

Cosmos Foot Br. - Ram Prashan Upadhyay

~~29/01/07~~ 29/01/07

AGREEMENT FOR SALE OF
BUNGLOW FLAT / SHOP / OFFICE
PARKING SPACING

BUNGLOW / FLAT / SHOP / OFFICE
PARKING SPACING

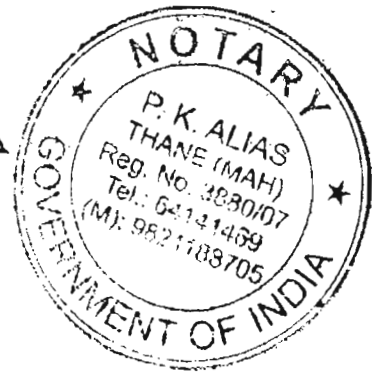
No. BUNGLOW NO - 1 FLOOR

True Copy

29/01/07
30/01/07

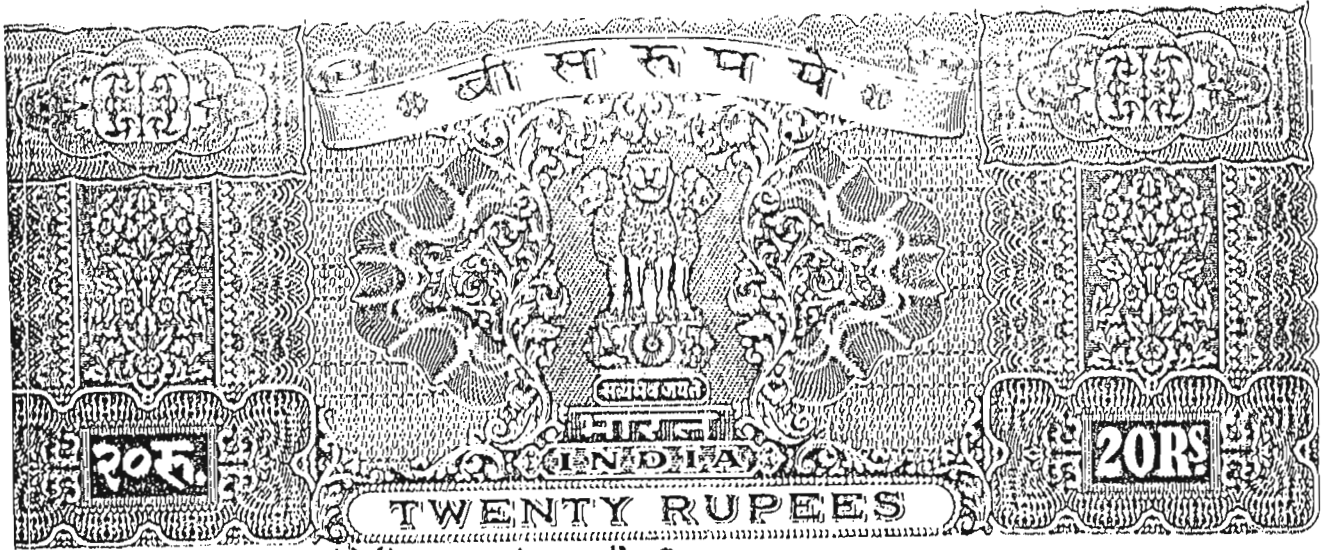

Landmark

Final Plot No. 60,
Eastern Express Highway,



: PROMOTORS :

RAINBOW BUILDERS
15 Bharatkunj, Tilak Road, Ghatkopar (E), Bombay - 400 077



स्वाधीन ठिकाण - (गणेश टायपींग इतर

भवानी शक्रेट, द्वाप न. ६, ठाणे.

व्यवसाय ११/११/९९, दिनांक ७. २०११

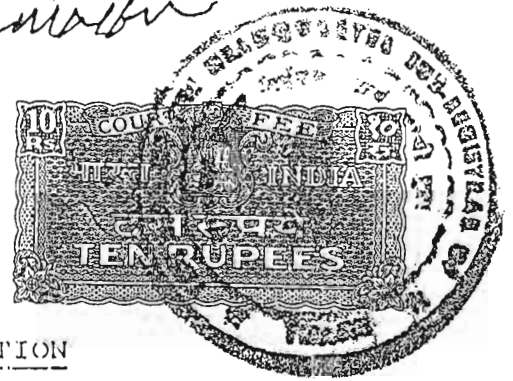
श्री MR Ramprakash S Upadhyay

मुख्य

26 MAR 1999

संयोजक

(संकाय वा. मक्यादी)



DEED OF DECLARATION

We, 1) MR. RAMPRASHAN SATYANARAYAN UPADHYAY, Age 49 years, 2) MRS. SHANTI R. UPADHYAY, Age 38 years, both residing at Bunglow No.1, panchpakhadi, Louiswadi, Thane, do hereby state on solemn affirmation as under :-

We say that we intend to purchase Bunglow No.1, of LANDMARK, situated at Final Plot No.60, Eastern Express Highway, Panchpakhadi, Louiswadi, Thane, entered into an agreement for sale dated 10th day of June, 1995.



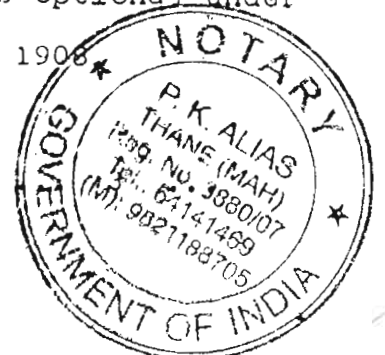
I say that M/s. RAINBOW BUILDERS through its Partner MR. ASHWIN UMARSHI, having office at 15, Bharat-Kunj, Tilak Road, Ghatkopar (E), Bombay- 400 077 WERE not available, consequently therefore I have not registered the said agreement for sale dated 10/6/95.

AND WHEREAS M/s. RAINBOW BUILDERS through MR. ASHWIN UMARSHI agreed to sale Bungalow No. 1 Flat / Shop No. 1 on the -- floor of building known as LANDMARK + Terrace admeasuring 1975 Sq. Ft. Carpet/Built-up area, situated at Final Plot No.60, Eastern Express Highway, Panchpakhadi, Thane for the price, or consideration of Rs. 20,00,000 /- (Rupees Twenty Lac Only).



I say that the said M/s. RAINBOW BUILDERS through MR. ASHWIN UMARSHI entered into an agreement for sale of said flat/^{Bungalow}Shop No. 1 on the -- floor of building know as LANDMARK ---, BEARING C.T.S. No. ---, HISSA No. --- Tikka No. --- admeasuring 1975 Sq. Ft. Carpet/^{+Terrace}Built-up area, situted at Final Plot No. 60, Eastern Express Highway, Panchpakhadi, Louiswadi, Thane more particularly described in the agreement for sale dated 10/6/1995.

Which is attached to this declaration. I say that the agreement for sale dated 10/6/95 was not registered for registration which is optional under Section 18 of the Registration Act, 1908



I say that I now intended to registered the said agreement for sale dated 10/06/1995
I am aware of the face that the agreement cannot be longed for registration today as its time brred under the ovoidions of Sec. 25 of the Indian Registration Act, 1998.

I further say that M/S. RAINBOW BUILDERS through MR. ASHWIN UMARSHI are neither availble not the operative for longing the said agreement for saie dated. 10/06/1995 I feel it absolute ely necessary to bring the fact that the said M/S. RAINBOW BUILDERS through MR. ASHWIN UMARSHI

have entered into an agreement fot sale for of building know as LANDMARK admeasuring, 1975 Sq. Ft. ^{*Terrace} carpet / Built-up area situated at Final Plot No.60, Eastern Express Highway, on the records of Panchpakhadi, Louiswadi, Thane Governement and there fore and I am exculting this deed of declarations.

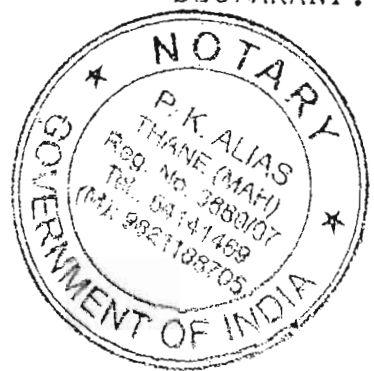


I say that whatever stated hereinabove is true and correct to the best of my knowledge and belief.

Dated this _____ day of _____ 1999

Shanti R Upadhyay
Shanti R Upadhyay

DECLARANT.



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| २१६० | ४/२५ |
| | १९९९ |

अनुयाय नंबर २१६०/९९
 सन १९९९ च
 पे ३० सारखेस
 पे दरम्यान
 दुय्यम निबंधक यांचे कचेरीस

धालील प्रमाणे
 फी घेतली रु.
 नोंदणी फी २०,००० = ००
 नकल फी २२,१० = ००
 (फोलीओ / पाने)
 रोरे नकल फी १९ = ००
 सजवात फी
 फाईलिंग फी
 टपाल

एकुण २०२२९ = ००

(सही)
 दुय्यम निबंधक ठाणे ज. १
NS (Signature)

(सही)
 दुय्यम निबंधक ठाणे ज. १
 १) श्री. इंदुकांत शर्मा
 वरु & ए
 नो कन्सी
 डाकघरा, ठाणे

१) श्री. इ. व. शर्मा - पत्नी (१) वारसागारासुल उपस्थित
 २) श्री. शर्मा - आस उपस्थित
 दोघे (२) (१००)
 वारसागारासुल नं. १ रेकॉर्डिंग
 धाणे वारसागारासुल नं. १
 वरु & ए
 नो कन्सी

वर निवेदन करील आहेत की, वारसागारासुल
 दस्तऐवज करून देणाऱ्या उपर
 निर्दिष्ट वारसागारासुल ओळखतात व
 त्याची ओळख पटवितारा.
 दिनांक ३० मार्च १९९९

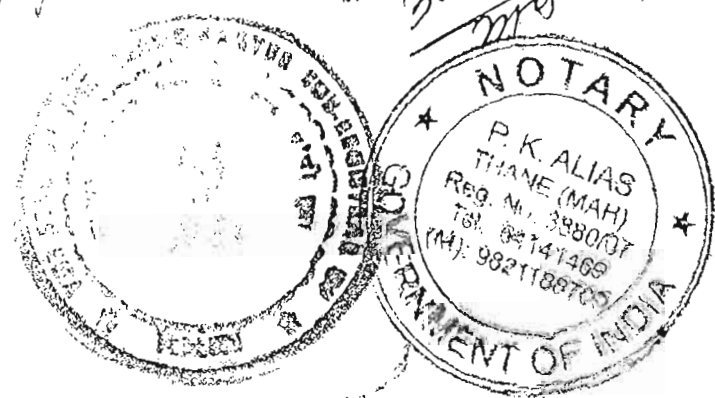


तथाकथित
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 करतात.

