

## THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)  
Occupancy Certificateइमारत क्र डी :- स्टिल्ड + चौदा + पधरावा मजला ( पार्ट ) फक्त  
इमारत क्र. सी :- रो हाऊस १ ते ८ :- तळ + एक मजला फक्त  
क्लब हाऊस :- तळ + एक मजला व स्वामींग पुल

V.P.No. २००१/१० TMC/TDD/६१० Date २५/१०

To,  
मे. ठक्कर अॅन्ड असो. (बा.वि.)  
१०४/अ, सत्यानंद, अल्मेडा रोड,  
पांचपाखाडी, ठाणे. ( प. ) ४००६०२

करीता :- श्री. अमीरचंद हंसराज गुप्ता व इतर ( जमिन मालक)

मे. श्री तिरुपती ग्रीन फिल्ड डेव्हलपर्स ( कुलमुखत्यार पत्र धारक)

Sub:- इमारत क्र. डी इमारत क्र. सी (रो हाऊस), क्लब हाऊस व स्वामींग पुल  
वापर परवाना मिळण्याबाबत.

Ref:-V.P.No. २००१/१०

Your Letter No. २७५३४ दि. २४/०९/२००७

Sir.

The part/ full development work/ erection/re-erection or alteration in / of building /part  
building No. वरीलप्रमाणे situated at Road / Street कोलशेत रोड  
Ward No. T.P.S. No. S.No. /C.T.S.No./F.P.No. जुना स.क्र. १३५ नविन स.क्र. ९  
हि.क्र. १/१ अ, १/१ ब, १/१ क, १/१ ड, १/१ ई, १/१ एफ, १/१ जी, २/१, २/२ व हि.क्र. ३  
पैकी व १/१ एच पैकी. Village दोकाळी under the supervision of श्री. अ.ल.ठक्कर  
Licensed Surveyor/ Enginner/ Structural Engineer / Supervisor / Architect /Licence  
No. सी.ए./८०/५७२८ may be occupied on the following conditions.

१) ठाणे महानगरपालिका उपलब्धतेनुसार पिण्यासाठी पाणी पुरवठा करील.

A set of certified copies of this certificate is returned herewith.

Office No.:-

Yours faithfully

Office Stamp:-

Date:-



कार्यकारी अभियंता  
( शहर विकास विभाग )



# HARMONY TOWER CO-OP. HOUSING SOCIETY LTD.

Siddheshwar Gardens, Dhokali, Kolshet Road, Thane (M) - 400 607.  
(Registered under the Maharashtra Co-operative Societies Act, 1960 )  
(Reg. No. TNA/(TNA)/HSG/(TC)/21064/09Dt. 23-07-2009)

Member Register No. 16

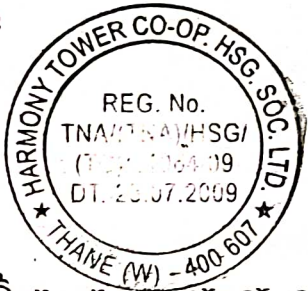
## Share Certificate N<sup>o</sup> 000016

This is to Certify that Shri. / Smt. Pradeep Kumar Singh

is the Registered Holder of 5 (Five Only) Fully paid up share of Rs. Fifty each bearing distinctive numbers from 76 to 80 both inclusive, for Flat No. 404 Wing A in Harmony Tower Co-op. Hsg. Soc. Ltd. Subject to the Bye-Laws of the said Society.

Given Under the Common Seal of the said Society at DHOKALI, THANE

on this 10<sup>th</sup> day of JULY 2010. 2011



J.D. Gangan  
Treasurer

[Signature]  
Secretary

[Signature]  
Chairman

[Signature]



# HARMONY TOWER CO-OP. HOUSING SOCIETY LTD.

Siddheshwar Gardens, Dhokali, Kolshet Road, Thane (W) - 400 607.  
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J.D. Gangar  
Treasurer

[Signature]  
Secretary

[Signature]  
Chairman

[Signature]



Mr./Mrs. PRADEEP KUMAR HAWALDAR SINGH

having his/hers/their address at 303, Om Shanti Sagar Apt., Lokmanyagar Pada No 4, J.K. Gram, Thane West -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 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/or neutral gender wherever applicable.

