहकारी बँक लि.  
THE THANE JANATA SAHAKARI BANK LTD.  
SCHEDULED BANK

THE THANE JANATA SAHAKARI BANK LTD.

गणना / Br. / Date 13/02/08

मुद्रांक शुल्क / Stamp duty ₹. / Rs. 55600

सेवा आकारणी / Service Charges / Rs. 10

No. of Documents 1

एकूण / Total ₹. / Rs. 55610

अक्षरी रूपाने / Amount in Words Fifty five thousand six hundred ten

0000

मुद्रांक शुल्क भरणाऱ्याचे नांव / Name of Stamp duty paying party M/s. Reshma. H. Meik.

पॅन नं. / Pan No. -

पत्ता / Address & Tel. No. 22, 6th Floor, Malikams society

Dr. Lazarus Road, charcha' Thane

संश्लेषण पत्रकारने नांव / Name of counter party M/s. Shree Swami Samarth

ASSO. CHARGES

खतदारानी उद्देशाने मुद्रांक / Purpose of transaction Agreement for Sale

D.D. P.O. No. 14300

RECEIVED

शेखपाटी Cashier अधिकार्याची सही

Authorised Signatory

मुद्रांक केलेले वस्तुपत्र येण्यास येताना ही पावती आपण आणायला आहे / This counterfoil has to be presented at the time of delivery of stamps, subject to Delivery of stamp document.



Authorised Signatory  
The Thane Janata Sahakari Bank Ltd.  
Main Br.

THE THANE JANATA SAHAKARI BANK LTD., MAIN BRANCH, MADHUMALTI, V.S. PATH, JAMBHALI NAKA, THANE-400501. D-5/STP(V)/C.R. 1019/01/05/61 to 64

टनन-२  
वस्तु शुल्क १५९३/२००८  
२ / ०२

### AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane this 12th day of Feb, 2008 BETWEEN M/S. SHREE SWAMI SAMARTH ASSOCIATES, a Partnership Firm, having office at Shop No.3, Sambhaji Society, Sambhaji Path, Vishnu Nagar, Naupada, Thane (W) 400 hereinafter referred to as 'the DEVELOPERS' (which expression unless it be repugnant to the context or meaning thereof shall be deemed to mean & include all the partners for the time being constituting the said firm M/s. Shree Swami Samartha Associates, survivors or survivor of them and

भारत 05029  
188271  
FEB 13 2008  
SPECIAL DELIVERY  
MAHARASHTRA  
12:37  
6051-6051-PB5198

Reshma H. Meik

Up



their respective heirs, executors and administrators of such last survivor) AND Mrs. Reshma Harish Naik & Mr. Harish Jattappa Naik having his/her/its/their address at 22, Grd. Floor, Malkans Co-op. Hsg. Society, Near Rupa Co. Op. Bank-Charai Branch, Dr. Lazarus Road, Thane (West)400602

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 him/her/it/them and all persons deriving title under or through him/her/it/them and permitted 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.

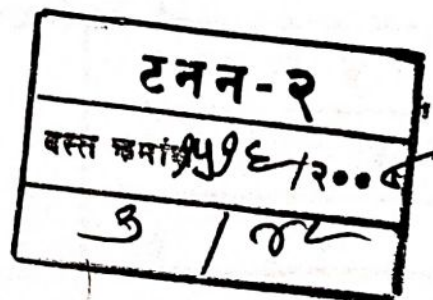
- i. The singular wherever used shall include plural and vice-versa.
- ii. The masculine gender used herein shall include feminine and neutral gender wherever applicable.



