



दस्तावेजांक व वर्ष: 5761/2012

Printed: August 24, 2012

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दुय्यम निबंधक: ठाणे 3

नोंदणी 63 म

Regn. 63 m.e.

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : वडवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,267,500.00  
बा.मा. रु. 2,906,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: झोन नं 13, उप मुल्य विभाग-13, 14/48 1/4 -हावरे सिटी, फेज-II, टाईप -ई, सदनिका नं 1203, 12 वा मजला, बिल्डींग नंबर 18, वडवली, ठाणे सर्वे नंबर 19, हिस्सा नंबर 1,3,8,9, 11 ते 13, 15 ते 24. 26 ते 31, सर्वे नंबर 20 हिस्सा नंबर 3,4,5,7,9, सर्वे नंबर 21 हिस्सा नंबर 12, 10, 14, 16, 19, 20, 21, सर्वे नंबर 22 हिस्सा नंबर 1,7, सर्वे नंबर 23 हिस्सा नंबर 2ए, 3ए, 4 (1)564 चौ फुट कारपेट
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे हावरे इंजिनियर्स अँड बिल्डर्स प्रा लि तर्फे संजय डी माहुताकर तर्फे कु मु व कज देतात साईनाथ मोरेश्वर मानकर -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: से-17, वाशी; तालुका: -; पिन: -; पॅन नम्बर: AAACH2577C.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) प्रसाद सुरेश परळकर -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: पार्क कॉर्नर, सागर शिल्प, शिवाजी पार्क, दादर; तालुका: -; पिन: -; पॅन नम्बर: AAAPP6191R.
- (7) दिनांक करून दिल्याचा 24/08/2012
- (8) नोंदणीचा 24/08/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 5761 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 145300.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 29100.00
- (12) शेरा

सह दुय्यम निबंधक वर्ग २  
ठाणे क्र. ३



फॉर्मिंग / उमट मुद्रा काचा तपशिल	
१. उशाचा मुद्रिक नंबर	: 22476
२. वस्तुऐवजाचा तपशिल	: Agreement For Sale
३. मिळवणीचा तपशिल	: Haware Cti. vadavali Thane
४. मोबदला रकम	: 12,67,500/-
५. मारामता देणाऱ्या	: Haware esg-2010/PVT.LTD.
६. मारामता घेणाऱ्या	: P.S. Paralkar
७. मुद्रांक सुलभ	: P.S. Paralkar
८. मुद्रांक सुलभ रकम	: 145300/-
९. नोंदणी करणाऱ्या ठिकाण	: Thane-3
१०. माहिती देणाऱ्या व्यक्तीचा नाव	

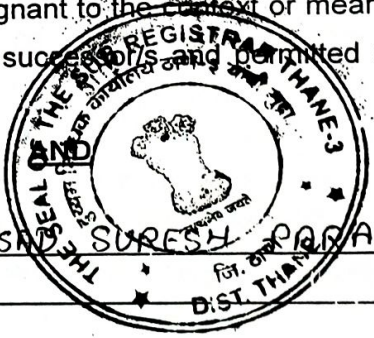
असा मुद्रांक प्रमाणित आहे वस्तुऐवजाचा तपशिल  
 व वस्तुऐवजा/संबंधित प्राधिकृत अधिकारी  
 प्रमाणित करणारे अधिकारी, जेक बरोबर आहे असा आहे



*[Signature]*  
 सहायक निबंधक

**AGREEMENT FOR SALE**

THIS ARTICLES OF AGREEMENT is made and entered into at Mumbai on this the 24<sup>th</sup> day of August in the Christian Year Two Thousand Twelve BY AND BETWEEN HAWARE ENGINEERS & BUILDERS PRIVATE LIMITED, a Company incorporated under the provisions of the Companies Act, I of 1956, and having its Registered Office at : 416, Vardhaman Market, Sector-17, Vashi, Navi Mumbai- 400705, hereinafter, referred to as the PROMOTERS (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the ONE PART;



MR./MRS./MISS./MESSRS. PRASAD SURESH PARALKAR.

hereinafter, referred to as the PURCHASER/S (which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to mean and include his/her/their respective heirs, executors and administrators and permitted assigns, in case of firm its partner/s from time to time and his/her/their respective heirs executors and administrators) of the ONE PART;

*[Signature]*  
 Authorised Signatory  
 IDBI BANK LTD. (CHEMBUR)

Industrial Development Bank Of India  
 Ltd. Shop No. 12-16, Sunray Estate-II,  
 Son. Trenchay Road, Chembur,  
 Mumbai-400071.  
 D-5/STP/V/C. R. 1007/08/05/2071-74

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 AUG 22 2012  
 STAMP DUTY MAHARASHTRA