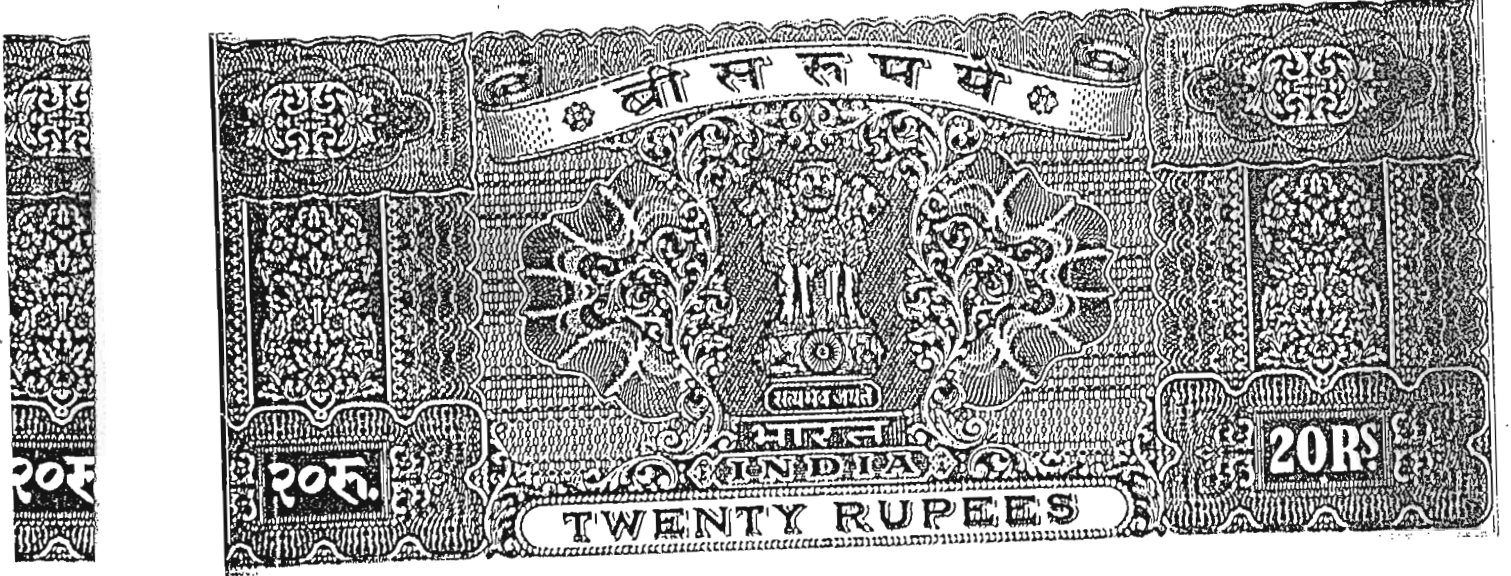
(सही)
 दुय्यम निबंधक ठाणे ज. १

NS (Signature)
(Signature)

पुस्तक क्रमांक ११९
 २१५०
 पुस्तकालय नोंदणे
 पुस्तकालय नोंदणे
 पुस्तकालय नोंदणे
 दिनांक ३० मार्च १९९९



20 Rs.



विशेष लिफाफा देयताका ठाच
क्रमांक नं..... 22 20 13 ... दिनांक १०
जो RAINBOW BUILDERS.....
१५, भारतकुंज, टिळक रोड,
घाटकोपर (E), बॉम्बे - ४०० ०७७

10 APR 1995

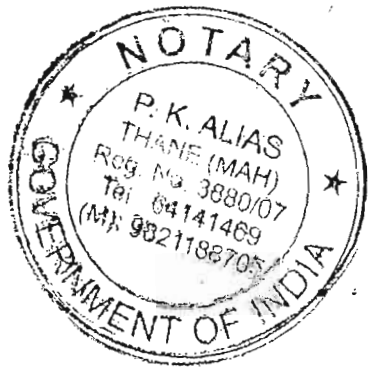
10 APR 1995

Impounded under section 30,
Bombay Stamp Act 1958,



Collector of Stamps Thane

THIS AGREEMENT made and entered in to at Thane on
this 10th day of JUNE in the christion Year
One Thousand Nine Hundred Ninty FIVE B E T W E E N M/s.
RAINBOW BUILDERS, a duly constituted and registered part-
nership firm having its office at - 15, Bharatkunj, Tilak
Road, Ghatkopar (E) , Bombay -400 077 (hereinafter referred
to as the "PROMOTERS") which expression shall unless it be
repugnant to the context or meaning thereof mean and in-
clude all the partners for the time being constituting the
said firm, their
survivor/s..



respective heirs, executors, administrators and assigns) of the ONE
PART AND SHRI/SMT/M/S. _____

MR. Ramprashan Satyanarayan Upadhyay Age 46 Yrs.

Mrs. Shanti R. Upadhyay Age 35 Yrs.

Indian Inhabitant, residing at/having registered office at -

Terrace View, 2nd Floor

Maharashtra Vidyalya Lane, Veer Sawarkar Path

Naupada, Thane (W).

(hereinafter referred to as the 'PURCHASER' (which expression shall unless it be repugnant to the meaning or context thereof shall mean and include in the case of individual purchaser his/her heirs, executors, administrators and assigns, in the case of more than one individuals, their survivors or survivor and their respective heirs, executors, administrators and assigns and in the case of a duly constituted and registered partnership firm all the partners for the time being constituting the said firm, their survivors/survivor and their respective heirs, executors, administrators and assigns and in the case of a company duly incorporated under the Companies Act 1956, its successors in office and legal assigns) of the OTHER PART;

WHEREAS :-

A) The Promoters are the absolute owner and fully seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of the land bearing Final Plot No.60 admeasuring about 8374.50 sq.yards i.e. about 6918.40 sq.mtrs. as per Town Planning Scheme No.1 of Thane situated at Eastern Express Highway Village Panchpakhadi, Taluka and District Thane and being within the limits of Thane Municipal Corporation and Registration District and Sub-District Thane (hereinafter referred to as the 'SAID LAND') and the same is more particularly described in the case FIRST SCHEDULE hereunder written.

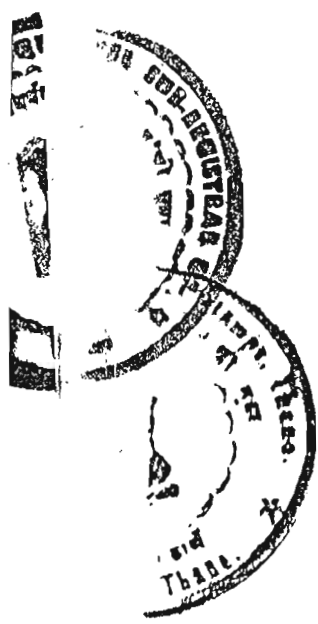


21/05/20
RS Upadhyay
SK Upadhyay

B) The Promoters have proposed to develop the Said Land by constructing multi-storeyed buildings, bungalows and row houses. The Promoters have proposed to sell and allot the premises in the Said multi-storeyed buildings, bungalows and row houses to various prospective purchasers on ownership basis.

C) The Promoters have entered into standard agreement with M/s. Archetype Consultants, Architects registered with the Council of Architects and such agreement is in the form prescribed by the Council of Architects. The Promoters have also appointed M/s. Randive Consultants & Project Engineers P.Ltd. as the Structural Engineers for preparation of structural designs and drawings of the buildings, bungalows and row houses to be constructed on the Said Land. Unless compelled by the circumstances exigencies and reasons beyond their control, the Promoters shall continue to accept professional supervision of the aforesaid Architects and Structural Engineers till the completion of buildings, bungalows and row houses to be constructed on the Said Land. If the circumstances, exigencies and reasons beyond their control arise, the Promoters shall substitute the aforesaid Architects or Structural Engineers provided that the Architects so substituted are registered with the Council of Architects and Structural Engineers so substituted are qualified.

D) The Municipal Corporation of the City of Thane (hereinafter referred to as the 'SAID CORPORATION') has approved and sanctioned the plans, specifications and designs of the multi-storeyed buildings, bungalows, and row houses to be constructed on the Said Land and has also issued commencement certificate vide V.P.No.93/203/TMC/TDD/2136 dated 24.10.94. Similarly the District Collector of Thane has also granted permission for Non Agricultural use of the Said Land vide N.A.Order No.Mahsul/Kaksh-1/TA-7/NAP/SR-134/94 dated 3/10/94.



