

ANNEXURE "B" Collectively

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

(21)  
**2969**

**Building 1 = Stilt + 13 Floors &**  
**Building No. 2 = Stilt + 3 Floors**

No. 2006/69 TMC/TDD 316 Dated 19/8/06

Shri./Smt. SHASHIKANT V. DESHMUKH (Architect)

Shri./Smt. SHANTARAM GOPAL PATIL & OTHERS (Owner)

For M/S. ROMA BUILDERS PVT. LTD. (P.O.A. HOLDER)

With reference to your application no. 3886 dated 29.04.2006 for development permission/ grant of ~~CONSTRUCTION PERMIT~~ under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building number in village KOLSHET Sector No. 5 Ward No. 177/2, 178/1, 2, 3 situated at Road/Street GHODBUNDAR ROAD S. No. 174/1, 175/4, 5, 6, 177/2, 178/1, 2, 3 the development permission / the ~~CONSTRUCTION PERMIT~~ 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/~~CONSTRUCTION PERMIT~~ 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.
5. To submit Certificate of structural engineer regarding design of structure have been done with reference to IS 1893, 4326 fro Seismic forces. Necessary stability certificate to that effect should be submitted before applying plinth certificate, occupation certificate.
6. Non-agricultural permission should be submitted before commencement certificate.
7. Necessary storm water drainage layout and rain water harvesting system be got approved from Water supply & drainage Department before applying plinth certificate and rain water harvesting system should be commissioned before applying occupation certificate.

**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, 9070 / 2006

2006-08  
32 28  
 P.T.O.....

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Municipal Corporation  
 The city of Thane





Certificate No. 453

15

# THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

## SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE  
TMC / TDD 22e Date 9/13/02

Smt. श्री. शशिकांत कि. देशमुख, (Architect)

श्री. शांताराम गोपाळ पाटील व इतर. (Owners)  
मे. रोमा बिल्डर्स प्रा. लि. - कुलमुखत्यापत्रघाटक

टोल - 9
दस्तावेज क्र. 1006/2002
29/12

reference to your application No. 4224 dated 24.02.2002 for development / grant of Commencement certificate under section 45 & 69 of the Regional and Town Planning Act, 1966 to carry out development work and or to erect in village Sector No. 4 Situated at Road / Street No. / C.T.S. No. / F.P. No. 108/1, 108/2, 108/3, 108/4, 108/5, 108/6, 108/7, 108/8, 108/9

Development permission / the commencement certificate is granted subject to the following conditions: land vacated in consequence of the enforcement of the set back shall form part of the public street. 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. Development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. This permission does not entitle you to develop the land which does not vest in you.

श्री. सी. यादवचे हमीपत्र विकासकारक वधनकारक राहिले. आपूर्वी स्ट्रॉम वॉटर इनवा लेआऊट मजुर करून घेवून सादर करणे आवश्यक. मधील अटी वधनकारक नी क. 2002/19-टिएमसी/टिडीडी/316 दि. 13.02.2002 मधील अटी वधनकारक राहिले.

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.

टोल - 2
दस्तावेज क्र. 1000/2002
29/12

Yours faithfully.



कार्यकारी अभियंता (शहर विकास विभाग)

Municipal Corporation of the city of Thane







Certificate No. 453

15

# THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

## SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE  
TMC / TDD 22e Date 9/13/02

टोल - 9
दस्तावेज क्र. 1006/2009
29/12

Smt. श्री. शशिकांत कि. देशमुख, (Architect)

श्री. शांताराम गोपाळ पाटील व इतर. (Owners)  
मे. रोमा बिल्डर्स प्रा. लि. - कुलमुखत्यापत्रघाटक

reference to your application No. 4246 dated 24.02.2001 for development / grant of Commencement certificate under section 45 & 69 of the Regional and Town Planning Act, 1966 to carry out development work and or to erect in village कोलशेत Sector No. 4 Situated at Road / Street No. / C.T.S. No. / F.P. No. 108/1, 108/2, 108/3, 108/4, 108/5, 108/6, 108/7, 108/8, 108/9

Development permission / the commencement certificate is granted subject to the following

land vacated in consequence of the enforcement of the set back shall form part of the public street.  
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.  
Development permission / Commencement Certificate shall remain for a period of one year commencing from the date of its issue.  
Development permission does not entitle you to develop the land which does not vest in you.