For HAWARE ENGINEERS & BUILDERS PVT. LTD

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**WHEREAS:-**

(A) One Shri. Janardhan Atmaram Patil, Shri. Bhushan Janardhan Patil, Smt. Sulochana Janardhan Patil, Smt. Rukmini Janardhan Patil, Shri. Pradeep Janardhan Patil and Pratibha Janardhan Patil were seized and possessed off and well and sufficiently entitled to the pieces and parcels of lands bearing Survey No. 19 Hissa No. 1, 3, 8, 9, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, Survey No. 20 Hissa No. 3, 4, 5, 7, 9, Survey No. 21 Hissa No. 12, 10, 14, 16, 19, 20, 21, Survey No. 22 Hissa No. 1, 7, Survey No. 23 Hissa No. 2A, 3A, 4 lying being and situated at Mauje Vadavali, Taluka and District – Thane (W), containing by admeasurements an area of 89034 sq. mtrs. more particularly described in the First Schedule hereunder written.

By a Development Agreement dated the 10<sup>th</sup> July, 2006 executed by and between the Promoters of the one Part and the said Shri. Janardhan Atmaram Patil, Shri. Bhushan Janardhan Patil, Smt. Sulochana Janardhan Patil, Smt. Rukmini Janardhan Patil, Shri. Pradeep Janardhan Patil and Pratibha Janardhan Patil of the Second Part, the said parties of the second part granted the development rights to the Promoters of the said pieces and parcels of land bearing Survey No. 19 Hissa No. 1, 3, 8, 9, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, Survey No. 20 Hissa No. 3, 4, 5, 7, 9, Survey No. 21 Hissa No. 12, 10, 14, 16, 19, 20, 21, Survey No. 22 Hissa No. 1, 7, Survey No. 23 Hissa No. 2A, 3A, 4 lying being and situated at Mauje Vadavali, Taluka and District – Thane (W), containing by admeasurements an area of 89034 sq. mtrs. within the limits of Thane Municipal Corporation on the terms and conditions more particularly set out in the Development Agreement dated the 10<sup>th</sup> July, 2006.

(B) Thereafter due and disputes and differences, a Special Civil suit bearing Suit no. 244 of 2006 was filed by the Promoters in the Hon'ble District Court, Thane, in respect of certain writing executed by Shri. Janardhan Atmaram Patil and others in favour of Neelkanth Mansion Pvt. Ltd. (Haware Engineers & Builders Pvt. Ltd. V/s. Janardhan Atmaram Patil



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For HAWARE ENGINEERS & BUILDERS PVT. LTD

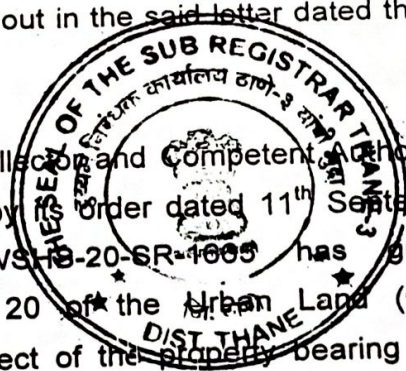
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and Others). The said suit was however disposed of, by obtaining a Consent Decree dated 20<sup>th</sup> July 2006.

- (C) Pursuant to the said Consent Decree dated 20<sup>th</sup> July, 2006, our clients settled the claim of Neelkant Mansion Pvt. Ltd. and obtained the Deed of Cancellation in respect of the writing executed by Janardhan Atmaram Patil and others in their favour.
- (D) The office of the Additional Collector and Competent Authority, Thane, Thane Urban Agglomeration, by its order dated 31<sup>st</sup> July, 2006 bearing No. ULC/TA/ATP/WSHS20/SR-1642 has granted the exemption under Section – 20 of the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the property bearing Survey No. 19/27,20/3,4,5,7,9, 47/1, 49/3B and other lands on the terms and conditions most specifically set out in the said letter dated the 31<sup>st</sup> July, 2006.
- (E) The office of the Additional Collector and Competent Authority, Thane, Thane Urban Agglomeration, by its order dated the 16<sup>th</sup> Nov, 2006 bearing No. ULC/TA/ATP/WSHS20/SR-1706 has granted the exemption under Section – 20 of the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the property bearing Survey No. 17/6 A, 19/1,8,11,24,29,30,31, 21/16 and other lands on the terms and conditions most specifically set out in the said letter dated the 16<sup>th</sup> Nov, 2006.
- (F) The office of the Additional Collector and Competent Authority, Thane, Thane Urban Agglomeration, by its order dated 11<sup>th</sup> September, 2006 bearing No. ULC/TA/ATP/WSHS-20-SR-1605 has granted the exemption under Section – 20 of the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the property bearing Survey No. 19/12,13,15 to 20,22,23,26,28 on the terms and conditions most specifically set out in the said letter dated the 11<sup>th</sup> September, 2006.
- (G) The office of the Additional Collector and Competent Authority, Thane, Thane Urban Agglomeration, by its order dated 24<sup>th</sup> January, 2007 bearing No. ULC/TA/ATP/WSHS-20-SR-1730 has granted the