WHEREAS One Shri Anant Shivram Taharabadkar (hereinafter referred to as 'the said Anant'), during his life time was the owner of the property being all those pieces and parcels of land bearing Tika No.13, CTS No.374 admeasuring 200.9 sq. mtrs. and CTS No.371 A admeasuring 99.07 sq. mtrs. aggregating to 299.97 sq. mtrs. together with building comprising of ground plus one upper floor and popularly known as 'Anant Niwas' (hereinafter referred to as 'the said existing building') situate, lying and being at Charai, Thane and more particularly described in the Schedule hereunder written (hereinafter referred to as 'the said property') and shown by red colour boundary line on the plan annexed hereto and marked as Annexure "A";

AND WHEREAS the said Anant died intestate on 22/06/1944 leaving behind him his three sons viz. Shri Chintaman (hereinafter referred to as 'the said Chintaman'), Shri Rajaram (hereinafter referred to as 'the said Rajaram') and Shri Ramdas (hereinafter referred to as 'the said Ramdas') being the only legal heirs in accordance with the Hindu Law by which he was governed at the time of his death;

2



Reshma Naik  
Charai

Up



AND WHEREAS after demise of the said Anant, the names of the said Chintaman, the said Rajaram & the said Ramdas were mutated in the City Survey Record;

AND WHEREAS subsequently, the surname Taharabadkar was changed to Das and accordingly, the new surname was incorporated in the year 1947 in the City Survey Record;

AND WHEREAS the said Chintaman died intestate in the year 1951 leaving behind him his widow Smt. Saraswati, three sons viz. Suresh, Subhash and Shrikant as his only heirs in accordance with the Hindu Succession Act by which he was governed at the time of his death;

AND WHEREAS in the year 1970, the said Suresh with the consent of the other co-owners and after obtaining requisite sanctions constructed additional floor i.e. second floor on the said existing building;

AND WHEREAS the said Rajaram died intestate on 21/05/1979 and he was a bachelor at the time of his death;

AND WHEREAS the said Ramdas also died intestate on 08/08/1983 leaving behind him his widow Smt. Prabahavati Ramdas Das and his daughter Mrs. Yashaswi Jagdish Mohile as his only heirs in accordance with provisions of the Hindu Succession Act by which he was governed at the time of his death;

AND WHEREAS the said Subhash died intestate on 23/03/1987 and he was a bachelor at the time of his death;

AND WHEREAS the said Smt. Saraswati Anant Das also died intestate on 10/01/1991 leaving behind her two sons viz. Shri Suresh, Shri Shrikant and one married daughter Mrs. Arundhati Arvind Keskar as her

टनन-२
बस्त अमा १५९६/२००५
४ / ४५

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only heirs in accordance with the provisions of the Hindu Succession Act by which she governed at the time of her death;

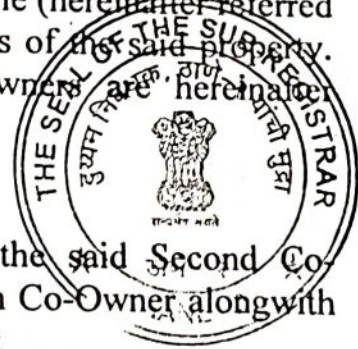
AND WHEREAS the said Shri Suresh also died intestate on 22/08/1994 leaving behind him his widow Smt. Sulbha and his two daughters viz. Swapnali Suresh Das and Mrs. Pooja Prasad Kulkarni as his only heirs in accordance with the provisions of the Hindu Succession Act by which he governed at the time of his death;

AND WHEREAS in the premises aforesaid 1) Shri Shrikant (hereinafter referred to as 'the said First Co-Owner'), 2) Smt. Sulbha Suresh Das, Miss Swapnali Suresh Das, Mrs. Pooja Prasad Kulkarni (hereinafter referred to as 'the said Second Co-Owners'), 3) Mrs. Arundhati Arvind Keskar (hereinafter referred to as 'the said Third Co-Owner') and 4) Smt. Prabhavati Ramdas Das, Mrs. Yashaswi Jagdish Mohile (hereinafter referred to as 'the said Fourth Co-Owners') are the co-owners of the said property. The said First, Second, Third and Fourth Co-Owners are hereinafter collectively referred to as 'the Owners';

AND WHEREAS the said First Co-Owner, the said Second Co-owners, the said Third Co-Owner and the said Fourth Co-Owner along with their families are residing in the said existing building;