श्री. सी. यादवचे हमीपत्र विकासकारक वधनकारक राहिल.  
आपूर्वी स्ट्रॉम वॉटर इनवा लेव्हल मजुर करून सादर करावी आवश्यक.  
नी क. 2006/19-टिएमसी/टिडीडी/316 दि. 13.02.2005 मधील अटी वधनकारक राहिल.

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.

टोल - 2
दस्तावेज क्र. 1006/2009
29/12

Yours faithfully.



कार्यकारी अभियंता  
(शहर विकास विभाग)

Municipal Corporation of the city of Thane



Occupation  
under  
Commencement  
name before  
applying plan  
Certificate.  
Occupation  
approval to be  
done before  
act section  
175/4 should be  
dispute regarding  
Department)



Customer's Copy  
**THE DECCAN MERCHANTS CO-OP. BANK LTD.**  
 LC. No. D-5/STP (M/C.R.1093/01/10/705-09/10  
 Thane Branch  
 Date: 08/06/13  
 Pay to: Auct. Stamp Duty Mumbai

Franking Value	₹ 105.00
Service Charges	₹ 18.00
TOTAL	₹ 110.00

Name of the stamp duty paying party  
 Mr. Himanshu Prashant Sharma  
 Mrs. Manju Prashant Sharma

Tel. / Mobile No. 9619298378

DD / Cheque No. 11

Drawn on Bank: 11

Desc. of the Document: Deed of Rectification

(For Bank's Use Only)

Tran ID  
 Franking Sr. No.  
 Cashier Officer

RECEIVED  
 10



247-2  
 28/06/2013  
 9/90

For The Deccan Merchants Co-op. Bank Ltd.

Authorised Signatories

The Deccan Merchant Co-op Bank Ltd.  
 Thane Br. 3/4 Sakchma Apartment, Gokul Nagar  
 Lal Bahadur Shastri Marg, Near Hotel Royal Inn  
 Thane (West) - 400 601

**DEED OF RECTIFICATION**

THIS DEED OF RECTIFICATION SALE is made and entered into at

Thane, this 12 day of July Two Thousand Thirteen

BETWEEN

Mr. Himanshu Prashant Sharma age 28 years, PAN no. AYJPS6439A  
 AND Mrs. Manju Prashant Sharma age 47 years, PAN no. ANYPS0266W  
 both Indian Inhabitants, presently address at at 3<sup>rd</sup> Floor, Millenium Tower,  
 Behind IOC Petrol Pump, Opp. IIT Main Gate, Powai, Mumbai - 400076.,  
 (hereinafter called "THE TRANSFERORS"), (which expression  
 repugnant to the context or meaning thereof, shall mean and include the  
 respective heirs, executors and administrators) of the ONE PART

भारत 85182  
 153711



R-0000100/-

STAMP DUTY MAHARASHTRA



गावाचे नाव : 1) कोलशेत

(1) विवेकाचा प्रकार	65-बुक शुद्धी पत्र
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी वेगळे की पट्टेदार ने नसूद करावे)	0

(4) धूम्रापन, पोटाहिम्मा व धारकमांक (अनन्याम)