For HAWARE ENGINEERS & BUILDERS PVT. LTD

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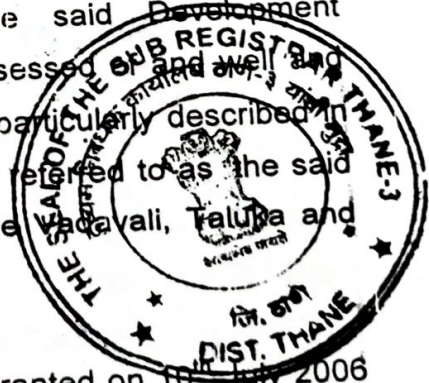
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exemption under Section - 20 of the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the property bearing Survey No. 21/10,12,14,19,20,21, 22/1,7, 23/2A,3A,4 on the terms and conditions most specifically set out in the said letter dated the 24<sup>th</sup> January, 2007.

(H) The office of the Additional Collector, Thane by its order dated 28<sup>th</sup> April, 2006 bearing No. ULC/TA/T.N. /Nadavali/ SR-122 dated 28-4-2006 has exempted the lands being surplus under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 upon the terms and conditions contained therein in respect of the property bearing Survey Number more particularly described in the First Schedule hereunder written.

(I) The office of the Additional Collector, Thane by its order dated 28<sup>th</sup> March, 2007 bearing No. [i] Revenue/K-1/T-1/NAP/SR-43/07, [ii] Revenue/K-1/T-1/NAP/SR-44/07, [iii] Revenue/K-1/T-1/NAP/SR-45/07 has granted the NA permission in respect of the lands, on the terms and conditions most specifically set out in the said letter dated the 29<sup>th</sup> March, 2007. A copy of the said order is annexed hereto as Annexure A.

(J) By virtue of the aforesaid Development Agreements dated the 10<sup>th</sup> July, 2006 between Shri. Janardhan Atmaram Patil, Shri. Bhushan Janardhan Patil, Smt. Sulochana Janardhan Patil, Smt. Rukmini Janardhan Patil, Shri. Pradeep Janardhan Patil and Pratibha Janardhan Patil referred to as the Land Owners of the One Part and the Promoters, such development agreement dated 10<sup>th</sup> July, 2006 was registered with the sub-registrar of Assurances, Thane No. 2 under document No. TNN2-05283-2006 (hereinafter referred to as the said Development Agreement), the Promoters are seized and possessed and well and sufficiently entitled to the aforesaid lands more particularly described in the first schedule hereunder written (hereinafter referred to as the said properties) all lying being and situated at Mauje Vadavali, Taluka and District - Thane



(K) Mr. Janardan Atmaram Patil and Others have granted on 10<sup>th</sup> July 2006 irrevocable general power of attorney in favour of the Builders to enable

For HAWARE ENGINEERS & BUILDERS PVT. LTD  
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the Builders to develop the said plot in accordance with the approved plans.

- (L) The Promoters are fully entitled to develop the said properties and construct building/s thereon in accordance with the plans sanctioned by the Thane Municipal Corporation. The Promoters have got approved from the concerned local authority, the plans, the specification, elevations, sections and details of the said buildings to be constructed on the said properties. The Promoters have also obtained Development Permission under Section – 45 & 69 of the MRTP Act, 1966 from Thane Mahanagarpalika in respect of the said properties bearing Survey Nos. more particularly described in the first schedule hereunder written.
- (M) In accordance with the plans sanctioned by the Thane Municipal Corporation, the Promoters are initially developing the plots bearing Survey Nos. described in the First & Second schedule hereunder written and are constructing thereon complex to be known as "HAWARE CITI".
- (N) The Thane Municipal Corporation has granted to the Promoters, sanction of Development Permission / Commencement Certificate, for construction of a multi-storeyed buildings, for construction and sale of Flats/Shops/Office Premises/Garages and other Premises in the proposed building/s to be constructed on the property described in First Schedule hereunder written (hereinafter referred to as the said Property) vide Sanction of Development Permission/ Commencement Certificate, bearing [i] V.P. No. 2007/ 19/ TMC/ TDD/ 843 dated 23<sup>rd</sup> March, 2007, [ii] V.P. No. 2007/ 19/ TMC/ TDD/ 844 dated 23<sup>rd</sup> March, 2007, [iii] V.P. No. 2007/ 19/ TMC/ TDD/ 845 dated 23<sup>rd</sup> March, 2007, [iv] V.P. No. 2007/ 19/ TMC/ TDD/ 890 dated 30<sup>th</sup> March, 2007, [v] V.P. No. 2007/ 19/ TMC/ TDD/ 891 dated 30<sup>th</sup> March, 2007, [vi] V.P. No. 2007/ 19/ TMC/ TDD/ 889 dated 30<sup>th</sup> March, 2007.