SR. 24/10/94
RS. 24/10/94
23/10/94



E) The Promoters are thus fully entitled to develop the Sald Land and to construct multi-storeyed buildings, bungalows, row houses thereon and to sell the flats, premises, bungalows, and row houses therein to the various prospective purchasers on ownership basis and also to enter into agreements with such prospective purchasers and to receive from them the price, monies, cost, charges, in respect thereof and to appropriate the same for themselves.

F) The Purchaser has demanded from the Promoters and the Promoters have given to the Purchaser inspection of all the documents of title relating to the Sald Land and the plans, specifications and designs sanctioned and approved by the Sald Corporation and the Commencement Certificate issued by the Sald Corporation and all such documents as are specified under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act 1963 (hereinafter referred to as the 'SAID ACT') and the rules made thereunder and the Purchaser is fully satisfied about the same.

G) The copy of the certificate of title issued by the Advocate of the Promoters, the copy of the Form No. 1 of Town Planning Scheme No. 1 of Thane of the Sald Land, and the copy of the block plan sanctioned by the Corporation, copy of Commencement Certificate and Building Permit, and N.A. order, have been annexed hereto and marked as ANNEXURE 'A' 'B' 'C' & 'D' respectively.

H) While sanctioning the plans, specifications and designs of the buildings, bungalows, and row houses to be constructed on the Sald Land, the Sald Corporation has laid down certain terms and conditions and restrictions and stipulations which are to be observed and performed by the Promoters while developing the Sald Land and constructing the buildings, bungalows





and row houses thereon and upon due observance of which only, the Completion/Occupation Certificates in respect of the buildings, bungalows, row houses constructed on the Sald Land shall be granted by the Sald Corporation.

I) The Promoters have already commenced the work of construction of buildings, bungalows and row houses on the Sald Land in accordance with the said sanctioned and approved plans. The entire complex shall be known as 'LANDMARK'.

J) The Purchaser is interested to purchase a residential / commercial premises bearing no. _____ on the _____ floor in _____ Wing having area of about _____ sq.ft. carpet i.e. about _____ sq.ft. built-up; bungalow/row houses bearing no. 1 having area of about 1975 sq.ft. ^{T. Jadhav} carpet i.e. about 1975 built-up, garage/parking space bearing no. _____ having area of about _____ sq.ft. carpet i.e. about 1975 sq.ft. built-up in the said complex known as 'LANDMARK' to be constructed on the Sald Land (hereinafter referred to as the 'SAID PREMISES'), a floor plan whereof is hereto annexed marked as ANNEXURE 'E'. The Purchaser therefore approached the Promoter and offered to purchase the Sald Premises on ownership basis. In pursuance thereof the parties held negotiations by and between themselves and have agreed upon the purchase price and other terms and conditions in that behalf.

K) As per the requirement under the provisions of the Maharashtra Co-operative Societies Act, 1960 (hereinafter referred to as the Sald Societies Act) and the Urban Land (Ceiling & Regulations) Act, 1976 (hereinafter referred to as the Sald ULC Act), the Purchaser has made a declaration to the effect firstly that neither the Purchaser nor the members of the family of the

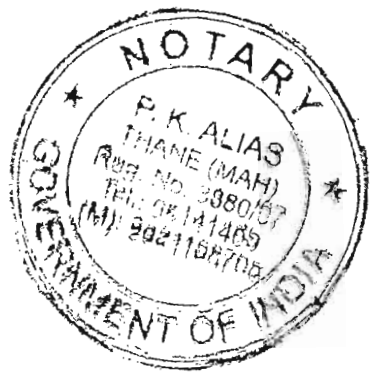


adhyay



2.11.2017

*R. Jadhav
S.R. Upadhyay*



Purchaser (family as defined under the 'SAID ULC ACT 1976) own a tenement, house or building within the limits of Thane Urban Agglomeration Area and 8 km. peripheral area of Greater Bombay. Relying upon the said declaration the Promoter has agreed to sell the Said Premises to the Purchaser.

L) Under section 4 of the Said Act the Promoter is required to execute a written agreement for sale of the Said Premises being in fact those presents. The Purchaser shall cause this agreement to be registered with the Registering Authority under the relevant provisions of the Registration Act.

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

1. The Promoters shall construct buildings, bungalows, row houses on the Said Land in accordance with the plans and specifications and designs approved by the Said Corporation and which have been seen and approved by the Purchaser with only such variations and modifications as the Promoters may consider necessary from time to time or as may be required by the concerned local authority to be made in them or any of them provided that the Promoters shall have to obtain consent in writing of the Purchasers in respect of such variations or modifications which may adversely affect the Said Premises provided further that the Purchaser shall not withhold such consent if such variations or modifications adversely affecting the Said Premises agreed to be sold to the Purchaser are of minor nature and the Promoters require such variations or modifications to be made in the Said Premises on reasonable grounds.

2. The Purchaser agrees to purchase from the Promoters



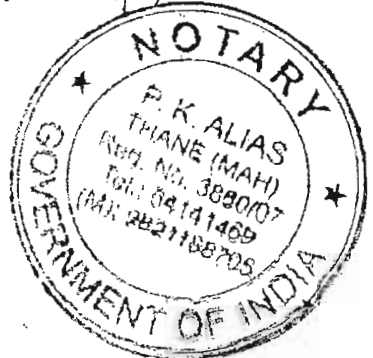
and the Promoters agree to sell to the Purchasers the Said Premises i.e. residential/commercial premises bearing no. _____ on the _____ floor in _____ wing, having area of about _____ sq.ft. carpet i.e. about _____ sq.ft. built-up, bungalow/row houses bearing no. 1 having area of about 1975 sq.ft. carpet i.e. about 1975 built-up, garage/ parking space bearing no. _____ having area of about 1705 sq.ft. carpet i.e. about _____ sq.ft. built-up in the said complex known as 'LANDMARK' to be constructed on the Said Land (hereinafter referred to as the 'SAID PREMISES'), a floor plan whereof is hereto annexed marked as ANNEXURE 'E' at or for the price consideration of Rs. 20,00,000/- (Rupees Twenty lakhs Only Only) which is inclusive of the proportionate price of the common area and facilities appurtenant to the Said Premises, the nature, extent and description of the common area and facilities are more particularly described in the SECOND SCHEDULE hereunder written. The Purchaser has agreed to pay the aforesaid purchase price of Rs. 20,00,000/- (Rupees Twenty lakhs Only only) in the following manner :

- a) Rs. 2,00,000/- (Rupees Two lakhs Only) being the earnest money paid on or before execution of these presents the payment and receipt whereof the Promoters do hereby admit and acknowledge.
- b) Rs. 15,00,000/- (Rupees fifteen lakhs Only) on the completion of plinth of the building in which the Said Premises are located. within one month from date of this agreement.
- c) Rs. 3,00,000/- (Rupees Three lakhs Only) in _____ instalments each of Rs. _____ (Rupees _____ Only) upon casting of _____ at the time of possession

21/Dec/17
RS upadhyay
S.R. Upadhyay

S.R. Upadhyay
RS upadhyay

21/Dec/17



each R.C.C. slab of the building in which the said premises is located commencing from casting of first slab.

d) Rs. _____ (Rupees _____ Only) upon completing the work of construction of walls of the buildings in which the Sald Premises is situated.

e) Rs. _____ (Rupees _____ Only) on fixing the doors and windows to the Sald Premises.

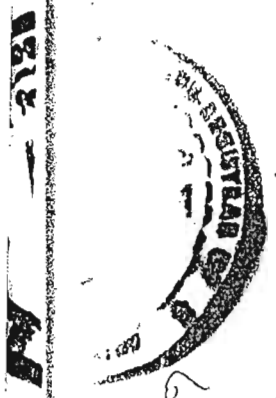
Rs. _____ (Rupees _____ Only) upon completing the work of flooring of the said premises.

Rs. _____ (Rupees _____ Only) upon completing the external and internal plastering of the building in which the Sald Premises is situated.

h) Rs. _____ (Rupees _____ Only) upon completing the work of sanitary fittings and plumbing of the building in which the Sald Premises is situated.

i) Rs. _____ (Rupees _____ Only) being the balance and full and final payment to be made at the time of obtaining possession of the Sald Premises.

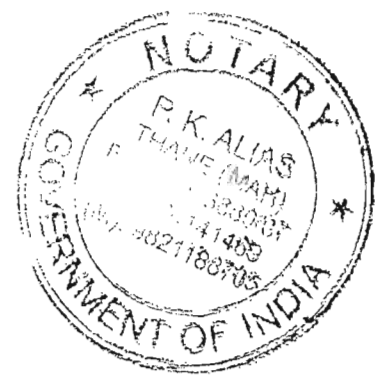
3. The Promoters hereby agree to observe, perform and comply with all the terms and conditions and stipulations and restrictions, if any, which may have been imposed by the Sald Corporation at the time of sanctioning the said plans or thereafter



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SR. Repadhye



2/2
SR.2

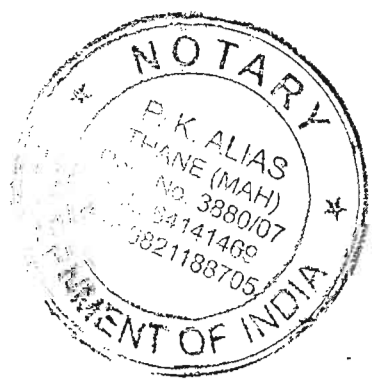


and shall before handing over possession of the Said Premises to the Purchaser obtain from the Said Corporation Occupation Certificate/Completion Certificate of the Said Premises.