1) पाविकेचे नाव: ठाणे म. न. पा. इतर वर्णन : मदतिका नं. 1402, माळा नं. 14, इमारतीचे नाव: अन्न, ब्लॉक नं. हिरानवानी हॉटेड, रोड : फोडबंदर रोड, ठाणे प, इतर माहिती: दफ्त. क्र. 2-4191-2013 दि 20/05/2013 रोजी नोंदणीकृत असून मूळ दफ्त. क्र. 1 (मुल्याकृत अहवाल) मध्ये मादर कर्त्याचे नाव सुचिलेले मदननाथ शर्मा असे सुचून लिहिलेले आहे होते ते या बुकदुद्धी पत्राद्वारे सुचिलेले मदननाथ मन्तोत्रा असे वाचण्यात यावे ( ( Survey Number : 174/1, 178/1, 2 : ) )

(5) शेकपळ

1) 83.44 चौ. मीटर

(6) आकारणी किंवा जुही देण्यात असलेले नैऋत

(7) दफ्त. क्रमांक देणा-या दिनांक देण्या-या पत्रकारणाचे नाव किंवा दिवाणी न्यायालयाला दुरुमनामा किंवा आदेश अनन्याम, प्रतिवादिचे नाव व पत्ता.

1): नाव:- हिराणु प्रशांत शर्मा वय:- 28; पत्ता:- प्लॉट नं. - माळा नं. निष्ठा काला, इमारतीचे नाव: मिलेनियम टॉवर, ब्लॉक नं. अर्प्यो आय. टी. वेल रोड, रोड नं. 4 बर्ड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400076 फोन नं:- ANYJPS6439A  
2): नाव:- मधु प्रशांत शर्मा वय:- 47; पत्ता:- प्लॉट नं. - माळा नं. निर्मला मजला, इमारतीचे नाव: मिलेनियम टॉवर, ब्लॉक नं. अर्प्यो. आय. टी. वेल रोड, रोड नं. 4 बर्ड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400076 फोन नं:- ANYPPS0263J

(8) दफ्त. क्रमांक देणा-या पत्रकारणाचे व किंवा दिवाणी न्यायालयाला दुरुमनामा किंवा आदेश अनन्याम, प्रतिवादिचे नाव व पत्ता

1): नाव:- सुचिल मदननाथ मन्तोत्रा वय:- 29; पत्ता:- प्लॉट नं. 711, माळा नं. 7 वा. इमारतीचे नाव: अर्प्यो को. अर्प्यो. टी. मो. टी. वी. दिग, ब्लॉक नं. अेरु बाग, रोड नं: कल्याण प. . . . पिन कोड:- 421301 फोन नं:- AJMPPM4102C

(9) दफ्त. क्रमांक देणा-या दिनांक	12/06/2013
(10) दफ्त. क्रमांक देणा-या दिनांक	13/06/2013
(11) धनक्रमांक, खंड व पृष्ठ	4863/2013
(12) बाजारभावमाळे मुदांक शुद्ध	100
(13) बाजारभावमाळे नोंदणी शुद्ध	100
(14) शेर	



सह दुय्यम निबंधक, ठाणे क्र. 2

मुल्याकृतमाती विवाहन वेगवेगळे नपशील:-

मुद्रांक शुद्ध आकारनामा निवडनेमा अनुषंग:-

Correction Deed



AND WHEREAS in the said Principal Agreement for Sale dated 20<sup>th</sup> day of May Two Thousand Thirteen on the page No. 1 of मसं. १४२४५ शासन- नोंदणी व मुद्राक विभाग (मुल्यांकन अहवाल) the name of the Purchaser read / corrected as Mr. Suchit Madanlal Malhotra. Save and except above rectification all other terms and conditions of the Principal Agreement remains the same and unchanged.