AND WHEREAS, the Promoters have appointed M/s. Capes Architects an Architect registered with the Council of Architects and such appointment is as per the terms prescribed by the Council of Architects



For HAWARE ENGINEERS & BUILDERS PVT. LTD

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 AUTHORIZED SIGNATORY

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AND WHEREAS the title of the Promoters to the said property is certified by M/s. M.Tripathi & Co., as per his Certificate of Title, A copy of which is annexed hereto.

AND WHEREAS the Promoters have appointed structural Engineers for the preparation of the structural design and drawings of the buildings and the development shall be under the professional supervision of the Architects and the structural Engineers till the completion of the building/s;

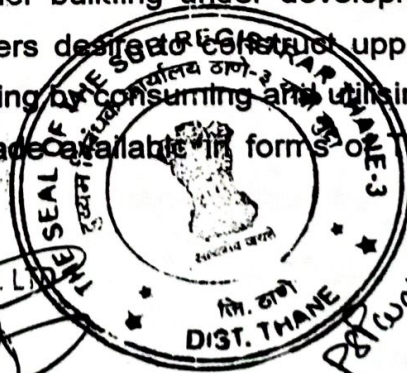
AND WHEREAS the Promoters alone have the sole and exclusive right to sell the premises in the said buildings to be constructed on the said plots and to enter into agreement/s with the purchaser/s of premises in the said buildings and to receive the sale price in respect thereof.

AND WHEREAS the Purchaser has demanded from the Promoters and the Promoters have given inspection to the Purchaser of all the documents of title relating to the said plots, the relevant orders, and the approved plans, designs and specifications prepared by the Promoters' Architects and all the other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promoters of Constructions, Sale, Management and Transfer) Act, 1964 (hereinafter referred to as "the said Act") and the rules made there under.

AND WHEREAS the Building Plans for the Residential cum Commercial Building with Stilt + 28 floors No. 12<sup>th</sup>, Type F, Phase II on the portion of the land out of the said Property have since been sanctioned and the said building is inter-connected with or without common partition walls with other building under development by the Promoters; Further, the Promoters desire to construct upper floors on the said building or another building by consuming and utilising permitted additional F.S.I. which to be made available in forms of D.R. of the properties/ other properties.

For HAWARE ENGINEERS & BUILDERS PVT. LTD.

AUTHORISED SIGNATORY



P. 12/11/12

(O) The Promoters have also annexed here to the copies of following documents.

- a. Certificate of the title of the said plot  
Issued by Advocated and Solicitors of the Promoters; Annexure A
- b. Sketch plan of the flat; B

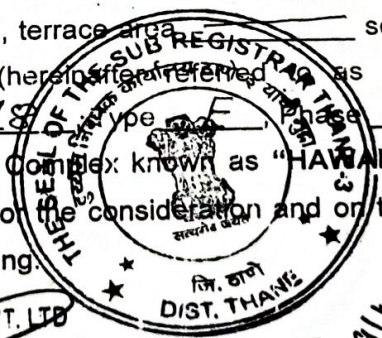
(P) While sanctioning the said plans in respect of construction on the said plots, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the promoters while developing the said plots and the said building thereon and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the concerned authority.

AND WHEREAS the Purchaser/s demanded from the Promoters and the Promoters have given inspection to the Purchaser/s of the Plans prepared by the Promoter/s Architects, M/s. Scapes Architects (Architects), and such other documents as specified under the Maharashtra Ownership Flats (Regulation of the promotion of Construction Sale Management and Transfer) Act, 1963, and the rules framed there under.

(Q) The Promoters are entering into similar separate agreements with the several other persons and parties for the sale of flats/shops/car parking spaces etc. in the said buildings.

AND WHEREAS the Promoters have agreed to sell to the Purchaer/s and the Purchaser/s has/have agreed to purchase Flat/Shop/Office Premises/Garage/Premises bearing No. 1203 admeasuring carpet area 564.00 sq.ft., terrace area \_\_\_\_\_ sq.ft. area on the 12<sup>th</sup> floor (hereinafter referred to as the said Premises) in the Building No. 18 type F II in the Residential cum Commercial Complex known as "HAWARE CITI" situated at Vadavali, Thane (W) for the consideration and on the terms and conditions hereinafter appearing.

*Ms. S. S. Patwalkar*



*Patwalkar*

For HAWARE ENGINEERS & BUILDERS PVT. LTD

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE  
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND AND  
SEAL THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

**FIRST SCHEDULE**

**Firstly :-**

All those pieces or parcels of land or ground situate lying and being  
at Mauje Vadavali, in the Taluka and Registration District and Sub-District of  
Thane within the limit of Thane Municipal Corporation bearing.