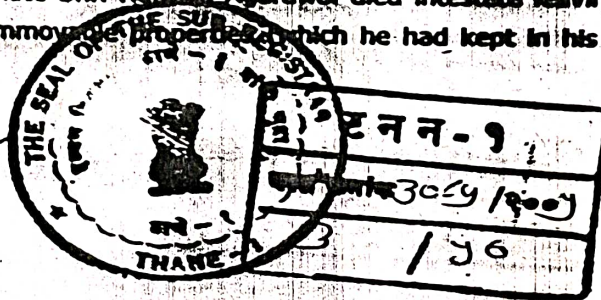
WHEREAS by a Sale Deed dated 30/09/1947, registered with the Sub-Registrar of Assurances, Thane at serial no.807, late Shri Hansraj N. Agarwal purchased plots of land bearing S.Nos 135/1/P, 135/2, 135/3, 135/P, 136 & 137 situated at village Balkum, Tal. & Dist. Thane alongwith other properties from one Mohamed Yakub Mohamed Yusuf at or for the consideration and upon the terms and conditions therein contained;

AND WHEREAS late Hansraj N. Agarwal divided his property at village Balkum (New village Dhokali) into four parts and assigned the rights in respect thereof to (1) Shri Hansraj Agarwal, (2) Satpaul Gupta (HUF), (3) Amichand Gupta (HUF) & (4) Dharampal Gupta (HUF) respectively;

AND WHEREAS Shri Satpaul Gupta, the son of late Shri Hansraj Agarwal (Gupta), who had received his share of the property in the capacity of his HUF, partitioned the HUF in the year 1982 and divided the property into three parts and assigned those parts to (1) Shri Satpaul Gupta, (2) Sunil S. Gupta (HUF) and (3) Arvind S. Gupta (HUF) respectively;

AND WHEREAS Shri Hansraj Agarwal died Intestate on 13/11/1991 leaving behind his three sons namely (1) Satpaul Gupta, (2) Amichand Gupta & (3) Dharampal Gupta, and two married daughters namely (1) Smt. Darshanadevi Sundarnath Agarwal and (2) Smt. Reshmodevi Banwarilal Agarwal in accordance with the provisions of the Act by which he was governed at the time of his death;

AND WHEREAS late Shri Hansraj Agarwal died Intestate leaving behind his several movable and immovable properties which he had kept in his account and



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

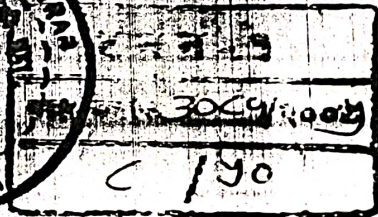
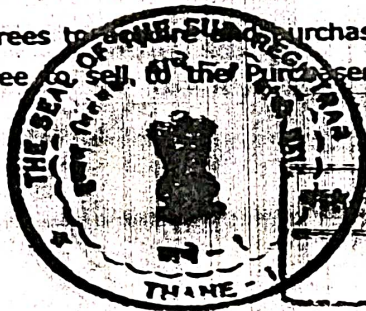
AND WHEREAS under Sec.4 of the MOF Act, the Developers are required to execute a written agreement for sale of the aforesaid flat to the Purchaser being in fact these presents and also to register the said Agreement for Sale under the MOF Act.

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

1. The Developers shall construct the said buildings on the said property comprising of sublt/ground and 14 or more upper floors in accordance with the building plans sanctioned by the Corporation with only such variations and modifications as the Corporation or the Developers may deem fit and the Purchaser hereby consents to the same. The Developers have informed the Purchaser that they propose to construct Club House & Swimming Pool on certain portions of the said property marked with green colour boundary line in the map annexed hereto as Annexure 'I'. The Developers shall, however be entitled to make any variations, alterations or amendments in the said plans or specifications of the said buildings and/or layout plans and/or location of the said proposed Club House or Swimming Pool if desired by the Developers or if required to be made for the purpose of meeting any requisition, objection or requirement of the Concerned Authorities. The Purchaser shall not object to the aforesaid and hereby grants irrevocable consent to the same. PROVIDED THAT if such variations or modifications adversely affect the sale of the flat agreed to be purchased by the Purchaser, then and in such event, the Developers shall obtain consent of the Purchaser in writing.

2. The Purchaser has prior to the execution of this agreement satisfied himself with the title of the Owners to the said property including the said Agreement and other documents referred to hereinabove and the Purchaser hereby agrees & confirms that he shall not be entitled to further investigate the title and the rights, powers and authorities of the Developers and no requisition or objection shall be raised by the Purchaser on any matter relating thereto or howsoever in connection therewith.