SCHEDULE ABOVE REFERRED TO

ALL THAT PREMISES bearing Flat no. 1402, on 14<sup>th</sup> floor bearing carpet area 69.56 Sq.mtrs. which is equivalent to 748.75 Sq.ft., which is inclusive of balcony, if any. (hereinafter referred to as the said Flat/Premises), in the building known as No. 1 and more particularly known as "ASTRA" (hereinafter referred to as the said Building) (stilt + 14 storey), which building is situated on the land bearing 174/1, 178/1, 178/2, at village Kolshet Taluka, within the Thane Municipal Corporation, within the Thane District, situated at in the Complex known as "Hiranandani Estate", Situated at behind Municipal Commissioner Bungalow, Patlipada, Ghodbunder Road, Thane (West) 400607., within Registration District and Sub - District Thane and within the limits of Thane Municipal Corporation.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY, MONTH AND YEAR FIRST HEREIN ABOVE MENTIONED:

२०१३ - २
पसं. १४२४५२२०९
२/१०

- 3 -

*Mami*  
*swami*

*R*



AGREEMENT FOR SALE

2018 - 9  
2018  
6<sup>th</sup> day

This Agreement is made and entered into at Thane on this 6<sup>th</sup> day

of June 2018, between **MR. SUCHIT MADANLAL MALHOTRA**, age 35 yrs.

(PAN : AJMPM 4102 C) through his power of attorney holder **MR. BAKSHISH**

**MADANLAL MALHOTRA**, age 46 yrs., (PAN :- ABRPM 9913 G) Indian

Inhabitant, residing at Flat No. 1402, 14<sup>th</sup> Floor, Building No. 1, Astra

Co-operative Housing Society Ltd., Hiranandani Estate, Patlipada, Ghodbunder

Road, Thane (W) – 400 607., hereinafter called the “**VENDOR/TRANSFEROR**”

( Which expression shall unless it be repugnant to the context or contrary to

the meaning thereof shall mean and include his legal heirs, executors and

administrators ) of the one part ;

AND

**MR. MANISH SHARAN**, age 44 yrs., (PAN: AOFPS 6260 K ) ,

**MS . ARCHANA SANDWAR** , age 38 yrs., (PAN: CYPPS 0751 P) residing at

House No. 543, F- Block, Sarita Vihar, New Delhi – 110076 ., hereinafter called

the “ **PURCHASERS/TRANSFEREES** ” ( Which expression shall unless it be

repugnant to the context or contrary to the meaning thereof shall mean and

include their legal heirs, executors, administrator and assigns of the other

part;



AND WHEREAS by an Agreement For Sale dated 14<sup>th</sup>

December 2012 the ORIGINAL ALLOTTEE/OWNER Mr. Himanshu Prashant

Sharma and Mrs. Manju Prashant Sharma, acquired right, title and interest in

respect of Flat No. 1402 admeasuring about carpet area 69.56 sq. mtrs.

area 69.56 sq. mtrs.

Manish Sharan  
Archana Sandwar



AND  
Mr. Suchit Madanlal Malhotra, age 29 years, PAN no. AJMPM4102C an Indian Inhabitants, presently residing, Flat No - 711 'B' Wing, Archies CHS Ltd., Oak Buag, Kalyan (W) - 421301., (hereinafter called "THE TRANSFERREE"), (which expression unless repugnant to the context or meaning thereof, shall mean and include their respective heirs, executors and administrators) of the OTHER PART

WHEREAS parties hereto had entered into an Agreement for Sale dated 20<sup>th</sup> day of May Two Thousand Thirteen regarding Flat no. 1402, on 14<sup>th</sup> floor having carpet area 69.56 Sq.mtrs. which is equivalent to 748.75 Sq.ft., which is inclusive of balcony, if any, (hereinafter referred to as the said Flat/Premises), in the building known as No. 1 and more particularly known as "ASTRA" (hereinafter referred to as the said Building) (stilt + 14 storey), which building is situated on the land bearing 174/1, 178/1, 178/2, at village Kolshet Taluka, within the Thane Municipal Corporation, within the Thane District situated at in the Complex known as "Hiranandani Estate" behind Municipal Commissioner Bungalow, Patlipada, Ghodbunder Road, Thane (West) 400607., within Registration District and Sub District Thane and within the limits of Thane Municipal Corporation and the said Agreement registered with Sub - Registrar, Thane 2, at Document No. TNN2-4191-2013 on dated 20/05/2013 and this Registered Agreement hereinafter referred to as the "Principal Agreement".