AND WHEREAS by and under Development Agreement dated 9/04/2007 (hereinafter referred to as 'the said First Agreement'), duly registered with the Sub-Registrar of Assurances, Thane vide No.2550, executed by and between the said First Co-Owner therein referred to as the Owner of the One Part and the Developers herein therein also referred to as the Developers of the Other Part, the Owner therein entrusted and granted to the Developers therein the development rights for and in respect of his respective undivided share, right, title and interest in the said property upon the terms and conditions contained therein;

AND WHEREAS pursuant to the said First Agreement, the said First Co-Owner executed an even dated Power of Attorney (hereinafter referred to as 'the said First POA') in favour of the persons nominated by the Developers to enable them to carry out all acts, deeds, matters and things in



*Rellybank*  
*Chair*

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टनन-२
वस्तु क्रमांक १९६/२००६
५ / ०२



ANNEXURE - "B"

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

3572

SANCTION OF DEVELOPMENT  
PERMISSION / COMMENCEMENT CERTIFICATE

इमारत : तळ (पार्ट) + स्टील्ट (पार्ट) + चार मजले + पाचवा पार्ट मजला

V.P. No. २००७/८६ TMC/TDD ३९२ Date ११/१/०८

To, Shri / Smt. मे. आर्कीटाईप कन्सल्टंट्स (इं.) प्रा. लि. (वा. वि.) (Architect)

Shri / Smt. श्री. श्रीकांत चिंतामण दास व इतर (मालक)

Sir, सौ. उमा विनायक पाटकर व सौ. श्वेता संजय चोणकर (कुलमखत्यारमधुधारक)

With reference to your application No. \_\_\_\_\_ dated \_\_\_\_\_  
Permission/grant of commencement certificate under sections 45 & 69 of the Maharashtra  
Regional and Town Planning Act, 1966 to carry out development work and or to erect  
building No. वरिल प्रमाणे in village चरई Sector No. \_\_\_\_\_ Ward No. \_\_\_\_\_ situated  
at Road/ Street \_\_\_\_\_ C.T.S. No./ H.No. / T. No. टिका नं. १३, सि.टी.एस. नं. ३७४ व ३७९

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

- 1) The land vacated in consequences of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development Permission / ~~Commencement~~ certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) सी.सी. पूर्वी मयत व्यक्तींची नावे कमी करुन तसेच वारसांची नावे दाखल करुन सुधारीत मा.र.का. उतारा सादर करणे आवश्यक.
- ६) काम सुरु करणेपूर्वी भूखंडावर सविस्तर माहिती फलक लावणे आवश्यक व अंतिम वापर परवाना पर्यंत कायम ठेवणे आवश्यक.
- ७) काम सुरु करणेपूर्वी पाणी व मालमत्ता कर (अद्ययावत) भरल्याबाबत संबंधीत विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
- ८) काम सुरु करणेपूर्वी अस्तित्वातील नळ संयोजन खंडीत केल्याचा दाखला सादर करणे आवश्यक.
- ९) जोत्यापूर्वी तसेच वापर परवानापूर्वी आर.सी.सी. तज्ञांकडील स्ट्रक्चरल स्टेबिलिटी प्रमाणपत्र दाखल करणे आवश्यक.
- १०) वृक्ष, पाणी व ड्रेनेज विभागाकडील नाहरकत वापर परवानापूर्वी दाखल करणे आवश्यक.
- ११) वापर परवानापूर्वी टेरेसवर पाणी गरम करणेबाबतची मोलात सिस्टीम कार्यान्वीत करणे आवश्यक.

२६/१२

Office No.  
Office Stamp

क मा प



# THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 &amp; 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

3616

इमारत : तळ (पार्ट) + स्टील्ट (पार्ट) + चार मजले + पाचवा पार्ट मजला

V.P. No. २००७/८६ TMC/TDD / ४७२ Date १५/१०/०७To Shri / Smt. मे. आर्कीटाईप कन्सल्टंट्स (इं.) प्रा. लि. (वा. वि.) (Architect)Shri / Smt. श्री. श्रीकांत चिंतामण दास व इतर (मालक)Sir. सौ. उमा विनायक पाटकर व सौ. श्वेता संजय चोणकर (कामाचे मारपत्रधारक)