Handwritten notes:
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4. The Promoter hereby declares that the Floor Space Index (FSI), Floor Area Ratio (FAR) in respect of the Said Land is 6448 sq.ft. only and that no part of the said FSI/FAR has been utilised by the Promoter elsewhere for any purpose whatsoever. In case during the development of the Said Land the Promoter shall use and utilise any FSI/FAR by way of floating or transfer of development rights (TDR) then the extent of such floating FSI/FAR or TDR shall be disclosed by the Promoter to the Purchaser. Any floor space Index FSI/FAR in respect of the Said Land which is presently available or which may become available in future as per the existing Development Control Regulations of the Said Corporation and/or such regulation which may come into effect in future and/or any FSI/FAR which may become available by way of floating or TDR to be utilised in the Said Land as per the Development Control Regulations of the Said Corporation for the time being in force and if such FSI/FAR or TDR is not consumed by the Promoter in the construction of the building, bungalows and row houses as per the plans sanctioned by the Said Corporation shall even after registration of the Society and even after the execution of the conveyance of the Said Land along with the buildings, bungalows, row houses constructed thereon by the Promoter in favour of the Society, Company or Association, shall always belong to the Promoters hereto and it shall be the property of the Promoters and the Promoters and/or his assignees shall always be free to use and utilise such FSI/FAR and/or TDR for further construction in the Said Land by way of any additions to the buildings, bungalows and row houses already constructed, or by way of additions of any other separate structures or buildings,



which may be constructed in the Sald Land, PROVIDED the Promoters shall obtain necessary sanctions and approvals from the local authorities for making such additions or constructions.

5. The Promoter does hereby agree that he shall before handing over the possession of the Sald Premises to the Purchaser and in any event before execution of the conveyance of the Sald Land in favour of a Co-operative Housing Society, Corporate Body or Association to be formed by the Purchasers of various premises to be constructed in the Sald Land (hereinafter referred to as the 'SAID SOCIETY, COMPANY OR ASSOCIATION') make full the true disclosure of the nature of title to the Sald Land as well as the encumbrances if any including any right, title and interest or claim of any party in or over the Sald Land and shall as far as practicable ensure that the Sald Land is free from all encumbrances and the Promoter has absolute clear and marketable title to the Sald Land so as to enable him to convey to such Society, Company or Association such absolute clear and marketable title on the execution of conveyance of the Sald Land in favour of such Society, Company or Association.

6. The Purchaser agrees to pay to the Promoter interest at twenty four per cent per annum on all the amounts which becomes due and payable by the Purchaser to the Promoters under the terms and conditions of this agreement from due date till the date of actual payment.

7. On the Purchaser's committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this agreement (including his proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Purchaser's committing breaches of any of the terms and conditions herein contained the Promoter shall be entitled at his own option to terminate this agreement.



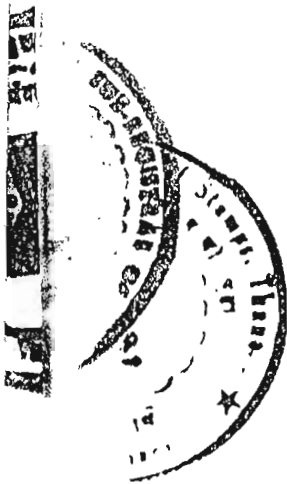
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Provided always that the power of termination hereinafore contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Purchaser fifteen days notice in writing of their intention to terminate this agreement and of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time of giving of such notice.

Provided further that upon termination of this agreement as aforesaid, the Promoter shall refund to the Purchaser instalments of sale price of the Said Premises which may till then have been paid by the Purchaser to the Promoter without any interest and upon termination of this agreement and upon tender of such refund amounts by the Promoters, the Promoters shall be at liberty to dispose off and sell the Said Premises to any such person and at any such price as the Promoter may deem fit and proper at their absolute discretion.

8. The fixtures, fittings, and amenities to be provided by the Promoter in the Said Premises and the said building/ bungalows/ row houses are set out in Annexure 'F' annexed hereto.

9. The Promoter shall give possession of the Said Premises to the Purchaser on or before 15th day of Aug 1992. If the Promoters and or their agents fail or neglect to give possession of the Said Premises to the Purchaser on account of reasons beyond their control and as per the provisions of section 8 of the Maharashtra Ownership Flats Act., by the aforesaid date or dates prescribed in section 8 of the Maharashtra Ownership Flats Act, then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by them in respect of the Said Premises with simple interest at nine percent per annum from



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the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

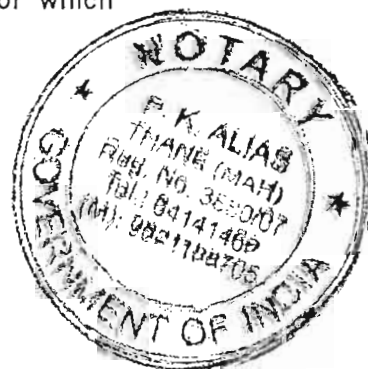
Provided that the Promoters shall be entitled to reasonable extension of time for giving possession of the Sald Premises on the aforesaid date if the completion of the building, bungalows and row houses in which the Sald Premises is situated is delayed on account of :

- a) non availability of steel, cement, other building materials, water and electricity supply;
- b) war, civil commotion or act of God;
- c) any notice, order, rule, notification of the government and/or other Public or Competent Authority;

10. The Purchaser shall take possession of the Sald Premises within seven days of the Promoter's giving written notice to the Purchaser intimating that the Sald Premises is ready for use and occupation.

Provided that if within a period of three years from the date of handing over the Sald Premises to the Purchaser, the Purchaser brings to the notice of the Promoter the defect in the Sald Premises or the building in which the Sald Premises is situated or the materials therein or any unauthorised change in the construction of the said building, bungalows, and row houses then wherever possible such defects or unauthorised change, shall be rectified by the Promoters at their own cost and in case it is not possible to rectify such defects or unauthorised changes then the Purchaser shall be entitled to receive from the Promoters reasonable compensation for such defects or change.

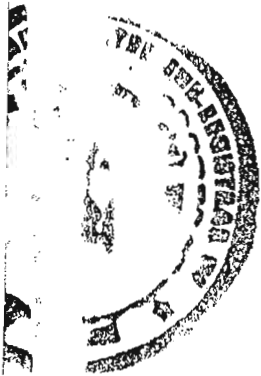
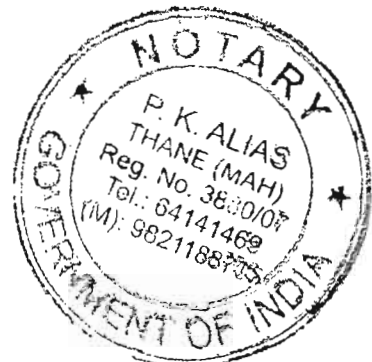
11. The Purchaser shall use the Sald Premises or any part thereof or permit the same to be used for the purpose for which



the same is allotted.

12. The Purchaser along with the other purchasers in the building/bungalows/row houses shall join in forming and registering the society or a limited company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute application for registration and/or membership and other papers and documents necessary for the formation and the registration of the society or a limited company and for becoming a member including the bye-laws of the proposed society and duly fill in, sign and return to the Promoters within fifteen days of the same being forwarded by the Promoters to the Purchasers so as to enable the Promoter to register the organisation of the Purchasers under section 10 of the Said Act within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rule, 1963. No Objection shall be taken by the Purchasers if any changes or modifications are made in the draft, bye-laws of the Memorandum and/or Articles of Association 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. The Promoters are free to make one or more separate societies of the buildings, bungalows and row houses to be constructed in the Said Land if they so desire. The Promoters are also free to make separate societies for the multistoried buildings and separate societies for bungalows and row houses to be constructed in the Said Land, as they may desire and the entire discretion in this regards shall always be that of the Promoters hereto.

13. The Promoter shall cause to be transferred to the society, company or association all the right, title, claim and interest in the allquot part of the Said Land together with the buildings constructed thereon only after the entire development of the Said Land is



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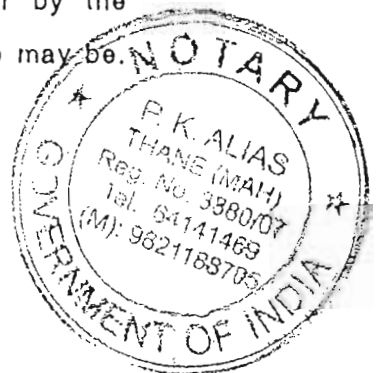
completed by the Promoter by obtaining or by executing necessary conveyance of the Said Land or the allquot part thereof together with the buildings, bungalows and row houses constructed thereon. The entire development shall mean and include the use of the additional FSI/FAR and/or TDR and construction of additional floors and additional structures as mentioned in clause 4 written hereinabove.

14. Commencing a week after notice in writing given by the Promoter to the Purchaser that the Said Premises is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the area of the Said Premises) outgoings in respect of the Said Property and buildings/bungalows/row houses, namely local taxes, betterment charges, or such other levies by the concerned local authority and/or government, water charges, insurance, common lights, repairs and salaries of bill collectors, chowkidars, sweepers and other expenses necessary and incidental to the management and maintenance of the Said Land and building, bungalows, and row houses until the society/limited company is formed and the Said Land and the building, bungalows, row houses is transferred to it. The Purchasers shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoters from time to time. The Purchaser shall pay to the Promoter provisional monthly contribution of Rs. 1200/- per month towards such outgoings. The amounts so paid by the Purchasers to the Promoter shall not carry any interest and the same shall remain with the Promoters until a conveyance is executed in favour of the society or limited company as aforesaid. Subject to the provisions of section 6 of the Said Act, on such conveyance being executed the aforesaid deposits (less deduction provided for under this agreement) shall be paid over by the Promoter to the Society or Limited Company, as the case may be.



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The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly, on or before fifth day of each and every month in advance and shall not withhold the same for any reason whatsoever.