AND WHEREAS in the said Principal Agreement for Sale dated 20<sup>th</sup> day of May Two Thousand Thirteen on the page No. 1 of महाराष्ट्र शासन- नोंदणी व मुद्राक विभाग (मुल्यांकन अहवाल) name of the Purchaser mentioned by mistake as Mr. Suchit Madanlal Sharma but actually correct name of the Purchaser as Mr. Suchit Madanlal Malhotra. This Deed of Rectification is done for corrected the above said fact and bring the real fact in record of Sub-Registrar office Thane.

२०१३-२
२०१३-२
२०१३
२०१३

*Suchit Malhotra*  
*Suchit Malhotra*



No. TNN2-4863-2013 dated 13/06/2013. (Hereinafter referred to as "THE DEED")

**DEED OF RECTIFICATION")**

if any on the  
Hiranandani  
( hereinafter  
ATE LIMITED,  
id Agreement  
Thane Vide  
05/03/2013.

AND WHEREAS the Vendor/Transferor have obtained a Housing Loan from Indian Bank., for the Purchase of the said Flat, and there is now Outstanding Loan of the Vendor/Transferor to be paid to the Indian Bank and the Vendor/Transferor has agreed to pay the outstanding amount from the sell proceeds and clear the outstanding amount and keep the Purchasers/Transferees indemnify for the same.

May 2013 the  
roma and Mrs.  
and conveyed  
id full price or  
id Mrs. Manju  
greement was  
egistration No.  
"THE SECOND

AND WHEREAS M/s. Roma Builders Pvt. Ltd., the PROMOTERS have allotted a Stilt Car parking No. 13, vide Separate Allotment letter dated 15/05/2013. ( hereinafter called the " SAID CAR PARKING " ).

id Mrs. Manju  
greement was  
egistration No.  
"THE SECOND

AND WHEREAS the Vendor/Transferor has obtained the necessary permission from the Society for the Sale of the said Flat to the Purchasers/Transferees.

AND WHEREAS the Vendor/Transferor have executed and

ited 12<sup>th</sup> June  
ne page No 1  
5" name of the  
IT MADANLAL  
MR. SUCHIT  
: for correction  
of Rectification  
its Registration

registered the Power of Attorney on 10/08/2017 in favour of his real brother MR. Bakshish Madanlal Malhotra and registered the same at Sr. No. S/TNN2-8731-1-1 2017 at Sub Registrar Thane -2 (Copy of POA is attached herewith)



AND WHEREAS the Vendor is the member of the said Society Registered under the provisions of the Maharashtra Co-operative Societies Act., vide Registration No. TNA/(TNA)/HSG/T.C/27049 - 2015 dtd. 27/02/2015 having its registered office at Astra Co-operative Housing Society Ltd.,

having its registered office at Astra Co-operative Housing Society Ltd.,

*Handwritten signature and notes at the bottom right of the page.*



2017  
 2017  
 2017

RECEIPT

Received by Demand Draft/ Cheque/s a sum of Rs 56,22,500/- (RUPEES FIFTY SIX LAKHS TWENTY TWO THOUSAND FIVE HUNDRED ONLY) as per the details

74/8731  
 Thursday, August 10, 2017  
 8:53 AM

hereinbelow, being Part price or consideration out of agreed price or

consideration of Rs. 1,27,50,000/- (RUPEES ONE CRORE TWENTY SEVEN LAKH

area 69.56 sq. mtrs. Which is equivalent to 748.75 sq. ft. which is inclusive of  
 दस्तखाना का रकम : कुल मूल्य  
 दस्तखाना अर्कमाक : दान  
 गावां वाद : ठाण

balcony any on 14<sup>th</sup> Floor, Building No. 1, Astra Co-operative Housing Society Ltd.,