With reference to your application No. \_\_\_\_\_ dated \_\_\_\_\_  
 For development of \_\_\_\_\_  
 Regional and Town Planning Act, 1966 to carry out development work and/or to erect  
 building No. वरिल प्रमाणे in village चरई Sector No. \_\_\_\_\_ Ward No. \_\_\_\_\_ situated  
 at Road/ Street \_\_\_\_\_ C.T.S. No./ H.No. / T. No. टिका नं. १३, सि.टी.ए. नं. ३७४ व ३७९

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

- 1) The land vacated in consequences 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 २१/०२ one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) काम सुरु करणेपूर्वी भूखंडावर सविस्तर माहिती फलक लावणे आवश्यक व अंतिम वापर परवाना पर्यंत कायम ठेवणे आवश्यक.
- ६) काम सुरु करणेपूर्वी पाणी व मालमत्ता कर (अद्ययावत) भरल्याबाबत संबंधीत विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
- ७) काम सुरु करणेपूर्वी अस्तित्वातील नळ संयोजन खंडीत केल्याचा दाखला सादर करणे आवश्यक.
- ८) जोत्यापूर्वी तसेच वापर परवानापूर्वी आर.सी.सी. तज्ञांकडील स्ट्रक्चरल स्टेबिलिटी प्रमाणपत्र दाखल करणे आवश्यक.
- ९) वृक्ष, पाणी व ड्रेनेज विभागाकडील नाहरकत दाखले वापर परवानापूर्वी दाखल करणे आवश्यक.
- १०) वापर परवानापूर्वी टेरेसवर पाणी गरम करणेबाबतची सोलार सिस्टीम कार्यान्वीत करणे आवश्यक.

द.न.न-२
वस्तु क्रमांक ५७९/२००८
२१/०२



# मालमत्ता पत्रक

जिल्हा - ठाणे शहर

सातकुना/न.पु.सा.पा. - ठाणे

जिल्हा - ठाणे

पुस्तक क्र. १२  
पान क्र. २७४  
पान क्र. २७४

भासणारा मालमत्ता मानवसंपत्ती मंडळ, मातृशिक्षण  
संस्थान, अलीगढ, उत्तर प्रदेश (पुस्तक क्र. १२)

दिनांक	व्यक्ती	संघ संदर्भ	भविष्य शासन (पु) / येवदार (पु) / निष्ठा शास (पु)	साक्षात्करण
०८/०२/१९६८	भा.स.जा १९५६ जा वनन भाषाचे परमशासक प.रा.सं.जा १९५८ क १९५८ अभिनवनाथजी परमशासक भा.स.जा गाणेमंडळी परमशासक श्रीम.सा.स.रा.चे अर्थात येवदार			पु.सं. २५/१२/१९६८ मि.श्री.पु.स.सं.पु.सं. (२) मंडळ
२७/०७/१९७३	राधाराज अर्जत योंबा अर्ज १६-७-७२ व भवना क वरुन योंबा पत्नी व F मुलागे चंनव दाखल	S.I.F.	H (२) ज्ञाना राधाराज दास (३) नकाठी राधाराज दास.	पु.सं. २५/१२/१९६८ C.T.S.O.
२७/०७/१९७३	पेट हिमो पत्नीपु.सं. ०८ २४	-	-	पु.सं. २५/१२/१९६८ C.T.S.O.
१६/०७/१९९९	सु.वि.दास भवत जासकिबिकU तसेव न.पु.का.पु.सं.अ.ड.ड.ड.ड. रु.न.पु./दि.ने.१२/B.१२/२ क.पु.रु.२७५/१५ दि.१८-५-९५ अ.न.वे.न.व.दाखल दि.५-८-५४ चे अ.पु.सं.म.सं.न.व.न.सं.न.ड.म.सं.ड.	-	[M] (२) सु.वि.दास सुरेश दास (३) स्व.पत्नी सुरेश दास (४) पु.सा. प्रसाद कुलकर्णी	पु.सं. २५/१२/१९९९ मि.श्री.पु.सं.अ.ड. न.पु.सं.अ.ड.अ.ड.