15. The Purchaser shall on or before delivery of possession of the Sald Premises keep deposited with the Promoter the following amounts :

- a) Rs. 261 for share money, application, entrance fee of society or limited company.
- b) Rs. 2,000 legal charges and expenses for registration of society or limited company.
- c) Rs. 25,000 for deposit towards proportionate share of taxes and other charges.
- d) Rs. 20,000 Electric meter, cable charges, electric deposits etc.

The above amount of Rs. 20,000 towards electric cables meters and installation is received as minimum estimated expenditure on the basis of presently prevailing rules and regulations of the Maharashtra State Electricity Board. The Purchaser shall be liable to pay additional amounts in that behalf as per the rules and regulations of the M.S.E.B. prevailing at the time of actual electrical installations, cable laying and installation of meters etc.

16. The Promoter shall utilize the sum of Rs. 2000/- paid by the Purchaser to the Promoter for meeting all legal costs, charges and expenses including professional costs of the attorney at law/ advocates of the Promoter in connection with the formation of the society or limited company, as the case may be, preparing its rules, regulations and bye-laws and the costs of preparing and engrossing



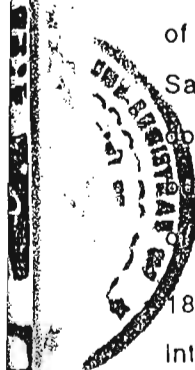
*प्राधिकृत
उपप्राधिकृत
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this agreement and the conveyance.

17. The Purchaser shall pay to the Promoter his/her share of the stamp duty and registration charges payable, if any, by the Said Society or the Limited Company on the conveyance of any document of transfer in respect of the Said Land and the buildings/ bungalows/ row houses constructed thereon to be executed in favour of such society or limited company.

18. The Purchaser himself with intention to bring all persons into whatsoever hands the said Premises may come doth hereby covenant with the Promoter as follows :

- a) to maintain the Said Premises at Purchaser's own costs in good tenable condition from the date of possession of the Said Premises is taken and shall not do or suffer to be done anything in or to the building in which the Said Premises is situated.
- b) not to store in the Said Premises any goods which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the building the goods which are objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to the upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the building in which the Said Premises is situated or the Said Premises. In the event of any 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 cost all internal repairs to the Said Premises and maintain the Said Premises in the same conditions, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be



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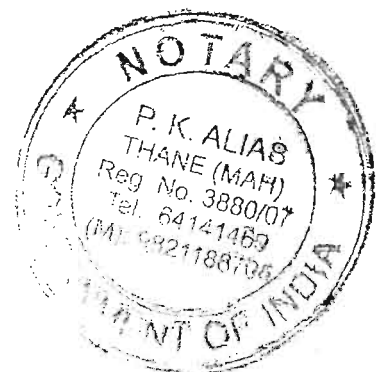


done anything in or to the building in which the Said Premises is situated or the Said Premises which may be against the rules and regulations and bye-laws of the concerned local authority. And in the event of the Purchaser's committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

- d) not to demolish or cause to be demolished the Said Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Said Premises or any part thereof nor any alteration in the elevation and outside colour scheme of the building in which the Said Premises is situated and shall keep the portion, sewers, drains in the Said Premises and the appurtenances thereto in good tenantable repairs and condition and in particular so as to support, shelter and protect the other parts of the building in which the Said Premises is situated and shall not chisel or in any manner damage the columns, beams, walls, slabs or parda or other structural members in the Said Premises without the prior written permission of the Promoter and/or the Society or the Limited Company;
- e) not to do or permit to be done any act or thing which may render void or voidable any insurance of the Said Property and the building in which the Said Premises is situated or any part thereof or whereby any increase in premium shall become payable in respect of the insurance;
- f) not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Premises in compound or any portion of the Said Premises and building in which the Said Premises is situated;



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g) pay to the Promoter within seven days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or government for giving water, electricity or any other service connection to the building in which the Sald Premises is situated;

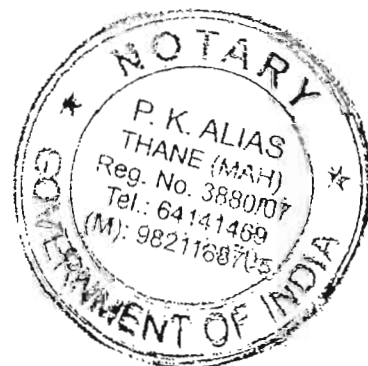
h) bear and pay any increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority on account of change of user of the Sald Premises by the Purchaser viz. user of any purpose other than for which the Sald Premises is allotted.

i) the Purchaser shall not let, sub-let, transfer, assign or part with Purchaser's interest in the Sald Premises or Purchaser's benefit, factor of this agreement or part with possession of the said premises until all the dues payable by the Purchaser to the promoter under this agreement are fully paid up and only if the Purchaser has not been guilty of breach or of non-observance of any of the terms and conditions of this agreement and until the promoters prior consent in writing for the same is obtained.

j) the Purchaser shall observe and perform all the rules and regulations which the society or the limited company 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 Sald Premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Purchaser shall pay and contribute regularly and punctually towards the taxes and expenses or other outgoings in accordance with the terms of this agreement;



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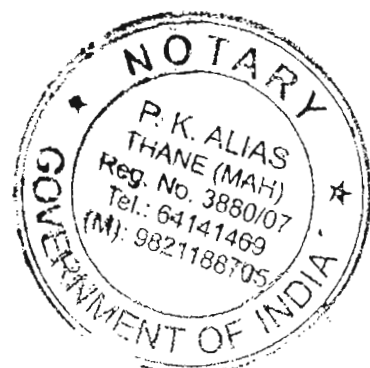
k) till conveyance of building in which the Sald Premises is situated is executed the Purchaser shall permit the Promoter and other survivors and agents with or without workmen and others, at all reasonable times to enter into and upon the Sald Land and building or any part thereof and the said premises to view and examine the state and conditions thereof;

19. The Promoter shall maintain a separate account in respect of the sum received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society or the Limited Company or towards the outgoings, legal charges and utilise the amounts only for the purpose for which they may have been received.

20. Nothing contained in this agreement is intended to be nor shall it be construed as a grant or demise or assignment in law of the Sald Land and building, bungalows, and row houses constructed thereon or any part thereof. The Purchaser shall have no claims save and except in respect of the Sald Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, restricted areas etc., will remain the property of the Promoters until the Sald Land and building, bungalows and row houses is transferred to the Society/Limited as hereinbefore mentioned.

21. The Promoter is absolutely free and entitled to sell, give and allot open space, parking space, still areas partly or fully to any persons on any terms and conditions deemed fit and proper by the Promoters and the Purchasers shall have no right, title, interest or claim whatsoever in that behalf.

22. There are areas of open terrace, verandah or balcony which are adjoining and adjacent to certain premises in building



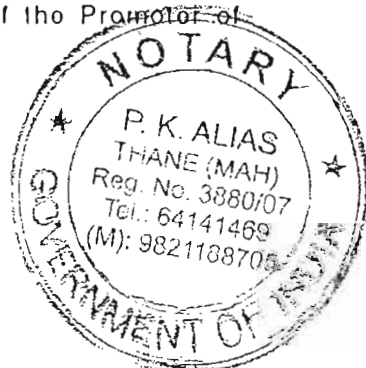
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proposed to be constructed on the Said Land and the extent plans and specifications thereof have been fully disclosed by the Promoters to the Purchasers hereto. The Promoters are absolutely free and entitled to give and allot such areas and open terrace, porch, verandah or balcony to the Purchasers of the Premises in the building to be constructed on the Said Land, to which the same are adjacent or adjoining and other Purchasers of other Premises and the building, bungalows and row houses proposed to be constructed on the Said Land shall have no claims, interest or rights whatsoever in that behalf.

23. The bungalows and row houses proposed to be constructed in the Said Land have certain open spaces, garden and recreational areas adjacent and or adjoining to them and the plans and specifications of such open spaces, garden and recreational areas have been disclosed to the Purchasers hereto. The Promoters are absolutely free and entitled to sell, give and allot such open spaces, garden and recreational areas to the Purchasers of such bungalows and row houses to, which the same are adjacent or adjoining on any terms and conditions deemed fit and proper by the Promoters and the Purchasers of other premises in the multistoried buildings and of other bungalows and row houses to be constructed in the Said Land shall have no claims, interest, rights whatsoever in respect of such open spaces, garden and recreational areas and the same shall exclusively belong to such Purchasers of bungalows or row houses to which the same are adjoining or adjacent. There shall be a compound wall around the bungalows enclosing the open space, garden, recreational area around them.

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



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and breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall be the same in any manner prejudice the rights of the Promoter.

25. The Purchaser shall present this agreement as well as the conveyance at the proper registration office for registration within the time limits prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

26. 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 :

Telex room, 2nd Floor
Maharashtra Vidyalya Lane, Veer Savarkar Pathi
Naripada, Thane West.

27. This agreement shall always be subject to the provisions of the Said Act i.e. Maharashtra Ownership Flats Act 1963 and Rules made thereunder.