Hiranandani Estate, Patlipada, Ghodbunder Road, Thane (W) - 400 607., and for

the transfer of shares of the said society, from the Purchasers/Transferees,

MR. MANISH SHARAN and MS. ARCHANA SANDWAR

आपणस मंड दस्त खानेन  
 9:05 AM एवा नेंवेन मिकेन

DATE NAME OF THE BANK DD/CHQ. NO. AMOUNT

DATE	NAME OF THE BANK	DD/CHQ. NO.	AMOUNT
02/05/2018	HDFC Bank Ltd.,	000026	5,00,000/-
07/05/2018	HDFC Bank Ltd.,	000025	5,00,000/-
15/05/2018	HDFC Bank Ltd.,	000027	10,00,000/-
02/06/2018	HDFC Bank Ltd.,	007031	36,22,500/-

बाजार मूल्य: रु.0/-

मोबादना रु.1/-

अरनेले मंडाक शक : रु. 50

1) देयकावा प्रकार: By Cash

2) देयकावा प्रकार: By Cash

RS. 56,22,500/-

I say Received

Rs.56,22,500/-

Ballu

MR. SUCHIT MADANLAL MALHOTRA  
 through his power of attorney holder  
 MR. BAKSHISH MADANLAL MALHOTRA



(RECEIPT IS VALID SUBJECT TO REALISATION OF CHEQUE/S)

Witnesses :

1. KAILASH

2. [Signature]









ANNEXURE "B" Collectively

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

(21)  
**2969**

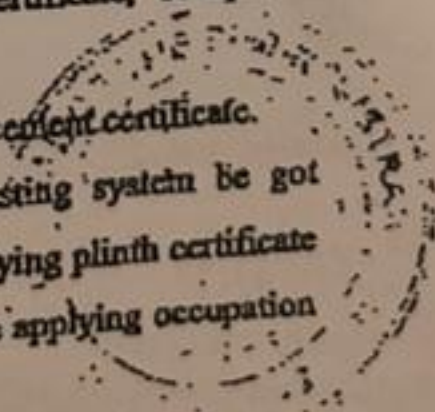
**Building 1 = Stilt + 13 Floors &**  
**Building No. 2 = Stilt + 3 Floors**

No. 2006/69 TMC/TDD 316 Dated 19/8/06

Shri./Smt. SHASHIKANT V. DESHMUKH (Architect)  
 Shri./Smt. SHANTARAM GOPAL PATIL & OTHERS (Owner)  
 For M/S. ROMA BUILDERS PVT. LTD. (P.O.A. HOLDER)

With reference to your application no. 3886 dated 29.04.2006 for development permission/ grant of ~~CONSTRUCTION PERMIT~~ under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building number in village KOLSHET Sector No. 5 Ward No. 177/2, 178/1, 2, 3 situated at Road/Street GHODBUNDAR ROAD S. No. 174/1, 175/4, 5, 6, 177/2, 178/1, 2, 3 the development permission / the ~~CONSTRUCTION PERMIT~~ 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/~~CONSTRUCTION PERMIT~~ 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.
5. To submit Certificate of structural engineer regarding design of structure have been done with reference to IS 1893, 4326 fro Seismic forces. Necessary stability certificate to that effect should be submitted before applying plinth certificate, occupation certificate.
6. Non-agricultural permission should be submitted before commencement certificate.
7. Necessary storm water drainage layout and rain water harvesting system be got approved from Water supply & drainage Department before applying plinth certificate and rain water harvesting system should be commissioned before applying occupation certificate.



