

Share Certificate No. 14

Member's Regn. No. _____

13 No. of Shares 5

Share Certificate

JAY SHREEKRUPA APARTMENT

Co-operative Housing Society Ltd.

(AUTHORISED SHARE CAPITAL OF RS. 50,000/- DIVIDED INTO 1000 SHARES OF RS. 50/- EACH)

(Registered under the Maharashtra Co-operative Societies Act, 1960)
T.N.A./T.N.A./H.S.G./T.C./21070/2009 Date 30/07/2009

Regn. No. _____

MRS. HIRABAI SAKHARAM KAMBLE

This is to certify that Shri/Smt./M/s. _____ is the Registered Holder of 5 fully paid up share

of Rs. FIFTY each numbered from 66 to 70 both inclusive, in

JAY SHREEKRUPA APARTMENT Co-operative Housing Society Ltd., KALWA, THANE

subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on SUNDAY

27 JUNE 2010
this _____ day of _____ 20 _____



M.C.

Authorised
M.C. Member

[Signature]
Secretary

[Signature]
Chairman

(F.T.O.)

ii, accordance with plans, sanction by Competent Authority therefore, the proposed building is hereinafter referred to as "SAID BUILDING".

AND WHEREAS the builders has given the inspection to the Purchaser/s of all documents of title relating to said property and all such other documents as per the Maharashtra Ownership Flats (Regulation of Promotion of Construction Sale Management and Transfer) Act 1963 and the Rules made thereunder.

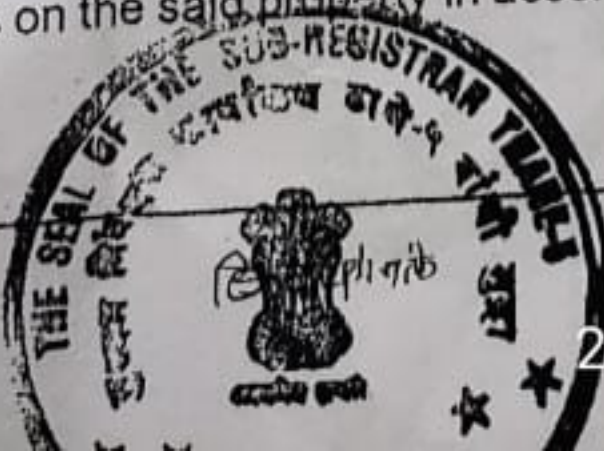
AND WHEREAS the inspection of copies of all document and relevant record showing the nature of the title of the Builders to the said property, on which the flats/shops are to be constructed by the Builders have been given and furnish by the builders to the Purchaser/s

AND WHEREAS the Builder have given inspection of and has supplied to the Purchaser/s such documents as stipulated in Rule 4 of the Maharashtra State Ownership Flats/Shops Rules 1964, as demanded by the Flats/Shops Purchaser/s.

AND WHEREAS the party of the second part is desirous of acquiring from the party of the One Part Flat/Shop No. 304 on the Third Floor, in the said proposed building, admeasuring about 425/- sq. ft. built-up for consideration and on such terms and conditions hereinafter appearing.

NOW IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

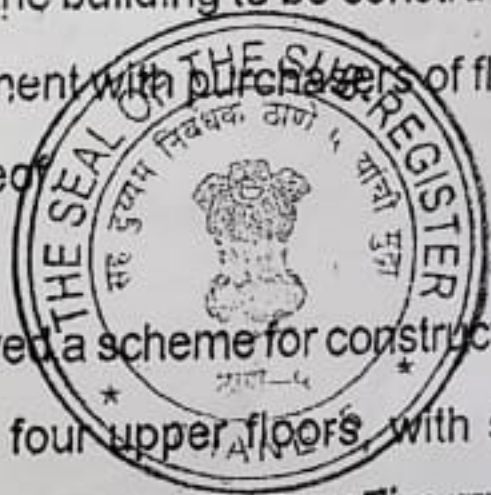
1. The Builders shall construct the said building consisting of ground plus four upper floors on the said property in accordance with the plans



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AND WHEREAS by development agreement dated 12/3/2002, the original owners have agreed to give for development a plot of land adm. about 200 sq. yards, alongwith structure thereon out of the property described in Schedule-A hereunder and more particularly described in Schedule-B hereunder written, hereinafter referred to as the "SAID PROPERTY" to the Builders and the Builders have agreed to acquire for development the said property for consideration and upon the terms and conditions contained therein.

AND WHEREAS in pursuance of the said agreement, the original owners have also placed the Builder in exclusive physical possession of the said property and have also executed power of attorney in favour of builders inter alia providing and settle the matters of development with the prospective purchasers of shops and flats in the building to be constructed on the said property and to enter into agreement with purchasers of flats/shops and receive sale price in respect thereof



AND WHEREAS the Builder has evolved a scheme for construction of new building consisting of Ground plus four upper floors, with self contained flats/shops to be known as "SHREEKRUPA APARTMENT" on the property described in schedule-B written hereunder and desirous of selling flats/shops on ownership basis with a view to ultimately of that owners of such flats/shops shall form themselves into a co-operative housing society and after formation of co-operative housing society, the builders would get executed a conveyance of such building with the said property in favour of such society.

AND WHEREAS the Builder have commenced the construction of building on the said property consisting of Ground plus 4four upper floors



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SCHEDULE - A

All That piece and parcel of land bearing pardi No. 11, Hissa No. 2, admeasuring about 2-R and Pardi No. 11, H. No. 3, admeasuring about 2 R 25 Prall along with structure thereon lying being and situate at Takoli Mohalla, Old Belapur Road, Kalwa, Tal. & Dist. Thane, within the limits of Thane Municipal Corporation and bounded as under :-

Towards East : Road
Towards West : Property of Mhatre / Moti Apt.
Towards North : Property of Maqba
Towards South : Open space.