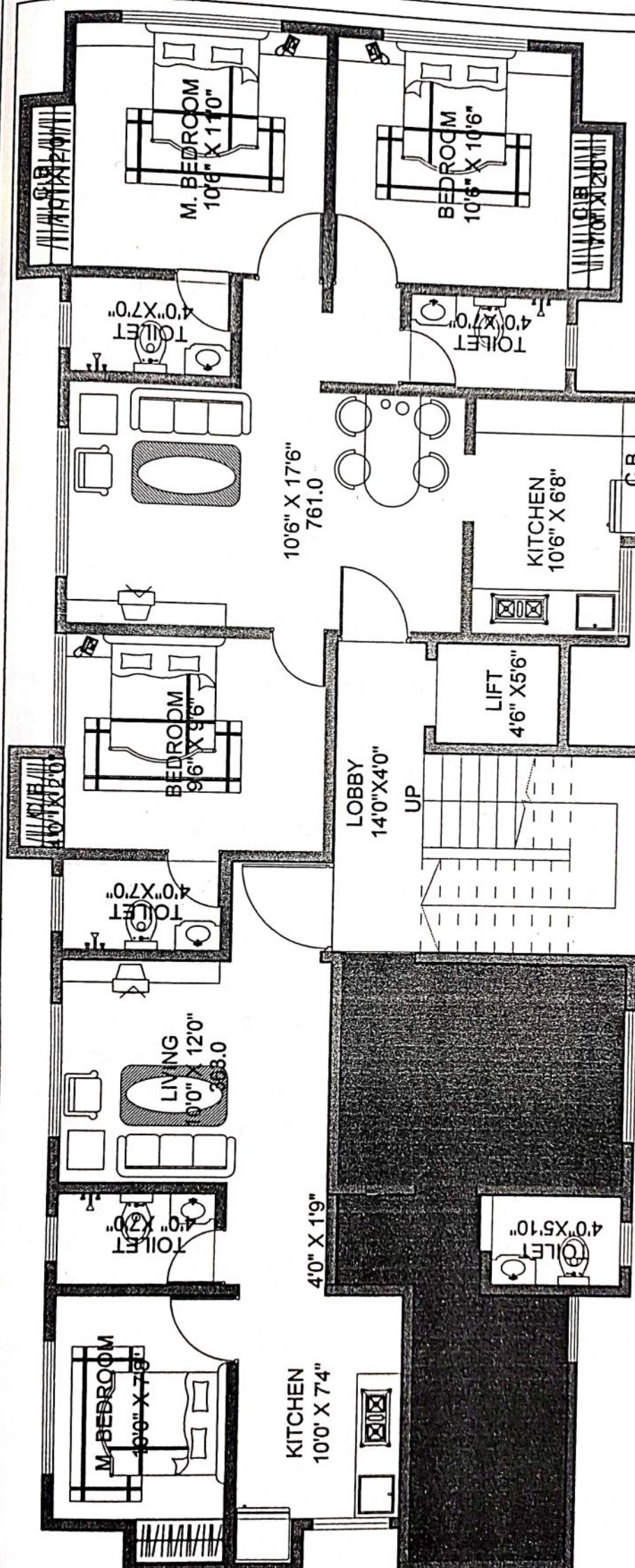
ठाणे  
पुस्तक क्र. १२  
पान क्र. २७४  
पुस्तक क्र. १२  
पान क्र. २७४  
पुस्तक क्र. १२  
पान क्र. २७४  
पुस्तक क्र. १२  
पान क्र. २७४  
पुस्तक क्र. १२  
पान क्र. २७४

१६/०७/१९९९

पुस्तक क्र. १२  
पान क्र. २७४

**टनन-२**  
 पुस्तक क्र. १२/१९९९  
 २५/१२





THIRD FLOOR PLAN

270 SQ. FT. CARPET

PROPOSED RESIDENTIAL / COMMERCIAL BUILDING FOR SHRI S. SWAMI SAMARTHA ASSOCIATES  
 GURU PRASAD



Handwritten notes and signatures in a rectangular box, including the name 'S. Swami Samartha' and other illegible text.

archetype  
 consultants (P) Pvt. Ltd.  
 a/101, 102, 3rd floor, above shiv sagar restaurant,  
 panchpatnah, bangalore - 560 002.