**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, 9070 / 2006  
32 SR  
 P.T.O.....

Office No. \_\_\_\_\_  
 Office Stamp \_\_\_\_\_  
 Date \_\_\_\_\_

Municipal Corporation  
 The city of Thane



2

2013 - 9

Which is equivalent to 748.75 sq. ft. which is inclusive of balcony if any on the 1<sup>st</sup> floor, Building No. 1, Astra Co-operative Housing Society Ltd., Hiranandani Estate, Pathpada, Ghodbunder Road, Thane (W) - 400 607., ( hereinafter called the " SAID FLAT ") from M/s . ROMA BUILDERS PRIVATE LIMITED,

thereinafter referred to as the "THE PROMOTERS" and the said Agreement was lodged for registered with Sub Registrar of Assurance, Thane Vide Registered acknowledgement No. TNN2-1940/2013 dtd 05/03/2013. (Hereinafter referred to as "THE FIRST AGREEMENT").

AND WHEREAS by an Agreement dated 20<sup>th</sup> May 2013 the ORIGINAL ALLOTTEE/OWNER Mr. Himanshu Prashant Sharma and Mrs. Manju Prashant Sharma, sold and transferred, assigned, assured and conveyed unto the said Flat to Mr. Suchit Madanlal Malhotra, he paid full price or consideration therefore to Mr. Himanshu Prashant Sharma and Mrs. Manju Prashant Sharma, and has took the possession & the said Agreement was registered with the Sub Registrar of Assurances Thane, vide its Registration No. TNN2-4191-2013 dated 20/05/2013. (Hereinafter referred to as "THE SECOND AGREEMENT").



SHARMA but actually correct name of the purchaser is MR. SUCHIT MADANLAL MALHOTRA. This Deed of Rectification was done for correction name in record of Sub-Registrar office Thane. The said deed of Rectification was registered with the Sub Registrar of Assurances Thane, vide its Registration No. TNN2-4191-2013 dated 20/05/2013. (Hereinafter referred to as "THE SECOND AGREEMENT").

No. TNN2-4863-2013  
DEED OF RECTIFICATION

AND

Housing Loan from Ind  
is now Outstanding Lo  
Bank and the Vendor/  
from the sell proceed:  
Purchasers/Transferees

AND

PROMOTERS have allott  
letter dated 15/05/20:

AND

necessary permission fi  
Purchasers/Transferees.

AND

registered the Power of At  
MR. Bakshish Madanlal Mal  
2017 at Sub Registrar Than

AND

Registered under the pi  
Act., vide Registration No  
having its registered o

Prashant Sharma



owner of Flat No. 140  
- 400607.

Power of Attorney w

Malhotra acting on my  
authorities of this deal.

# ASTRA HOUSING SOCIETY LTD.

Regn. No. T.NA/TNA/HSG/(TC)27049/2014-15 Dt. 27.02.2015  
Hiranandani Estate, Ghodbunder Road,  
Patlipada, Thane (W) - 400 607.

## Share Certificate

Member's Registration No.: M/1402  
Share Certificate No. A077/1402

This to certify that MR. SUCHIT MADANLAL  
MALHOTRA is / are

the registered holders of 5 fully paid up  
Shares of Rs. 100 each, numbered from  
386 to 390 both inclusive in Astra  
Co-op. Hsg Soc Ltd Hiranandani Estate,  
Ghodbunder Road, Thane (W) 400607.

Given under the common seal of the said  
Society on this 15<sup>th</sup> Nov, 2015.

P. Anurag Malhotra  
Hon. Chairman  
Vivek  
Hon. Secretary  
Authorised M.C. Member



Hiranandani Estate, Ghodbunder Road, Patlipada, Thane (W) - 400 607.  
Regn. No. T.NA./ (TNA)/HSG/(TC)27049/2014-15 Dated 27.02.2015