3. The Purchaser hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the Purchaser Flat/Shop/Row House



Handwritten signatures and initials on the left side of the document.

bearing No. 404 on the 4<sup>th</sup> (Fourth) Floor in 'A' Wing of the building to be known as 'HARMONY' (hereinafter referred to as 'the said building') of 'SIDDHESHWAR GARDENS' having carpet area of 674 sq. ft. (which is inclusive of the area of balconies) and bounded by red colour boundary line on the floor plan hereto annexed and marked as Annexure 'G' (hereinafter referred to as 'the said flat') at or for a price of Rs. 14,49,000/- (Rupees Fourteen Lakhs Forty Nine Thousand Only only) (which includes proportionate price of common areas and the facilities appurtenant to the said flat). The list of the amenities to be provided by the Developers in the said flat as well as to the entire nature, extent and description of the common areas & facilities and limited common areas & facilities are set out in Annexure 'J', 'K' & 'L' hereto respectively.

4. The Purchaser hereby agrees to pay to the Developers the aforesaid purchase price of Rs. 14,49,000/- as under:

- a) Rs. 3,40,000/- (10%) paid on booking (Rupees Three Lakhs Only)
- b) Rs. 62,250/- (15%) on Plinth
- c) Rs. 58,000/- (4%) on casting 1st Slab
- d) Rs. 58,000/- (4%) on casting 2nd Slab
- e) Rs. 58,000/- (4%) on casting 3rd Slab
- f) Rs. 58,000/- (4%) on casting 4th Slab
- g) Rs. 58,000/- (4%) on casting 5th Slab
- h) Rs. 58,000/- (4%) on casting 6th Slab
- i) Rs. 58,000/- (4%) on casting 7th Slab
- j) Rs. 58,000/- (4%) on casting 8th Slab
- k) Rs. 58,000/- (4%) on casting 9th Slab
- l) Rs. 58,000/- (4%) on casting 10th Slab
- m) Rs. 58,000/- (4%) on casting 11th Slab
- n) Rs. 58,000/- (4%) on casting 12th Slab
- o) Rs. 58,000/- (4%) on casting 13th Slab
- p) Rs. 58,000/- (4%) on casting 14th Slab
- q) Rs. 58,000/- (4%) on casting top Slab
- r) Rs. 83,000/- (6%) on completion of Brick work of the said flat.
- s) Rs. 43,500/- (3%) on completion of internal plaster of the said flat.
- t) Rs. 43,500/- (3%) on completion of external plaster of the said flat.
- u) Rs. 42,750/- At the time of handing over the possession of the said flat.

The Purchaser confirms that the installments payable by the Purchaser under these presents shall be paid on due without any delay or default as TIME IN RESPECT OF THE SAID PAYMENTS OR INSTALLMENTS AND IN RESPECT OF ALL AMOUNTS PAYABLE UNDER THESE PRESENTS BY THE PURCHASER TO THE DEVELOPERS IS OF THE ESSENCE OF THE CONTRACT. If the Purchaser makes any delay or default in



टनन-१
30/9/2003
e/30

D. १०/१०/२००३

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

सुधारीत PERMISSION / COMMENCEMENT CERTIFICATE

इमारत टाईप 'बी' नं.१ :- स्टील + सात मजले  
इमारत टाईप 'बी' नं.२ :- स्टील + सात मजले  
इमारत टाईप 'अ' नं.३ :- स्टील + सात मजले  
इमारत टाईप 'डी' नं.४ :- स्टील + चौदा मजले  
रो हाऊस टाईप 'सी' नं.१ ते ८ :- तळ + एक मजला  
कम्युनिटी हॉल :- तळ मजला

V.P. No. २००१/१० TMC/TDD ५५६९ Date १०-३-२००९

To,

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

Shri / Smt. श्री धरमपाल हंसराज गुप्ता व इतर (मालक) (Owner)

Sir, श्री अरविंद सतपाल गुप्ता (मुखत्यारपत्रधारक)

With reference to your application No. ३२०९० dated ८/१२/०८ For 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. वरिल प्रमाणे in village ढोकाळी Sector No. Ward No.

situated at Road/ Street C.T.S. No./H.No./T. No. सर्व्हे नं. १ हि.नं.१/१सी, १/१डी,