क्र. युएलसी/टिए/टे-१/एसआर-२६  
अपर जिल्हाधिकारी व सक्षम प्राधिकारी  
ठाणे नागरी संकुलन ठाणे यांचे कार्यालय,  
दिनांक : १२/६/२००७

प्रति,

श्री.श्रीकांत चिंतामण दास व इतर  
रा. तळमजला, अनंत निवास चरई,  
ठाणे (प), जि.ठाणे

विषय:- नागरी जमिन कमाल मर्यादपेक्षा कमी  
क्षेत्र असल्याबाबतचा दाखला मिळणेबाबत.  
संदर्भ:- आपला दिनांक २२/२/२००७ रोजीचा अर्ज.

महोदय,

आपले वरिल अर्जासोबत सादर केलेल्या कागदपत्रांची व प्रतिज्ञा लेखाची  
छाननी करता श्री.श्रीकांत चिंतामण दास व इतर रा. तळमजला, अनंत निवास चरई,  
जि.ठाणे यांनी खाली नमूद केले प्रमाणे क्षेत्र धारण केल्याचे दिसून येते.

जमिनीचे वर्णन

गावाचे नांव	सि.स.नं.	टिका नं	क्षेत्र (चौ. मी.)
ठाणे	३७४	१३	२००.९०
	३७१ अ	१३	९०
		एकूण	

उपरोक्त आपण धारण केलेल्या क्षेत्रास नागरी जमिन कमाल धारणा  
अधिनियमाच्या तरतूदी लागू आहेत तथापि सदरचे क्षेत्र हे नागरी जमिन कमाल धारणा  
मर्यादपेक्षा कमी आहे. त्यामुळे सदरचा कमी क्षेत्र धारण केलेचा दाखला देण्यांत येत आहे.  
परंतु आपण जर ठाणे तसेच अन्य नागरी समूहात या व्यतिरिक्त मोकळी जमिन (  
**vacant land**) धारण करित असल्याचे नंतर निदर्शनास आल्यास व प्रतिज्ञा लेखातील  
मजकूर चुकीचा असल्याचे सिद्ध झाल्यास सदरचा दाखला विधीग्राह्य ठरणार नाही याची  
कृपया नोंद घ्यावी.



आपला (१२/६/०७)  
अपर जिल्हाधिकारी व सक्षम प्राधिकारी  
ठाणे नागरी संकुलन ठाणे

टनन-२  
१२/६/२००७  
१२/०७



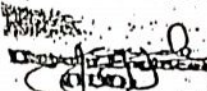
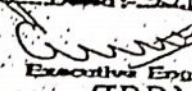


**CONTENT OF SHEET**

LAYOUT PLAN, AREA CALCULATIONS, SUMMARY, TENEMENT  
STATEMENT, PARKING STATEMENT, U/G. TANK & PUMP ROOM &  
COMPOUND WALL SECTION ETC.

**STAMP OF APPROVAL OF PLANS**

Plans are approved Subject to conditions  
Prescribed in Permit No. VP-2000/18  
TMC/T.D.-D.P./TPS-362 Dated: 22/11/19


  
 Executive Engineer (I.D.D.)  
 Thane Municipal Corporation of  
 The City of Thane.



**शुद्धता**

अपूर् नकाशानुसार बांधकाम न थीतने नदी  
नकाश निकाश नियमानुसार बांधकाम न  
नकाशानुसार न वेला बांधकाम बांध करणे नकाशानुसार  
नकाशानुसार नकाशानुसार नकाशानुसार नकाशानुसार  
नकाशानुसार नकाशानुसार नकाशानुसार नकाशानुसार  
नकाशानुसार नकाशानुसार नकाशानुसार नकाशानुसार