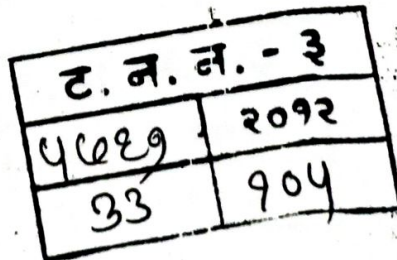
Village	Survey No.	Hissa No.
Vadavali	19	1, 3, 8, 9, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31,
Vadavali	20	3, 4, 5, 7, 9,
Vadavali	21	12, 10, 14, 16, 19, 20, 21,
Vadavali	22	1, 7,
Vadavali	23	2A, 3A, 4

**Secondly :-**

All those pieces or parcels of land or ground situate laying and being at Mauje  
Vadavali in the Taluka and Registration District and Sub-District of Thane within  
the limit of Thane Municipal Corporation bearing Survey No. 19 Hissa No. 1, 3, 8,  
9, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, Survey  
No. 20 Hissa No. 3, 4, 5, 7, 9, Survey No. 21 Hissa No. 12, 10, 14, 16, 19, 20,  
21, Survey No. 22 Hissa No. 1, 7, Survey No. 23 Hissa No. 2A, 3A, 4  
admeasuring 89034 sq.mtrs.

For HAWARE ENGINEERS & BUILDERS PVT. LTD

AUTHORISED SIGNATORY



Ref/20/12/20

**SECOND SCHEDULE**  
**SPECIFICATIONS AND AMENITIES**

Brief specifications of materials, amenities, fixtures and fittings of RESIDENTIAL BUILDING.

- ❖ R.C.C. framed structure founded on open foundation.
- ❖ Brick walls of 6" thickness externally and 4" thick brick internal partition walls.
- ❖ Sand faced cement plaster for external surfaces, and smooth finished cement plaster for internal surface.
- ❖ All internal and external doors of solid core commercial flush finished with distemper paint and having wooden frames of adequate section for residential flats.
- ❖ All fittings of doors shall be aluminum.
- ❖ All windows on aluminum track with sliding with plain glass.
- ❖ Wooden/Aluminum louvered windows in Toilets.
- ❖ Colour glazed tiles in Toilets 3' high Dado.
- ❖ European/Indian type white W.C. pan in each water closet with high/low plastic flushing tank.
- ❖ Raised cooking platform made out of Black kadappa stones with sink as per architect's design with one tap and 2'0" tiles dado around it.
- ❖ Washbasin.
- ❖ Light Points/Plug points as per Architect instructions with all electrical wiring.
- ❖ One door bell point for each Flat.
- ❖ Two coats of Distemper internally and two coats of water proof cement paint externally.
- ❖ Mosaic tiles flooring in all rooms.