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FIRST SCHEDULE REFERRED TO ABOVE

All that piece and parcel of the land being Final Plot No. 60, lying along with the structures standing thereon adm. 8274.5 sq. yards i.e. about 6918.40 sq.mtrs. together with four existing structures standing thereon popularly lying and being and situate at - Eastern Express Highway, Panchpakhadi, Luis Wadi, Thane being within the limits of Thane Municipal Corporation, Taluka and District Thane and registration and sub-district Thane and bounded as follows :

On or towards East : By Service Road

On or towards West : By Partly F.P. No. 61

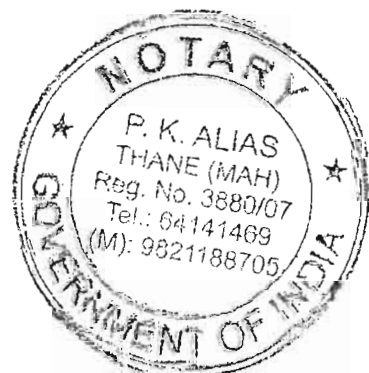
and partly F.P. No. 69

On or towards North: By F.P. No. 58

On or towards South : By 40' wide road

THE SECOND SCHEDULE REFERRED TO ABOVE

- (I) Common Passage
- (II) Internal Roads
- (III) Common gardens and open spaces
- (IV) In the case of multistoried buildings all staircase areas, entrance lobbies, lifts, midlandings and floor-landings
- (V) Underground and Overhead water storage tanks
- (VI) Common electrical installations, electrical cables, water-lines, sewerage lines, telephone cables
- (VII) Water pumps and cabins of such water pumps
- (VIII) Security cabins



- (ix) Entrance gates
- (x) Generators

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

SIGNED SEALED & DELIVERED by

the withinnamed PROMOTERS
M/S. RAINBOW BUILDERS

) FOR RAINBOW BUILDERS

) *रविशंकर ठाकरे*

In the presence of

)

PARTNER

1. *R. K. Khatke*

)

2.

)

SIGNED SEALED & DELIVERED by the

)

withinnamed PURCHASER

)

SHRI/SMT/M/S. *Mk. Kamprashun Satyanarayan*
Shri. Shanti K. D. D. D. D.

)

R. S. D. D. D. D.

In the presence of

)

Shri. R. S. D. D. D. D.

1. *R. K. Khatke*

)

2.

)



RECEIPT

RECEIVED of and from the)

with in named Purchasers)

a sum of Rs. 2,00,000.00)

(Rupees Two lakhs Only)

_____ only)

as and by way of part payment

on or before the execution

of these presents

By cheque drawn on State Bank of India, Nampur, B.R. Cheque No. 132446, dated 14th March 1995.

Rs. 2,00,000.00

WE SAY RECEIVED

R. S. Upadhyay

For RAINBOW BUILDERS

12, 11, 101 (301226)

PARTNER

Thane has paid an amount of Rs. 1,47,500/- (One lakh forty seven thousand five hundred only) penalty of Rs. 300/- in the State Bank of India.

Thane vide Challan No. 26/2613199.

Certified u/s 41 of the Bombay Stamp Act, 1958 that the full stamp duty of Rs. 1,47,500/- (One lakh forty seven thousand five hundred only) has been paid in respect of the instrument.

Subject to the Provision of Section 33A of Bombay Stamp Act, 1958

Collector of Stamps, THANE



ANNEXURE - A

RATNAKAR D. RASHINKAR
Advocate High Court

Office :
304, Shivneri ,
Opp. Gaodevi Maldan,
THANE (WEST)

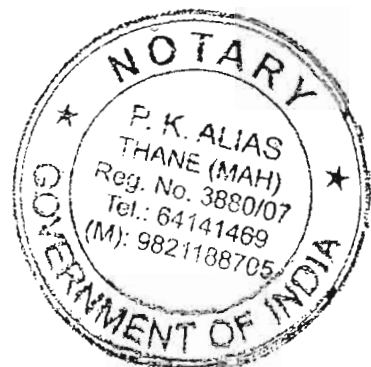
TITLE CERTIFICATE

This is to certify that I have investigated the title of the lang bearing Final Plot No. 60 having an area of about 6918.40 sq.mtrs , of the Town Planning Scheme No.1, Thane for M/s. Rainbow Builders , a partnership firm, having its office at 15, Bharatkunj, Tilak Road, Ghatkopar (E), Bombay - 400 077, and in my opinion the above said land is free from any encumbrances and title to the same is clear and marketable.

sd/-

(R.C. RASHINKAR)
ADVOCATE

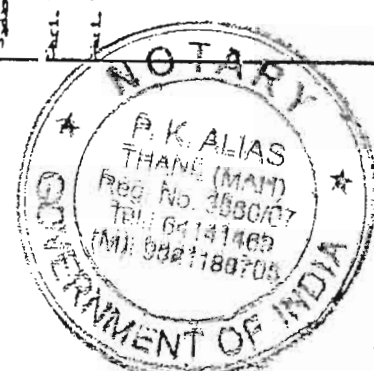
Dated 11th March 1995.





| Sl. No. | Name of Owner | Taxes of land | Survey Number | Original Plot | | Area | | Rate of Final Value | Rate of Final Price Value | Without reference to value of structures | Inclusive of structures | P.S.V. | Rate of Final Price Value | Deductions | | Without reference to value of structures | Inclusive of structures | Rs. 11 | Rs. 12 | Rs. 13 | Rs. 14 | Rs. 15 | Rs. 16 |
|---------|--|---------------|---------------|------------------------|--------------------|--|-------------------------|---------------------|---------------------------|--|-------------------------|--------|---------------------------|------------|---------|--|-------------------------|---------|----------|----------|----------|--------|---|
| | | | | Area of Original Value | Value of Structure | Without reference to value of structures | Inclusive of structures | | | | | | | | | | | | | | | | |
| 53. | Mrs. Kalika Dairya Pandit 1/2 share. | 20/10 | 669 | 110 | 907 | 3/- | 507/- | 507/- | 507/- | 507/- | 616/- | 10/- | 616/- | 6160/- | 6160/- | 6160/- | 6160/- | -291/- | +554/- | +2772/- | +2489/- | | F.P. No. 57 is included in Industrial Zone. |
| 54. | Mrs. Kamal Pandit. 1/2 share. | 21/11 | 672 | 115 | 12000 | 1/- | 1200/- | 1200/- | 1200/- | 1200/- | 1367/- | 6/- | 1367/- | 10932/- | 10932/- | 10932/- | 10932/- | -3532/- | +94035/- | +42018/- | 136856/- | | F.P. No. 60 is included in Industrial Zone. |
| 55. | Mrs. Parvati Visham Subashini (Deceased) | 32/2 | 683 | 117 | 958.00 | 0/- | 726/- | 726/- | 726/- | 726/- | 386/- | 6/- | 386/- | 4624/- | 4624/- | 4624/- | 4624/- | -310/- | +4240/- | 2120/- | 1700/- | | |
| 56. | Mrs. L. Vasanthi (Deceased) | 30/2 | 700 | 65 | 1042.4 | 0.50 | 1021/- | 1021/- | 1021/- | 1021/- | 1021/- | 5/- | 1021/- | 5002/- | 5002/- | 5002/- | 5002/- | 104/- | +2902/- | 2902/- | 30671/- | | |

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 27/11/2011



ANNEXURE - C

संख्या : ५११२६०
५११५५९



ठाणे महानगरपालिका

महापालिका भवन, डॉ. अल्मेट्टा रोड, चंद्रमवाडी, पाचपाखाडी, ठाणे - ४००६०२.

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

सं. नं. / ठा. नं. पा. /
Ref. / T.M.C. / T.D.D. / 3482

दिनांक / / १९९५
Date 27/3 /1995

To,
Archetype Consultants,
Architects & int. Designers,
A/3, Shreepal Complex,
Ravi Ind. Rd., Pachpakhadi,
Thane - 400602.

Sub : Proposed bldg. lay-out on F.P.60
T.P.S.I. at Panch-pakhadi, Thane
for Shri. K.G. Sawant & Others.
(Amended plans)
Ref : V.P. 93/205
Your letter dated 3-2-95.

Dear Sir,

I have to inform you that the amended plans submitted by you for the above mentioned property are hereby approved subject to the compliance of the conditions mentioned in the building Permit under No. V.P. 93/203/TMC/TDD/2136 dated 24.10.94 and the commencement certificate No. V.P. No. 93/203/TMC/TDD/2136 dated 24-10-94.

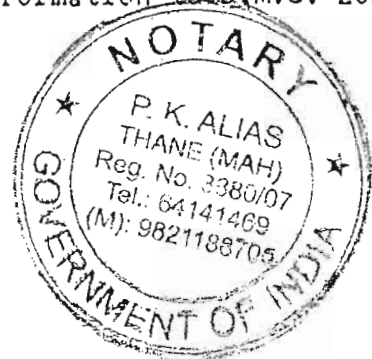
One set of amended plans duly signed and stamped is hereby returned in token of Municipal approval.



Yours faithfully,

[Signature]
Dy. City Engineer,
(Planning & Development)
Thane Municipal Corporation,
THANE.

- 1) Copy forwarded for information to the owner.
- 2) Copy forwarded for information to D.M.C. Zone Please.