**PROFORMA-A**

AREA STATEMENT		SQ.MT	
1	AREA OF PLOT AREA AS PER 7/12 METHOD	209.97	
<b>DEDUCTIONS FOR</b>			
a	ROAD ACQUISITION AREA (9.0M W/ ROAD)		
b	PROPOSED ROAD		
c	PARKING RESERVATION		
	TOTAL (a+b+c)		
3	BALANCE AREA (1-2)	200.97	
<b>DEDUCTIONS FOR</b>			
a	RESERVATION GROUND AS PER REGULATION 30(15%)		
b	INTERNAL ROADS		
c	TOTAL (a+b)		
5	NET AREA OF PLOT (3-4)		
6	ADDITION FOR F.A.R. (TOTAL BUILT-UP AREA) PURPOSE	200.97	
a	100% OF SET-BACK AREA OR 80% OF 3 ABOVE		
b	PARKING RESERVATION		
c	TOTAL (a+b)		
7	TOTAL AREA (5+6)		
8	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION)	COMM.	RESID.
	X MAX. NO. OF STOREYS	0.50	1.60
9	PERMISSIBLE TOTAL FLOOR AREA (TFA)		
10	TENEMENT BENEFIT (15% OF RESIDENTIAL AREA)		
11	PERMISSIBLE AREA	149.98	449.95
12	PROPOSED BU/UP AREA	149.92	449.50
<b>TOTAL BUILT-UP AREA CONSUMED (11/12)</b>			
<b>TENEMENT STATEMENT</b>			
a	NET AREA OF PLOT ITEM A (7) ABOVE		
b	LESS DEDUCTION OF NON-RESIDENTIAL AREA		
c	AREA OF TENEMENTS (a-b)		
d	TENEMENTS PERMISSIBLE SUBJECT		
	TOTAL TENEMENT REQUIRED	13	
	TOTAL TENEMENT PROVIDED	8	
1	PROPOSED		
2	EXISTING		
a	TENEMENTS PROVIDED	8	
	TOTAL TENEMENT		
<b>PARKING STATEMENT</b>			
a	PARKING REQUIRED BY REGULATION	4	
b	GARAGES PERMISSIBLE		
c	GARAGES PROPOSED		
d	TOTAL PARKING PROVIDED	4	

REVISION	DESCRIPTION	DATE	SIGNATURE

**CERTIFICATE OF AREA**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ..... AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

**DESCRIPTION OF PROPOSAL AND PROPERTY**

PROPOSED BUILDING LAYOUT ON GTS NO. - 374, 371A, TPA NO. 13  
AT VILAGE - DHANAI, TAL. & DIST. - THANE

**NAME OF OWNER**

SHREE SWAMI SAMARTHA ASSOCIATES  
P.O.A. HOLDER

**ARCHITECTS NAME AND ADDRESS**

**archetype consultants**  
architect & interior designers  
Studio B, 1st floor, 2nd floor, 3rd floor, 4th floor, 5th floor, 6th floor, 7th floor, 8th floor, 9th floor, 10th floor, 11th floor, 12th floor, 13th floor, 14th floor, 15th floor, 16th floor, 17th floor, 18th floor, 19th floor, 20th floor, 21st floor, 22nd floor, 23rd floor, 24th floor, 25th floor, 26th floor, 27th floor, 28th floor, 29th floor, 30th floor, 31st floor, 32nd floor, 33rd floor, 34th floor, 35th floor, 36th floor, 37th floor, 38th floor, 39th floor, 40th floor, 41st floor, 42nd floor, 43rd floor, 44th floor, 45th floor, 46th floor, 47th floor, 48th floor, 49th floor, 50th floor, 51st floor, 52nd floor, 53rd floor, 54th floor, 55th floor, 56th floor, 57th floor, 58th floor, 59th floor, 60th floor, 61st floor, 62nd floor, 63rd floor, 64th floor, 65th floor, 66th floor, 67th floor, 68th floor, 69th floor, 70th floor, 71st floor, 72nd floor, 73rd floor, 74th floor, 75th floor, 76th floor, 77th floor, 78th floor, 79th floor, 80th floor, 81st floor, 82nd floor, 83rd floor, 84th floor, 85th floor, 86th floor, 87th floor, 88th floor, 89th floor, 90th floor, 91st floor, 92nd floor, 93rd floor, 94th floor, 95th floor, 96th floor, 97th floor, 98th floor, 99th floor, 100th floor