१/१इ, १/१एफ, १/१जी, २/१, २/२, ३

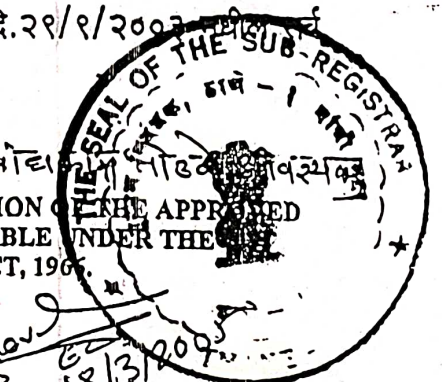
the development permission / the commencement certificate is granted subject to the following conditions.

- 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) परवानगी / सी.सी.क्र. वि.प्र.२००१/१० ठा.म.पा./श.वि.वि./२४३२ दि.२१/१/२००९ ची अटी आपणांवर बंधनकारक राहतील.
- ६) वापर परवानापूर्वी रेन वॉटर हार्वेस्टिंगबाबतची तरतूद करणे आवश्यक.
- ७) वापर परवानापूर्वी इन्फिन्ट्रामध्ये मगूद केलेले लोडावयाचे बांधकामे निवडणे आवश्यक.

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

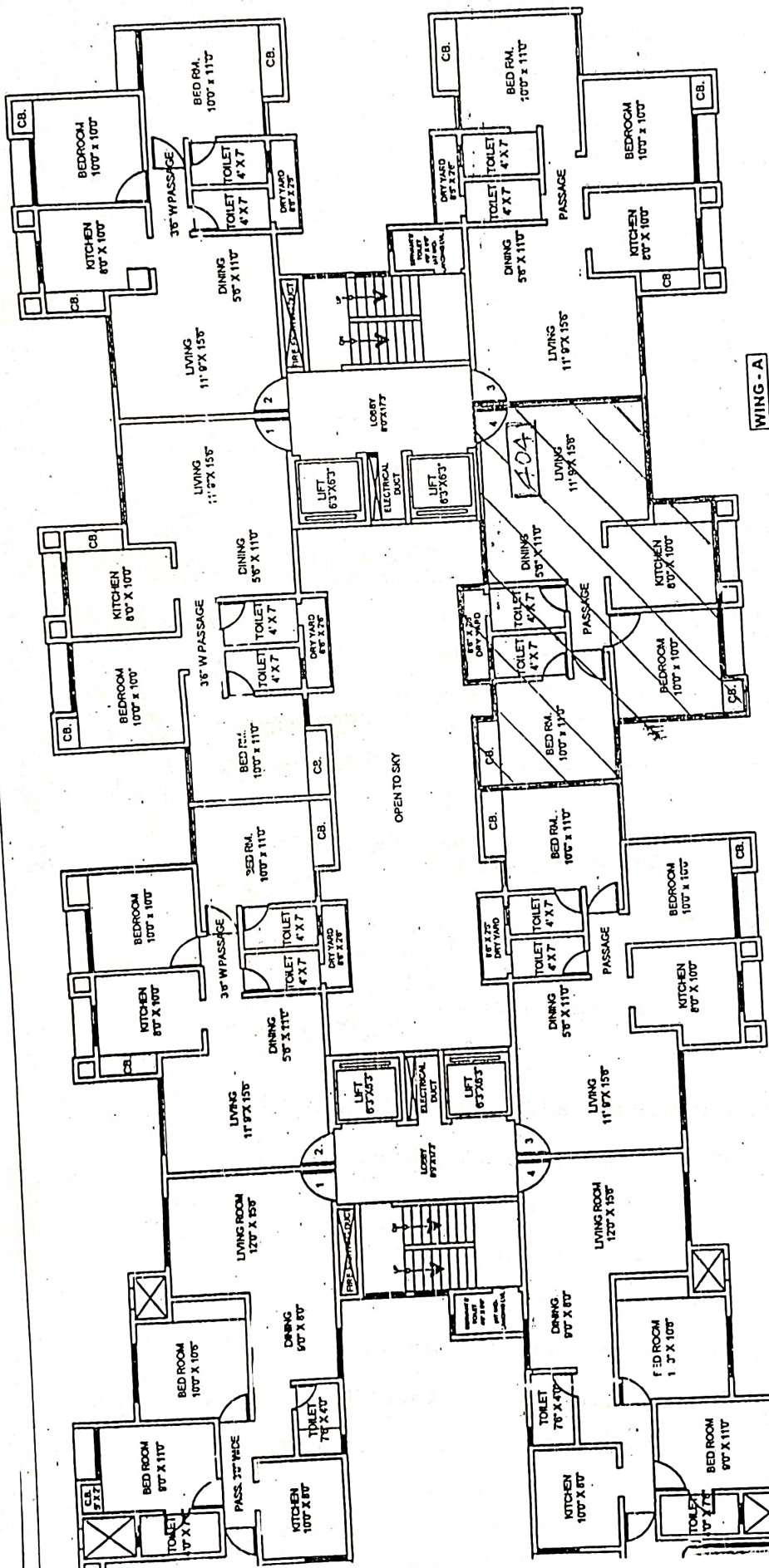
सावधान

नकाशानुसार सांधकाम करणे तसेच नियंत्रण निरमावलीनुसार आवश्यक त्या Office No.



कार्यकारी अभियंता,





WING - A

GARDEN SIDE

WING - B

TYPICAL FLOOR (2ND, 4TH, 8TH, 10TH, 12TH & 14TH)

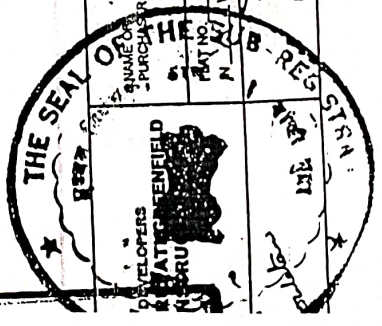
ARCHITECT  
 ARCHTYPE CONSULTANTS  
 [1] PVT. LTD.  
 THANE

"HARMONY"  
 SIDDHESHWAR GARDENS  
 DHOKALI, THANE (W.)

A WING		B WING	
FLAT NO.	AREA (CPT.)	FLAT NO.	AREA (CPT.)
1	674.00 SQ.FT.	1	690.00 SQ.FT.
2	674.00 SQ.FT.	2	674.00 SQ.FT.
3	674.00 SQ.FT.	3	674.00 SQ.FT.
4	674.00 SQ.FT.	4	690.00 SQ.FT.

MR. PRADEEP KUMAR  
 HANWARDAR SINGH

FLAT NO. 404 ON 4<sup>TH</sup> FLOOR  
 FLAT AREA 674 SQ. FT.





दस्त गोषवारा भाग - 2

टनन1

दस्त क्रमांक (3085/2005)

५०-५०

दस्त क्र. [टनन1-3085-2005] चा गोषवारा  