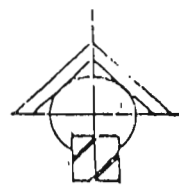


ANNEXURE - C

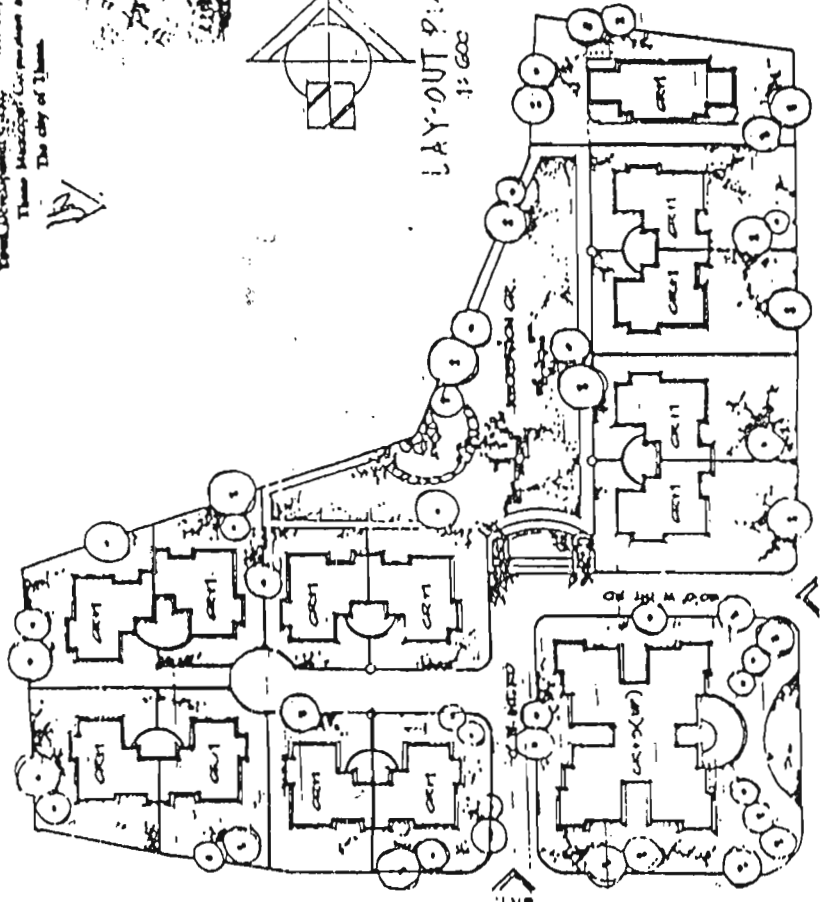
Handwritten signature and notes in the top right corner.



Official text block containing a signature and some illegible printed text.



LAY-OUT PLAN
1:600



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SHRINER'S SOCIETY

ANNEXURE - C

Job.125(25/200Pads)-5-91

FORM No. 2

THANE MUNICIPAL CORPORATION THANE

PLANNING AUTHORITY

Commencement Certificate No. V.P.No.93/203/TMC/TDD/2136 Date:- 24/10/94

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1988. (Maharashtra XXXVII of 1988) :-

To,

Shil/Sr. Archetype Consultants (Architect)

For Shil/Sr. K. G. Sawant & Others (Owner)

To,

Construct proposed building on plot bearing F.P. No.60, of T.P.S.No.1 at Panchpakhadi, Thane, As per your amended plans and application dated - 7.10.94

(C. C. upto plinth only)

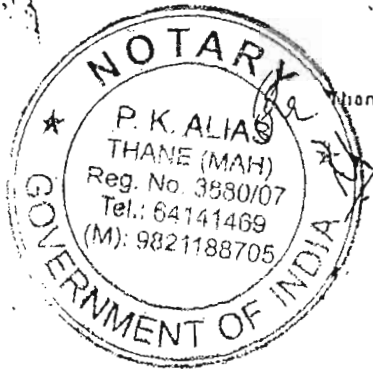
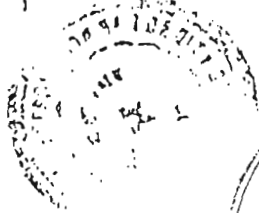
SUBJECT TO THE FOLLOWING CONDITIONS, Viz :-

- अटी:- १] जोरपाये प्रमाणपत्रावरून अर्ज करणेसाठी अर्जदाराचे वॉल बांधणे.
- २] अ. मी. पुरवठा घेणे, अ. निमान, लिफ्ट, प्रमाणपत्र दाखल करणे.
- ३] संपूर्णमाताठी पाणी पुरवठा देता जाणार नाही. पिण्यासाठी उच्चवर्गीय नुसार पाणी पुरवठा देता जाईल.
- ४] म. निमान जागा विकसित करणे.
- ५] उच्चवर्गीय पापट, वृत्ति: मरणे.
- ६] उच्चवर्गीय विनात घालू घेणेवेची मर्यादा लागेल.

2. This Certificate shall remain valid for a period of one year Commencing on the date of its issue.

PLACE

DATE



For Commissioner Thane Municipal Corporation, Thane.

ANNEXURE - C

Jab. 126 (28/200 Hda) 8-51

THANE MUNICIPAL CORPORATION, THANE

Bombay Provisional Municipal Corporation Act 1949 Sect. 253, 254 and Rule No. 8 of the chapter XII of the Said Act.

Permit No. V.P. 93203/1/TMC/TDD/800 Dated 27.6.1984

Title No. T.P.S.No. 1 ~~XXXXXX~~ F.P.No. 60
Service Road Road, Thane

To, Shashikant V. Deshmukh (Architect) (Owner Architect)
 Shil / Smt. For, Shri.K.G.Sawant & Others (Owner)

With reference to your application dated 9-12-93 I have to inform you as follows. You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you.

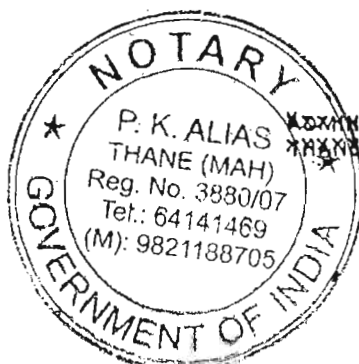
1. No projection is allowed on the Municipal Land.
2. No work is allowed within 10 M. L. of street.
3. Aqua or septic Tank privies should be constructed as per Govt.'s approved plan.
4. It should be 50-00" away from any well.
5. There should be two units of septic tanks.
6. The latrines should be provided with flushing apparatus and over-head tank.
7. The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
8. The effluent should be passed throughout a soakage pit.
9. The effluent should be of a standard composition.
10. Construction should not be occupied without obtaining the completion certificate.
11. The structural responsibility will be on the owner and the Engineer.
12. The R. C. C. wall below G. L. should be constructed between wall and Aqua privy and just touching to the chamber.
13. No work should be carried on without obtaining the commencement certificate from the Municipality.
14. The work should be commenced within one year from the date of permission otherwise permission will be lapsed.
15. The work should be carried out within the owner's land.
16. Main water way shall have to be maintained to pass rain.
17. Pakka drain for waste disposal should be constructed upto municipal drain.
18. Non agricultural permission under Maharashtra Land Revenue code 1988 shall be submitted in this office before applying for construction work.
19. The owner and the Architect or Engineer is responsible for constructions and even after issue occupation.
20. Notice shall be given before 7 days of starting the construction.
21. Municipality is not responsible to supply water for domestic or any other use.
22. Intimation in writing, should be given to this office when the construction, particularly outer walls reaches the plinth level and the construction should not be proceeded further unless and until the certificate is obtained from this office.
23. "The no objection certificate" from the tenants residing in the structure shown to be demolished should be furnished to the municipal authorities before lining out the proposed building on the land.
24. The occupation Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Sewer lines to the satisfaction of Municipal Authority.
25. Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.
26. The surface drain should be maintained properly before commencement of the proposed work, so as to avoid drainage problems of the property in nearby future.
27. The building material or earth removed from the tenants should not be dumped or stored on municipal road.

XXXXXX

XXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

P.T.O.



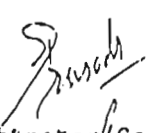
ANNEXURE - C

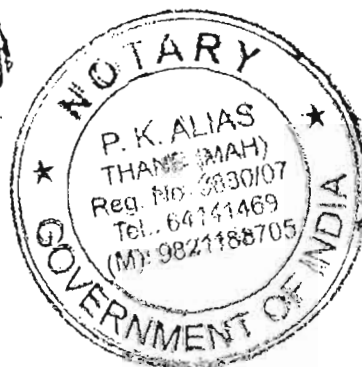
29. Order under Sec. ²² from U.L.C. is to be submitted before applying for Commencement Certificate.
30. Nonagricultural order from Collector of Thane is to be submitted before applying for Commencement Certificate.
31. Owner/Developer are responsible to provide alternate accommodation to the occupants of the existing structure.
32. Area under road widening is to be handed over to Thane Municipal Corporation before issue of the permit.
33. Compound wall is to be constructed before applying for Plinth Certificate.
34. No objection letter from Chief Fire Brigade Officer is to be submitted before applying for Commencement Certificate and Rs.25,000/ to be paid.
35. No objection letter from Drainage and Water Department and final ^{before D.C.} no objection letter from Drainage and Water Department and from Garden Department is to be submitted before applying for Occupation Certificate.
36. Development charges are to be paid as per the prevailing rules.
37. ULC for residential use is to be submitted before applying for Commencement Certificate.

Date:

Seal:

Received Date of Applicant.


Administrator/Commissioner
THANE MUNICIPAL CORPORATION
THANE



ANNEXURE - D

जा.क्र. गडगुल/वक्ष-१/टे-७/एनएच/ससआर-
 जिल्हाधिकारी कार्यालय ठाणे १३४/९४
 दिनांक २१.०१.९५

वापत :-

- १) श्रीमतां. पुष्पलता गोविंद सावंत व इतर २ रा. पांवपाखाडी ता. ठाणे वापत दिनांक १६/७/९४ वा. अर्ज.
- २) तहसिलदार ठाणे वापत जा.क्र. मडगुल/वक्ष-१/टे-२/जमिनपत्र ६१ वशी/ससआर- ८१/दि ३१/८/९४.
- ३) उपजिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संतुलन ठाणे वापत याचिकांकल आदेश जा.क्र. पुसलसी/टिस्/साणे/ ससआर- २४२/७२९ दिनांक २४/२/९१.
- ४) अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संतुलन ठाणे वापत याचिकांकल आदेश जा.क्र. पुसलसी/टिस्/पु/सेवान २२/ससआर-१४८ दिनांक ११/८/९४.
- ५) तहाय्यक संचालक, ससआर ठाणे महानगरपालिका ठाणे वापत याचिकांकल पत्र जा.क्र. शांतिव/नरवडे:६०/९९/दि. ४/२/९४
- ६) ठाणे महानगरपालिका ठाणे वापत याचिकांकल आदेश जा.क्र. व्हीपी/५. ९३२०२/३/टिस्/सी/टीटीडी/८०२/दि. २७/६/९४.