SCHEDULE - B



All That piece and parcel of land admeasuring about 200 Sq.Yards, out of aforesaid property mentioned in Schedule-A above, along with structure thereon lying being and situate at Takoli Mohalla, Old Belapur Road, Kalwa, Thane, Tal. & Dist. Thane, within the limits of Thane Municipal Corporation and bounded as under :-

Towards East : Road
Towards West : Property of Mhatre & Moti Apt.
Towards North : Property of original owners
Towards South : Open space.



कायदे

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design, specifications, sanctioned by the competent authorities.

2. The Purchaser/s hereby agrees to purchase from the Builders and the Builders hereby agreed to sell to the purchaser/s Flat/Shop No.

304 on the third Floor of the said building, admeasuring about 1153-0 sq. ft. built-up as per plan approved by him/them for the price of Rs. 403750/- (Rupees Four Lakh thousand seven hundred only) only

3. The Purchaser/s agree to pay to the builders i .e. to the party of the same part. the said consideration or purchase price of Rs. 403750/-

(Rupees Four Lakh thousand seven hundred only) only as

under :-

1. (Rs. 75000/-) (Rupees twenty-five thousand only) only at the time of the execution of this agreement.

2. (Rs. _____) only after completion of plinth.

3. (Rs. _____) only after completion of 1st slab.

4. (Rs. _____) only after completion of 2nd slab.

5. (Rs. _____) only after completion of 3rd slab.



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24/11/2023 13:08
4/22

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 37)

Occupancy Certificate

94/189

TMC/TDD

70

Date

11-4-2000

Vinayak G. Pataskar

11 Hindhawal Co-op. Hsg. Soc.

Old Poona Road E of Kalwa

Dist : Thane.

Shri. Prabhudas V. Sachdev

Sub: Occupation Certificate for the proposed
bldg. on land bearing P.No.11/2 & 11/3
at Village Kalwa, Thane.

Ref.: V.P.No. 96/188.

Your Letter No. 10170 Dated : 12/5/2001

part / full development work / erection / of alteration of building / part building

situated at Kalwa

Road/Street

Sector No.

S.No. / P.No.11/2 & 11/3

Kalwa

under the supervision of

Vinayak G. Pataskar.

Engineer / Supervisor / Architect / Licence No. CA/113

subjected on the following conditions.

सावधान

सावधान
अधिकारिता प्राप्त नसताना
कोणताही काम करू नये
कारण त्यामुळे दंड
सुट्टीसही लागू होऊ शकते.
अधिकारिता प्राप्त झाल्यावर
काम पूर्ण करावे.
अधिकारिता प्राप्त झाल्यावर
काम पूर्ण करावे.



certified completion plan is returned herewith

Yours faithfully,



[Signature]
11-11-2000
Dy. City Engineer.

Municipal Corporation of
the city of Thane.

City of Thane.

Commissioner, Zone

TMC

Water works), TMC

Director, Tax Dept. TMC

Public Works Dept. T.D.D. TMC



दस्तावेज क्रमांक	12003
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दस्तावेज क्रमांक	E32/2003
	29/24

No. AB. IV MAP. 99. SR. 33/73
Collector's Office Thana
Thana. Dt. 2-7-73

Application from Shri. Mohamed Hasan Muckha
dated 11-5-73

Survey Officer/Sahildar's
dated

Director of Town Planning, Thana's
Letter No. MAP-Kolwa-Parsik / 2392, dt. 13-2-73.

Exercise of the powers vested in him under section
of the Maharashtra Land Revenue Code,
Thana is hereby pleased to grant
Mohamed Hasan Muckha
to convert his agricultural land
No. 11 for purposes only residential
subject to the following conditions:-

The applicant will pay from the date of commencing
of the use a revised assessment at the rate
of Rs. 3.32 per sq. yard and will be entitled to 3/10th
of the land is used for non-commercial
industrial purpose. The occupant shall pay
assessment of Rs. 3.32 which is guaranteed
The area and assessment mentioned
is liable to alteration in accordance
with survey correction issued by the Survey
Department.

The applicant shall construct the building in
accordance with approved plan sanctioned and
approved.

The applicant shall keep the garden spaces and
the road, served by as per approved
plan for Thana District.

The building shall be at the side or rear of
the plot and shall not be less than 3.00 m.
from the boundary of the neighbour and
from public view and shall not be at a
distance less than 3.00 m. from well.

The building shall be kept in residential building
category and shall be used under section 4
and other than for.



हनुमान
29/3/73

SCHEDULE OF FLAT

ALL THAT the premises admeasuring 425'0
Sq.Ft. buildup area bearing Flat/Shop No. 304 on the
1st Floor of the said building being constructed on the said
land described in the Schedule written hereinabove.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND
ON THE DAY AND YEAR WRITTEN HEREIN ABOVE.

SIGNED, SEALED AND DELIVERED)
by the with in named BUILDER)
M/s. PRATHAMESH DEVELOPERS)
through their partner)
SHRI. NITIN M. MORE)
in the presence of

- 1. Shri. Tushar H. Rawal.
- 2. Shri. Ajit D. Patil

SIGNED, SEALED AND DELIVERED)
by the with in named PURCHASER)
SHRI./SMT./MRS/MISS. Hirabai)

Chhacharam Kamble.

- in the presence of
- 1. Shri. H. Rawal.
 - 2. Shri. Patil.



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दस्त क्रमांक E32/R003
१०/१८
24/11/2023 13:09