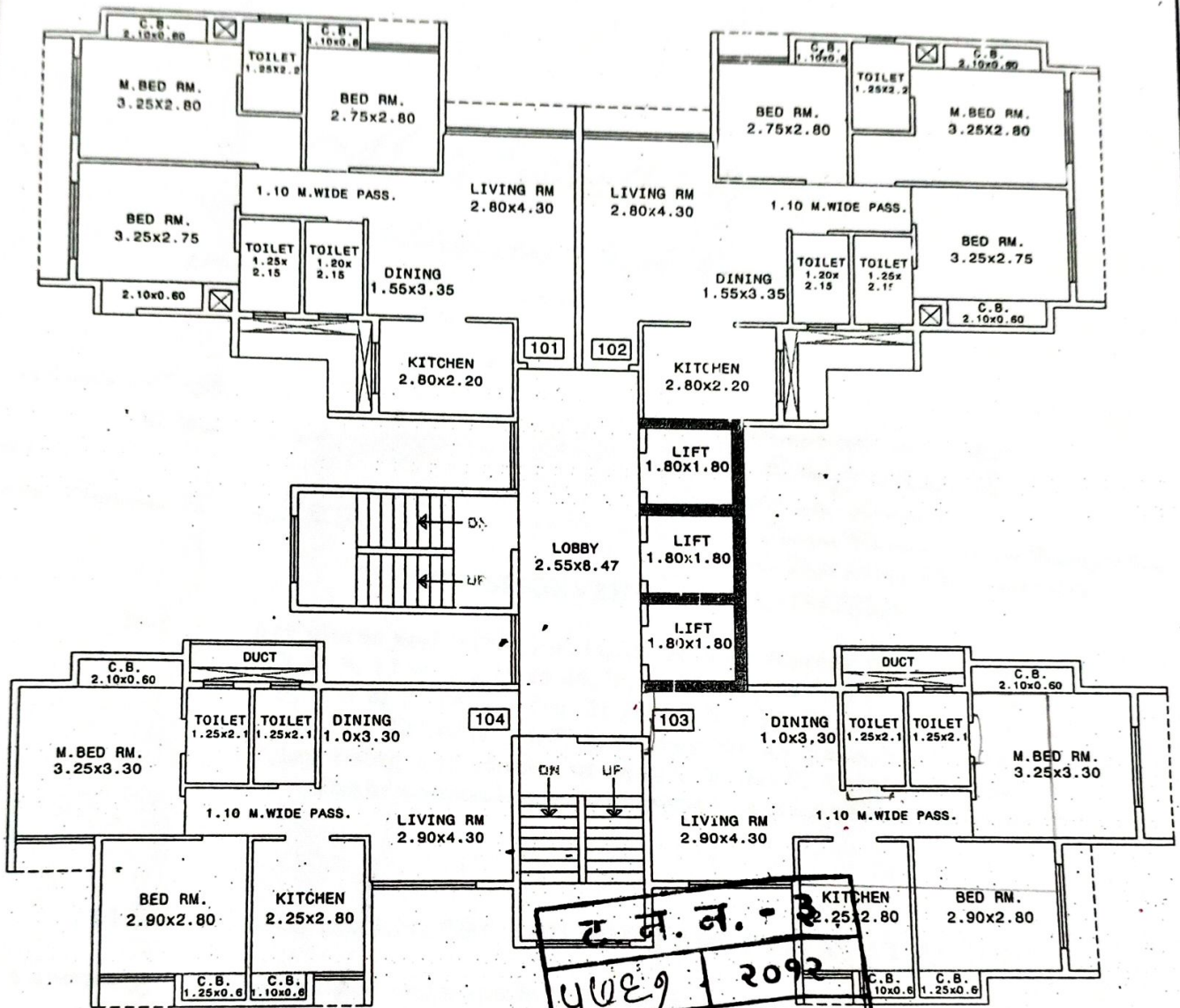
For HAWARE ENGINEERS & BUILDERS PVT. LTD

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*P. Swalku*



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३४	१०५



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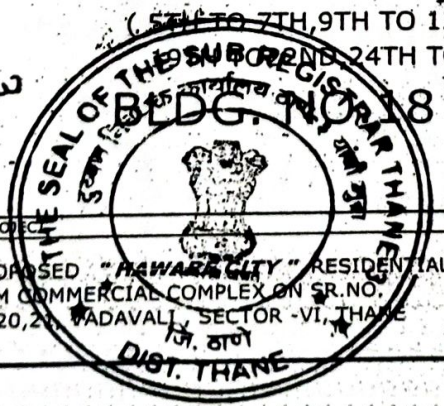
TYPICAL FLOOR PLAN

(5TH TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 21ST, 23RD TO 26TH, 28TH FL.)

BLDG. NO. 18 (TYPE E)

MASTER COPY  
 Only if red

PP/ka/kw



DEVELOPERS:  
**HAWARE ENGINEERS & BUILDERS PVT. LTD.**  
 416, VARI HAMAN MARKET, SEC - 17, VASHI, NAVI MUMBAI. TEL. - 67919800, FAX. - 67919899

PROJECT:  
 PROPOSED "HAWARE CITY" RESIDENTIAL CUM COMMERCIAL COMPLEX ON SR. NO. 19, 20, 21, WADAVALI, SECTOR - VI, THANE DIST. THANE

TITLE:				
BLDG. NO 18 (TYPE - E)				
(5TH TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 21ST, 23RD TO 26TH, 28TH FL.)				
DRN. NO.	DRN. BY	CHKD BY	APPROVED BY	DATE
THANE/MS/BL/41	AMJ	AR/MAHARASHA		06-12-2010
REVISION				
NO.	DATE	DESCRIPTION	BY	



ARCHITECTS:  
**SPACE CONSULTANT.**  
 416, VARDHAMAN MARKET, SEC - 17, VASHI, NAVI MUMBAI. TEL. - 67919848 FAX. - 67919899

No. 790

THANE MUNICIPAL CORPORATION, THANE  
(Regulation No. 3 & 24)  
SANCTION OF DEVELOPMENT  
AMENDED PERMISSION/ COMMENCEMENT CERTIFICATE  
HOUSING PROJECTS OF

BLDG. 13 - ST. + 10TH FLOOR.  
BLDG. 14 - ST. + 12TH FLOOR.  
BLDG. 15 - ST. + 10TH FLOOR.  
BLDG. 16 - GR.(PT.) + 28TH FLOOR.  
BLDG. 17 - GR.(PT.) + 2ND FLOOR.  
BLDG. 18 - GR.(PT.) + 1ST FLOOR.