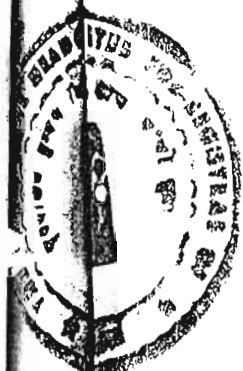
आदेश :-

ज्याअर्जा, श्रीमतां. पुष्पलता गोविंद सावंत व इतर २ रा. पांवपाखाडी ता. ठाणे जि. ठाणे वापत ठाणे जिल्हातील ठाणे तालुक्यामध्ये मूळे- पांवपाखाडी वा ठिकाणी भूमापन क्रमांक स.नं. ३२१/३५-३२१/८ पै. ३२२/४, ३३०/१९, ३२२/१/से, अंतिम झूड क्रमांक ६० मधील आपल्या मालकीच्या जमिनीतील ६९१८.४७ चौ.मी. रचव्या आग्रा रीटवास व तहसिलदार ठाणे यांच्या वा ईश्वर विद्यारथी प्रयोजनास वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

त्याअर्जा, आता महाराष्ट्र जमिन महसुल अधिनियम १९६६ चे क्लम ४४ अन्वये जिल्हाधिकारी ठाणे वापत याचिके निधीत करण्यात आलेल्या अधिकाऱ्यांचा वापर करून उक्त प्रॉस/ जिल्हाधिकारी यांच्या वतीने पुष्पलता गोविंद सावंत २) कमलाकर गोविंद सावंत ३) वैशाली विद्यारथी ४) वेरकर ५) सी. सुभगा शिर्कात राजू ६) सी. निलोत्तमा विद्यारथी नेलेकर ७) सी. नंदा विलीप-नलावडे ८) जयवंत गोविंद सावंत ९) कुमारी रोहिणी गोविंद सावंत १०) हेमिंगता गोविंद सावंत १०) अविनाश गोविंद सावंत रा. पांवपाखाडी ता. ठाणे वापत ता. ठाणे मधील मूळे-पांवपाखाडी येथील भूमापन क्रमांक स.नं. ३२१/३ पै, ३२१/८पै, ३२२/४, ३३०/१९, ३२२/१/से. अंतिम झूड क्रमांक ६० मधील ६९१८.४७ चौ.मी. रचव्या क्षेत्राची रीटवास- ६२०४.६३ वाणिज्य ७१३.८४ चौ.मी. वा ईश्वर विद्यारथी प्रयोजनास वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा [परीक्षण] देत आहेत.

त्या शर्ती अशा :-

- १) ही परवानगी अधिनियम व त्याखाली केलेले ठेवून देण्यात आलेली आहे.
- २) अनुज्ञाग्राही व्यक्तीने [गॅन्टीने] अशा जमिनीवर [परीक्षण] देत आहेत इमारतीचा आणखी शिवा अन्य बांधकामाचा उपयोज



ANNEXURE - F

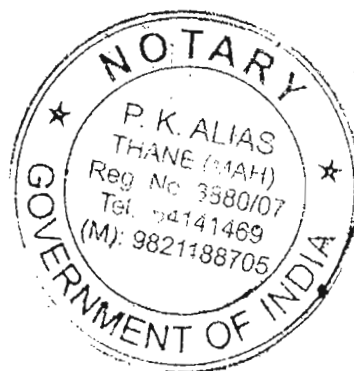
1. Outside Brick work of 6" Brick.
2. Outside plaster double coat sand Face
and outside surface snowcem colour.
3. Play ground for children with land scaped area.
4. Club House.
5. Common dish antenna with close circuit T.V.point.

2/10/07

Shanti R. Upadhyay
Shanti R. Upadhyay

Certified True Copy

[Signature]
P. K. Alias. B.A., LL.M.
Advocate & Notary
104-Bhiwandiwala Terrace,
Court Naka, Thane-4.
Ph: 9821249840.



THANE MUNICIPAL CORPORATIC

(Regulation No. 37)

Occupancy Certificate

इमारत क्र. "डी" ताठी फवत.

V. P. No. १३/२०३ TMC/TDD 330 Date 7/05/02

To,

से-आर्किटेक्चर कन्सल्टंट्स(प्रा. पि.)

ए-१०१, १०२, तारिका अपार्टमेंट,

वाचपाडाडी, ठाणे.

करिता- के.एत.तावत व इतर(मानक)

Sub :

वापर परवाना- इमारत क्र. "डी" करिता.

Ref. : V. P. No. १३/२०३

Your Letter No. ६३५४ दि. २०. ३. ०२

Sir,

The part / full development work/erection /re-erection or alteration in/of building/पातळी.

No. इमारत क्र.डी situated at - Road/Street -

Ward No. - Sector No. - S. No./C. T. S. No. /F. P. No. ६०, टिप.

Village/TPS No. वाचपाडाडी, under the supervision of आर्किटेक्चर कन्सल्टंट Licensed

सीए/८९/१२२०५

Surveyor/ Engineer/Structural Engineer/Supervisor/ Architect/Licence No.

may be occupied on the following Conditions.

- १- ठाणे महानगरपालिका पिण्यासाठी उपलब्धतेनुसार पाणी पुरवठा करू शकेल.
- २] हा सिस्टमच्या वापराकरिता आवश्यक ते नाहरकत पत्र प्राप्त करून घ्यावेत.
- ३] वेतमेंट वापराबाबतचे हमीपत्र आपणावर बंधनकारक राहिल.

A set of-certified completion plan is returned herewith

Office No. आवधान

Office Stamp

Date :

Copy to : वास्तव्य व वचन कर व क्र. ५०००/- एक हाक वळतो



Yo

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

श्री. ५०२.

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

1005

SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE
(Amended)
for
'D' Type Building Only.

42014

No. 93/203/ TMC/TDD 1885 Date 06/02/02

To, Shri/Smt. /M/s. Archetype Consultants. (Architect)
Sri/Smt. K.G. Sawant & Others. (Owner)

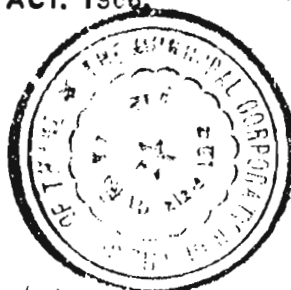
With reference to your application No. 4328 dated 28/12/2001 for development permission/
commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town
Planning Act, 1966 to carry out development work and or to erect building No. 'D' Type
at Panchpakhadi Section No. -- Ward No. -- situated
at Plot No. 60, T.P.S. No. 1,
Road/Street -- H. No./T. No. --

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.

It does not entitle you to develop the land which does not vest in you.
The conditions mentioned in earlier Amended Permission/C.C.No.V.P.
C/TDD/914 dated 13/8/2001 (For 'D' type Building) will be applicable on you.

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.



Yours faithfully,

[Handwritten Signature]

Asstt. Director of Town Planning
Municipal Corporation

No.

Stamp

[Handwritten Initials]

[Handwritten Initials]

439/4

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

1005

**SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE
(Amended)**

**for
'D' Type Building only.**

V. P. No. 93/203/ TMC/TDD 1885 Date 06/02/02

To, Shri/Smt. /M/s. Archetype Consultants. (Architect)
Shri/Smt. K. G. Sawant & others. (Owner)

With reference to your application No. 4328 dated 28/12/2001 development 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. 'D' type
in Village Panchpakhadi Section No. -- Ward No. -- situated
at Road/Street -- ~~XXXXXXXXXXXX~~ F. P. No. 60, T.P.S. No. 1.
H. No./T. No. --

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.

Conditions mentioned in earlier Amended Permission/C.C. No. V.P. 93/203/TMC/TDD/914 dated 13/8/2001 (for 'D' Type Building) will be binding upon you.

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



Yours faithfully,

[Handwritten signature]

**Asstt. Director of Town Planning,
Municipal Corporation
the city of Thane.**

Office No. _____

Office Stamp _____

Date _____

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

109

SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE

गुपारित कामे
करिता

डी टार्वर बिल्डींग- पार्ट पहिला अप्रत्याशरील वापरात
बदलाताही मंजुरी.

No. १३/२०३ TMC/TDD 2000 Date 02/3/02

To, Shri/Smt. डॉ. आर्किटेक्चर इन्सटिट्यूट (Architect)

Shri/Smt. डॉ. एत. तार्वर जामि इतर (Owner)

Sir,

With reference to your application No. १३/२०३ dated २२.०२.०२ for development permission/
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. डी-टार्वर बिल्डींग
in Village बापवाडाडी Section No. _____ Ward No. _____ situated
at Road/Street _____ S. No. / City S. No. / F. P. No. ६०, टि. पी. स्कीम नं. १
H. No. / T. No. _____

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) Permission does not entitle you to develop the land which does not vest in you.

१) ही परवानगी/ती. ती. वि. प्र. क्र. १३/२०३ क्र. ठाणवा/इपिवि/११५ दि. १३.८.२००१ मधील
अटी बाबत वापर करणारे राहतील.

२) ही परवानगापूर्वी प्रार. पी. विकसित करणे बाबत वापर करणारे राहतील.

३) हा विवेक करिता लागू-या सर्व परवानगी, वापर पात्र करण्यापूर्वी येणे बाबत वापर करणारे राहतील.

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

सावधान

नियमावलीनुसार आवश्यक त्या
बाबत वापर करणे, महापालिका
Office No. रचना अधिनियमाचे अन्वये
Office Stamp ला आहे. त्यासाठी बाबत



Yours faithfully,

Director of Town Planning
Municipal Corporation