बाजार मुल्य :1199000 मोबदला 1449000 भरलेले मुद्रांक शुल्क : 56100

पावती क्र.:3180 दिनांक:16/05/2005  
पावतीचे वर्णन  
नांव: प्रदीपकुमार हवलदार सिंग

दस्त हजर केल्याचा दिनांक :16/05/2005 03:32 PM

निष्पादनाचा दिनांक : 16/05/2005

दस्त हजर करणा-याची सही :

14490 :नोंदणी फी  
1000 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी  
100 :अतिरीक्त मुद्रांक शुल्क

15590: एकूण

दस्ताचा प्रकार :25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 16/05/2005 03:32 PM

शिक्का क्र. 2 ची वेळ : (फी) 16/05/2005 03:36 PM

शिक्का क्र. 3 ची वेळ : (कबुती) 16/05/2005 03:37 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 16/05/2005 03:37 PM

दु. निबंधकाची सही, ठाणे 1

दस्त नोंद केल्याचा दिनांक : 16/05/2005 03:37 PM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इंसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना  
व्यक्तीशः ओळखतात, व त्यांचा ओळख पटवितात.

1) पुष्कर प्र. कर्णिक ,घर/प्लॉट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: मुरुडकर बिल्डींग

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: ठाणे

पिन: -

दु. निबंधकाची सही  
ठाणे 1

दस्तावेज भरण्यात येते कि वा दस्तावेज

मुद्रांक...५०... वाने आहेत.

मुद्रांक निबंधक ठाणे - १

दस्तावेज क्रमांक... १ ५२

...३०८५... क्रमांकावर नोंदले.

दुय्यम निबंधक

(श्री. ए.एस. शिंदे)

कार्यालय ठाणे येथे दि. १६/०५/२००५

१६