V. P. No. 2007/06/

TMC/TDD/ ७७८

Date १४/१०/०९

To,

M/s. SCAPES (Shri. S. Gupte)

..... (Architect)

For,

Shri. Janardhan A. Patil

..... (Owner)

Shri. Sanjay Haware

..... (POA holder)

Haware Engineers & Builders Pvt. Ltd.,

..... (Developers)

Sir,

With reference to your application No. 21186 dated 21/08/2009 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. \_\_\_ As above \_\_\_ in village Vadavali Sector No. 6 Ward No. \_\_\_ situated at Road/ street - S.No. 19/17, 19, 22, 23, 26, 27, 20/7, 20/8, 20/9 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 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) परमीशन क्र. वि.प्र.क्र. २००७/०६ टीएमसी/टीडीडी/८४३ दि. २३/०३/०७ व सी.सी.

क्र. वि.प्र.क्र. २००७/०६ टीएमसी/टीडीडी/८९० दि. ३०/०३/०७ मधील अटी

आपणावर बंधनकारक राहतील.

६) अग्निशमन विभागाकडील नोंद घेण्यासाठी दाखला प्रकृत प्रकल्पापुढी दाखल करणे आवश्यक



ट. न. न. - ३	
५७६९	२०९२
७७	९०५

P.T.O

७) प्रथम वापर परवान्यापूर्वी जागेवर १२.० मी रुंदीचा कायम स्वरुपी अंतर्गत रस्ता बनविणे आवश्यक.

८) यु.एल.सी. विभागाकडील सुवारीत आदेशामधील नमूद अटी बंधनकारक राहतील तसेच वापर परवान्यापूर्वी शासनास छावायाच्या सदनिकेबाबतचा ना हरकत दाखला सादर करणे आवश्यक.

९) प्रथम जोता प्रमाणपत्रापूर्वी आस्थापनाखालील क्षेत्र ठा.म.पा.च्या ताब्यात कुंपण भिंत बांधून देणे आवश्यक राहिल.

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.

Office No.

Office Stamp



Yours faithfully

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विष्कारु नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो".

Executive Engineer  
Town Development Department  
Municipal Corporation,

Copy to:

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



ट. न. न. - ३	
५६९	२०९२
४८	९०५

Certificate No. 000392



**THANE MUNICIPAL CORPORATION, THANE**

(Regulation No. 3 & 24)  
**AMENDED SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE UTILISING DRC. NO. - 120 (RES.)**

**BLDG. NO. 17-3<sup>rd</sup> to - 28th floors PODIUM.**  
**BLDG. NO. 18-2nd to 28th Floors.**

V. P. NO. 2007/06 TMC / TDD 890 Date: 9/3/90  
To, Shri/Smt. M/s. Scapes (S. Gupte) (Architect)  
Gupte cottage, Panchpakhadi, Thane (w)  
Shri Janardhan A. Patil (Owners)  
Shri. Sanjay Haware (P.O.A. Holder)  
M/s. Haware Engi. & Builders P. Ltd. (Developer)

With reference to your application No. 4734 dated 28/04/10 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Vadavali Sector No. VI Situated at Road / Street G.B. Road S.No. / C.T.S. No. / F.P. No. 19/17, 19, 22, 23, 26, 27, 20/7, 8, 9

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.
- ५) पूर्वीच्या मंजूरीतील सुधारित परमीशन/ सी.सी. प्रमाणपत्रातील वि.प्र.क्र.२००७/०६ टीएमसी/टीडीडी/४४८ दि. १२/१०/२००९ रोजीच्या मधील अटी बंधनकारक राहतील.
- ६) अग्निशमन विभागाचा टीएमसी/ सी.एफ.ओ./एम२८/०३ दि. १२/०४/२०१० मधील अटी आपणावर बंधनकारक राहतील.
- ७) पर्यावरण विभागाकडील ना हरकत दाखला क्र. SEAC-2010/CR.223/TC-2 DT. 19/10/2010 मधील अटी आपणावर बंधनकारक 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**



न. न. ३	
५४२९	२०९२
५२	९०४

Yours faithfully

*[Signature]*  
**EXECUTIVE ENGINEER**  
Municipal Corporation of  
the city of, Thane.



महाराष्ट्र शासन  
महानगरपालिका  
ऑफिस ऑफ द रेग्युलरि  
परवर्तन  
प्रदेशीय  
अनुसार  
जाल ३ दिने केद व रु ५०००/- देड हां.

Date : 20<sup>th</sup> August 2015

To,  
Mr. Prasad Suresh Paralkar.