## Share Certificate

Member's Registration No.: M/1402  
Share Certificate No.: A077/1402

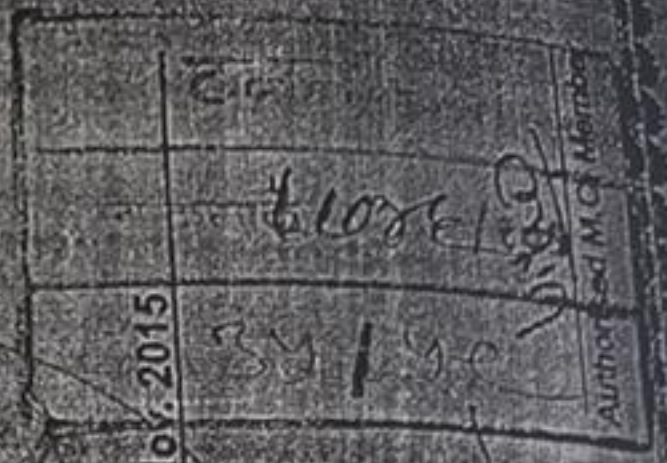
This to certify that MR. SUCHIT MADANLAL MALHOTRA is / are

the registered holders of 5 fully paid up shares of Rs. 100 each, numbered from  
386 to 390 both inclusive in Astra Co-Operative Housing Society Ltd.  
Hiranandani Estate, Ghodbunder Road, Thane (W). 400 607, subject to the Bye-Laws  
of the said Society

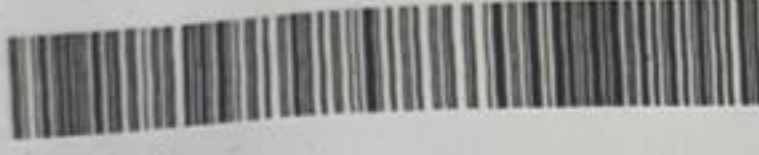
Given under the common seal of the said Society on this 15<sup>th</sup> Nov, 2015



P. Anurag Malhotra  
Hon. Chairman  
Vivek  
Hon. Secretary







06/06/2018

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 8746/2018

नोंदणी :

Regn:63m

गावाचे नाव : कोलशेत

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12750000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11684500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 1402, माळा नं: 14 वा मजला, विलिंग नं 1, इमारतीचे नाव: अॅस्ट्रा को.ऑप.हौ.सो.लि, ब्लॉक नं: हिरानंदानी इस्टेट, पातलीपाडा, जी.वी.रोड, रोड : कोलशेत, ठाणे प, इतर माहिती: झोन नं. 10/41/अ, सदनिकेचे एकूण क्षेत्रफळ 83.44 चौ.मी विल्टअप, 1 स्टील कार पार्किंग नं 13 सह ( ( Survey Number : 174/1, 178/1, 178/2 ; ) )
(5) क्षेत्रफळ	1) 83.44 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सुचित मदनलाल मल्होत्रा यांच्या तर्फे कु. मु म्हणुन बक्षीस मदनलाल मल्होत्रा - - वय:-46; पत्ता:- प्लॉट नं: 1402, माळा नं: 14 वा मजला, विलिंग नं 1, इमारतीचे नाव: अॅस्ट्रा को.ऑप.हौ.सो.लि, ब्लॉक नं: हिरानंदानी इस्टेट, पातलीपाडा, जी.वी.रोड,, रोड नं: कोलशेत, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AJMPM4102C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मनिष शरण - - वय:-44; पत्ता:- प्लॉट नं: हाउस नं.543, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एफ-ब्लॉक, सरिता विहार, रोड नं: न्यू दिल्ली, दिल्ली, दक्षिण दिल्ली. पिन कोड:-110076 पॅन नं:-AOFPS6260K 2): नाव:- अर्चना संद्वार - - वय:-38; पत्ता:- प्लॉट नं: हाउस नं.543, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एफ-ब्लॉक, सरिता विहार, रोड नं: न्यू दिल्ली, दिल्ली, दक्षिण दिल्ली. पिन कोड:-110076 पॅन नं:-CYPSP0751P
(9) दस्तऐवज करून दिल्याचा दिनांक	06/06/2018
(10) दस्त नोंदणी केल्याचा दिनांक	06/06/2018
(11) अनुक्रमांक, खंड व पृष्ठ	8746/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	765000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



पुपह दुय्यम निबंधक वर्ग-२  
ठाणे - ९

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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