**SUB : DEMAND LETTER**

Respected Sir / Madam ,

It is a great pleasure to inform you that the construction of residential building for "Haware Citi, Bldg No- 18, Flat No- 1203 Survey No- 19, Hissa No- 3,8,9,11 ,12,13, 15,16, 17,18,19,20,21,22,23,24,26,27,28,29,30,31, Survey No- 20 Hissa No- 3,4,5,7,9, ,Survey No- 22 Hissa No- 1,7 Survey No- 23 Hissa No- 2A, 3A , 4 Situated at Kasarvadavali Thane, has completed 23<sup>rd</sup> Slab & 14<sup>th</sup> Floor Brick Work Completed ,Internal Plaster & External Plaster In Progress Electrical Work ,Dado Work & Kitchen Platform Work In Progress .

below amount is due and payable by you as per construction .

Installment	Rs.3,62,000/-
Service Tax	Rs.
Vat @ 1%	Rs.
Maintenance Charges	Rs.


---

Total Rs.3,62,000/-

Kindly arrange this payment at the earliest to avoid the additional interest on the same .

Yours faithfully

For Haware Engineers & Builders Pvt. Ltd.

  
[Recovery Manager]

The Payorder should be favouring Haware Engineers & Builders Pvt. Ltd. A/c A/c IDBI Bank Ltd. A/c No. 123102000013129

ISO 9001 - 2000 CERTIFIED COMPANY  
**HAWARE**

हॉवारे

Date: 30<sup>th</sup> August 2012

To,  
Housing Development Finance Corpn. Ltd.  
Kalyan Branch

**SUB: NOC TO CREATE SECURITY**

Dear Sir,

This is to confirm that we have sold Flat No.1203 Type -E , on 12<sup>th</sup> Floor, Bldg No -18 in the building called "Haware Citi" bearing Phase -II, Survey No - 19, Hissa No 3,8,9,11,12,13,15,16,17,18,19,20,21,22,23,24,26,27,28,29,30,31, Survey No- 20 Hissa No- 3,4,5,7,9, Survey .21, Hissa No-10, 12,14,16,19,20,21, Survey No- 22 Hissa No- 1,7 Survey No- 23 Hissa No- 2A; 3A , 4, Situated at Kasarvadvli Thane to Mr.Prasad Suresh Paralkar . for a total consideration Rs.33,80,000/- (Rupees Thirty Three Lacs Eighty Thousand Only/-) under an Agreement dated 24<sup>th</sup> August 2012

We confirm that we have obtained necessary permissions sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the flat is in accordance with the approved plans. We assure you that the said flat as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable. We have a clear legal and marketable title to the said property and every part thereof.

We have no objection to your giving a loan to the above buyer/s and his/ her/ their mortgaging the said flat with you by way of security for repayment, not withstanding anything to the contrary contained in the said agreement.

We also undertake to inform and give proper notice to the co-operative housing society as and when formed, about the flat being so mortgaged.

Yours faithfully,  
For Haware Engineers & Builders Pvt. Ltd.

  
Authorized Signatory



03/08/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

3:22:31 pm

मुंबई शहर 2 (वरळी)

विवरण

दस्त क्र 5840/2012

दस्त क्रमांक : 5840/2012

दस्ताचा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाव: स्मिता ऋषीकेश कांदे .

पत्ता: घर/फ्लॅट नं: 201 करानी अपार्ट.

गल्ली/रस्ता: टाईकलवाडी, भगत लेन

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: माहिम मुं

तालुका: -

पिन: 16

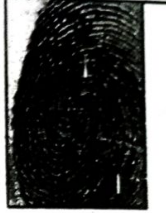
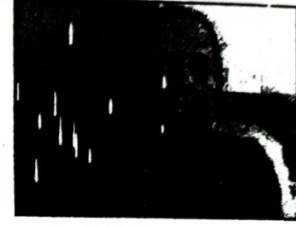
पॅन नम्बर:

लिहून घेणार

वय 40

सही

*Smita N.K.*



नाव: प्रसाद सुरेश परळकर .

पत्ता: घर/फ्लॅट नं: 7 आनंदी विश्व,

गल्ली/रस्ता: 11 आर एस मार्ग

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: कोळीवाडा ठाणे प

तालुका: -

पिन: -

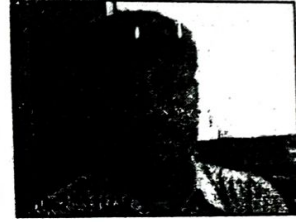
पॅन नम्बर: A

लिहून घेणार

वय 44

सही

*Prasad K.*



प्रतिज्ञापत्र

\*सदर दस्तऐवज हा नोंदणी कार्यालयीन अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस  
दाखल केलेला आहे. \* दस्तातील संपूर्ण गजबगज निष्पादक व्यक्ती, साक्षीदार व  
सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्ताची सत्यता, वैधता  
कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

*Prasad K.*  
लिहून घेणारे:

*Smita N.K.*

लिहून घेणारे:

